

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

**Planning & Zoning
Commission**
June 6, 2013
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

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



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

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Minor Replat ~ Carter Lake Lot 1R, Block 1 **Case # 13-00900093 (M. Robinson)**
 - Final Plat ~ Minor Replat ~ West Park Lots 2R-5R, Block 2 **Case # 13-00900008 (T. Rogers)**
4. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
5. Presentation, discussion, and possible action regarding an overview of plan implementation regarding the relation of regulations and standards to adopted plans. (**J. Schubert**)
6. Presentation, discussion, and possible action regarding an update on the following item:
 - A rezoning of approximately 3.7 acres from A-O Agricultural Open to SC Suburban Commercial, for the property located at 2301 Barron Road, generally located at the southeast corner of the intersection of Barron Road and Victoria Avenue. The Planning & Zoning Commission heard this item on May 16 and voted 6-0 to recommend approval. The City Council heard this item on May 23 and voted 7-0 to approve the rezoning request.
7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, June 13 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Corrier**)
 - Thursday, June 20, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.
9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 6, 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 to approve meeting Minutes.
 - May 16, 2013 ~ Workshop
 - May 16, 2013 ~ Regular
- 4.2 Presentation, discussion, and possible action on a Preliminary Plat for Indian Lakes Phase 16 consisting of eight residential lots on approximately 23.3 acres generally located east of Mesa Verde Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #13-00900065 (M. Hester)**
- 4.3 Presentation, discussion, and possible action on a Final Plat for Indian Lakes Phase 12 consisting of nine residential lots on approximately 14.8 acres generally located north of the intersection of Indian Lakes Drive and Matoska Ridge Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #13-0090056 (M. Hester)**

- 4.4 Presentation, discussion, and possible action on a Final Plat for CSISD Transportation Center consisting of one lot on approximately 7.2 acres at 9304 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and William D. Fitch Parkway. **Case #13-00900060 (M. Hester)**
- 4.5 Presentation, discussion, and possible action on a Final Plat for Castlegate II Section 101 consisting of 42 residential lots on approximately 10.5 acres located at 4202 W.S. Phillips Parkways, generally located west of the Castlegate Subdivision. **Case #13-00900085 (M. Robinson)**

Regular Agenda

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

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> <p>6/20/2013: Discussion regarding CIP development process at P&Z Regular meeting.</p> <p>7/18/13: Recommendation for FY14 CIP proposal at P&Z Regular meeting.</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>4/1/13: Bicycle, Pedestrian, and Greenways Advisory Board recommended approval of the Plan.</p> <p>4/4/13: After a public hearing, P&Z recommended approval.</p> <p>4/25/13: After public hearing Council adopted plan.</p> |
| Staff Assigned: M. Robinson | Completed: April 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.</p> <p>2/19/13: Public meeting regarding HOAs and neighborhood associations.</p> <p>2/26/13: Public meeting regarding on-street parking.</p> <p>3/19/13: Neighborhood Resource Team meeting.</p> <p>4/2/13: Neighborhood Resource Team meeting.</p> <p>4/23/13: Neighborhood Resource Team meeting.</p> <p>5/7/13: Neighborhood Resource Team meeting.</p> <p>5/21/13: Neighborhood Resource Team meeting.</p> |
| Staff Assigned: J. Prochazka, M. Hester | Anticipated Completion: Summer 2013 |

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| 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 |

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| 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. 4/19/13: P&Z Subcommittee meeting. 5/31/13: P&Z Subcommittee meeting. |
| Staff Assigned: J. Prochazka, T. Rogers | Anticipated Completion: |

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

Research and Education

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| 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. |

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|---|---|
| <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. | <p>6/6/13: Discussion at P&Z Workshop.</p> <p>6/20/13: Discussion at P&Z Regular meeting.</p> |
| 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> <p>7/18/2013: Discussion at P&Z Regular meeting.</p> <p>8/1/2013: Discussion at P&Z Regular meeting.</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> <p>8/15/13: 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 meeting.

Staff Assigned: P&DS Staff

Anticipated Completion:



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

MEMORANDUM

May 30, 2013

To: Planning & Zoning Commission

**From: Jason Schubert, AICP
Principal Planner – Planning & Development Services**

RE: P&Z Plan of Work – Continuation of Plan Implementation Item

Item: Presentation, discussion, and possible action regarding an overview of the plan implementation regarding the relation of regulations and standards to adopted plans.

At the June 6th Planning & Zoning Commission meeting, staff will present the second of a series of items identified in the Planning & Zoning Commission Plan of Work “Plan Implementation” item. The first item at the May 2nd meeting was an overview of the planning model that the City uses to manage change where the link between the Comprehensive Plan and adopted Master Plans, Neighborhood Plans, and District/Corridor Plans was discussed. The objective of this item is to help illustrate the link between adopted City plans and regulations and standards used to implement the plans. Further discussion of the plan implementation item will take place at the June 20th Commission meeting when the link between adopted plans and funding will be presented.

The Comprehensive Plan and other adopted plans establish the general policy direction for governance of the City. Depending upon the type of plan, they typically involve an extensive effort to engage the public, gather input from stakeholders, and involve technical consultants as needed. Ultimately, plans become adopted by action of the City Council, the representative governing body elected by residents of the City. The City Council also adopts its own Strategic Plan to provide additional focus to the implementation of key initiatives.

As policy documents, the basis for regulations and standards are to be rooted in the adopted plans and Council Strategic Plan. Examples of implementation through regulations and standards will be presented at the meeting to include items such as new zoning districts, design requirements, and infrastructure standards to create distinct character areas.

If you have any questions or need additional information please do not hesitate to contact me.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 16, 2013, 6:00 p.m.
City Hall 2nd Floor Conference Room
College Station, Texas

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

COMMISSIONERS ABSENT: Mike Ashfield

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Bob Cowell, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Jenifer Paz, Danielle Singh, Joe Guerra, Adam Falco, and Brittany Caldwell

1. Call the meeting to order.

Acting Chairman Miles called the meeting to order at 6:04 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

- Final Plat ~ Amending ~ Castlegate Sect. II Ph 2 B2 L16 & 17 ~ 2 R-1 Lots ~ 2135 Rockcliffe Loop (**M. Robinson**)
- Final Plat ~ Minor ~ Indian Lakes Ph 1 B11 L5R & 5RB (ETJ) ~ 3361 Arapaho Ridge Drive (**M. Hester**)

Staff Planner Hester gave a brief overview of the Indian Lakes Minor Plat.

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

Principal Planner Schubert gave an update regarding the 2013 P&Z Plan of Work.

Executive Director Cowell stated that an additional July meeting may be necessary.

5. Presentation, discussion, and possible action regarding an update on the following items:

- Adoption of the Wellborn Community Plan – The Planning & Zoning Commission heard this item on April 4 and voted 6-0 to recommend approval. The City Council heard this item on April 25 and voted 5-0 to adopt the plan.

- A rezoning of 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. The Planning & Zoning Commission heard this item on April 18 and voted 5-2 to recommend approval. The City Council heard this item on May 9 and voted 6-1 to approve the rezoning request.

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

6. Presentation, discussion, and possible action regarding an overview of character and community design. **(B. Cowell)**

Executive Director Cowell gave an overview of character and community design.

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

- Thursday, May 23, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Gay)**
- Thursday, June 6, 2013 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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

8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, South Knoll Area Neighborhood Plan Resource Team, BioCorridor Board, and Zoning District Subcommittee.

There was no discussion regarding the above-referenced meetings.

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

Commissioner Ross asked if the Commission was going to be updated regarding bandwidth in the City.

Executive Director Cowell said that he was going to contact Councilman Benham about speaking to the Commission regarding that topic.

10. Adjourn.

The meeting was adjourned at 6:55 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 16, 2013, 7:00 p.m.
City Hall 2nd Floor Conference Room
College Station, Texas

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

COMMISSIONERS ABSENT: Mike Ashfield

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Bob Cowell, Jennifer Prochazka, Jason Schubert, Morgan Hester, Jenifer Paz, Danielle Singh, Joe Guerra, Adam Falco, and Brittany Caldwell

1. **Call Meeting to Order**

Acting Chairman Miles called the meeting to order at 7:04 p.m.

2. **Pledge of Allegiance**

The pledge was not recited due to the meeting location change and not having a flag available in the room.

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

4.1 Consideration, discussion, and possible action on Absence Requests from meetings.

- Mike Ashfield ~ May 16, 2013

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

- May 2, 2013 ~ Workshop
- May 2, 2013 ~ Regular

Commissioner Ross motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Warner 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. Presentation, discussion, and possible action regarding a waiver to Section 12-8.3.K.2 Sidewalks of the Unified Development Ordinance and public hearing, presentation, discussion, and possible action on a Final Plat for Randall's University Park Lots 1R and 4 being a replat of Randall's University Park Lot 1, consisting of 2 lots on approximately 9.3 acres located at 615 University Drive. **Case #13-00900069 (M. Hester)**

Staff Planner Hester presented the proposed replat and waiver request to the sidewalk requirements and recommended a conditional approval until further platting, site planning, or a building permit application for new construction is sought. If the waiver was approved, she recommended approval of the replat with the condition that the private access and parking easements be filed for the two lots.

There was general discussion regarding the waiver request and replat.

Veronica Morgan, Mitchell & Morgan, stated that the replat was being requested because of transfer of ownership of the property.

Acting Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Acting Chairman Miles closed the public hearing.

Commissioner Rektorik motioned to approve the partial waiver request to the sidewalk requirements with the condition that the sidewalks be constructed when further platting, site planning, or a building permit application for new construction is sought. Commissioner Carrier seconded the motion, motion passed (6-0).

Commissioner Rektorik motioned to approve the replat. Commissioner Gay seconded the motion, motion passed (6-0).

3. 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 3.7 acres from A-O Agricultural Open to SC Suburban Commercial, for the property located at 2301 Barron Road, generally located at the southeast corner of the intersection of Barron Road and Victoria Avenue. **Case #13-00900076 (M. Hester)**

Staff Planner Hester presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Acting Chairman Miles opened the public hearing.

Doug Bishop, 4000 Rehel Drive, College Station, Texas, expressed concern about businesses operating late in the evenings and light pollution.

Natalie Ruiz, IPS Group, said that there are currently no plans for the property and the rezoning is being sought to market the property.

Robert Morgan, 2354 Barron Road, College Station, Texas, asked for clarification on the definition of Suburban Commercial.

Ms. Hester gave the definition of Suburban Commercial and the allowed uses.

There was general discussion amongst the Commission and Staff regarding the standards required in Suburban Commercial.

Acting Chairman Miles closed the public hearing.

Commissioner Carrier motioned to recommend approval of the rezoning. Commissioner Ross seconded the motion, motion passed (6-0).

4. Presentation, discussion, and possible action regarding the methodology for a Single-Family and Multi-Family market assessment. **(B. Cowell)**

Staff Planner Hester began the presentation regarding the methodology for a Single-Family and Multi-Family market assessment.

There was discussion amongst the Commission questioning the need and benefit of the assessment and it was decided that the Commission would like for Staff not to pursue the assessment with the methodology as proposed.

5. 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.

6. Adjourn.

The meeting was adjourned at 8:22 p.m.

Approved:

Mike Ashfield, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAT
for
Indian Lakes Ph 16
13-00900065**

SCALE: Eight residential lots on approximately 23.3 acres

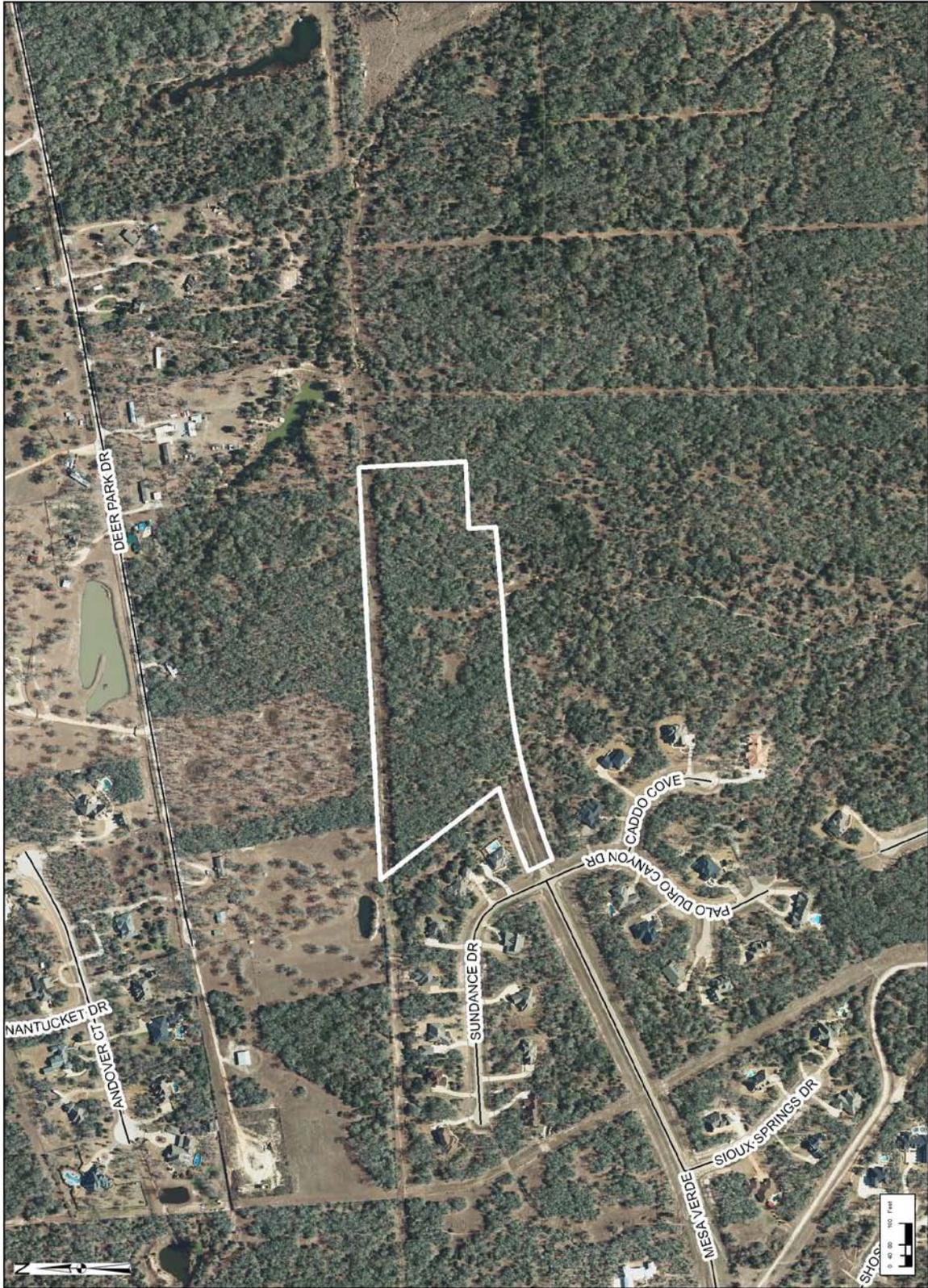
LOCATION: Generally located east of Mesa Verde Drive in the Indian Lakes Subdivision

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

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

RECOMMENDATION: Staff recommends approval of the Preliminary Plat.



PRELIMINARY
PLAT

Case: 13-065

INDIAN LAKES PH 16

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

| | |
|--------------------------|--|
| Annexation: | N/A (ETJ) |
| Zoning: | N/A (ETJ) |
| Master Planned: | Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004. |
| Site development: | Vacant. Eight residential lots are proposed, ranging from 1.12 acres to 1.87 acres. |

COMMENTS

| | |
|----------------------------------|---|
| Water: | Provided by Wellborn Special Utility District. |
| Sewer: | Sanitary sewer service will be provided by private on-site sewer treatment systems on each lot. These facilities will be permitted by the Brazos County Health Department. |
| Off-site Easements: | None at this time. |
| Drainage: | Drainage is generally to the north within the Peach Creek Drainage Basin. |
| Flood Plain: | There is no FEMA regulated floodplain located on the property. |
| Greenways: | N/A |
| Pedestrian Connectivity: | This tract is located in the ETJ so sidewalks are not required. |
| Bicycle Connectivity: | This tract is located in the ETJ and no specific facilities for bicycle connectivity are required. |
| Streets: | Access will be provided from Indian Lakes Phases 2 and 5 via Mesa Verde Drive. |
| Oversize Request: | N/A |
| Parkland Dedication Fees: | This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required. |
| Impact Fees: | N/A |

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Rural. The City, however, does not have land use authority in the ETJ. The proposed lots will have access through rural residential streets that connect to Indian Lakes Drive, a Major Collector on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Preliminary Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plat



| | |
|---------------------|---------|
| FOR OFFICE USE ONLY | |
| CASE NO.: | 13.05 |
| DATE SUBMITTED: | 3.20.13 |
| TIME: | 120 |
| STAFF: | KH |

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference Not Applicable

NAME OF PROJECT Indian Lakes - Phase 16

ADDRESS End of Mesa Verde Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

End of Mesa Verde Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

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

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

Street Address 1008 Woodcreek Drive, Suite 103

City College Station State Texas Zip Code 77845

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

Total Acreage 23.28 Total No. of Lots 12 R-O-W Acreage 5.92

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 _____

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

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

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

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

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

Yes

No

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

Project Name: Indian Lakes

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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



Signature and title

3/20/13

Date



**PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:**

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- 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, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- 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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Well site locations. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <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. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
2. NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, MAP NO. 48041C0350E. EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A".
3. THERE IS A 16' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
5. BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
7. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
8. ALL LOTS IN PHASE 16 ARE TO HAVE INDIVIDUAL ON SITE SEWAGE FACILITIES.
9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
10. THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
11. H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
12. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
 - b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
 - c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
13. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
14. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
15. EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
16. ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
17. ALL STRUCTURES SHALL BE CONSTRUCTED WITHIN 500 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.



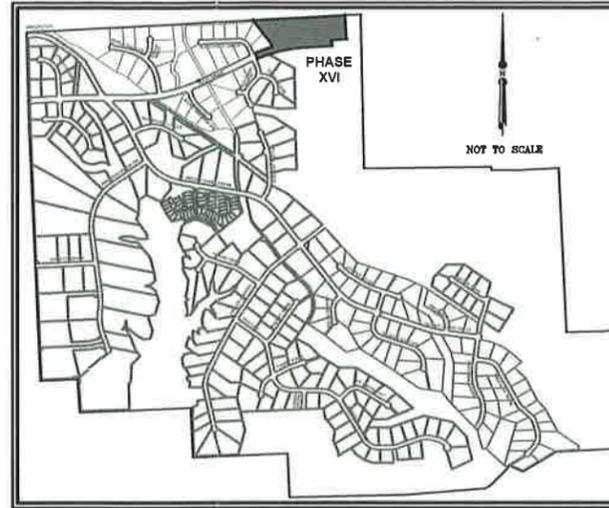
LEGEND

| | |
|----------------------------------|----------|
| TOTAL LOT COUNT | 8 LOTS |
| TOTAL LOT ACREAGE | 10.85 AC |
| TOTAL H.O.A. COMMON AREA ACREAGE | 1.31 AC |
| TOTAL RIGHT-OF-WAY ACREAGE | 4.00 AC |
| TOTAL ACREAGE OF PHASE XVI | 16.16 AC |

ACREAGE CALCULATIONS

| | |
|--------|--------------------------|
| P.O.B. | POINT OF BEGINNING |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| H.O.A. | HOME OWNERS' ASSOCIATION |
| ESMT. | EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| P.W.T. | PAVEMENT |

ABBREVIATIONS



LOCATION WITHIN INDIAN LAKES



VICINITY MAP

PRELIMINARY PLAN NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASE XVI

16.16 ACRE TRACT - 8 LOTS

J. M. BARRERA SURVEY, A-69

BRAZOS COUNTY, TEXAS

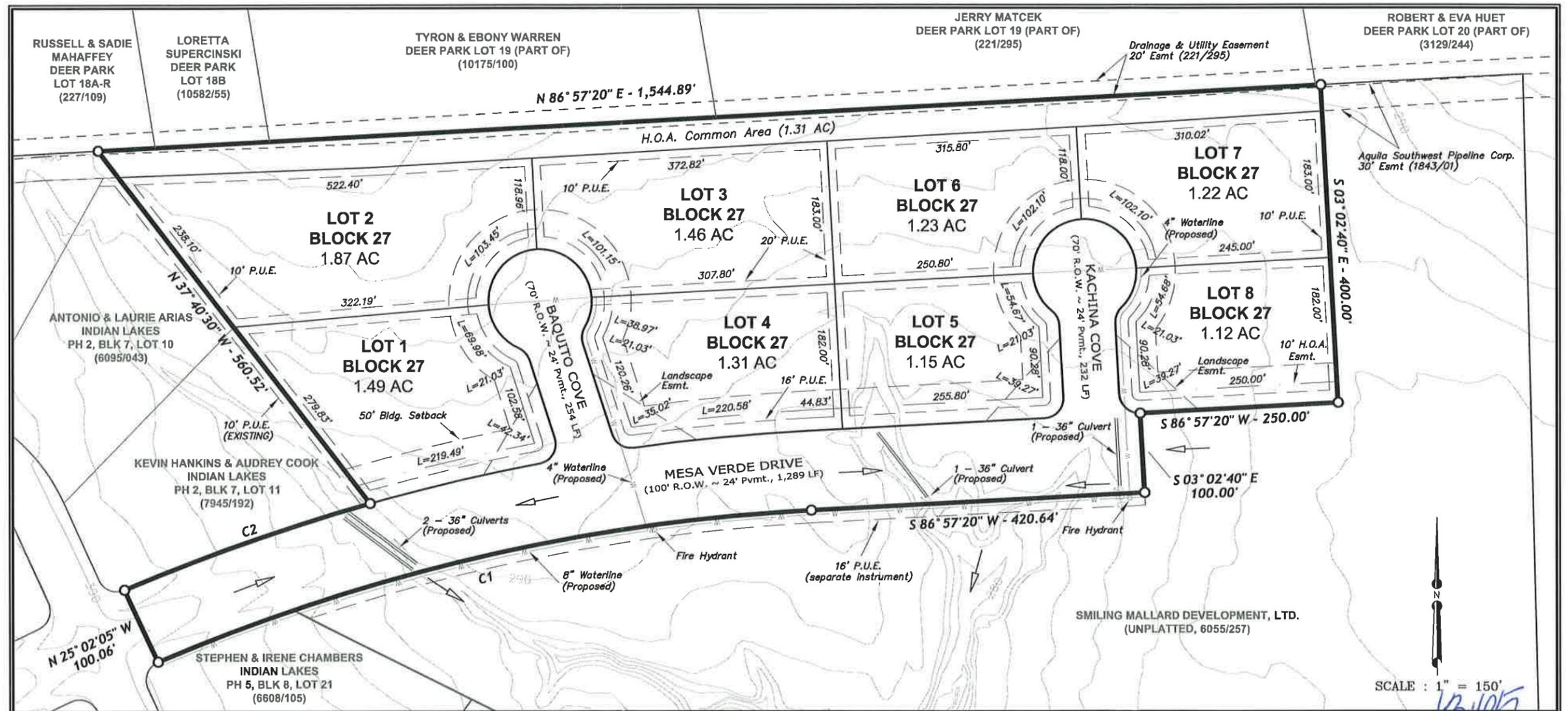
SCALE: 1" = 150' MARCH 19, 2013

SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 20TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

PREPARED BY: SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 20TH STREET, SUITE 100
BRYAN, TEXAS 77802
(979) 846-4384

ENGINEER/SURVEYOR:
HILLCLIFF & BROWN ENGINEERING
1008 WOODCREST DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-5838



PRELIMINARY PLAN

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-------|-------------|-----------|---------|---------|-----------------|---------|
| C1 | 19° 53' 26" | 2,450.00' | 850.53' | 429.59' | S 71° 00' 58" W | 846.26' |
| C2 | 07° 23' 09" | 2,550.00' | 328.71' | 164.59' | N 70° 40' 52" E | 328.48' |

SCALE: 1" = 150'

Handwritten notes and signatures in blue ink, including the date 12/15/13 and initials.



CITY OF COLLEGE STATION

**FINAL PLAT
for
Indian Lakes Ph 12
13-00900056**

SCALE: Nine residential lots on approximately 14.8 acres

LOCATION: Generally located north of the intersection of Indian Lakes Drive and Matoska Ridge Drive in the Indian Lakes Subdivision

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.



Case: 13-056

INDIAN LAKES PH12

DEVELOPMENT REVIEW

FINAL PLAT



DEVELOPMENT HISTORY

| | |
|--------------------------|--|
| Annexation: | N/A (ETJ) |
| Zoning: | N/A (ETJ) |
| Preliminary Plat: | Preliminary Plat was approved by the Planning & Zoning Commission in September 2011. |
| Site Development: | Vacant. Nine residential lots are proposed, ranging from 1 acre to 1.54 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 the Unified Development Ordinance: 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>1356</u> |
| DATE SUBMITTED: | <u>8/31/13</u> |
| TIME: | <u>4:25</u> |
| STAFF: | <u>RK</u> |

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is ^{in ETJ} 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Indian Lakes Phase 12

ADDRESS North of the current termination point of Indian Lakes Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

North of the current termination point of Indian Lakes Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne Engineering/Surveying, Inc. E-mail kevinm@mcclurebrowne.com
Street Address 1008 Woodcreek Drive, Suite 103
City College Station State Texas Zip Code 77845
Phone Number (979) 693-3838 Fax Number (979) 693-2554

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 18.46 Total No. of Lots 11 R-O-W Acreage 2.21

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 0.00

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> |
|---|---|

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

2/27/13

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).

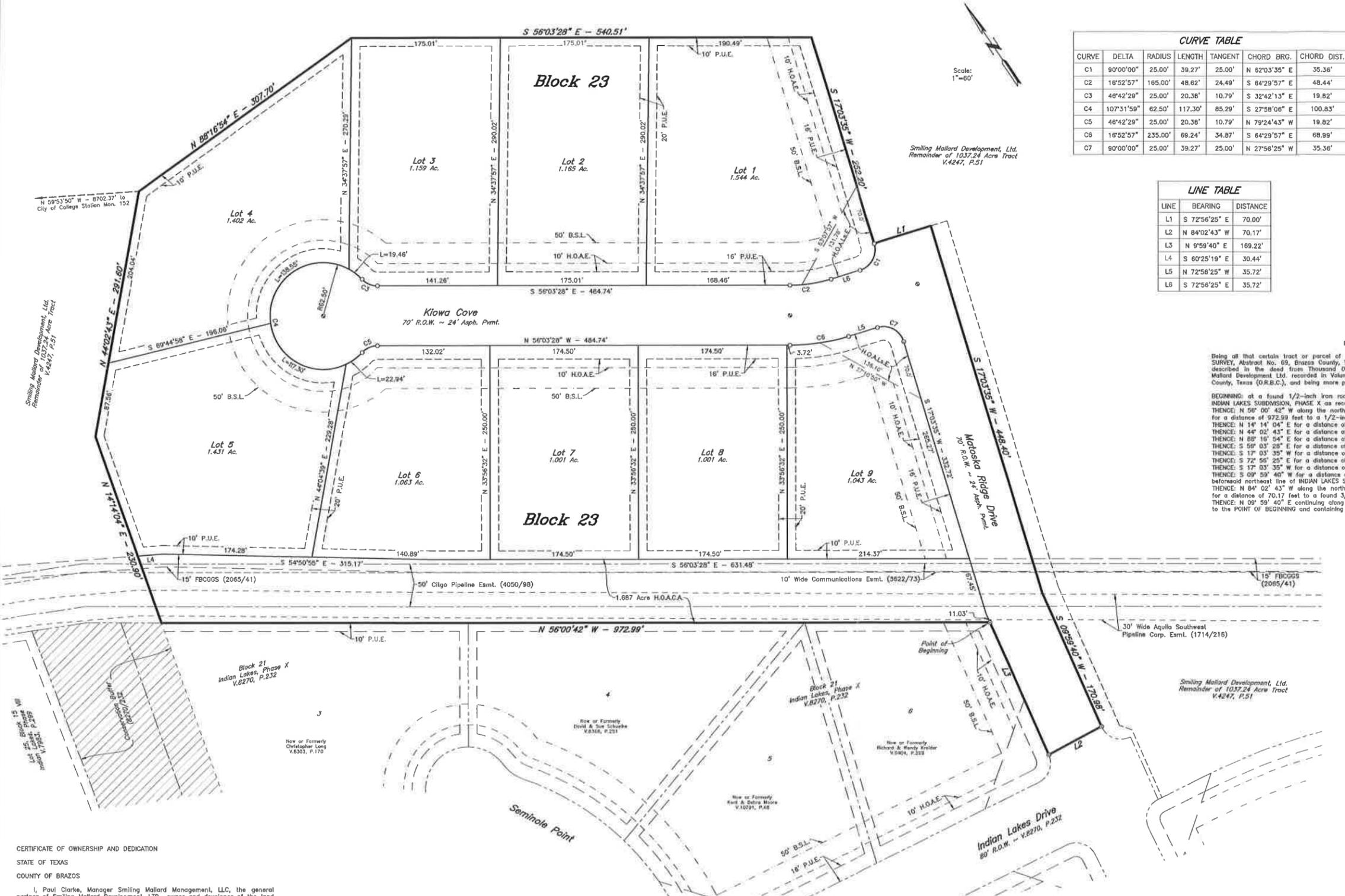
All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z 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 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 62°03'35" E | 35.36' |
| C2 | 16°52'57" | 165.00' | 48.62' | 24.49' | S 64°29'57" E | 48.44' |
| C3 | 46°42'29" | 25.00' | 20.36' | 10.79' | S 32°42'13" E | 19.82' |
| C4 | 107°31'59" | 62.50' | 117.30' | 85.29' | S 27°58'06" E | 100.83' |
| C5 | 46°42'29" | 25.00' | 20.36' | 10.79' | N 79°24'43" W | 19.82' |
| C6 | 16°52'57" | 235.00' | 69.24' | 34.87' | S 64°29'57" E | 68.99' |
| C7 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 27°58'25" W | 35.36' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 72°56'25" E | 70.00' |
| L2 | N 84°02'43" W | 70.17' |
| L3 | N 9°59'40" E | 169.22' |
| L4 | S 60°25'19" E | 30.44' |
| L5 | N 72°58'25" W | 35.72' |
| L6 | S 72°56'25" E | 35.72' |



Vicinity Map

FIELD NOTES

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 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 northeast corner of Lot 6, Block 21, INDIAN LAKES SUBDIVISION, PHASE X as recorded in Volume 8270, Page 232 (O.R.B.C.);

THENCE: N 56° 00' 42" W along the northeast line of said INDIAN LAKES SUBDIVISION, PHASE X for a distance of 972.99 feet to a 1/2-inch iron rod set for corner;

THENCE: N 14° 14' 04" E for a distance of 230.90 feet to a 1/2-inch iron rod set for corner;

THENCE: N 44° 02' 43" E for a distance of 291.60 feet to a 1/2-inch iron rod set for corner;

THENCE: N 86° 16' 54" E for a distance of 307.70 feet to a 1/2-inch iron rod set for corner;

THENCE: S 56° 03' 28" E for a distance of 540.51 feet to a 1/2-inch iron rod set for corner;

THENCE: S 17° 03' 35" W for a distance of 252.20 feet to a 1/2-inch iron rod set for corner;

THENCE: S 72° 56' 25" E for a distance of 70.00 feet to a 1/2-inch iron rod set for corner;

THENCE: S 17° 03' 35" W for a distance of 448.40 feet to a 1/2-inch iron rod set for corner;

THENCE: S 09° 59' 40" W for a distance of 170.98 feet to a found 3/4-inch iron pipe in the before-said northeast line of INDIAN LAKES SUBDIVISION, PHASE X;

THENCE: N 84° 02' 43" W along the northeast line of said INDIAN LAKES SUBDIVISION, PHASE X for a distance of 70.17 feet to a found 3/4-inch iron pipe for corner;

THENCE: N 09° 59' 40" E continuing along the said northeast line for a distance of 169.22 feet to the POINT OF BEGINNING and containing 14.769 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 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
 - 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 hose along the street.
 - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - - 3/4" Iron Pipe Set
 - ⊙ - 3/4" Iron Pipe Found
 - ⊙ - PK Nail Control Monuments set in ☐ 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
 - H.O.A.L.S.E. - Homeowners Association Landscape Easmt.
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement

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 XII, 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, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office 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 AND/OR ENGINEER

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

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XII

LOTS 1-9, BLOCK 23
 14.769 ACRES

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

Owner: Smiling Mallard Development, Ltd.
 3808 East 29th Street
 Bryan, Texas 77802
 (979) 848-4384

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 105
 College Station, Texas 77845
 (979) 693-3838

13-56
 4-19-13
 11:00
 PK



CITY OF COLLEGE STATION

**FINAL PLAT
for
CSISD Transportation Center
13-0090060**

- SCALE:** One lot on approximately 7.2 acres
- LOCATION:** 9304 Rock Prairie Road, generally located at the intersection of Rock Prairie Road and William D Fitch Parkway
- ZONING:** A-O Agricultural Open
- APPLICANT:** Jon Hall, College Station ISD
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The purpose of this project is to plat the property that is being utilized as College Station Independent School District's Transportation Center.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-060

CSISD TRANSPORTATION CENTER

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

| | |
|--------------------------|---|
| Annexation: | The front half of the property fronting William D Fitch was annexed in October 1983 and the remained portion of the tract was annexed in June 1995. |
| Zoning: | A-O Agricultural Open upon annexation |
| Preliminary Plat: | This property does not have a preliminary plat. |
| Site Development: | This tract is currently developed as CSISD's Transportation Center. |

COMMENTS

| | |
|---------------------------------|--|
| Parkland Dedication: | Parkland dedication is not required or proposed with this plat. |
| Greenways: | Greenways are not required or proposed with this plat. |
| Pedestrian Connectivity: | Sidewalks are not required or proposed with this plat. |
| Bicycle Connectivity: | Bicycle connectivity is not required or proposed with this plat. |
| Impact Fees: | N/A |

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



| FOR OFFICE USE ONLY | |
|---------------------|---------------|
| CASE NO.: | <u>13.60</u> |
| DATE SUBMITTED: | <u>3-6-13</u> |
| TIME: | <u>2:30</u> |
| STAFF: | <u>PK</u> |

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

NOT REQUIRED FOR CSISD

- \$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). City of CS already has As-Builts for this
- 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 June 2009

NAME OF PROJECT CSISD Transportation Center

ADDRESS 9304 Rock Prairie Road

SPECIFIED LOCATION OF PROPOSED PLAT:

southwest corner of Rock Prairie Road and William D. Fitch Parkway

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

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

Street Address 1812 Welsh Avenue

City College Station State Texas Zip Code 77840

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

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

Name Jon Hall, College Station ISD E-mail jhall@csisd.org
Street Address 1812 Welsh Avenue
City College Station State Texas Zip Code 979-764-5492
Phone Number 979-764-5400 Fax Number 979-764-5492

ARCHITECT OR ENGINEER'S INFORMATION:

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

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume 9571 and Page No. 14
Total Acreage 44 Total No. of Lots 1 R-O-W Acreage _____
Existing Use Transportation Center Proposed Use Transportation Center
Number of Lots By Zoning District _____ / _____ / _____ / _____
Average Acreage Of Each Residential Lot By Zoning District:
_____ / _____ / _____ / _____
Floodplain Acreage approximately 7.2 acres

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

| | |
|--|---|
| <p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p><u>143</u> Sanitary Sewer Lines</p> <p><u>1568</u> Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p> | <p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p> |
|--|---|

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

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

Jan E. Hall
 Signature and title
 DIRECTOR OF FACILITIES
 CSISD

3.6.13
 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 _____ (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.

Jon E. Hall - CSISD
Property Owner(s)

3-6-13
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.

MP Thomas
Engineer

3-6-13
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, _____ 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, _____, 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, _____, 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, _____, 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, _____, 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, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

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

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

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

- Drawn on 24" x 36" sheet to scale of 100' per inch.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
 - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
 - Date of preparation.
 - Engineer's scale in feet.
 - Total area intended to be developed.

- North Arrow.
- Subdivision boundary indicated by heavy lines.

^{n/a} If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.

- All applicable certifications based on the type of final plat.
 - Ownership and Dedication
 - Surveyor and/or Engineer
 - City Engineer (and City Planner, if a minor plat)
 - Planning and Zoning Commission (delete if minor plat)
 - Brazos County Clerk

^{n/a} If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.

^{n/a} If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.

- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

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

- | Existing | Proposed | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input 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 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. |

1/4 To SURVEYING
↓

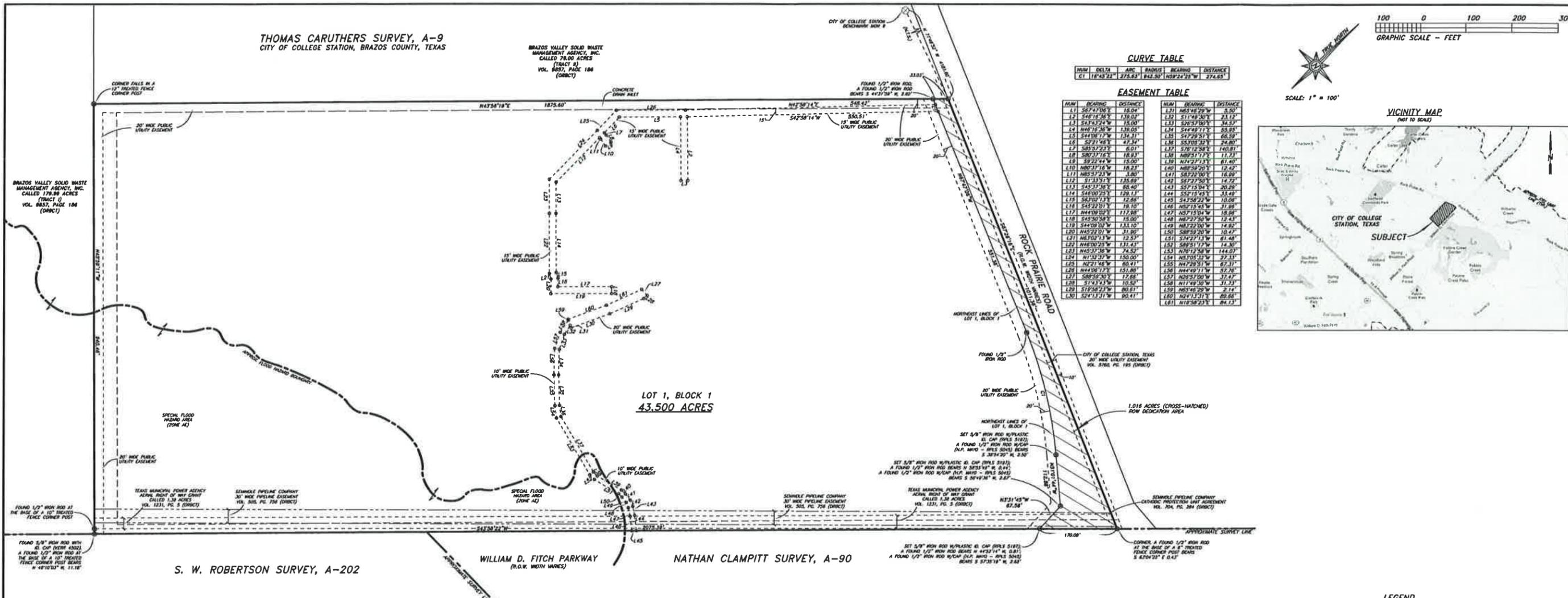
- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following: *City of College Station has ASJ BuiltS for this already*
- Street, alley and sidewalk plans, profiles and sections. One sheet must 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:

- We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
- 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

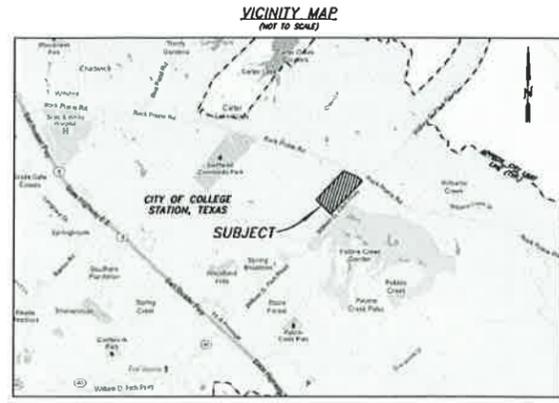
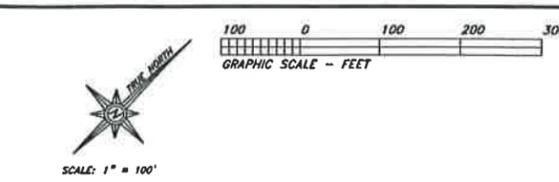


CURVE TABLE

| CHAIN | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-------|------------|--------|--------|-------------|----------|
| C1 | 116°43'22" | 273.63 | 842.50 | N89°24'23"W | 274.65 |

EASEMENT TABLE

| CHAIN | BEARING | DISTANCE | CHAIN | BEARING | DISTANCE |
|-------|-------------|----------|-------|-------------|----------|
| L1 | S87°47'06"E | 16.04 | L31 | N65°46'29"W | 5.50 |
| L2 | S46°16'56"E | 130.02 | L32 | S11°49'30"W | 23.12 |
| L3 | S14°43'14"E | 13.00 | L33 | S26°5'00"E | 34.32 |
| L4 | N46°16'36"W | 130.05 | L34 | S44°49'17"E | 55.05 |
| L5 | S44°08'17"W | 134.31 | L35 | S47°29'51"E | 66.59 |
| L6 | S27°1'48"E | 42.54 | L36 | S33°02'24"E | 24.80 |
| L7 | S85°57'23"E | 6.01 | L37 | S76°12'58"E | 140.81 |
| L8 | S80°27'16"E | 18.83 | L38 | N89°21'72"E | 11.23 |
| L9 | S9°22'42"W | 15.00 | L39 | N74°27'13"E | 81.46 |
| L10 | N89°21'16"E | 18.21 | L40 | N89°59'01"E | 12.42 |
| L11 | N85°57'23"W | 1.80 | L41 | S87°32'00"E | 16.09 |
| L12 | S1°33'51"E | 135.89 | L42 | S87°27'50"E | 14.72 |
| L13 | S45°23'37"E | 68.40 | L43 | S57°13'04"E | 26.29 |
| L14 | S46°00'25"E | 128.13 | L44 | S26°15'45"E | 31.49 |
| L15 | S43°02'13"E | 12.88 | L45 | S43°58'22"W | 10.08 |
| L16 | S45°23'37"E | 78.15 | L46 | N67°15'46"W | 31.98 |
| L17 | N44°09'02"E | 177.08 | L47 | N57°15'04"W | 18.99 |
| L18 | S45°50'58"E | 15.00 | L48 | N67°22'50"W | 12.43 |
| L19 | S44°59'52"W | 133.10 | L49 | N63°22'00"W | 14.92 |
| L20 | N45°52'07"E | 31.90 | L50 | S89°59'00"W | 10.42 |
| L21 | N45°09'13"W | 12.52 | L51 | S74°27'13"W | 61.48 |
| L22 | N46°00'25"W | 131.43 | L52 | S89°51'17"W | 14.30 |
| L23 | N45°57'46"W | 74.52 | L53 | N43°58'22"W | 144.03 |
| L24 | N1°32'02"E | 150.00 | L54 | N63°05'10"W | 22.31 |
| L25 | N2°21'46"W | 80.41 | L55 | N47°29'51"W | 67.37 |
| L26 | N44°58'27"E | 151.88 | L56 | N44°49'17"W | 52.26 |
| L27 | S89°59'01"E | 12.66 | L57 | N69°27'00"W | 32.47 |
| L28 | S1°43'43"W | 10.52 | L58 | N11°49'30"W | 31.23 |
| L29 | S19°58'23"E | 80.81 | L59 | N65°46'29"W | 2.14 |
| L30 | S24°13'37"W | 95.41 | L61 | N18°58'23"E | 84.73 |



CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, MIKE ASHFIELD, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE _____ DAY OF _____, 20____.

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

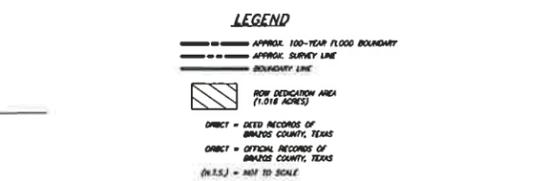
- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°34'55.07" N - LONGITUDE: 96°14'24.68" W (WGS-84).
 2. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE AE) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48041C0200E, EFFECTIVE DATE MAY 16, 2012, BRAZOS COUNTY, TEXAS, AND SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY.
 3. ELEVATIONS SHOWN ARE RELATIVE TO NAVD83 USING CITY OF COLLEGE STATION BENCHMARK MON 9, (1/4" ALUMINUM ROD DRIVEN TO REFUSAL IN PLANTER AREA), PUBLISHED ELEVATION = 289.52'.
 4. THE SUBJECT PROPERTY IS ZONED A-D (AGRICULTURAL OPEN).
 5. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BRAZOS COUNTY ABSTRACT COMPANY TITLE REPORT OF NO. 153302, EFFECTIVE DATE JANUARY 30, 2013.
 6. PROPERTY ADDRESS: 8304 ROCK PRAIRIE ROAD COLLEGE STATION, TEXAS 77845
 7. SUBJECT TO A PIPELINE EASEMENT TO HUMBLE PIPE LINE COMPANY, DATED JULY 22, 1919, AS RECORDED IN VOLUME 46, PAGE 34, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. (NO DESCRIPTION)
 8. SUBJECT TO AN ENCROACHMENT AGREEMENT WITH EXION PIPELINE COMPANY, DATED OCTOBER 3, 1985, AS RECORDED IN VOLUME 854, PAGE 598, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NO DESCRIPTION)
 9. SUBJECT TO A 20' WIDE RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN, DATED NOVEMBER 23, 1993, AS RECORDED IN VOLUME 200, PAGE 204, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (NO DESCRIPTION)
 10. SUBJECT TO A TEMPORARY BLANKET UTILITY EASEMENT TO THE CITY OF COLLEGE STATION, TEXAS, DATED MARCH 24, 2010, AS RECORDED IN VOLUME 9371, PAGE 14, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

NOTARY PUBLIC CERTIFICATION
 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.

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

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.



SURVEY MAP
 SHOWING A SURVEY OF 43.500 ACRES OF LAND (LOT 1, BLOCK 1) AND 1.016 ACRES OF LAND (RIGHT-OF-WAY DEDICATION AREA), LYING AND BEING SITUATED IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, PART OF THE THOMAS CARUTHERS SURVEY, A-9, BEING A RESURVEY OF THE SAME LAND CALLED 44.535 ACRES, AS DESCRIBED IN THE DEED FROM DOLLY DYMPLE CREADOR OLSEN TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT, DATED JANUARY 17, 2008, AS RECORDED IN VOLUME 8413, PAGE 291, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

CERTIFICATE OF SURVEYOR
 I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197, 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.
 DATED THIS 5TH DAY OF MARCH, 2013, A.D.
 (PRELIMINARY)
 JON E. HODDE, RPLS NO. 5197
 DATE: MAY 20, 2013
 THE PURPOSE OF THIS DOCUMENT IS FOR PRELIMINARY REVIEW ONLY. PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 JON E. HODDE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5197
 HODDE & HODDE LAND SURVEYING, INC.
 813 EAST BLUE BELL ROAD
 BRYAN, TEXAS 77833
 (979)-836-5681

H. O. NO. 8436 (JESSIEP 8436/ESSIEP 8436) REV. 05/2013
Hodde & Hodde Land Surveying, Inc.
 Professional Land Surveying
 613 E. Blue Bell Road - Bryan, Texas 77833
 979-836-5581 | 979-836-5583 (Fax)
 www.hoddeurveying.com

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

FINAL PLAT OF CSISD TRANSPORTATION CENTER SUBDIVISION
 LOT 1, BLOCK 1
 43.500 ACRES
 THOMAS CARUTHERS SURVEY, A-9
 CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

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

(FINAL PLAT)
SHEET 1
OF 1

1560
 5/21/13
 9:34
 000



CITY OF COLLEGE STATION

**FINAL PLAT
for
Castlegate II Sec 101
13-0090085**

SCALE: 42 lots on 10.5 acres

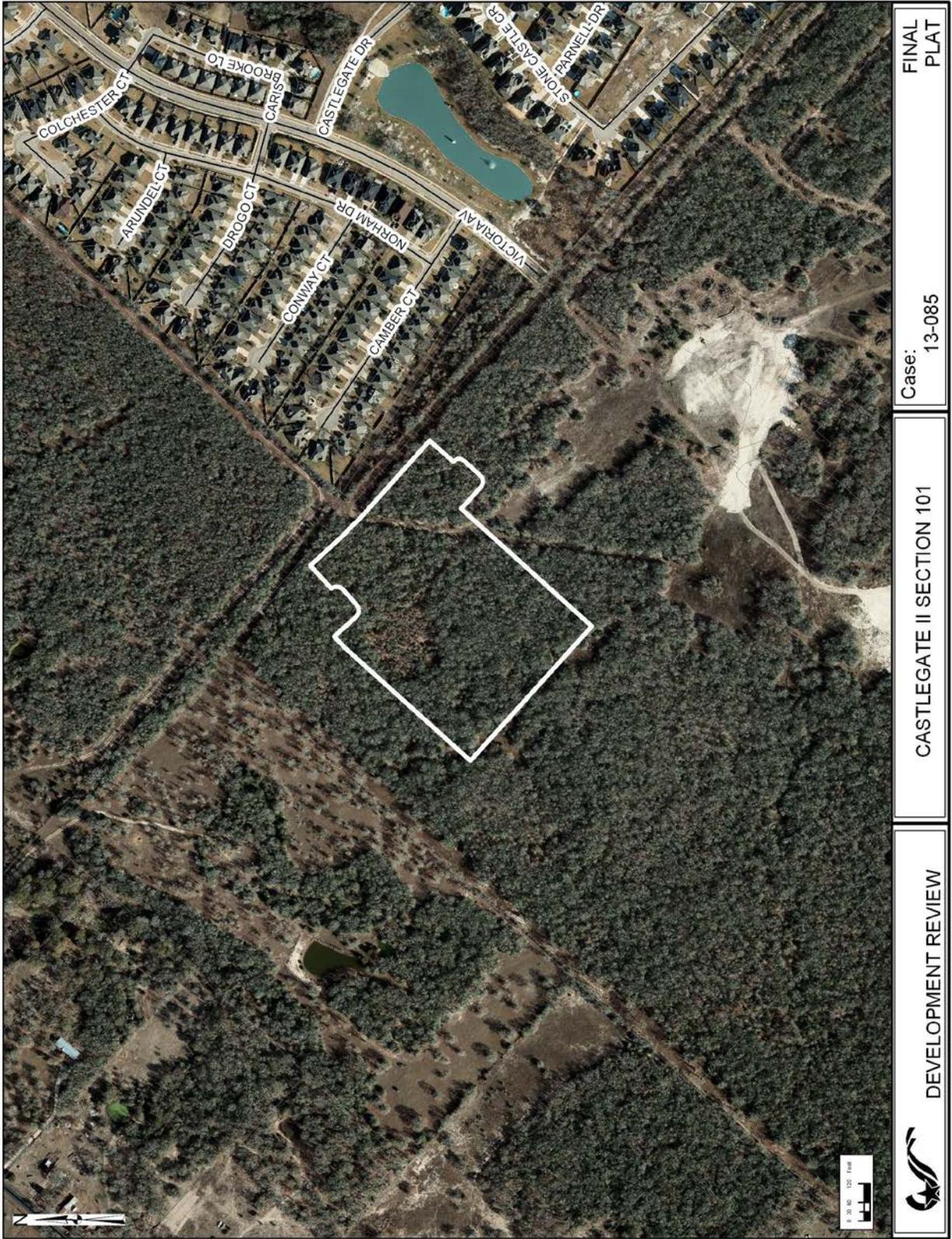
LOCATION: 4202 W.S. Phillips Parkway

ZONING: R-1 Single-Family Residential

APPLICANT: Wallace Phillips IV, 3-D Development LLC

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

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-085

CASTLEGATE II SECTION 101

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** 1995
- Zoning:** A-O (upon annexation) to A-O and R-1 (2007)
- Preliminary Plat:** Castlegate II preliminary plat was approved in January 2011 and subsequently revised in March 2012.
- Site Development:** Phase 100 infrastructure is currently under construction, and phases 200-202 are currently platted with homes under construction.

COMMENTS

- Parkland Dedication:** Land dedication was provided with the first Final Plat of the Castlegate II subdivision and the developer is currently constructing neighborhood park improvements. Community Parkland dedication fees of \$26,250 (42 lots X \$625) are due prior to filing of the Final Plat.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets. In addition, sidewalks are proposed to be provided in designated common areas throughout the development.
- Bicycle Connectivity:** Bike lanes will be provided along W.S. Phillips Parkway.
- Impact Fees:** The subject tract is located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



| FOR OFFICE USE ONLY | |
|---------------------|----------------|
| CASE NO.: | <u>13.85</u> |
| DATE SUBMITTED: | <u>4.24.13</u> |
| TIME: | <u>9:15</u> |
| STAFF: | <u>JS</u> |

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 101

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

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest of Castlegate II Subdivision, Section 100

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

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

Street Address 4490 Castlegate Drive

City College Station State TX Zip Code 77845

Phone Number 979.690.7250 Fax Number 979.690.1041

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

Is there a temporary blanket easement on this property? If so, please provide the Volume 10392 and Page No. 276

Total Acreage 10.502 Total No. of Lots 42 R-O-W Acreage 3.325

Existing Use Agricultural - Vacnat Proposed Use Single Family Residential

Number of Lots By Zoning District 42 / R1 / /

Average Acreage Of Each Residential Lot By Zoning District:

0.171 / R1 / /

Floodplain Acreage n/a

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

none

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

none

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation 12" Waterline - Oversize Participation Request
(is being submitted)

| Total Linear Footage of Proposed Public: | |
|--|----------------------|
| <u>2426</u> | Streets |
| <u>2829</u> | Sidewalks |
| <u>1996</u> | Sanitary Sewer Lines |
| <u>1730</u> | Water Lines |
| - | Channels |
| <u>2050</u> | Storm Sewers |
| - | Bike Lanes / Paths |

Neighborhood Parkland Fees previously approved

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

_____ No. of acres to be dedicated + \$ _____ development fee

_____ No. of acres in floodplain

_____ No. of acres in detention

_____ No. of acres in greenways

OR

FEE IN LIEU OF LAND:

_____ No. of SF Dwelling Units X \$ _____ = \$ _____

_____ (date) Approved by Parks & Recreation Advisory Board

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

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

Walter Hillig IV pres.
Signature and title

4-22-13
Date

