



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

**Planning & Zoning
Commission**
June 20, 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 20, 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 ~ The Cottages of College Station Ph. 1 L2 B1. **Case # 12-00500181.**
4. Discussion of new development applications submitted to the City. [[New Development List](#)]
5. Presentation, discussion, and possible action regarding the status of items within the 2013 P&Z Plan of Work (see attached). (**J. Schubert**)
6. Presentation, discussion, and possible action regarding an update to the Commission on Gig.U – The University Community Next Generation Innovation Project. (**James Benham**)
7. Presentation, discussion, and possible action regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, June 27, 2013 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Ross**)
 - Tuesday, July 2, 2013 ~ Special Planning & Zoning Meeting ~ Council Chambers 6:00 p.m. (Tentative)
 - Thursday, July 18, 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.

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

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

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on June 20, 2013 at 6:00 PM at City Hall Council Chamber, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

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

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
City Manager

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

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

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires: _____

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

2013 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans

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

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>
<p>Staff Assigned: M. Robinson</p>	<p>Completed: April 2013</p>

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> <p>7/18/13: P&Z Workshop on draft Master Plan.</p> <p>8/1/13: P&Z recommendation on Master Plan at P&Z Regular meeting.</p>
<p>Staff Assigned: R. Heye</p>	<p>Anticipated Completion: Summer 2013</p>

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>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> <p>7/9/13: Plan Open House in Council Chambers at 6:30pm.</p> <p>7/16/13: Neighborhood Resource Team meeting in Council Chambers at 6:30pm.</p>
<p>Staff Assigned: J. Prochazka, M. Hester</p>	<p>Anticipated Completion: Summer 2013</p>

Neighborhood Parking	
<p>Summary:</p> <p>Analyze neighborhood parking issues by engaging stakeholders and working in a Joint Task Force Subcommittee with Council. Implement recommended solutions.</p>	<p>Project Dates:</p> <p>2/21/13: Task Force Final Report presented to P&Z. 2/28/13: Task Force Final Report presented to Council.</p> <p>6/18/13-6/28/13: Stakeholder comment period for draft ordinance revisions.</p> <p>7/18/13: P&Z consideration of proposed</p>
Staff Assigned: B. Cowell, T. Rogers	Anticipated Completion: Summer 2013

Residential Zoning Districts	
<p>Summary:</p> <p>Create and adopt new residential zoning districts to implement the future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p> <p>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.</p> <p>6/7/13-7/7/13: Stakeholder comment period for draft zoning ordinance changes.</p>
Staff Assigned: J. Prochazka, T. Rogers	Anticipated Completion: Summer 2013

Medical District Zoning Districts	
<p>Summary:</p> <p>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.</p>	<p>Project Dates:</p> <p>5/2/13: Presentation regarding Plan implementation at P&Z Workshop.</p> <p>8/15/13: Presentation of district concepts at P&Z Workshop.</p>
Staff Assigned: J. Prochazka, M. Robinson	Anticipated Completion:

Research and Education

Plan Implementation	
<p>Summary:</p> <p>The linkage between the Comprehensive Plan, Master Plans, and Neighborhood, District, and Corridor Plans. The linkage between regulations, funding, etc and plan implementation.</p> <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. 	<p>Project Dates:</p> <p>5/2/13: Discussion at P&Z Regular meeting.</p> <p>5/2/13: Discussion at P&Z Regular meeting.</p>

<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:



AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 20, 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.

- June 6, 2013 ~ Workshop
- June 6, 2013 ~ Regular

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

- Vergel Gay ~ June 20, 2013

4.3 Presentation, discussion, and possible action on a Final Plat for Williams Creek Subdivision Phase 6, consisting of 22 residential lots on approximately 61.9 acres located at 9500 Rock Prairie Road. **Case # 12-00500224 (T.Rogers)**

4.4 Presentation, discussion, and possible action on a Development Plat for Plantation Oaks Addition, consisting of one lot on approximately 1.27 acres located at 1500 Earl Rudder Freeway South, generally located at the corner of Earl Rudder Freeway South and University Oaks Boulevard. **Case # 13-00900098 (M Hester)**

Regular Agenda

- 5. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
- 6. Presentation, discussion, and possible action regarding an overview of the relationship between the Comprehensive Plan and funding for the plan implementation (**J. Prochazka**)
- 7. Presentation, discussion, and possible action regarding an overview of the Capital Improvement Projects (CIP) development process. (**B.Cowell**)
- 8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
- 9. Adjourn.

Consultation with Attorney (Gov't Code Section 551.071) : possible action.

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

Notice is hereby given that a Regular Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on June 20, 2013 at 7:00 p.m. at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

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

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kathy Merrill, Interim City Manager

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

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

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires: _____

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

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

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Bob Cowell, Molly Hitchcock, Jennifer Prochazka, Jason Schubert, Morgan Hester, Jenifer Paz, Alan Gibbs, Carol Cotter, Danielle Singh, Erika Bridges, Joe Guerra, Roberta Cross, and Brittany Caldwell

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commissioner regarding items on the Consent Agenda.

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)**

Staff Planner Hester reviewed the above-referenced plats approved by Staff.

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 P&Z Plan of Work.

Executive Director Cowell stated that there was a possibility that there would be an extra Planning & Zoning meeting in July due to plats needing to be approved.

5. Presentation, discussion, and possible action regarding an overview of plan implementation regarding the relation of regulations and standards to adopted plans. **(J. Schubert)**

Executive Director Cowell introduced the item.

Principal Planner Schubert gave an overview of plan implementation regarding the relation of regulations and standards to adopted plans. He said that there would be a presentation regarding the link between the Comprehensive Plan and Funding at the next Planning & Zoning meeting.

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.

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

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

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

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

Executive Director Cowell stated that there would be an open house for the South Knoll Area Neighborhood Plan on July 9.

Commissioner Corrier gave an update regarding the Residential Zoning Districts.

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

Chairman Ashfield asked if an exhibit could be included in future packets that showed new projects that have begun the construction process.

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

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

COMMISSIONERS ABSENT: None

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Bob Cowell, Jason Schubert, Morgan Hester, Jenifer Paz, Danielle Singh, Joe Guerra, Roberta Cross, and Brittany Caldwell

1. **Call Meeting to Order**

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

2. **Pledge of Allegiance**

3. **Hear Citizens**

No one spoke.

4. **Consent Agenda**

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

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

- 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 #13-0090060 (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 #13-0090085 (M. Robinson)**

Commissioner Warner motioned to approve Consent Agenda Items 4.1 – 4.5. Commissioner Miles seconded the motion, motion passed (7-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

- 6. 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.

- 7. Adjourn.

The meeting was adjourned at 7:02 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

Executive Director Cowell said that the Planning & Zoning Commission would be added to the New Development Distribution List and he would look into if a map could be created that could be included in packets.

Commissioner Ross asked for a future agenda item regarding regulations on tattoo parlors and other similar businesses that operate in the City of College Station.

10. Adjourn.

The meeting was adjourned at 6:45 p.m.

Approved:

Attest:

Mike Ashfield, Chairman
Planning & Zoning Commission

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



CITY OF COLLEGE STATION
Planning & Development Services

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

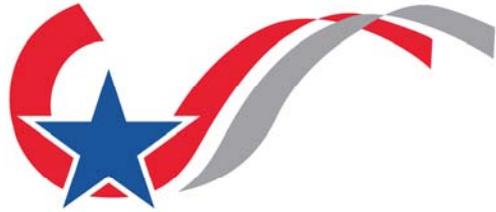
Name Vergel Gay

Request Submitted on 6/06/2013

I will not be in attendance at the meeting on 6/20/2013
for the reason specified: (Date)

Traveling for Business

Signature Vergel Gay



CITY OF COLLEGE STATION

**FINAL PLAT
for
Williams Creek Ph 6
12-00500224**

- SCALE:** 22 lots on 61.907 acres
- LOCATION:** 9500 Rock Prairie Road, generally located north of Phases 1-4 and west of Rock Prairie Road.
- ZONING:** A-OR Rural Residential Subdivision
- APPLICANT:** Joe Johnson, Owner
- PROJECT MANAGER:** Teresa Rogers, Staff Planner
trogers@cstx.gov
- PROJECT OVERVIEW:** The Williams Creek Master Development Plan was approved in May 2004 and revised in September 2005 to include additional residential acreage that was previously shown as part of a large reserve tract. The Preliminary Plan for Phase 6 of the Williams Creek Subdivision along with a waiver to forgo rear ten (10) foot public utility easements was approved by the Planning and Zoning Commission in October 2012.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 12-224	WILLIAMS CREEK PH 6	 DEVELOPMENT REVIEW
FINAL PLAT		

DEVELOPMENT HISTORY

Annexation: November 2002
Zoning: A-OR Rural Residential Subdivision
Preliminary Plan: October 2012
Site Development: Vacant

COMMENTS

Parkland Dedication: Fees in lieu of Parkland Dedication are required at \$1,261.00 per single-family lot. These fees will be due before the Final Plat is filed.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: A multi-use path is shown on the Bike, Pedestrian, and Greenways Master Plan along Carters Creek. It is anticipated this will be provided on the other side of the creek when the adjacent property develops or with a future Capital Project.

Bicycle Connectivity: A multi-use path is shown on the Bike, Pedestrian, and Greenways Master Plan along Carters Creek. It is anticipated this will be provided on the other side of the creek when the adjacent property develops or with a future Capital Project.

Impact Fees: N/A

REVIEW CRITERIA

Compliance with Subdivision Regulations: A waiver to forgo rear ten (10) foot public utility easements was approved with the Preliminary Plan by the Planning and Zoning Commission in October 2012. Therefore, the Final Plat is in compliance with the Subdivision Regulations of the Unified Development Ordinance as well as the Preliminary Plan.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY

CASE NO.: 12.224

DATE SUBMITTED: 10.10.12

TIME: 2:20

STAFF: SP

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 Williams Creek Subdivision - Phase 6

ADDRESS Williams Creek Drive, College Station, Texas

SPECIFIED LOCATION OF PROPOSED PLAT:

On Williams Creek Drive adjacent to Williams Creek Subdivision Phase 3 and Phase 5.

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

Name Joe Johnson E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State TX Zip Code 76834

Phone Number 979-229-0310 Fax Number 325-357-4414

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

Name Joseph S Johnson & Janet M Johnson E-mail joejohnson1889@hotmail.com
Street Address P.O. Box 800
City Coleman State Texas Zip Code 76834
Phone Number 979-229-0310 Fax Number 325-357-4414

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC. - Joe Schultz, P.E. E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979-764-3900 Fax Number 979-764-3910

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

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

Total Acreage 61.907 Total No. of Lots 22 R-O-W Acreage 4.685 - Private ROW

Existing Use Vacant/Agricultural Proposed Use Single Family Residential

Number of Lots By Zoning District 22 / AO-R / / /

Average Acreage Of Each Residential Lot By Zoning District:

1.5 / AO-R / / /

Floodplain Acreage 20.94

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: Williams Creek Subdivision

City Project Number (if known): PP 12-00500129

Date / Timeframe when submitted: June 2012

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

Slope Easements added to the plat where roadway ditch slope construction limits go outside the private street right of way

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

Approved with Preliminary Plan

Regarding the waiver request, explain how:

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

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 None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>0</u> Sanitary Sewer Lines</p> <p><u>2693</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>22</u> No. of SF Dwelling Units X \$ <u>1261</u> = \$ <u>27,742</u></p> <p><u>10-8-12</u> (date) Approved by Parks & Recreation Advisory Board <i>email from David Schmitz</i></p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Joe Johnson
~~Joe Johnson~~

Signature and title _____

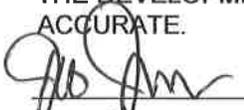
Janet Johnson

10-4-2012
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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



Property Owner(s)

10-4-2012

Date

Engineer Certification:

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



Engineer

10-16-12

Date

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

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

A. I, Joseph P. Schultz 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



10-16-12
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

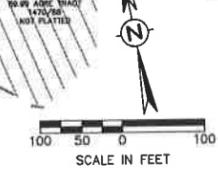
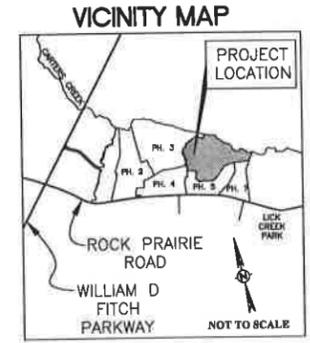
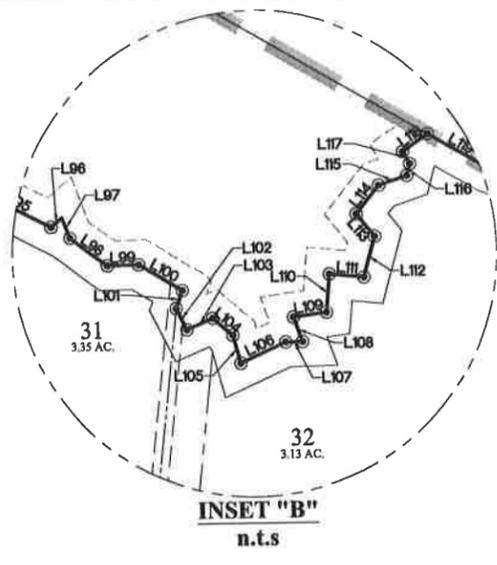
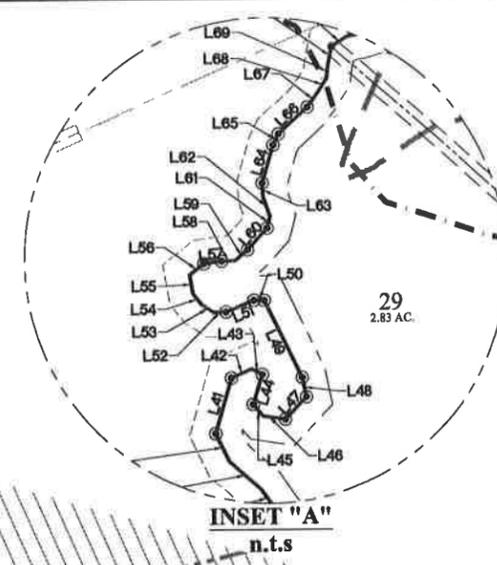
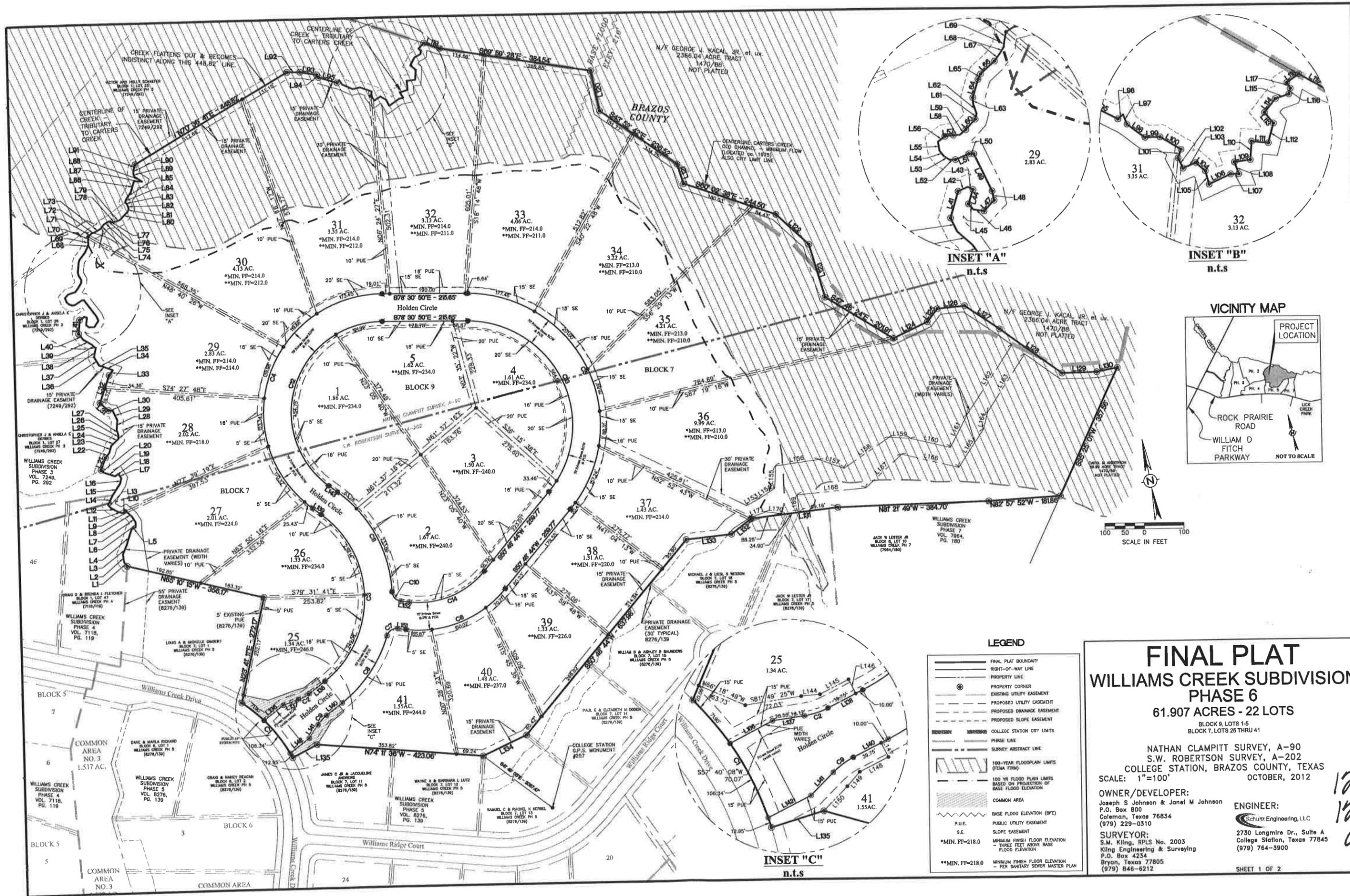
I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas 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: _____



LEGEND

- FINAL PLAT BOUNDARY
- RIGHT-OF-WAY LINE
- PROPERTY CORNER
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED SLOPE EASEMENT
- COLLEGE STATION CITY LIMITS
- PHASE LINE
- SURVEY ABSTRACT LINE
- 100-YR FLOODPLAIN LIMITS (FEMA FIRM)
- 100 YR FLOOD PLAIN LIMITS BASED ON PROJECTION OF BASE FLOOD ELEVATION
- COMMON AREA
- BASE FLOOD ELEVATION (BFE)
- P.U.E. PUBLIC UTILITY EASEMENT
- S.E. SLOPE EASEMENT
- *MIN. FF=218.0 MINIMUM FINISH FLOOR ELEVATION - THREE FEET ABOVE BASE FLOOD ELEVATION
- **MIN. FF=218.0 MINIMUM FINISH FLOOR ELEVATION - PER SANITARY SEWER MASTER PLAN

FINAL PLAT
WILLIAMS CREEK SUBDIVISION
PHASE 6
61.907 ACRES - 22 LOTS
BLOCK 9, LOTS 1-5
BLOCK 7, LOTS 25 THRU 41

NATHAN CLAMPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=100'
OCTOBER, 2012

OWNER/DEVELOPER:
Joseph S Johnson & Janel M Johnson
P.O. Box 800
Coleman, Texas 76834
(979) 229-0310

ENGINEER:
Schultz Engineering, L.L.C.
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900

SURVEYOR:
S.M. Kling, RPLS No. 2003
Kling Engineering & Surveying
P.O. Box 4234
Bryan, Texas 77805
(979) 846-6212

SHEET 1 OF 2

12.724
12.10.2
9.25
ES

NOTES:

- 1. OWNERSHIP OF THIS TRACT IS FOUND IN VOL. 6578, PG. 220 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE BASIS OF BEARINGS IS TRUE NORTH DETERMINED BY SOLAR OBSERVATION AND CALCULATED USING THE HOUR ANGLE METHOD...
3. A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN...
4. ZONING FOR THIS TRACT IS RURAL RESIDENTIAL SUBDIVISION (A-OR).
5. THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER THE BCS UNIFIED DESIGN GUIDELINES.
6. IN ACCORDANCE WITH THE CITY OF COLLEGE STATION DRAINAGE POLICY & DESIGN STANDARDS, STORM RUNOFF FROM THIS DEVELOPMENT WILL BE DISCHARGED DIRECTLY INTO EXISTING DEFINED DRAINAGES LOCATED ENTIRELY WITHIN THIS DEVELOPMENT...
7. SIDEWALKS ARE NOT REQUIRED ON RURAL RESIDENTIAL STREETS AND ARE NOT PROPOSED FOR THIS SUBDIVISION.
8. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT...
9. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
10. ALL OF THE RESIDENTIAL LOTS IN THE WILLIAMS CREEK SUBDIVISION WILL BE AT LEAST 1 ACRE IN SIZE (NOT INCLUDING LOT AREA WITHIN THE FLOODPLAIN AND DRAINAGE EASEMENTS) AND WILL HAVE AN ON-SITE SEWAGE DISPOSAL SYSTEM (PRIVATE SEPTIC SYSTEMS) DESIGNED TO MEET ALL REQUIREMENTS OF THE BRAZOS COUNTY HEALTH DEPARTMENT...
11. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
12. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
13. PER THE U.D.C. SECTION 5.2 RESIDENTIAL DIMENSION STANDARDS, MINIMUM LOT SIZE AND BUILDING SETBACKS FOR A-ZONING ARE AS FOLLOWS: 1 ACRE MINIMUM LOT AREA, 50' FRONT SETBACK, 20' SIDE SETBACK, 15' SIDE STREET SETBACK, AND 50' REAR SETBACK.
14. THERE SHALL BE A 10' EASEMENT CENTERED ALONG ALL SIDE LOT LINES.
15. DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
16. RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN RURAL RESIDENTIAL SUBDIVISIONS SHALL:
A. NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC STREET...
B. NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC STREET...
17. ANY DEVELOPMENT BY INDIVIDUAL LOT OWNERS IN THE FLOODPLAIN WILL REQUIRE COMPLIANCE WITH FEMA FLOODPLAIN REGULATIONS AND CITY OF COLLEGE STATION DRAINAGE ORDINANCES AND POLICIES.
18. A HOMEOWNERS ASSOCIATION (HOA) WILL BE CREATED FOR PHASE 8 TO MEET THE FOLLOWING REQUIREMENTS:
A. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS...
B. ALL PROPERTY OWNERS WITHIN AN EXISTING RESIDENTIAL AREA THAT IS PROPOSED TO BE GATED SHALL AGREE TO BECOME MEMBERS OF AN OPERATIVE HOMEOWNERS ASSOCIATION (HOA).
C. THE HOA SHALL PREPARE AND FILE FOR RECORD A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT REPAIR AND MAINTENANCE OF THE COMMON FACILITIES AND DEMONSTRATING THAT THE ASSOCIATION IS SELF-PERPETUATING AND ADEQUATELY FUNDED TO ACCOMPLISH ITS PURPOSE.
D. THE BUDGET FOR THE HOA SHALL INCLUDE A FUND RESERVED FOR THE REPAIR AND MAINTENANCE OF COMMON FACILITIES IN THE AMOUNT APPROVED BY THE CITY STAFF.
E. THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNERS ASSOCIATION, STREET MAINTENANCE AGREEMENT, THE APPROVAL OF THE RESERVE FUND BY THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS, AND WRITTEN PERMISSION FOR THE CITY'S ACCESS TO THE SUBDIVISION WILL BE SUBMITTED FOR APPROVAL BY THE CITY ATTORNEY PRIOR TO THE SUBMISSION OF THE FINAL PLAT.
19. VEHICLE ACCESS SHALL BE PROVIDED ON PRIVATE ROADWAYS AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, DRIVE-AWAYS, UTILITY, SCHOOL BUSES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES...
20. ALL GATE MECHANICAL OR MANUAL OPERATING FUNCTIONS SHALL MEET FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNOBSTRUCTED VERTICAL CLEARANCE.
21. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
22. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE ADJACENT LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, NO STRUCTURES OR FENCES SHALL BE PLACED IN THE EASEMENTS THAT COULD BLOCK OR RESTRICT FLOW.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 1-157.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 158-314.

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Rows 315-471.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Janet M. Johnson and Joseph S. Johnson, owners and developers of the land shown on this plat, and designated herein as the Williams Creek Subdivision, Phase 6, to the City of College Station, Texas, and whose name are subscribed hereto, hereby dedicate to the use of the public forever oil 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.
Owners
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Janet M. Johnson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this ___ day of ___, 20__.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, S.M. Kling, Registered Public Surveyor, No. 2003, 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.
S.M. Kling R.P.L.S. No. 2003

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__.

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 APPROVAL
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the ___ day of ___, 20__.

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this ___ day of ___, 20__.

Curve Table with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD DIRECTION. Rows C1-C14.

61.91 Acre Tract
Nathan Clampitt Survey, A-90
S. W. Robertson Survey, A-202
College Station, Brazos County, Texas
Field notes of a 61.91 acre tract or parcel of land, lying and being situated in the Nathan Clampitt Survey, Abstract No. 90 and in the S. W. Robertson Survey, Abstract No. 202, College Station, Brazos County, Texas, and being part of the 116.81 acre tract described in the deed from Jean Stephen Family No. Two, L.P. and Carol M. Anderson to Joseph S. Johnson and wife, Janet M. Johnson, recorded in Volume 6578, Page 220, of the Official Records of Brazos County, Texas, and said 61.91 acre tract being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found marking the east corner of Lot 1 (1.934 acres), Block 7, according to the Vacating and Final plat for Williams Creek Subdivision, Phase 5, recorded in Volume 6276, Page 130, of the Official Records of Brazos County, Texas;
THENCE N 85° 10' 15" W for a distance of 356.17 feet and corner in the centerline of a tributary to Carter's Creek at the north corner of the said Lot 1, and in the southeast line of Lot 47, Block 1, Williams Creek Subdivision, Phase 4, according to the plat recorded in Volume 7116, Page 119, of the Official Records of Brazos County, Texas, from which a 1/2" Iron rod found for reference bears S 13° 46' 54" W - 20.0 feet;

THENCE along the northwest line of the aforementioned 116.81 acre tract, same being the southeast line of the aforementioned Williams Creek Subdivision, Phase 4, and the southeast line of Williams Creek Subdivision, Phase 3, according to the plat recorded in Volume 7249, Page 292, of the Official Records of Brazos County, Texas, same being the centerline of a tributary to Carter's Creek, as follows:

- N 25° 22' 09" W for a distance of 13.53 feet,
N 03° 31' 51" E for a distance of 19.19 feet,
N 34° 08' 39" E for a distance of 24.26 feet,
N 28° 02' 13" E for a distance of 42.34 feet,
N 73° 10' 23" E for a distance of 13.02 feet,
N 08° 05' 10" E for a distance of 11.85 feet,
N 20° 28' 28" W for a distance of 17.33 feet,
N 35° 18' 40" W for a distance of 12.40 feet,
N 39° 23' 21" W for a distance of 9.19 feet,
S 72° 56' 18" W for a distance of 10.35 feet,
N 61° 13' 44" W for a distance of 11.22 feet,
N 48° 30' 22" W for a distance of 21.14 feet,
N 30° 49' 57" W for a distance of 9.38 feet,
N 37° 28' 15" E for a distance of 26.93 feet,
N 44° 16' 41" E for a distance of 14.73 feet,
N 25° 08' 18" E for a distance of 14.13 feet,
N 20° 12' 40" W for a distance of 13.36 feet,
S 66° 55' 54" W for a distance of 10.45 feet,
N 60° 32' 48" W for a distance of 29.79 feet,
N 38° 06' 54" W for a distance of 9.47 feet,
N 32° 01' 24" E for a distance of 33.20 feet,
S 05° 55' 41" W for a distance of 15.90 feet,
N 28° 34' 00" E for a distance of 18.49 feet,
N 57° 48' 34" E for a distance of 14.82 feet,
N 57° 44' 51" E for a distance of 11.12 feet,
N 08° 39' 08" E for a distance of 9.53 feet,
N 05° 02' 18" W for a distance of 13.59 feet,
N 15° 10' 37" E for a distance of 24.49 feet,
N 14° 18' 40" W for a distance of 12.56 feet,
N 72° 44' 58" W for a distance of 10.94 feet,
N 37° 15' 18" W for a distance of 28.20 feet,
N 30° 08' 23" E for a distance of 73.75 feet,
N 46° 40' 44" E for a distance of 16.82 feet,
N 58° 38' 31" W for a distance of 27.86 feet,
N 62° 56' 30" W for a distance of 9.69 feet,
N 19° 36' 48" W for a distance of 25.08 feet,
N 22° 25' 02" E for a distance of 23.07 feet,
N 34° 22' 08" W for a distance of 12.94 feet,
N 48° 37' 22" W for a distance of 25.48 feet,
N 25° 43' 12" W for a distance of 18.79 feet,
N 16° 28' 45" E for a distance of 35.23 feet,
N 68° 38' 34" E for a distance of 13.70 feet,
S 61° 36' 30" E for a distance of 71.50 feet,
S 17° 29' 02" W for a distance of 19.05 feet,
S 40° 15' 56" E for a distance of 9.17 feet,
S 81° 13' 52" E for a distance of 13.59 feet,
N 44° 06' 00" E for a distance of 18.88 feet,
N 11° 43' 38" W for a distance of 12.01 feet,
N 25° 46' 07" W for a distance of 11.50 feet,
N 89° 07' 08" W for a distance of 1.11 feet,
S 67° 43' 01" W for a distance of 18.54 feet,
S 89° 08' 27" W for a distance of 7.48 feet,
N 57° 31' 37" W for a distance of 8.74 feet,
N 37° 57' 45" W for a distance of 8.38 feet,
N 09° 55' 05" W for a distance of 11.90 feet,
N 52° 18' 28" E for a distance of 11.18 feet,
N 81° 35' 21" E for a distance of 8.30 feet,
N 88° 05' 07" E for a distance of 9.99 feet,
N 49° 45' 47" E for a distance of 17.79 feet,
N 42° 11' 57" E for a distance of 7.50 feet,
N 15° 00' 26" E for a distance of 12.75 feet,
N 18° 44' 16" W for a distance of 8.14 feet,
N 02° 27' 22" W for a distance of 24.09 feet,
N 18° 23' 16" E for a distance of 7.58 feet,
N 25° 42' 38" E for a distance of 24.23 feet,
N 48° 03' 30" E for a distance of 13.55 feet,
N 38° 42' 01" E for a distance of 11.95 feet,
N 34° 25' 38" E for a distance of 8.08 feet,
N 08° 26' 43" E for a distance of 11.51 feet,
N 11° 35' 21" E for a distance of 11.88 feet,
N 81° 25' 03" E for a distance of 7.85 feet,
N 71° 37' 44" E for a distance of 18.01 feet,
N 48° 17' 12" E for a distance of 13.55 feet,
N 88° 48' 48" F for a distance of 11.40 feet,
N 81° 47' 27" E for a distance of 7.57 feet,
S 37° 05' 39" E for a distance of 4.45 feet,
S 68° 54' 50" E for a distance of 12.43 feet,
N 79° 51' 40" E for a distance of 9.19 feet,
N 55° 25' 09" E for a distance of 29.86 feet,
N 28° 43' 29" E for a distance of 6.94 feet,
N 08° 33' 47" W for a distance of 11.40 feet,
N 31° 22' 36" W for a distance of 7.47 feet,
N 30° 18' 45" E for a distance of 8.90 feet,
N 45° 30' 44" E for a distance of 19.61 feet,
N 28° 23' 05" E for a distance of 6.59 feet,
S 75° 51' 24" E for a distance of 21.30 feet,
N 46° 50' 57" W for a distance of 23.87 feet,
N 05° 14' 22" W for a distance of 8.87 feet,
N 17° 52' 56" E for a distance of 10.54 feet,
N 27° 42' 00" E for a distance of 11.78 feet, to a point where said creek flattens out and becomes indistinct along the said indistinct creek line for a distance of 448.82 feet, to a point where the creek becomes evident again,

THENCE along the common line between the aforementioned 116.81 acre tract and the 2366.04 acre tract, as subject to the aforementioned Boundary Line Agreement, and also being the centerline of Carter's Creek (old channel - minimal flow), as follows:
Williams Creek
61.91 Acre Tract
Nathan Clampitt Survey, A-90
S 59° 38' 53" E for a distance of 41.86 feet,
S 69° 59' 28" E for a distance of 384.54 feet,
S 01° 48' 28" E for a distance of 104.58 feet,
S 43° 52' 42" E for a distance of 236.52 feet to the confluence of the flowing channel of Carter's Creek being the end of the aforementioned Boundary Line Agreement;

THENCE continuing along the common line between the aforementioned 116.81 acre tract and the 2366.04 acre tract, same being centerline of Carter's Creek (flowing channel), as follows:
S 07° 08' 08" E for a distance of 51.86 feet,
S 80° 02' 38" E for a distance of 244.50 feet,
S 36° 15' 00" E for a distance of 111.86 feet,
S 05° 55' 41" W for a distance of 139.70 feet,
S 47° 46' 24" E for a distance of 201.91 feet,
N 75° 07' 05" E for a distance of 95.97 feet,
N 48° 53' 21" E for a distance of 42.02 feet,
S 85° 08' 33" E for a distance of 69.80 feet,
S 45° 34' 38" E for a distance of 108.52 feet,
S 43° 41' 47" E for a distance of 193.94 feet,
S 80° 57' 33" E for a distance of 89.71 feet,
N 89° 17' 49" E for a distance of 53.21 feet and corner in the common line between the said 116.81 acre tract and the 192.97 acre tract (NET) described in the deed from Carol M. Anderson to Fred G. Anderson, as recorded in Volume 8479, Page 93, of the Official Records of Brazos County, Texas;

THENCE S 35° 25' 01" W along the common line between the aforementioned 116.81 acre tract and the 192.97 acre tract, at a distance of 43.92 feet pass a 1/2" iron rod found from which a 8" cedar post fence corner bears S 35° 25' W - 1.9 feet, continue on, for a total distance of 357.58 feet to a 1/2" iron rod found marking the northeast corner of Lot 10 (5.132 acres), Block 8, Williams Creek Subdivision, Phase 7, according to the plat recorded in Volume 7964, Page 180, of the Official Records of Brazos County, Texas, from which a 4" cedar post fence corner bears N 35° 25' E - 44.5 feet;

THENCE along the north line of the aforementioned Williams Creek Subdivision, Phase 7, and Williams Creek Subdivision, Phase 5 (8276/139), as follows:
N 82° 57' 52" W for a distance of 181.86 feet to a 1/2" iron rod found,
N 81° 21' 49" W for a distance of 384.70 feet to a 1/2" iron rod found,
N 88° 13' 12" W for a distance of 22.88 feet pass a 1/2" iron rod found marking the common corner between the aforementioned Williams Creek Subdivision Phase 7 and Williams Creek Subdivision, Phase 5, for a total distance of 222.31 feet to a 1/2" iron rod found,
S 62° 58' 46" W for a distance of 63.20 feet to a 1/2" iron rod found,
N 85° 30' 10" W for a distance of 114.90 feet to a 1/2" iron rod found,
S 50° 48' 44" W for a distance of 637.98 feet to a 1/2" iron rod found,
S 78° 02' 21" W for a distance of 122.81 feet to a 1/2" iron rod found,
N 74° 11' 36" W for a distance of 423.06 feet to a 1/2" iron rod found,
S 73° 17' 40" W for a distance of 70.00 feet to a 1/2" iron rod found in the east right-of-way line of Williams Creek Drive - 70' wide right-of-way, same being a curve, concave to the southwest, having a radius of 385.00 feet,

Northwesterly along said curve, for an arc distance of 181.18 feet to a 1/2" iron rod found marking the south corner of the aforementioned Lot 1, Block 7, the chord bears N 30° 59' 54" W - 189.22 feet,
N 23° 41' 11" E for a distance of 272.17 feet to the PLACE OF BEGINNING, containing 61.91 acres of land, more or less.

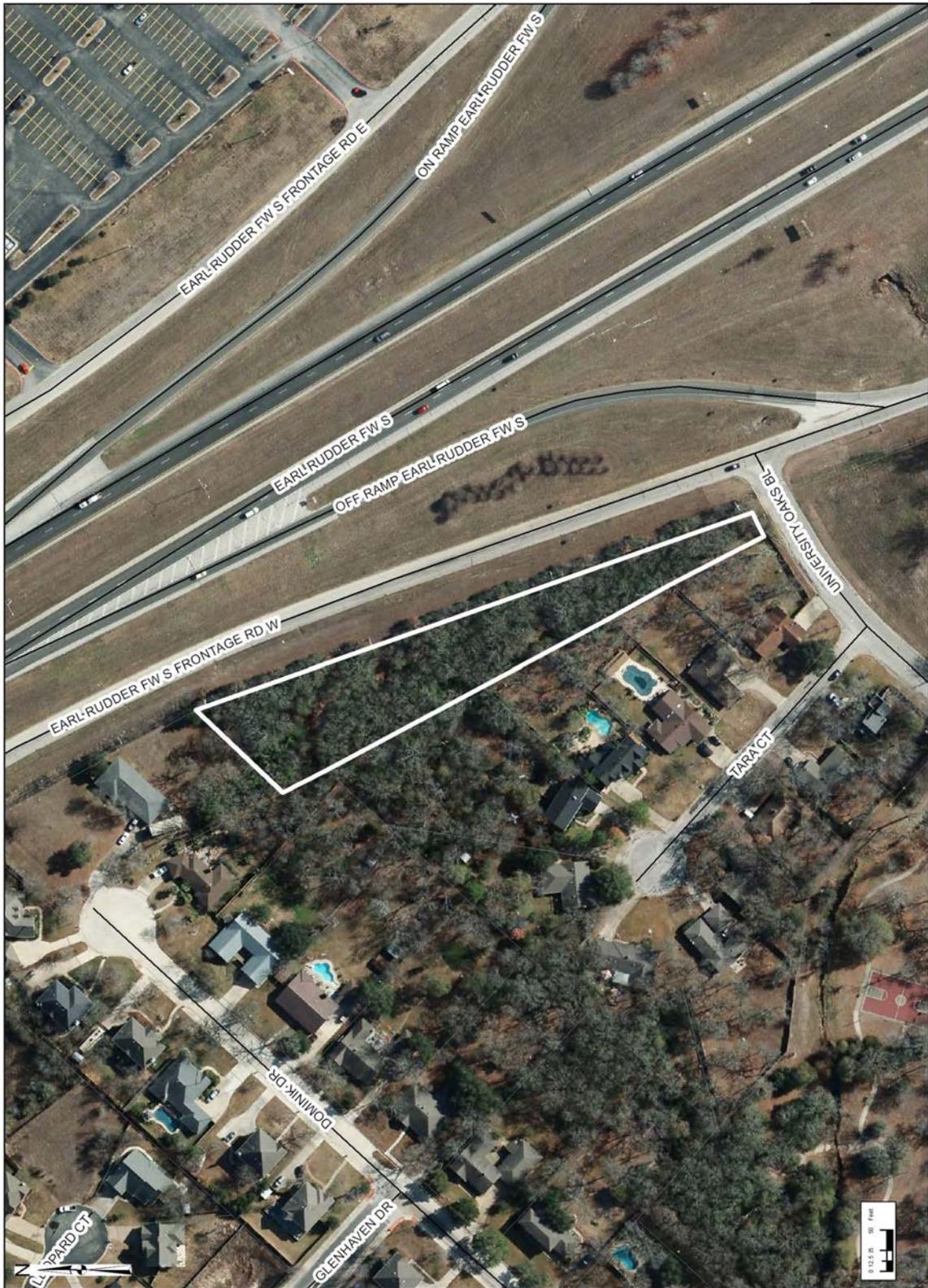
FINAL PLAT
WILLIAMS CREEK SUBDIVISION
PHASE 6
61.907 ACRES - 22 LOTS
BLOCK 8, LOTS 1-6
BLOCK 7, LOTS 25 THRU 41
NATHAN CLAMPITT SURVEY, A-90
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=100'
OCTOBER, 2012
OWNER/DEVELOPER:
Joseph S Johnson & Janet M Johnson
P.O. Box 800
Coleman, Texas 76834
(979) 229-0310
ENGINEER:
Schulz Engineering, LLC
2730 Longmire Dr., Suite A
College Station, Texas 77845
(979) 764-3900
SURVEYOR:
S.M. Kling, RPLS. No. 2003
Kling Engineering & Surveying
P.O. Box 4234
Bryan, Texas 77805
(979) 846-6212
SHEET 2 OF 2



CITY OF COLLEGE STATION

**DEVELOPMENT PLAT
for
Plantation Oaks Addition
13-00900098**

- SCALE:** One tract on approximately 1.27 acres
- LOCATION:** 1500 Earl Rudder Fwy S
- ZONING:** O Office
- APPLICANT:** Glenn Jones, J4 Engineering
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The Comprehensive Plan was amended in November 2012 from General Suburban to Suburban Commercial and in February 2013 was rezoned from R-1 Single-Family Residential to O Office. This request is to plat the tract for development.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



Case: 13-098

DEVELOPMENT PLAT

PLANTATION OAKS ADDITION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: 1958
Zoning: O Office in February 2013
R-1 Single-Family Residential upon annexation
Preliminary Plan: As the tract is not being subdivided, a Preliminary Plan is not required.
Site Development: Vacant

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 Development Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13.98</u>
DATE SUBMITTED:	<u>5.15.13</u>
TIME:	<u>9:53</u>
STAFF:	<u>JS</u>

DEVELOPMENT PLAT APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Development Plat Application Fee.
- \$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 staff review).
- 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).
- 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 Development Plat checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Earl Rudder @ University Oaks Business Office

ADDRESS (Not Addressed)

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 1, Plantation Oaks Addition

SPECIFIED LOCATION OF PROPOSED PLAT:

Northwest corner of the intersection of Earl Rudder Frwy (State Hwy 6) and University Oaks

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

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com

Street Address PO Box 5192

City Bryan State Texas Zip Code 77805

Phone Number 979-739-0567 Fax Number 979-774-5025

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

Name Miles Construction Corp. c/o Bo Miles E-mail milesconstruction@gmail.com
Street Address PO Box 10467
City College Station State Texas Zip Code 77842
Phone Number 979-777-4675 Fax Number 979-690-8100

ARCHITECT OR ENGINEER'S INFORMATION:

Name J4 Engineering c/o Glenn Jones, PE-CFM E-mail gjones@j4engineering.com
Street Address PO Box 5192
City Bryan State Texas Zip Code 77805
Phone Number 979-739-0567 Fax Number 979-774-5025

Total Acreage 1.27 R-O-W Acreage 0

Current zoning of subject property O-Office

Floodplain Acreage 0

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

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

NA

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.

NA

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

NA

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.

NA

4. 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.

NA

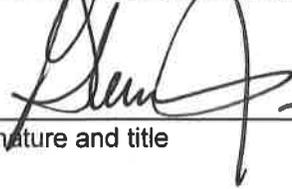
Requested oversize participation NA

Total Linear Footage of Proposed Public:	
<u>0</u>	Streets
<u>0</u>	Sidewalks
<u>133</u>	Sanitary Sewer Lines
<u>0</u>	Water Lines
<u>0</u>	Channels
<u>0</u>	Storm Sewers
<u>0</u>	Bike Lanes / Paths

Parkland Dedication due prior to filing the Development Plat:	
ACREAGE:	
<u>0</u>	No. of acres to be dedicated + \$ _____ development fee
<u>0</u>	No. of acres in floodplain
<u>0</u>	No. of acres in detention
<u>0</u>	No. of acres in greenways
OR	
FEE IN LIEU OF LAND:	
<u>0</u>	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.

 PE-CFM
 Signature and title

5/14/13
 Date

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.

NA

4. 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.

NA

Requested oversize participation NA

Total Linear Footage of Proposed Public:	
<u>0</u>	Streets
<u>0</u>	Sidewalks
<u>133</u>	Sanitary Sewer Lines
<u>0</u>	Water Lines
<u>0</u>	Channels
<u>0</u>	Storm Sewers
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<u>0</u>	No. of acres in detention
<u>0</u>	No. of acres in greenways
OR	
FEE IN LIEU OF LAND:	
<u>0</u>	No. of SF Dwelling Units X \$ _____ = \$ _____
_____ (date) Approved by Parks & Recreation Advisory Board	

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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.

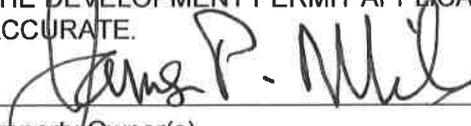
James P. White
Signature and title

5/17/13
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.

_____ 
Property Owner(s)

_____ 5/15/13
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.

_____  PE-CFM
Engineer

_____ 5/14/13
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, NA _____, 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, NA _____, 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, NA _____, 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, NA , 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, NA , 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, NA , 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

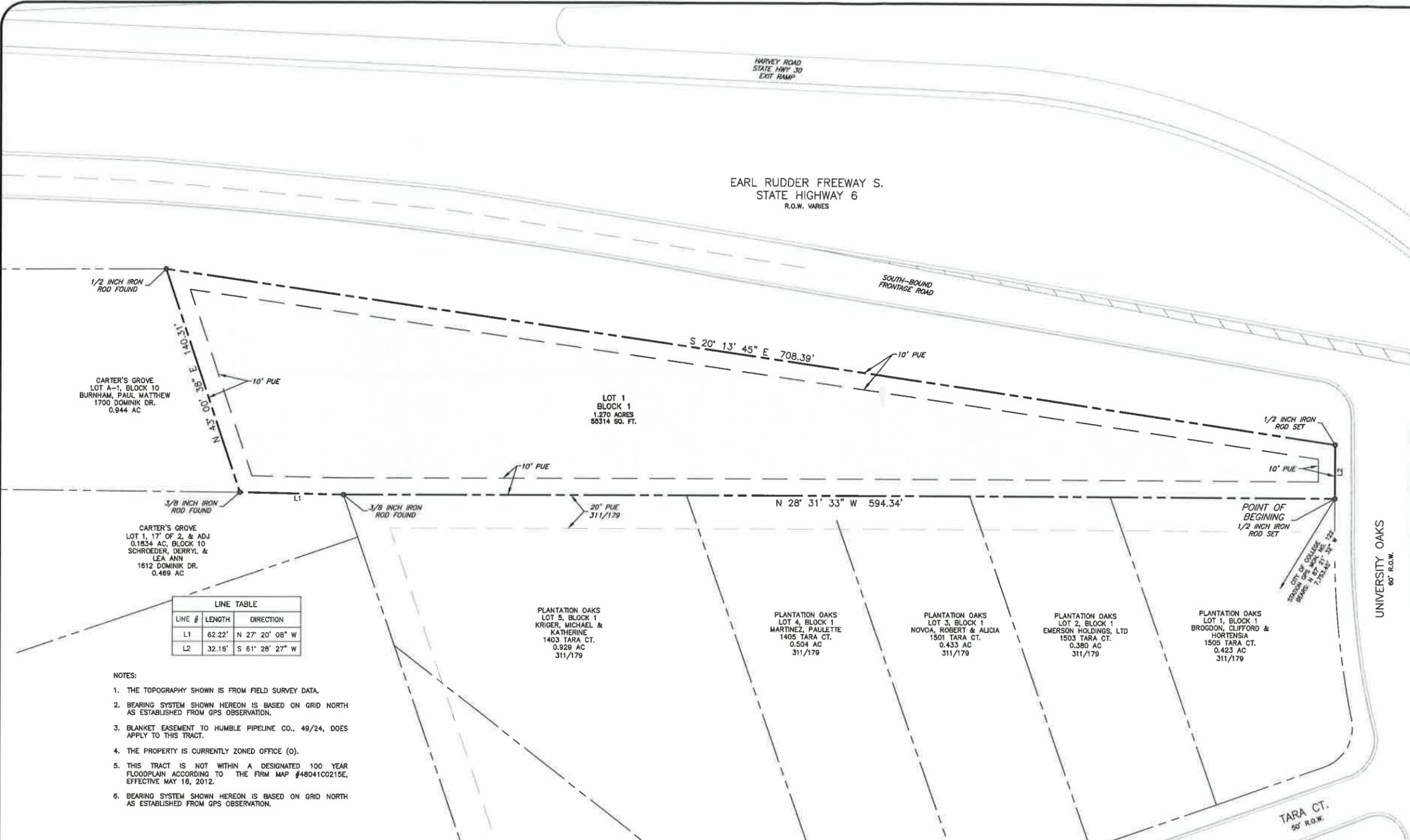
Conditions or comments as part of approval: _____

METES AND BOUNDS DESCRIPTION
OF A
1.27 ACRE TRACT
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO J. P. MILES CONSTRUCTION CORPORATION RECORDED IN VOLUME 10753, PAGE 260 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY OAKS BOULEVARD (CALLED 60' R.O.W.) MARKING THE EAST CORNER OF LOT 1, BLOCK 1, REPLAT OF PLANTATION OAKS SECTION ONE ACCORDING TO THE PLAT RECORDED IN VOLUME 311, PAGE 179 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, CITY OF COLLEGE STATION GPS MONUMENT NO. 122 BEARS: N 87° 21' 32" W FOR A DISTANCE OF 7753.45 FEET;
THENCE: N 28° 31' 33" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1, AT 134.86 FEET PASS A 3/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 1 AND LOT 2 OF SAID BLOCK 1, CONTINUE ON FOR A TOTAL DISTANCE OF 594.34 FEET (PLAT CALL: N 28° 08' 16" W - 594.34 FEET, 311/179) TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID BLOCK 1 AND THE EAST CORNER OF A CALLED 0.469 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DERRYL GLENN SCHROEDER AND WIFE LEA ANI SCHROEDER RECORDED IN VOLUME 2685, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: N 27° 20' 08" W ALONG THE NORTHEAST LINE OF SAID 0.469 ACRE TRACT FOR A DISTANCE OF 62.22 FEET (DEED CALL: N 24° 00' 08" W - 62.00 FEET, 10753/260) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 0.944 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PAUL MATTHEW BURNHAM RECORDED IN VOLUME 6844, PAGE 147 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: N 47° 00' 38" E ALONG THE SOUTHEAST LINE OF SAID 0.944 ACRE TRACT FOR A DISTANCE OF 140.31 FEET (DEED CALL: N 45° 54' 28" E - 140.3 FEET, 10753/260) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF EARL RUDDER FREEWAY - STATE HIGHWAY NO. 8 (R.O.W. VARIES) MARKING THE EAST CORNER OF SAID 0.944 ACRE TRACT;
THENCE: S 20° 13' 45" E ALONG THE SOUTHWEST LINE OF EARL RUDDER FREEWAY FOR A DISTANCE OF 708.39 FEET (DEED CALL: S 16° 53' 58" E - 709.16 FEET, 10753/260) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY OAKS BOULEVARD, FOR REFERENCE, A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF UNIVERSITY OAKS BOULEVARD AND THE SOUTHWEST LINE OF EARL RUDDER FREEWAY BEARS: S 20° 13' 45" E FOR A DISTANCE OF 62.02 FEET;
THENCE: S 61° 28' 27" W ALONG THE NORTHWEST LINE OF UNIVERSITY OAKS BOULEVARD FOR A DISTANCE OF 32.16 FEET (DEED CALL: S 64° 01' 42" W - 32.14 FEET, 10753/260) TO THE POINT OF BEGINNING CONTAINING 1.27 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST, 2012. SEE PLAT PREPARED AUGUST, 2012 FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

EARL RUDDER FREEWAY S.
STATE HIGHWAY 6
R.O.W. VARIES



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	62.22'	N 27° 20' 08" W
L2	32.16'	S 61° 28' 27" W

- NOTES:**
1. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 3. BLANKET EASEMENT TO HUMBLE PIPELINE CO., 49/24, DOES APPLY TO THIS TRACT.
 4. THE PROPERTY IS CURRENTLY ZONED OFFICE (O).
 5. THIS TRACT IS NOT WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215E, EFFECTIVE MAY 16, 2012.
 6. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

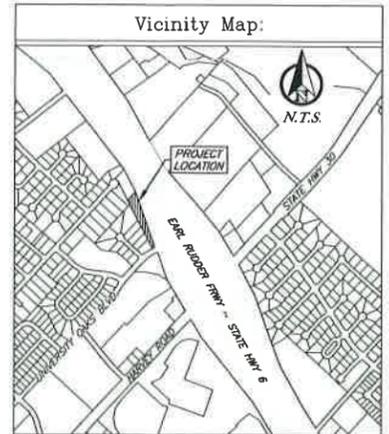
PLANTATION OAKS
PT. RESERVE TRACT D
TRIANGLE OAKS LP
1500 UNIVERSITY
OAKS BLVD.
1.32 AC
311/179

Legend

Line Types

- 4-12 Existing Water Line
- 5-6 Existing Sanitary Sewer
- 5-8 Proposed Sanitary Sewer
- AL Existing Aerial Electrical
- 20- Existing Encour
- Existing Easement

Light Pole
 Power Pole
 Sewer Manhole
 Sewer Cleanout
 Water Valve
 Hydrant



DEVELOPMENT PLAT

PLANTATION OAKS ADDITION

1.27 Acres
Block 1, Lot 1
Richard Carter League, A-8
College Station, Brazos County, Texas
May 2013

Owner:
Miles Construction Corp.
PO Box 10467
College Station, TX 77842

Engineer:
J4 Engineering
PO Box 5192
Byam, TX 77805
979-739-0567
THPE F-9851

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Byam, TX 77803
979-268-3195

Handwritten: 1398, O.W. 13, Bill, OS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James P. Miles, owner and developer of the land shown on this plat, and designated herein as Plantation Oaks Addition to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, 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.

James P. Miles, President
Miles Construction Corporation

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, James P. Miles, 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 stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
College Station, Texas

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

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
College Station, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this ____ day of _____, 20____ in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman, Planning & Zoning Commission
College Station, Texas



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

MEMORANDUM

June 13, 2013

To: Planning & Zoning Commission

From: Jennifer Prochazka, 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 relationship between the Comprehensive Plan and funding for the plan implementation.

At the June 20th Planning & Zoning Commission meeting, staff will present the third of a series of items identified in the Planning & Zoning Commission Plan of Work “Plan Implementation” item. The first item, presented at the May 2nd meeting, was an overview of the planning model that the City uses to manage change, including the link between the Comprehensive Plan and adopted Master Plans, Neighborhood Plans, and District/Corridor Plans. The second in the series was presented on June 6th and included a discussion on the link between adopted City plans and regulations and standards used to implement the plans. This third presentation is the final in the “Plan Implementation” series and will include discussion on the link between adopted plans and implementation funding.

The Comprehensive Plan and other adopted plans include strategies for implementation, including capital and other construction projects. Generally, projects are prioritized and project costs are included in the plans. Ultimately, plans are adopted by the City Council, with the expectation that projects will be completed. Funding, and the availability of funding, plays an integral role in the success of the plans. If funding is not readily available, certain actions may not be implemented, which, in turn, impacts the ability to achieve the stated goals of the Plan. Examples of funding for the implementation of master plan and neighborhood plan projects will be presented at the meeting with a focus on the process each type of project goes through.



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MEMORANDUM

June 13, 2013

To: Planning & Zoning Commission
From: Robert S. Cowell, Jr., AICP, CNU-A
Executive Director – Planning & Development Services
RE: CIP Development Process Update

Item: Presentation, discussion, and possible action regarding an overview of the Capital Improvement Projects (CIP) development process.

At the June 20th Planning & Zoning Commission meeting, staff will present a brief overview of the CIP development process. This item will explain how the City develops and uses the CIP and is intended to prepare the Commission for presentation of the proposed FY14 CIP, which will be delivered by the Public Works Department at the July 18th Commission meeting.

For background purposes, I have provided the web link to the current College Station CIP <http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=15765>

I have also included the web link to the most recent Public Works update on CIP projects under development for your reference

<http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=16700>

If you have any questions or need additional information please let me know. Thank you.