

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

**Planning & Zoning
Commission**
April 18, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

Workshop Meeting 6:30 PM
Regular Meeting 7:00 PM



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
APRIL 18, 2013, AT 6:30 PM
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
4. Presentation, discussion, and possible action regarding an update on the following items:
 - A rezoning of approximately 7.5 acres located at 4080 State Highway 6 South from PDD Planned Development District to PDD Planned Development District, with amendments to the previously approved concept plan. The Commission heard this item on March 7 and voted 6-0 to recommend approval of the changes to the concept plan with the exception of the sidewalk connection to Longmire. The City Council heard this item on March 28 and voted 6-1 to approve the rezoning as recommended by the Commission.
5. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, April 25, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Miles**)
 - Thursday, May 2, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
6. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan Resource Team, BioCorridor Board, Zoning District Subcommittee, and Wellborn District Plan Resource Team.
7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. 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 April 18, 2013 at 6:30 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 April, 2013, at _____.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on April _____, 2013, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires: _____

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



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
APRIL 18, 2013, AT 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call meeting to order.
2. Pledge of Allegiance.
3. **Hear Citizens.** At this time, the Chairman will open the floor to citizens wishing to address the Commission on planning and zoning issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning & Zoning Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. **Consent Agenda**
 - 4.1 Consideration, discussion, and possible action on Absence Requests from meetings.
 - Jim Ross ~ April 4, 2013
 - 4.2 Consideration, discussion, and possible action to approve meeting Minutes.
 - April 4, 2013 ~ Workshop
 - April 4, 2013 ~ Regular
 - 4.3 Presentation, discussion, and possible action on a Final Plat for Champions Subdivision consisting of two lots on approximately 7.5 acres located at 4080 State Highway 6 South, generally located between Secure Care Self Storage and Style Craft Builders' office. **Case # 13-00900036 (T. Rogers)**

- 4.4 Presentation, discussion, and possible action on a Final Plat for Indian Lakes Phase 14 consisting of five residential lots on 5.89 acres generally located South of Anasazi Bluff Drive in Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case # 13-00900023 (M. Hester)**

Regular Agenda

5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, discussion, and possible action regarding an amendment to Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 14.2 acres for the property located at 2381 Earl Rudder Freeway South, generally located north of Raintree Drive and south of Horse Haven Estates, from PDD Planned Development District to approximately 7 acres NAP Natural Areas Preserve and approximately 7 acres SC Suburban Commercial. **Case # 13-00900064 (M. Hester) (Note: Final action on this item is scheduled for the May 9, 2013 City Council Meeting – subject to change)**
7. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
8. 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 April 18, 2013 at 7:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the ____ day of April, 2013, at _____

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on April ____, 2013, at _____ and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires: _____

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2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, and Southside Area neighborhood plans, and Bicycle, Pedestrian, and Greenways, Parks and Recreation, Water, Waste Water, and Medical District master plans.</p>	<p>Project Dates:</p> <p>2/14/13: Council discussion regarding board compositions for Medical District MMD #1 & #2.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Wellborn Community Plan	
<p>Summary:</p> <p>Development of a district plan for the recently annexed Wellborn area that contains elements of a rural historic community with a unique character that residents of the area desire to retain.</p>	<p>Project Dates:</p> <p>3/5/13: Open House at Wellborn Community Center. 3/21/13: Draft plan delivered at P&Z Workshop. 3/28/13: Draft plan delivered at Council Workshop. 4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan. 4/4/13: After a public hearing, P&Z recommended approval. 4/25/13: Public hearing and plan consideration at Council Regular meeting.</p>
Staff Assigned: M. Robinson	Anticipated Completion: Spring 2013

Economic Development Master Plan	
<p>Summary:</p> <p>Development of a Master Plan to provide consistent direction on how the City will help ensure its economic health for years to come while providing a positive business development environment.</p>	<p>Project Dates:</p> <p>2/7/13: Master Plan update at P&Z Workshop.</p>
Staff Assigned: R. Heye	Anticipated Completion: Spring 2013

South Knoll Area Neighborhood Plan	
<p>Summary:</p> <p>Development of a neighborhood plan for a number of unique neighborhood areas. The plan area is generally bounded by Holleman Drive, Welsh Avenue, Wellborn Road, Harvey Mitchell Parkway, and Texas Avenue.</p>	<p>Project Dates:</p> <p>2/12/13: Public meeting regarding biking and walking. 2/19/13: Public meeting regarding HOAs and neighborhood associations. 2/26/13: Public meeting regarding on-street parking. 3/19/13: Neighborhood Resource Team meeting. 4/2/13: Neighborhood Resource Team meeting. 4/23/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm. 4/30/13: Neighborhood Resource Team meeting at City Hall at 6:30 pm.</p>
Staff Assigned: J. Prochazka, M. Hester	Anticipated Completion: Summer 2013

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

Residential Zoning Districts	
Summary: Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.	Project Dates: 2/7/13: Outline presented at P&Z Regular meeting. 2/22/13: P&Z Subcommittee meeting. 3/22/13: P&Z Subcommittee meeting. 4/9/13: Public meeting regarding single family and duplex zoning concepts in Council Chambers from 12:30-2:00 pm. 4/19/13: P&Z Subcommittee meeting at 8:30 am.
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion:

Medical District Zoning Districts	
Summary: Create and adopt Medical and Urban Village zoning districts to implement the new future land use and character designations established by the Medical District Master Plan.	Project Dates: 5/2/13: Presentation regarding Plan implementation at P&Z Workshop.
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
Summary: The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation. <ul style="list-style-type: none"> • Overview of concept – provide a review of how this system is built in College Station and intended to be used (link between vision, comprehensive plan, strategic plan, etc). • Link between Comprehensive Plan and Master Plans – this would include an overview of each of the adopted Master Plans and a demonstration of how for example we plan wastewater to serve the proposed land use and how for example the BPG Master Plan, if implemented responds to the desired character of the City, etc. 	Project Dates: 5/2/13: Discussion at P&Z Regular meeting. 5/2/13: Discussion at P&Z Regular meeting.

<ul style="list-style-type: none"> · Link between adopted plans and regulations/ standards – this would include examples of how we use regs (for example new zoning districts or block length) to further the objectives/goals contained in the policy documents/plans and to help highlight how the success of those plans is impacted by the regs selected (or not) – for example how a certain type of block length yields a certain development pattern and connectivity whereas a different block length will yield a different pattern. · Link between plans and funding – this would include how the plans have been fiscally constrained and how funding plays a role in their successful implementation and how if not adequately funded they will fall short of expectations. 	
Staff Assigned: P&DS Staff	Anticipated Completion:

Character and Community Design	
<p>Summary:</p> <p>The purpose and definition of community character, community design, and the role they play in community vitality and success.</p> <ul style="list-style-type: none"> · Overview of community character (versus just a focus on land use/protection from incompatible uses) – this would include an overview of what our plans say about this and again what best practices are in these areas. · Link between community design and livability – this would be an overview of what the principles of good community design are, where these principles have (or have not) been used in College Station and where livability has been improved (or negatively impacted) as a result. · Link between community design and economic vitality – this would be an overview of how community design impacts land values (and thus tax revenues) creates new economic opportunities, etc. 	<p>Project Dates:</p> <p>5/16/2013: Discussion at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Affordable Housing and Community Development	
<p>Summary:</p> <p>Receive updates regarding affordable housing and other community development efforts.</p> <ul style="list-style-type: none"> · Overview of the City’s current approach to addressing affordable housing needs. · Overview of the Department’s revised approach to community development – this would be an overview of a Community Development Master Plan. · On-going updates as needed (annual action plan, Community Development Master Plan, etc). 	<p>Project Dates:</p> <p>7/18/13: Discussion at P&Z Workshop.</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Single-Family and Multi-Family Housing Markets

Summary:

Discuss impact of large amount of new multi-family units and single-family dwellings being used for student rental purposes on the local housing market.

- Overview of the issue/questions – this would be an overview of what the perceived issues/questions are and what others might have looked at in other communities when asking similar questions to devise a methodology.

- Overview of the new multi-family market – this would be what is being built, by whom, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of existing multi-family market – this would be what exists, who owns it, what are they doing to maintain and rent it, how are they performing, who is moving into them, etc. may include surveys, focus groups, guest speakers, etc.

- Overview of the single-family rental market – what is being built, who is managing what and how, who is renting, what are the implications/benefits of this market, etc. may include surveys, focus groups, guest speakers, etc.

- What, if any, response are needed/appropriate by the City to address issues.

Project Dates:

5/16/13: Discussion of methodology and scope at P&Z Regular.

Staff Assigned: P&DS Staff

Anticipated Completion:



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on 3/28/2013

I will not be in attendance at the meeting on 4/4/2013
for the reason specified: _____ (Date)

School Function

Signature Jim Ross

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
April 4, 2013, 6:30 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Jim Ross

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Matt Robinson, Carla Robinson, Roberta Cross, Jennifer Pate, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

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

There was general discussion amongst the Commission and Staff regarding items within the Plan of Work.

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

- Thursday, April 11, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Ashfield)**

- Thursday, April 18, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

5. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Neighborhood Plan

Resource Team, BioCorridor Board, Zoning District Subcommittee, and Wellborn District Plan Resource Team.

Commissioner Warner and Principal Planner Prochazka gave an update regarding the South Knoll Neighborhood Plan.

Commissioners Gay and Miles gave an update regarding the Biocorridor.

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

Commissioner Miles asked if shorter Planning & Zoning meetings could be combined to be one meeting rather than two short meetings.

Executive Director Cowell said that is something that he would consider when scheduling the meetings.

7. Adjourn.

The meeting was adjourned at 6:47 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
April 4, 2013, 7:00 p.m.
City Hall Council Chambers
College Station, Texas

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

COMMISSIONERS ABSENT: Jim Ross

CITY COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Bob Cowell, Lance Simms, Jennifer Prochazka, Matt Robinson, Carla Robinson, Roberta Cross, Jennifer Pate, and Brittany Caldwell

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

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

- March 21, 2013 ~ Workshop
- March 21, 2013 ~ Regular

Commissioner Rektorik motioned to approve Consent Agenda Item 4.1. Commissioner Gay seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

2. Public hearing, presentation, discussion, and possible action regarding a recommendation to the City Council on the adoption of the Wellborn Area Plan. **Case # 13-00900070 (M. Robinson) (Note: Final action on this item is scheduled for the April 25, 2013 City Council Meeting – subject to change)**

Senior Planner Robinson gave a presentation regarding the adoption of the Wellborn Area Plan. He asked for the Planning & Zoning Commission's recommendation on the adoption of the Plan. He stated that the Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan with a text amendment to explore bike accommodations for FM 2154 when it is widened.

Chairman Ashfield opened the public hearing.

Carol Fountain, 14380 Cheyenne Drive, College Station, Texas; Ken Tripp, 1393 Seamist Lane, College Station, Texas; Lynn Ruoff, 3733 McCullough Road, College Station, Texas; Jane Cohen, 3655 McCullough Road, College Station, Texas; David Alexander, Abilene, Texas. The citizens spoke in favor of the Plan and stated that they would like to keep the rural lifestyle.

Joanne Walsh, consultant, gave an overview of the development of the Plan.

Chairman Ashfield closed the public hearing.

Commissioner Warner motioned to recommend approval of the adoption of the Wellborn Area Plan, including the Bicycle, Pedestrian, and Greenways Advisory Board text amendment. Commissioner Carrier seconded the motion, motion passed (6-0).

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

There was no discussion regarding future agenda items.

4. Adjourn.

The meeting was adjourned at 7:44 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

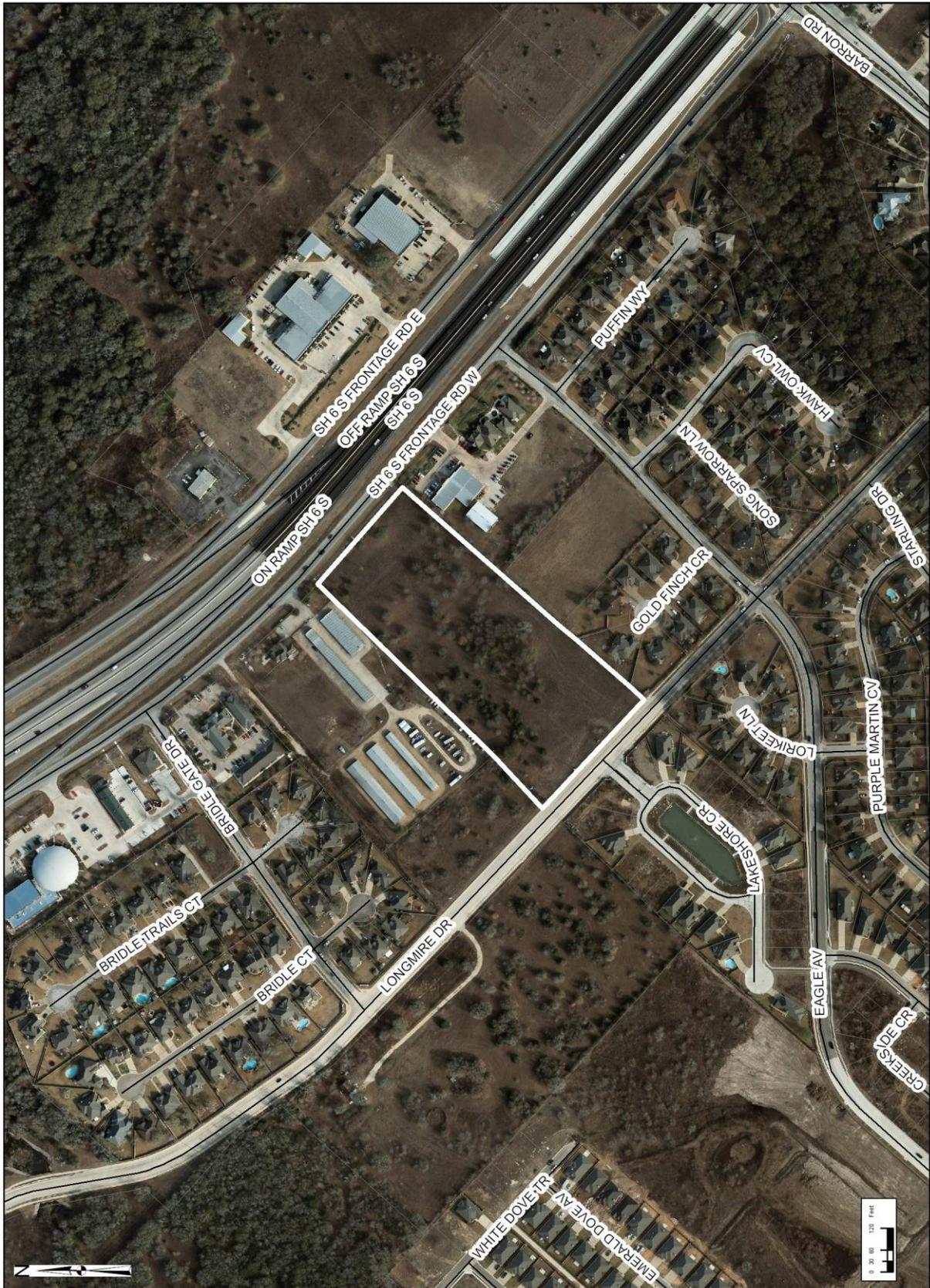
Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**FINAL PLAT
for
Champions Subdivision
13-0090036**

- SCALE:** Two lots on 7.549 acres
- LOCATION:** 4080 State Highway 6 South, generally located between Secure Care Self Storage and Style Craft Builders' office
- ZONING:** PDD Planned Development District
- APPLICANT:** Natalie Ruiz, IPS Group
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- BACKGROUND:** The Preliminary Plan was approved by the Planning and Zoning Commission at the March 7th meeting. The revised PDD rezoning for this 7.5-acre tract was approved by City Council at their March 28th meeting. The PDD includes a proposal for a funeral home along with additional Suburban Commercial and Office uses. The proposed Final Plat proposes a private access easement from State Highway 6 to Longmire Drive. In addition, the plat includes the provision of a public Access Way adjacent to the private drive.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



	DEVELOPMENT REVIEW	CHAMPIONS
Case: 13-036		
FINAL PLAT		

DEVELOPMENT HISTORY

Annexation:	October 1983
Zoning:	A-O Agricultural-Open (upon annexation) PDD Planned Development District (2012), PDD revised March 28, 2013
Preliminary Plan:	Approved by the Planning and Zoning Commission on March 7, 2013.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	No parkland dedication is required or proposed.
Greenways:	No greenway dedication is required or proposed.
Pedestrian Connectivity:	A public Access Way is proposed from Longmire Drive through the site and terminate at a crosswalk into the main entrance of the proposed funeral home in Lot 1. The Access Way will include a 5-foot sidewalk within the 15-foot public access easement and will be constructed with the first phase of site development.
Bicycle Connectivity:	Bicycle lanes exist on Longmire Drive. No additional bicycle connectivity is required or proposed.
Impact Fees:	N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: With the waivers granted in the approved PDD for block length and street projections, the proposed Final Plat is in compliance with the Subdivision Regulations contained in the Unified Development Ordinance and the approved Preliminary Plan.

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>13-36</u>
DATE SUBMITTED:	<u>2-6-13</u>
TIME:	<u>9:10</u>
STAFF:	<u>TR</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 replat (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 4/22/2012

NAME OF PROJECT Champions

ADDRESS 4080 Earl Rudder Freeway South (State Highway 6)

SPECIFIED LOCATION OF PROPOSED PLAT:
Approximately 7.5 acres located along the south side of Earl Rudder Freeway between Bridle Gate & Eagle Avenue.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Natalie Ruiz, IPS Group E-mail natalie@ipsgroup.us
 Street Address 511 University Drive East, Suite 204
 City College Station State Texas Zip Code 77840
 Phone Number 979.846.9259 Fax Number 979.260.3564

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

Name Dennis Smith, Carriage Management, Inc. E-mail dennis.smith@carriageservices.com
Street Address 3040 Post Oak Boulevard, Suite 204
City Houston State Texas Zip Code 77056
Phone Number 713.332.8400 Fax Number 713.332.5316

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, PE, Schultz Engineering, LLC E-mail joeschultz84@verizon.net
Street Address 3730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

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

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

Total Acreage 7.549 acres Total No. of Lots 2 R-O-W Acreage 0

Existing Use Vacant Proposed Use Funeral Home & Suburban Commercial Uses

Number of Lots By Zoning District 2 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage No floodplain acreage.

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: _____

Over

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

There are no major differences between the Final Plat and Preliminary Plan.

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

There are no additional waivers requested to the Subdivision Regulations. Waivers were granted with the PDD zoning and Concept Plan.

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

The PDD granted a waiver to providing a sidewalk along State Highway 6. The UDO no longer requires a sidewalk.

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 None.

<p>Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>880</u> Sanitary Sewer Lines</p> <p><u>400</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>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
--	---

NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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


 Signature and title
 DENNIS SMITH, EXEC. V.P.

2-4-13
 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to JOE SCHULTZ OR NAHUE RUIZ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



Property Owner(s)

2-5-13
Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



Engineer

2-5-13
Date

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, Joe Schultz, PE certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, shall not:

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Engineer

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, 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.

Engineer

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.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, N/A, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, N/A, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

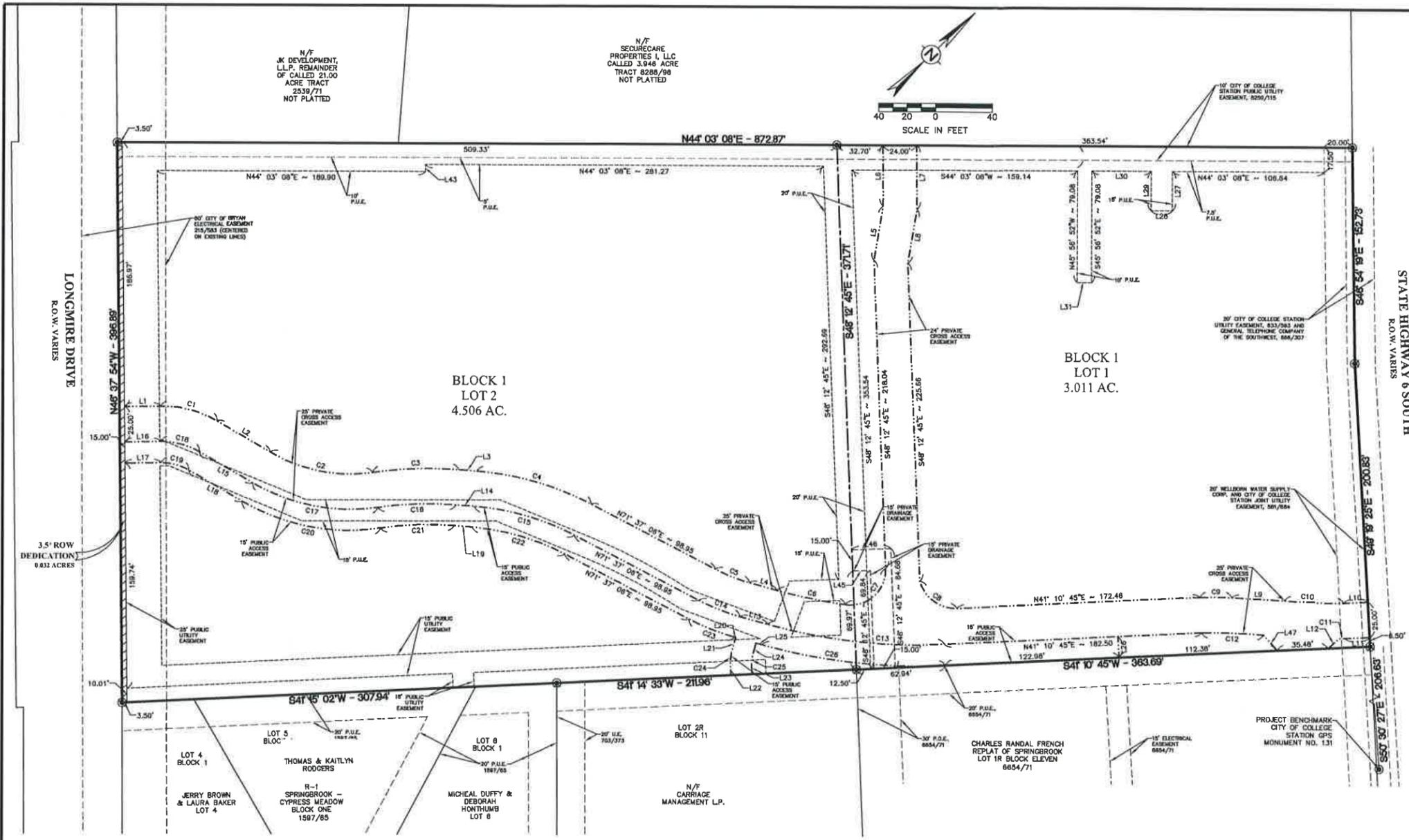
I, N/A, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas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

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____



METS AND BOUNDS DESCRIPTION
 OF A
 7.548 ACRE TRACT
 OF A
 ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METS AND BOUNDS DESCRIPTION OF ALL THIS CERTAIN TRACT OF LAND LYING AND BEING STRIPPED BY THE FRONT SPRINGBROOK LEAGUE, ADDRESS 3100 COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO CARROLL MANAGEMENT, L.P. RECORDED IN VOLUME 10812, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METS AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF STATE HIGHWAY 6 S. (R.O.W. VARIES) MARKING THE EAST CORNER OF A CALLED 3.948 ACRE TRACT OF LAND AS RECORDED BY A DEED TO SECURECARE PROPERTIES I, LLC RECORDED IN VOLUME 8288, PAGE 86 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 40° 54' 18" E ALONG THE SOUTHWEST CORNER OF STATE HIGHWAY 6 S. FOR A DISTANCE OF 182.7 FEET (DEED CALLS S 40° 52' 02" E - 182.81 FEET, 10812/28) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE S 40° 18' 28" E CONTINUING ALONG THE SOUTHWEST CORNER OF STATE HIGHWAY 6 S. FOR A DISTANCE OF 300.00 FEET (DEED CALLS S 40° 23' 21" E - 300.00 FEET, 10812/29) TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 1, BLOCK 11, SPRINGBROOK-CYPRESS MEADOW SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 8654, PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, CITY OF COLLEGE STATION MONUMENT NO. 131 BEARS S 80° 30' 25" E FOR A DISTANCE OF 206.84 FEET;

THENCE S 41° 10' 45" W ALONG THE NORTHWEST CORNER OF SAID LOT 1R FOR A DISTANCE OF 243.89 FEET (PLAT CALLS S 41° 15' 54" W - 243.19 FEET, 8904/71) TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1R AND THE NORTH CORNER OF LOT 2R OF SAID BLOCK 11;

THENCE S 41° 14' 33" W ALONG THE NORTHWEST CORNER OF SAID LOT 2R FOR A DISTANCE OF 211.08 FEET (PLAT CALLS S 41° 15' 54" W - 212.00 FEET, 8904/71) TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2R AND THE NORTH CORNER OF LOT 2, BLOCK 11, SPRINGBROOK-CYPRESS MEADOW SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 1881, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

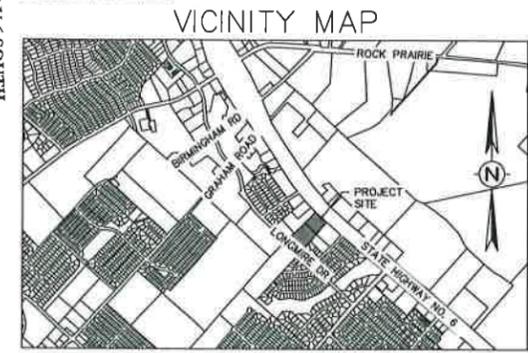
THENCE S 41° 10' 45" W ALONG THE NORTHWEST CORNER OF SAID BLOCK 1 FOR A DISTANCE OF 307.84 FEET (PLAT CALLS S 41° 15' 54" W - 307.82 FEET, 1881/88) TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF LONGMIRE DRIVE (R.O.W. VARIES) MARKING THE WEST CORNER OF LOT 4 OF SAID BLOCK 1;

THENCE N 48° 37' 04" W ALONG THE NORTHEAST CORNER OF LONGMIRE DRIVE FOR A DISTANCE OF 186.88 FEET (DEED CALLS N 48° 37' 48" W - 186.88 FEET, 10812/29) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO SECURECARE PROPERTIES I, LLC RECORDED IN VOLUME 2036, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 42° 02' 00" E ALONG THE SOUTHWEST CORNER OF SAID REMAINDER OF 31.00 ACRE TRACT AND SAID 3.948 ACRE TRACT, AT 816.11 FEET PASSES A 3/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 873.87 FEET (DEED CALLS N 42° 02' 44" E - 873.74 FEET, 10812/29) TO THE POINT OF BEGINNING CONTAINING 7.548 ACRES OF LAND, ACRES OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2012. SEE PLAT PREPARED SEPTEMBER, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

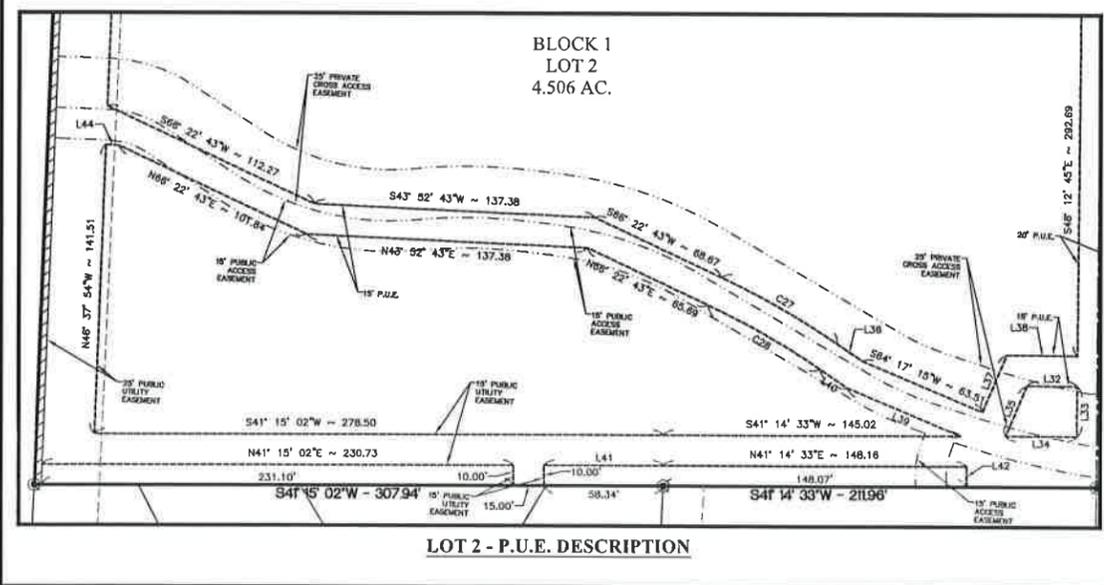
LEGEND

- PROPERTY BOUNDARY
- - - LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - PRIVATE DRAINAGE EASEMENT
- - - ACCESS EASEMENT
- ⊙ PROPERTY CORNER



Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	41.72	78.00	030°28'42"	31.37	41.22	N40°48'31"E
C2	78.88	112.00	038°24'38"	36.01	73.88	N45°53'31"E
C3	81.15	278.00	012°38'08"	30.70	81.02	N47°01'30"E
C4	84.58	208.00	023°17'32"	42.87	83.88	N49°58'20"E
C5	38.07	122.00	012°18'11"	13.10	38.04	N49°58'20"E
C6	48.17	372.00	007°34'25"	24.82	48.14	N49°58'20"E
C7	43.84	28.00	100°07'18"	28.86	38.30	S01°47'23"W
C8	34.64	24.60	074°38'02"	20.77	32.32	N00°12'18"E
C9	22.57	312.00	008°08'08"	11.33	22.52	N44°14'48"E
C10	41.01	424.81	009°30'54"	20.77	41.48	N48°01'00"E
C11	4.37	188.83	001°28'30"	2.18	4.37	S41°48'07"W
C12	43.87	433.38	009°47'43"	21.84	43.81	S49°53'31"W
C13	128.01	387.00	018°11'10"	63.54	128.48	S00°18'20"E
C14	31.44	147.00	012°18'11"	15.78	31.38	N09°28'30"E
C15	74.38	183.00	023°17'32"	37.72	73.88	N09°28'30"E
C16	58.87	253.00	012°28'08"	27.84	58.54	N42°01'30"E
C17	81.84	137.00	038°24'38"	47.72	80.17	N08°58'38"E
C18	28.38	53.00	030°28'42"	14.82	28.01	N08°48'31"E
C19	20.32	38.00	030°28'42"	10.41	20.08	N08°48'31"E
C20	191.89	152.00	038°24'38"	93.84	190.97	N08°00'30"E
C21	52.30	238.00	012°38'08"	26.38	52.24	N42°01'30"E
C22	88.30	188.00	023°17'32"	34.52	87.82	N08°58'20"E
C23	34.64	189.00	012°18'11"	17.39	34.68	N08°58'20"E
C24	10.18	18.00	017°53'28"	5.17	10.11	S09°34'48"E
C25	8.46	17.00	017°53'28"	4.78	8.44	S09°34'48"E
C26	120.77	412.00	018°11'10"	63.54	120.22	N00°18'20"E
C27	63.14	407.00	009°30'54"	32.84	63.07	S10°57'29"W
C28	82.74	382.00	009°30'54"	31.44	82.67	S10°57'29"W



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, Manager of Carriage Management, Inc., owner and developer of the 7.548 acre tract shown on this plat, and designated herein as Champions Subdivision, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, 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.

 Manager

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

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 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 Official Records of Brazos County, Texas, _____ 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, Texas.

 City Engineer

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Karr, 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

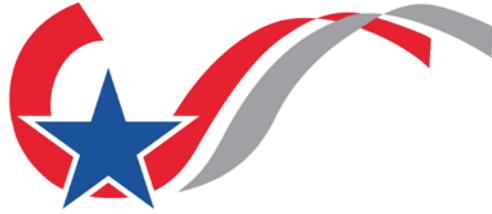
FINAL PLAT
CHAMPIONS SUBDIVISION
7.549 ACRES
BLOCK 1, LOT 1 3.011 ACRES
BLOCK 1, LOT 2 4.506 ACRES
0.032 ACRES R.O.W. DEDICATION
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
 OWNER/DEVELOPER:
 Carriage Management, Inc.
 3910 Post Oak Boulevard,
 Suite 300
 Houston, TX 77056
 (713) 932-8100

MARCH 2013
 SURVEYOR:
 Brad Karr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 109 N. Texas Avenue
 Bryan, TX 77803
 (979) 208-4195

ENGINEER:
 Schultz Engineering, LLC
 100 Box 11095
 College Station, TX 77842
 (979) 761-3800

Handwritten: B.36
 4.10.13
 3.49



CITY OF COLLEGE STATION

**FINAL PLAT
for
Indian Lakes Ph 14
13-00900023**

- SCALE:** Five lots on approximately 5.89 acres
- LOCATION:** Generally located off of Anasazi Bluff Dr in the College Station Extraterritorial Jurisdiction (ETJ).
- ZONING:** N/A (ETJ)
- APPLICANT:** Travis Martinek, Smiling Mallard Development, Ltd.
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case:
13-023

INDIAN LAKES PH 14

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Preliminary Plat:	Preliminary Plat was approved by the Planning & Zoning Commission in February 2013.
Site Development:	Vacant. Five residential lots are proposed, ranging from 1.06 acres to 1.34 acres.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ; therefore, no parkland dedication is required.
Greenways:	No greenway dedication is proposed or required.
Pedestrian Connectivity:	This tract is located in the ETJ and no specific facilities for pedestrian connectivity are proposed or required.
Bicycle Connectivity:	This tract is located in the ETJ and no specific facilities for bicycle connectivity are proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13,23</u>
DATE SUBMITTED:	<u>1-28-13</u>
TIME:	<u>9:40</u>
STAFF:	<u>SS</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 Not Applicable

NAME OF PROJECT Indian Lakes Phase 14

ADDRESS South side, end of Anasazi Bluff Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

South side, end of Anasazi Bluff Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

Name Smiling Mallard Development, Ltd. E-mail travis@clarkewyndham.com
Street Address 3608 East 29th Street, Suite 100
City Bryan State Texas Zip Code 77802
Phone Number (979) 846-4384 Fax Number (979) 846-1461

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne, Inc. E-mail kevinm@mclurebrowne.com
Street Address 1008 Woodcreek Drive
City College Station State Texas Zip Code 77845
Phone Number (979) 693-3838 Fax Number (979) 693-2554

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. N/A

Total Acreage 5.889 Total No. of Lots 5 R-O-W Acreage 0.000

Existing Use Vacant Proposed Use Single Family Residential

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

Average Acreage Of Each Residential Lot By Zoning District:

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

Floodplain Acreage 0.000

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: Indian Lakes

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

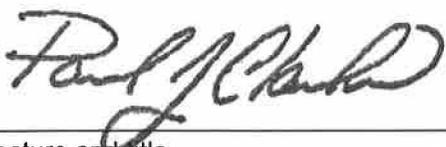
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation N/A

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

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



Signature and title

1/28/13

Date

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

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

Existing

Proposed

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

Existing

Proposed

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
 - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
 - Sewer Design Report.
 - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Water Design Report and/or Fire Flow Report.
 - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
 - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
 - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
 - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
 - Drainage Report with a Technical Design Summary.
 - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.
- Are there impact fees associated with this development? Yes No
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way? Yes No
If yes, TxDOT permit must be submitted along with the construction documents.

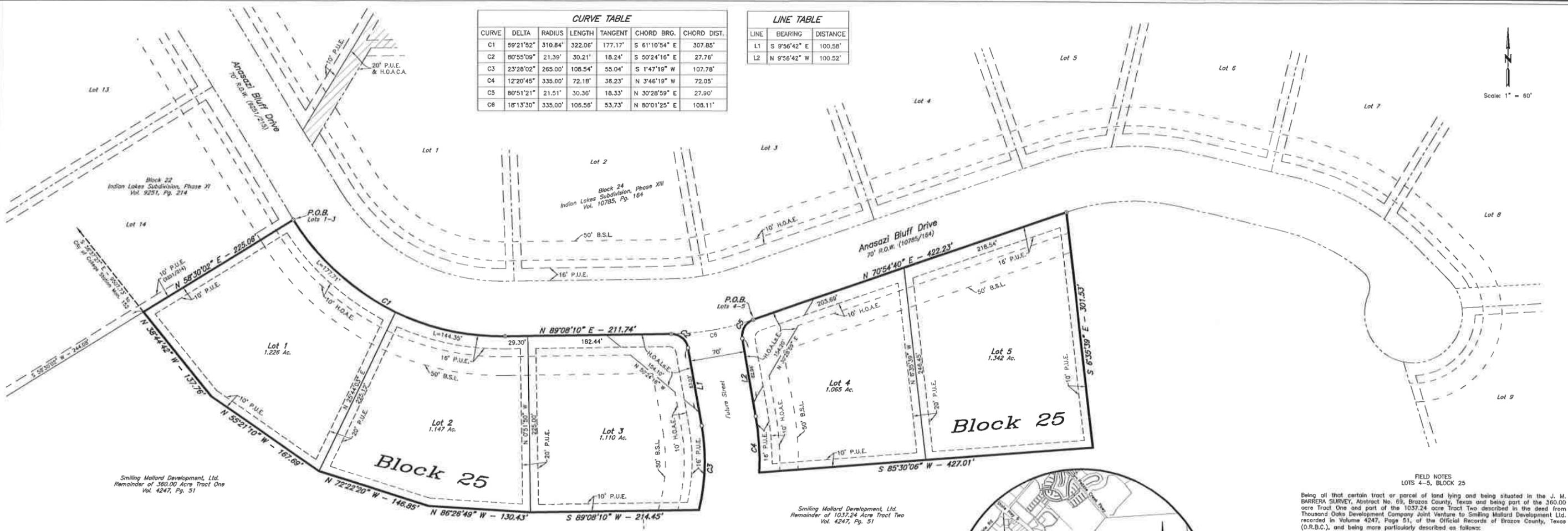
NOTE:

1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.

Print Form

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	59°21'52"	310.84'	322.06'	177.17'	S 61°10'54" E	307.85'
C2	80°55'09"	21.39'	30.21'	18.24'	S 50°24'16" E	27.76'
C3	23°28'02"	265.00'	108.54'	55.04'	S 1°47'19" W	107.78'
C4	12°20'45"	335.00'	72.18'	36.23'	N 3°46'19" W	72.05'
C5	80°51'21"	21.51'	30.36'	18.33'	N 30°28'59" E	27.90'
C6	18°13'30"	335.00'	106.56'	53.73'	N 80°01'25" E	108.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 9°56'42" E	100.56'
L2	N 9°56'42" W	100.52'



Scale: 1" = 60'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XIV, of Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Smiling Mallard Development, LTD.
 By: Smiling Mallard Development Management, LLC.
 Its: General Partner
 By: Paul Clarke
 Its: Manager

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this ____ day of _____ 20__

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karan McCruen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____ 20__ in the Official Records of Brazos County, Texas in Volume _____ Page _____

Witness my hand and official Seal, at my office in Bryan, Texas,

County Clerk
 Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, _____ 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

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the ____ day of _____ 20__

Signed this the ____ day of _____ 20__

County Judge
 Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650

FIELD NOTES
 LOTS 1-3, BLOCK 25
 Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 360.00 acre Tract One and part of the 1037.24 acre Tract Two described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development Ltd. recorded in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.B.C.), and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of Lot 14, Block 22 INDIAN LAKES SUBDIVISION, PHASE XI as recorded in Volume 9251, Page 215 (O.R.B.C.), the south corner of Anasazi Bluff Drive (based on a 70' width as dedicated on said PHASE XI plat) and being the most westerly corner of INDIAN LAKES SUBDIVISION, PHASE XIII as recorded in Volume 10785, Page 164 (O.R.B.C.);

TENCHE: along the south line of said ANASAZI BLUFF DRIVE, said line being common with the south line of said INDIAN LAKES SUBDIVISION, PHASE XIII for the following two (2) calls:

- 322.06 feet in a counter-clockwise direction along the arc of a curve having a central angle of 59° 21' 52", a radius of 310.84 feet, a tangent of 177.17 feet and a long chord bearing S 61° 10' 54" E at a distance of 307.85 feet to a found 3/4-inch iron pipe for the Point of Tangency and
- N 89° 08' 10" E for a distance of 211.74 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;

TENCHE: leaving the south line of said ANASAZI BLUFF DRIVE, 30.21 feet along the arc of said curve having a central angle of 80° 55' 09", a radius of 21.39 feet, a tangent of 18.24 feet and a long chord bearing S 50° 24' 16" E at a distance of 27.76 feet to a found 3/4-inch iron pipe set for the Point of Tangency;

TENCHE: S 09° 56' 42" E for a distance of 100.56 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the right;

TENCHE: 108.54 feet along the arc of said curve having a central angle of 23° 28' 02", a radius of 265.00 feet, a tangent of 55.04 feet and a long chord bearing S 01° 47' 19" W at a distance of 107.78 feet to a 1/2-inch iron rod set for corner;

TENCHE: S 89° 08' 10" W for a distance of 214.45 feet to a 1/2-inch iron rod set for corner;

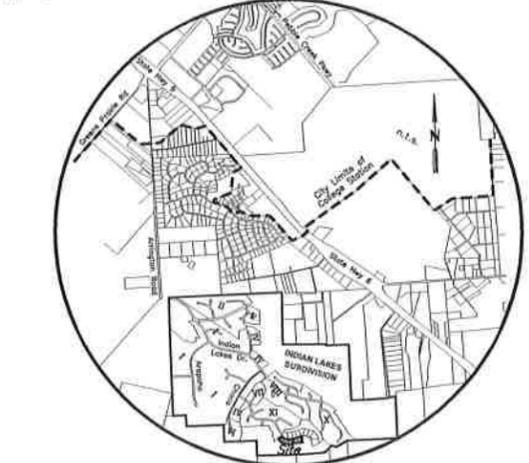
TENCHE: N 86° 26' 49" W for a distance of 130.43 feet to a 1/2-inch iron rod set for corner;

TENCHE: N 72° 22' 20" W for a distance of 146.85 feet to a 1/2-inch iron rod set for corner;

TENCHE: N 55° 21' 10" W for a distance of 167.69 feet to a 1/2-inch iron rod set for corner;

TENCHE: N 38° 44' 42" W for a distance of 137.76 feet to a 1/2-inch iron rod set for corner in the southeast line of said Lot 14, Block 22;

TENCHE: N 58° 30' 02" E along the boreforesaid southeasterly line of Lot 14 for a distance of 225.08 feet to the POINT OF BEGINNING and containing 3.482 acres of land, more or less.



- GENERAL NOTES:**
- The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - Except as shown the front, side, and rear setbacks are established by the covenants, conditions, and restrictions of the subdivision and are equal to or in excess of the minimum County and City requirements for single family rural lots.
 - All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - Notes from the Brazos County Health Department:
 - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.094 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
 - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
 - Wellborn Special Utility District will provide water service for the subdivision.
 - There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
 - H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
 - A street connection along the south side of Anasazi Bluff Drive will be provided in a future phase. The street connection will be provided in a manner consistent with the city of College Station's Subdivision Regulations with respect to block length requirements.
 - All proposed structures must be no more than 500 feet from a fire hydrant based on the lay of the hose along the street.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - o - 1/2" Iron Rod Found
 - o - 3/4" Iron Pipe Set
 - o - PK Nail Control Monuments set in 1/2" of asphalt pavement for reference.
 - Abbreviations:
 - B.S.L. - Building Setback Line
 - H.O.A.C.A. - Homeowners Association Common Area
 - H.O.A.E. - Homeowners Association Easement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement

FINAL PLAT
INDIAN LAKES
SUBDIVISION, PHASE XIV

LOTS 1-3, BLOCK 25 ~ 3.482 ACRES
 LOTS 4-5, BLOCK 25 ~ 2.407 ACRES

J.M. BARRERA SURVEY, A-69
 BRAZOS COUNTY, TEXAS
 JANUARY, 2013
 SCALE: 1" = 60'

OWNER:
 Smiling Mallard Development, Ltd.
 3608 East 29th Street
 Bryan, Texas 77802
 (979) 846-4384

SURVEYOR:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-5838



1323
 3-27-13
 10:50
 BK



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

**REZONING REQUEST
FOR
MCGILL TRACT
13-00900064**

- REQUEST:** PDD Planned Development District to SC Suburban Commercial and NAP Natural Areas Protected
- SCALE:** About 14.2 acres
- LOCATION:** 2381 Earl Rudder Freeway South, generally located north of Raintree Drive and south of Horse Haven Lane.
- APPLICANT:** Bill Lero, agent for the owner
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The request is to rezone approximately 14.2 acres from PDD Planned Development tract to approximately 6.7 acres of SC Suburban Commercial and approximately 7.5 acres of NAP Natural Areas Protected.
- RECOMMENDATION:** Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map with the condition that no vehicular access is provided through the property to connect with Appomattox Drive.

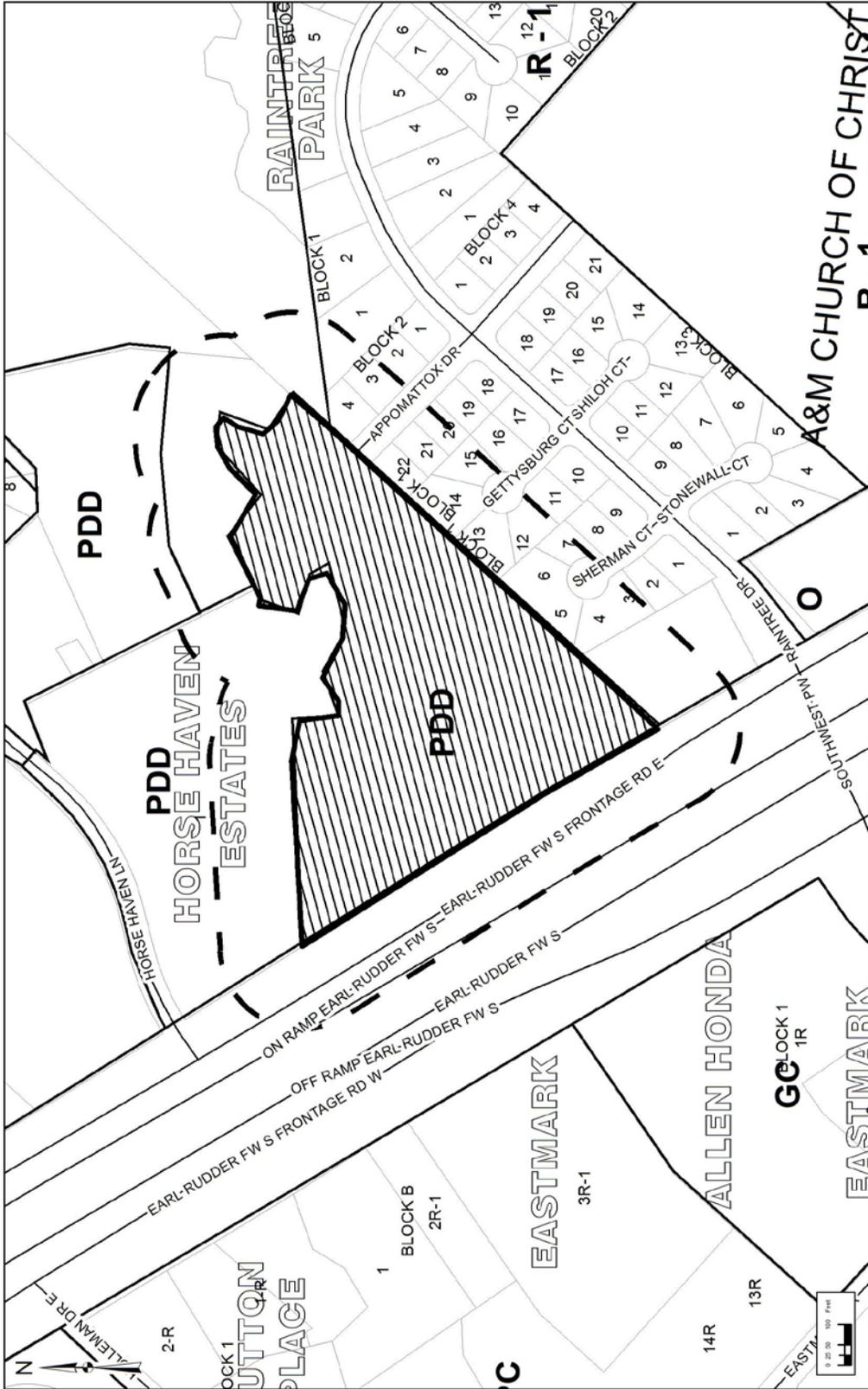


REZONING
Case: 13-064

McGill Tract

DEVELOPMENT REVIEW





Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O	NG-1	Core Northgate
A-OR	NG-2	Transitional Northgate
R-1	NG-3	Residential Northgate
R-1B	OV	Corridor Overlay
R-2	RDD	Redevelopment District
	KO	Krenek Tap Overlay
R-3	C-3	Light Commercial
R-4	M-1	Light Industrial
R-6	M-2	Heavy Industrial
R-7	C-U	College and University
O	R&D	Research and Development
GC	P-MUD	Planned Mixed-Use Development
CI	PDD	Planned Development District
R-3	Townhouse	
R-4	Multi-Family	
R-6	High Density Multi-Family	
R-7	Manufactured Home Park	
O	Office	
GC	General Commercial	
CI	Commercial-Industrial	

McGill Tract Case: 13-064 **REZONING**

DEVELOPMENT REVIEW

NOTIFICATIONS

Advertised Commission Hearing Date: April 18, 2013
 Advertised Council Hearing Dates: May 9, 2013

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

Raintree Neighborhood Association and Horse Haven HOA

Property owner notices mailed: 27
 Contacts in support: N/A
 Contacts in opposition: One at the time of this report.
 Inquiry contacts: One at the time of this report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural Areas Reserved	PDD-B Planned Development District, A-O Agricultural Open	Academy Sports and Outdoors, Floodplain, Vacant
South	Restricted Suburban, Suburban Commercial	R-1 Single-Family Residential	Raintree Subdivision
East	Natural Areas Reserved, Restricted Suburban	A-O Agricultural Open , R-1 Single-Family Residential	Vacant, Raintree Subdivision
West (across Earl Rudder Freeway S)	Natural Areas Reserved, General Commercial	GC General Commercial, WPC Wolf Pen Creek	Allen Honda, Grand Station Entertainment

DEVELOPMENT HISTORY

Annexation: February 1971 and September 1977
Zoning: A-O Agricultural Open and R-1 Single-Family Residential upon annexation
 PDD Planned Development District in September 2009
Final Plat: This property is currently unplatted.
Site development: Vacant

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as Suburban Commercial and Natural Areas Reserved on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with these designations because all of the 100-year floodplain is proposed within the NAP Natural Areas Protected zoning and the remaining area is proposed within the SC Suburban Commercial zoning.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed SC Suburban Commercial rezoning will allow for the development of businesses that are contextually appropriate given the subject property's proximity to the Raintree Subdivision. The property was zoned PDD - Planned Development District in 2009, prior to the creation of the SC Suburban Commercial

zoning district. Now that the SC Suburban Commercial district is available, the applicant is seeking a rezoning to utilize standards available with this district. SC Suburban Commercial was created so that smaller-scaled commercial uses could be developed adjacent to single-family developments with minimal impacts. The proposed NAP Natural Areas Protected rezoning on the subject property will allow for the floodplain and floodway on site to remain undeveloped. The current PDD Planned Development District prevents vehicular access through the property to connect with Appomattox Drive and it is Staff's recommendation to continue this restriction.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed rezoning is appropriate for this area due to its location on the frontage road of Earl Rudder Freeway South and its proximity to single-family development and protected natural areas.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The owner does not view the property as being marketable based on the current zoning since the PDD currently limits the location of buildings and uses. Rezoning the property to SC Suburban Commercial would provide more development options on the property.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current zoning is not viewed by the property owner as being marketable due to the specific site and use locations of the existing PDD zoning and Concept Plan. The proposed rezoning will allow for uses permitted in SC Suburban Commercial and is compatible with the Comprehensive Plan Future Land Use and Character Map.
- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The subject tract is located adjacent to a 12-inch water main that runs along Earl Rudder Freeway South. A 15-inch sanitary sewer main runs through the middle of the property. The subject tract is located in the Wolf Pen Creek Drainage Basin and is encroached by a FEMA-regulated Special Flood Hazard Area, Zone AE, with base flood elevation established. The subject tract will take access from Earl Rudder Freeway South (Freeway/Expressway) pending TxDOT approval. A Traffic Impact Analysis (TIA) was completed for the previous PDD request. Based on the trip generation of 50 Vehicles per Hour or more for the proposed driveway, a right turn deceleration lane will be required.

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map with the condition that no vehicular access is provided through the property to connect with Appomattox Drive.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-44</u>
DATE SUBMITTED:	<u>3/26/13</u>
TIME:	<u>8:30AM</u>
STAFF:	<u>BC</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS\Digital\Submittal@cstx.gov).

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

Date of Optional Preapplication Conference 2-6-2013

NAME OF PROJECT McGill Tract Rezoning

ADDRESS Earl Rudder Freeway South, College Station, Texas

LEGAL DESCRIPTION (Lot, Block, Subdivision) Morgan Rector League, A-46

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
East of Earl Rudder Freeway, north of the Raintree Subdivision

TOTAL ACREAGE 14.210 acres

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

Name Bill Lero E-mail blero@verizon.net

Street Address P.O. Box 3462

City Bryan State TX Zip Code 77805

Phone Number 979.776.1646 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Thelma McGill E-mail _____

Street Address 2100 Walnut Grove Court

City College Station State Texas Zip Code 77845

Phone Number _____ Fax Number _____

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

Name Joe Schultz, P.E. E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated 8-24-1983 and recorded in Volume 597, Page 226 of the Brazos County Official Records.

Existing Zoning PDD Proposed Zoning NAP and SC-Suburban Commercial

Present Use of Property Vacant

Proposed Use of Property Natural Areas and Suburban Commercial

REZONING SUPPORTING INFORMATION

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

There is demand for commercial development sites in all areas of College Station especially sites near high traffic volume thoroughfares such as the Earl Rudder Freeway.

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

This zone change is in accordance with the Comprehensive Plan.

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

The Suburban Commercial zoning district was developed to be compatible for commercial areas which are near residential neighborhoods while allowing development of land with freeway frontage which should not be developed as residential uses. Adequate protections to the adjacent single family residential use is provided in the zoning district requirements.

The Natural Areas Protected zoning will be compatible with the A-O zoning located behind the property.

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

The floodplain and stream portion of the property is not suitable for development and is the basis for the request for the Natural Areas Protected zoning designation. Due to the frontage on the Earl Rudder Freeway Frontage Road the property is suitable for commercial uses and the proximity to the existing residential uses dictate the proper zoning is the Suburban Commercial district.

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

The uses permitted by the current zoning district are suitable for the property. However, although the PDD zoning was approved the potential buyer did not acquire the land. Since 2009 several potential buyers have not pursued the purchase of the property due to the PDD zoning designation.

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

The property has not been marketable with the PDD zoning district designation. Site evaluation firms have not considered the property due to this zoning designation.

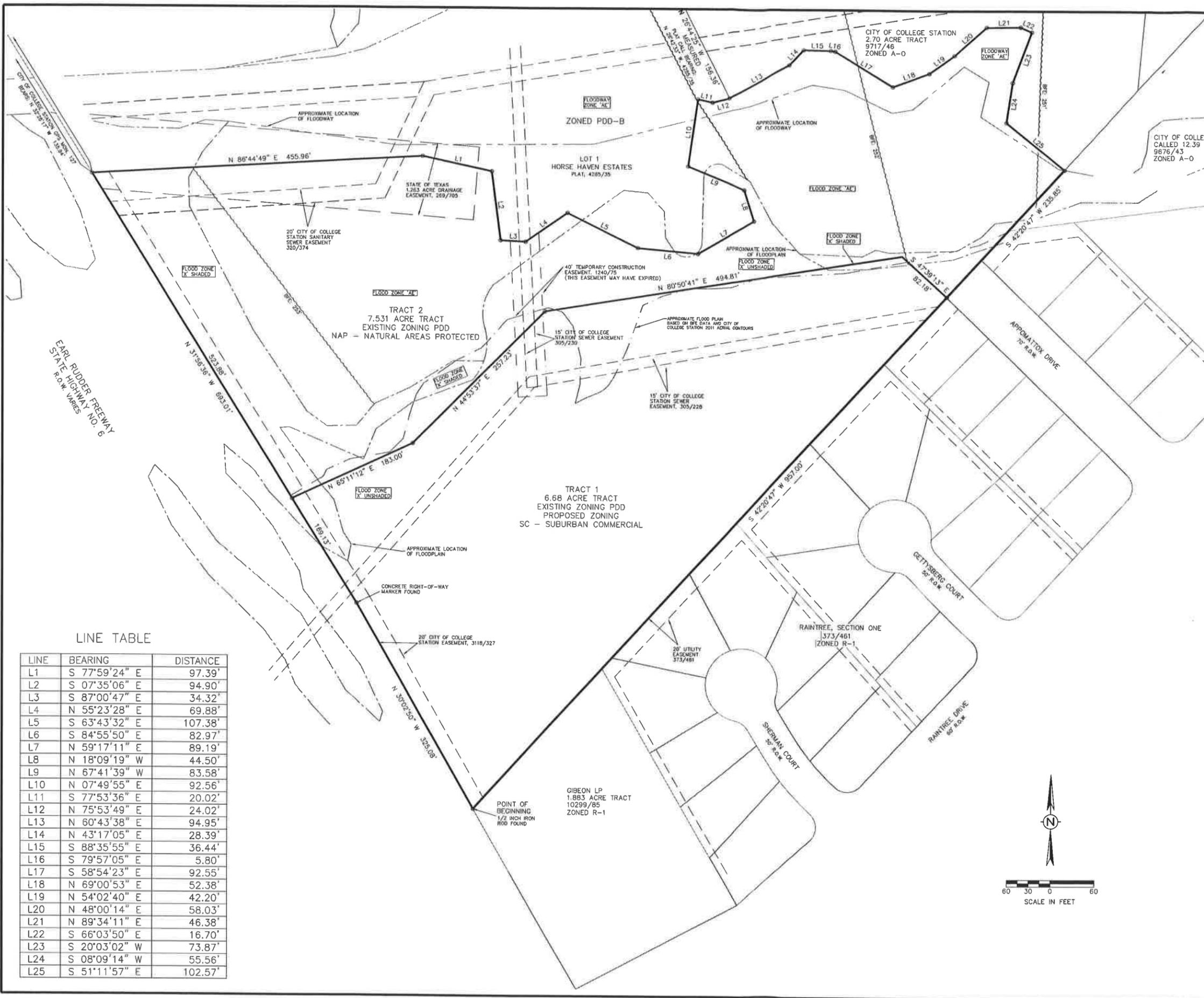
7. List any other reasons to support this zone change.

The current owner of the property is not a Developer and does not intend to be involved in the development of the property, her interest is to sell the property. The PDD zoning has been in place since September of 2009 and has been a hindrance to the sale of the property. The Suburban Commercial zoning is more appropriate and with it and the Natural Areas Protected zoning it will be in accordance with the Comprehensive Plan.

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.

Thelma L. McGill, Trustee
Signature and title

3-18-13
Date

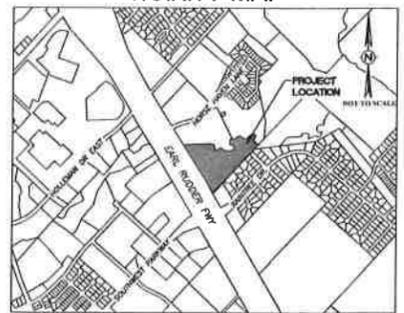


LEGEND

- REZONING BOUNDARY
- - - PUBLIC UTILITY EASEMENT
- - - DRAINAGE EASEMENT
- PROPERTY LINE
- - - FLOODWAY LINES
- - - FLOODPLAIN LINES
- - - BFE LINE
- APPROXIMATE FLOOD PLAIN BASED ON BFE DATA AND CITY OF COLLEGE STATION 2011 AERIAL CONTOURS

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - A PORTION OF THESE TRACTS DO LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0310E, REVISED DATE: 05-16-2012.

VICINITY MAP



ZONING MAP

6.68 ACRE TRACT - TRACT 1
7.531 ACRE TRACT - TRACT 2
EXISTING ZONING
PDD - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING
TRACT 1 - SC - SUBURBAN COMMERCIAL
TRACT 2 - NAP - NATURAL AREAS PROTECTED
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

MARCH 2013

SCALE: 1" = 60'

APPLICANT:
 BILL LERO
 P.O. BOX 3462
 BRYAN, TEXAS 77805

SURVEYOR:
 KERR SURVEYING, LLC
 BRAD KERR, RPLS #4502
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 (979) 268-3195

OWNER:
 THELMA MCGILL
 2100 WALNUT GROVE COURT
 COLLEGE STATION, TEXAS 77845

ENGINEER:
 SCHULTZ ENGINEERING, LLC.
 TBPE Firm Reg. No. 12327
 3730 Longmire, Suite A
 College Station, Texas 77845
 P. O. Box 11995
 College Station, Texas 77842
 979.764.3900

13-64
 4.8.13
 9:50
 P/L

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 77°59'24" E	97.39'
L2	S 07°35'06" E	94.90'
L3	S 87°00'47" E	34.32'
L4	N 55°23'28" E	69.88'
L5	S 63°43'32" E	107.38'
L6	S 84°55'50" E	82.97'
L7	N 59°17'11" E	89.19'
L8	N 18°09'19" W	44.50'
L9	N 67°41'39" W	83.58'
L10	N 07°49'55" E	92.56'
L11	S 77°53'36" E	20.02'
L12	N 75°53'49" E	24.02'
L13	N 60°43'38" E	94.95'
L14	N 43°17'05" E	28.39'
L15	S 88°35'55" E	36.44'
L16	S 79°57'05" E	5.80'
L17	S 58°54'23" E	92.55'
L18	N 69°00'53" E	52.38'
L19	N 54°02'40" E	42.20'
L20	N 48°00'14" E	58.03'
L21	N 89°34'11" E	46.38'
L22	S 66°03'50" E	16.70'
L23	S 20°03'02" W	73.87'
L24	S 08°09'14" W	55.56'
L25	S 51°11'57" E	102.57'

