



Meeting Agenda Planning and Zoning Workshop

Thursday, June 5, 2014

6:30 PM

City Hall Council Chambers

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 Plat ~ West Park Block 9 Lots 23R-1, 23R-2, and 24R **Case #14-00900085 (M. Hester)**
 - Final Plat ~ Minor Plat ~ Castlegate Business Center Block 1 Lots 1RA and 2 **Case #14-00900062 (J. Paz)**
4. Discussion of new development applications submitted to the City. [New Development List](#)
5. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). **(J. Schubert)**
Attachments: [2014 P&Z Plan of Work](#)
6. Presentation, possible action, and discussion regarding an update on the following items:
 - A rezoning of approximately 8 acres located at 701 and 715 University Drive East from GC (General Commercial) and OV (Corridor Overlay) to PDD (Planned Development District). The Planning & Zoning Commission heard this item on May 1 and voted 4-0-1 to recommend approval. Chairman Miles abstained. The City Council heard this item on May 12 and voted 6-0 to approve the request.
 - A rezoning of approximately 2 acres located at 1806 Welsh Avenue from GC (General Commercial) to CI (Commercial Industrial). The Planning & Zoning Commission heard this item on May 1 and voted 5-0 to recommend approval. The City Council heard this item on May 22 and voted 7-0 to approve the request.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks/Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

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

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

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

Notice is hereby given that a Workshop Meeting of the College Station Planning & Zoning Commission, College Station, Texas will be held on June 5, 2014 at 6:30 PM at City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this the 30th day of May, 2014, at 5:00 p.m.

CITY OF COLLEGE STATION, TEXAS

By: _____
Sherry Mashburn, City Secretary

By: _____
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of the Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on May 30, 2014, at 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this _____ day of _____, 2014.

CITY OF COLLEGE STATION, TEXAS

By _____

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

Notary Public- Brazos County, Texas

My commission expires:

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

2014 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, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>4/23/14: Joint subcommittee meeting. 5/9/14: Joint subcommittee meeting. 6/3/14: Joint subcommittee meeting.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

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

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept. 5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Summer 2014

Wellborn Zoning Districts	
<p>Summary:</p> <p>Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

Research and Education

College Station Population	
<p>Summary:</p> <p>Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.</p>	<p>Project Dates:</p> <p>5/1/14: Presentation at P&Z Workshop.</p>
Staff Assigned: M. Hester	Item Completed: May 2014

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

Non-Residential Architecture Standards	
<p>Summary:</p> <p>Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates:</p> <p>6/19/14: Presentation at P&Z Workshop.</p>
Staff Assigned: Jason Schubert	Anticipated Completion:

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

Recently-Adopted Zoning Districts	
<p>Summary:</p> <p>Overview of the recently adopted zoning districts.</p>	<p>Project Dates:</p> <p>4/17/14: Presentation at P&Z Workshop.</p>
Staff Assigned: T. Rogers	Item Completed: April 2014

Review of Adopted Plans	
<p>Summary:</p> <p>This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.</p>	<p>Project Dates:</p> <p>6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates: 5/12/14: Presentation at Council Workshop to receive direction from Council. 7/3/14: Proposed sign ordinance revisions presented to P&Z for recommendation to Council.
Staff Assigned: M. Hester /J. Schubert	Anticipated Completion:

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



Meeting Agenda Planning and Zoning Commission Regular

*The City Council may or may not attend the Planning & Zoning
Commission Regular Meeting.*

Thursday, June 5, 2014

7:00 PM

Council Chambers

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

4. Consent Agenda

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

* Casey Oldham ~ July 3, 2014

Attachments: [PZ Absent Request Form 07 03 2014.pdf](#)

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

* May 15, 2014 ~ Workshop

* May 15, 2014 ~ Regular

Attachments: [May 15, 2014 Workshop.docx](#)

[May 15, 2014 Regular.docx](#)

4.3 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes

Phase 18 consisting of four residential lots on approximately 17.93 acres generally located south of Anasazi Bluff Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction.
Case#14-00900060 (M. Hester)

Attachments: [Aerial](#)
 [Application](#)
 [Copy of Final Plat](#)

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion regarding waiver requests to Unified Development Ordinance Section 12-8.3.G 'Blocks', Subdivision Regulations Section 8-J 'Blocks' (2006 Subdivision Regulations) , Section 12-8.3.V 'Private Streets and Gating of Roadways', and Section 12-8.3.K 'Sidewalks' and a presentation, possible action, and discussion on a Preliminary Plan for Mission Ranch (Great Oaks) Subdivision consisting of 523 single-family residential lots on approximately 289.2 acres generally located west of Holleman Drive South and north of Rock Prairie Road West, bounded by the existing Great Oaks Subdivision to the west, Rock Prairie Road West to the south, Quail Run Subdivision to the north, and Holleman Drive South to the east. **Case#14-00900012 (M. Hester)**

Attachments: [Aerial](#)
 [Application](#)
 [Copy of Preliminary Plan](#)

7. Presentation, possible action, and discussion regarding a request to pay a fee into the sidewalk fund in lieu of constructing the required sidewalk on Holleman Drive and public hearing, presentation, possible action, and discussion on a Final Plat of the Woodson Village, Fifth Installment Section 1 Lots 9R, Block 11 being a Replat of Woodson Village, Fifth Installment Section 1 Lots 9, Block 11 and the adjoining former Hawthorne Street right-of-way consisting of one lot on approximately 0.48 acres, located at 811 Holleman Drive. **Case#14-00900083 (J. Paz)**

Attachments: [Aerial & SAM.docx](#)
 [Application.pdf](#)
 [Copy of Final Plat.pdf](#)

8. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by change the zoning district boundaries from R Rural to GS General Suburban for approximately 3 acres for the property Robertson Stevenson Survey Abstract No. 54 as described in Volume 8070,

Page 226 of the Official Public Records of Brazos County, Texas, and more generally located at 2668 Barron Road. **Case #14-00900113 (J. Paz) (Note: Final action on this item is scheduled for the June 12, 2014 City Council meeting - subject to change)**

Attachments: [Aerial & SAM.docx](#)
 [Background Information.docx](#)
 [Application.pdf](#)
 [Rezoning Map.pdf](#)

9. Public hearing, presentation, possible action, and discussion regarding an ordinance approving a conditional use permit pursuant to Chapter 12, "Unified Development Ordinance," Section 12-3.16 "Development Review Procedures, Conditional Use Permit", of the Code of Ordinances of the City of College Station, Texas, to permit a Major Wireless Telecommunication Facility (WTF) in R Rural zoning within a 26.25-acre tract generally located at 1241 Flying Ace Circle along Rock Prairie Road. **Case#14-00900030 (J. Paz) (Note: Final action on this item is scheduled for the June 26, 2014 City Council meeting - subject to change)**

Attachments: [SAM&Aerial](#)
 [Application](#)
 [Site Plan](#)
 [Visual Impact Analysis](#)

10. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

Notice is hereby given that a Regular Meeting of the City Council of the City of College Station, Texas will be held on the June 5, 2014 at 7:00PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this 30th day of May 2014

City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body 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 May 30, 2014 at 5:00p.m. and remained so posted continuously for at least 72 hours proceeding 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 _____, 2014 By _____



Legislation Details (With Text)

File #: 14-503 **Version:** 2 **Name:**
Type: Absence Request **Status:** Consent Agenda
File created: 5/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 6/5/2014 **Final action:**
Title: Consideration, possible action, and discussion regarding Absence Requests from meetings.
* Casey Oldham ~ July 3, 2014
Sponsors:
Indexes:
Code sections:
Attachments: [PZ Absent Request Form 07 03 2014.pdf](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion regarding Absence Requests from meetings.
* Casey Oldham ~ July 3, 2014



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on May 23, 2014

I will not be in attendance at the meeting of July 3, 2014
for the reason(s) specified: (Date)

Traveling



Legislation Details (With Text)

File #: 14-504 **Version:** 1 **Name:**
Type: Minutes **Status:** Consent Agenda
File created: 5/27/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 6/5/2014 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
* May 15, 2014 ~ Workshop
* May 15, 2014 ~ Regular
Sponsors:
Indexes:
Code sections:
Attachments: [May 15, 2014 Workshop.pdf](#)
[May 15, 2014 Regular.pdf](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.

* May 15, 2014 ~ Workshop

* May 15, 2014 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
May 15, 2014, 6:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Jodi Warner, Jim Ross, Casey Oldham

COMMISSIONERS ABSENT: Jane Kee

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Jennifer Prochazka, Danielle Singh, Morgan Hester, Jenifer Paz, Adam Falco, Jordan Wood, Jeremy Alderete, and Brittany Caldwell

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:03 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion regarding consent and regular agenda items.

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

- Final Plat ~ Amending Plat ~ Sherwood Heights Section 1, Lots 15R, 16R, & 17, Block 1 **Case #14-00900025 (J.Paz)**
- Final Plat ~ Minor Replat ~ Northpoint Crossing Lots 1A & 2A, Block 1 **Case #14-00900068 (J. Schubert)**

Staff Planner Paz gave an overview of the Amending Plat for Sherwood Heights.

4. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding new development applications submitted to the City.

5. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (**J. Schubert**)

Principal Planner Schubert gave an update regarding the 2014 P&Z Plan of Work.

There was general discussion amongst the Commission regarding the Plan of Work.

6. Presentation, possible action, and discussion regarding an overview of the Attendance Policy for appointed officials serving on Boards and Commissions. **(L. Simms)**

Director Simms gave an overview of the Attendance Policy.

There was general discussion amongst the Commission regarding the Policy.

7. Presentation, possible action, and discussion regarding an overview of the Walton Drive Commercial Overlay. **(J. Schubert)**

Principal Planner Schubert gave an overview of the Walton Drive Commercial Overlay.

There was general discussion amongst the Commission regarding the Overlay.

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

- Thursday, May 22, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Warner)**
- Thursday, May 29, 2014 ~ Joint P&Z Meeting with the City of Bryan ~ 11:30 a.m. to 1:00 p.m. ~ City of Bryan Council Chambers
- Thursday, June 5, 2014 ~ P&Z Meeting ~ Council Chambers ~ P&Z Tour 4:30 p.m. and Regular 7:00 p.m.

Chairman Miles reviewed the meeting dates with the Commission.

9. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

Chairman Miles gave an update regarding the Design Review Board.

10. 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.

11. Adjourn.

The meeting was adjourned at 6:59 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services

**MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
May 15, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas**

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Jodi Warner, Jim Ross, Casey Oldham

COMMISSIONERS ABSENT: Jane Kee

CITY COUNCIL MEMBERS PRESENT: Karl Mooney

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Jennifer Prochazka, Danielle Singh, Morgan Hester, Jenifer Paz, Adam Falco, Jordan Wood, Jeremy Alderete, and Brittany Caldwell

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:02 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

- Jane Kee ~ May 1 and May 15, 2014

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

- May 1, 2014 ~ Workshop
- May 1, 2014 ~ Regular

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 and 4.2. Commissioner Ross seconded the motion, motion passed (5-0).

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 12.4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by rezoning approximately 21.8 acres for an approximate 7.2-acre tract of land in the Crawford Burnett League, A-7, Abstract No. 7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 22.91-acre tract as described by a deed to Charles I Turner and Mery E Turner recorded in Volume 3331, Page 61 of the official public records of Brazos County, Texas and an approximate 14.6-acre tract of land in the Crawford Burnett League, A-7, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 22.97-acre tract as described by a deed to Charles I Turner and Mary E Turner recorded in Volume 3331, Page 61 of the official public records of Brazos County, Texas from R Rural to GS General Suburban and T Townhouse. **Case #14-00900067 (M. Hester) (Note: Final action on this item is scheduled for the June 12, 2014 City Council meeting – subject to change)**

Staff Planner Hester presented the rezoning and recommended approval with the condition that the gross density not exceed eight units per acre overall.

There was general discussion amongst the Commission regarding the rezoning.

Chairman Miles opened the public hearing.

Joe Schultz, 3208 Innsbruck, College Station, Texas, engineer for the applicant, stated that he was available for questions.

Chairman Miles closed the public hearing.

Commissioner Oldham motioned to recommend approval with the condition that the gross density not exceed eight units per acre overall. Commissioner Ross seconded the motion, motion passed (5-0).

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

There was no discussion regarding future agenda items.

8. Adjourn.

The meeting was adjourned at 7:07 p.m.

Approved:

Bo Miles, Chairman
Planning & Zoning Commission

Attest:

Brittany Caldwell, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #:	14-510	Version:	1	Name:	Indian Lakes Ph 18 FP
Type:	Final Plat	Status:		Status:	Consent Agenda
File created:	5/29/2014	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	6/5/2014	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 18 consisting of four residential lots on approximately 17.93 acres generally located south of Anasazi Bluff Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. Case#14-00900060 (M. Hester)				
Sponsors:	Morgan Hester				
Indexes:					
Code sections:					
Attachments:	Aerial Application Copy of Final Plat				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 18 consisting of four residential lots on approximately 17.93 acres generally located south of Anasazi Bluff Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case#14-00900060 (M. Hester)**

**FINAL PLAT
for
Indian Lakes Ph 18
14-00900060**

SCALE: Four residential lots on approximately 17.93 acres

LOCATION: Generally located south of Anasazi Bluff Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

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

RECOMMENDATION: Staff recommends approval of the Final Plat.

DEVELOPMENT HISTORY

Annexation: N/A (ETJ)

Zoning: N/A (ETJ)

Preliminary Plat: September 2013

Site Development: Vacant. Four residential lots are proposed, ranging from 1.71 acres to 5.3 acres.

COMMENTS

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

Greenways: N/A

Pedestrian Connectivity: This site is located in the ETJ so sidewalks are not required.

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

Impact Fees: N/A

REVIEW CRITERIA

1. Compliance with Comprehensive Plan and Unified Development Ordinance: The Comprehensive Plan designates this area as Rural. The City, however, does not have land use authority in the ETJ. The proposed lots will have access through rural residential streets that connect to Anasazi Bluff Drive.

2. Compliance with Subdivision Regulations: The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Aerial
2. Application
3. Copy of Final Plat



FINAL
PLAT

Case: 14-060

INDIAN LAKES PH 18
1860 ANASAZI BLUFF DR

DEVELOPMENT REVIEW





FOR OFFICE USE ONLY	
CASE NO.:	<u>14-60</u>
DATE SUBMITTED:	<u>3-10-14</u>
TIME:	<u>10:24</u> <u>12:00</u>
STAFF:	<u>[Signature]</u> <u>AJ</u>

03/11/14

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 Indian Lakes Phase 18

ADDRESS End of Anasazi Bluff Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

End of Anasazi Bluff Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 17.940 Total No. of Lots 4 R-O-W Acreage 0.000

Existing Use Vacant Proposed Use Single Family Residential

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

Average Acreage Of Each Residential Lot By Zoning District:
N/A / N/A N/A / N/A N/A / N/A N/A / N/A

Floodplain Acreage 0.000

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

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

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

Yes

No

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

Project Name: Indian Lakes

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

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

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



Signature and title

3/6/14

Date

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

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

Existing

Proposed

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

Existing

Proposed

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

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

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

Print Form

GENERAL NOTES:

- The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
- Except as shown the front, side and rear setbacks are established by the covenants, conditions, and restrictions of the subdivision and are equal to or in excess of the minimum County and City requirements for single family rural lots.
- All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
- Unless otherwise indicated, all distances shown along curves are arc distances.
- Notes from the Brazos County Health Department:
 - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
 - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - On-site sewage disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- Wellborn Special Utility District will provide water service for the subdivision. There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
- H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement conditions and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
- All lots are within 500 feet of a fire hydrant based on the lay of hose along the street.
- Maintenance of the driveway within the proposed Private Access Easement shall be the responsibility of the owners of Lots 2, 3, and 4.
- This property is located within the College Station Independent School District. Access to Lots 2, 3, and 4, Block 29 will be from the private access easement only. No driveways will be allowed to connect to Anasazi Bluff Dr.
- Maintenance of private driveways shall be in accordance with Brazos County Subdivision Regulations Article V.F.2:

Smiling Mallard Development Ltd., by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that they shall be forever barred from petitioning Brazos County to repair or accept maintenance of the roads shown on this subdivision until Smiling Mallard Development Ltd. and/or the Indian Lakes Homeowners Association has dedicated the roads to the public and improved the roadways to the standards required by Brazos County. Smiling Mallard Development Ltd. and all future owners of property within this Subdivision shall look solely to the Indian Lakes Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

- Unless otherwise indicated 1/2" iron rods are set at all corners.
 - - 3/8" Iron Rod Found
 - - 1/2" Iron Rod Found
 - - 3/4" Iron Pipe Set
 - - 3/4" Iron Pipe Found
 - - PK Nail Control Monuments set in E of asphalt pavement for reference.

- Abbreviation:
 - B.S.L. - Building Setback Line
 - H.O.A.C.A. - Homeowners Association Common Area
 - H.O.A.E. - Homeowners Association Easement
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - Pr.A.E. - Private Access Easement

LINE	BEARING	DISTANCE
L1	N 15°38'50" E	55.94'
L2	N 76°26'48" W	35.00'
L3	N 89°17'47" E	82.59'
L4	S 15°46'20" E	42.48'
L5	N 16°48'20" W	65.00'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	32°00'13"	265.00'	148.02'	76.00'	N 86°54'46" E	148.10'
C2	26°23'29"	265.00'	122.06'	62.13'	S 63°53'22" E	120.99'
C3	73°28'48"	25.00'	32.05'	18.85'	S 13°58'13" E	29.90'
C4	101°23'32"	82.50'	110.80'	78.35'	S 27°58'35" E	96.72'
C5	71°40'22"	132.50'	165.75'	95.89'	S 22°17'00" E	155.15'
C6	78°55'54"	97.50'	134.32'	80.28'	S 25°54'45" E	123.95'
C7	53°45'53"	116.67'	109.48'	59.14'	S 10°08'37" W	105.51'
C8	9°11'59"	62.50'	10.04'	5.03'	S 18°09'12" W	10.02'
C9	62°36'12"	100.67'	109.99'	61.21'	N 14°31'46" E	104.60'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

CERTIFICATE OF THE COUNTY CLERK

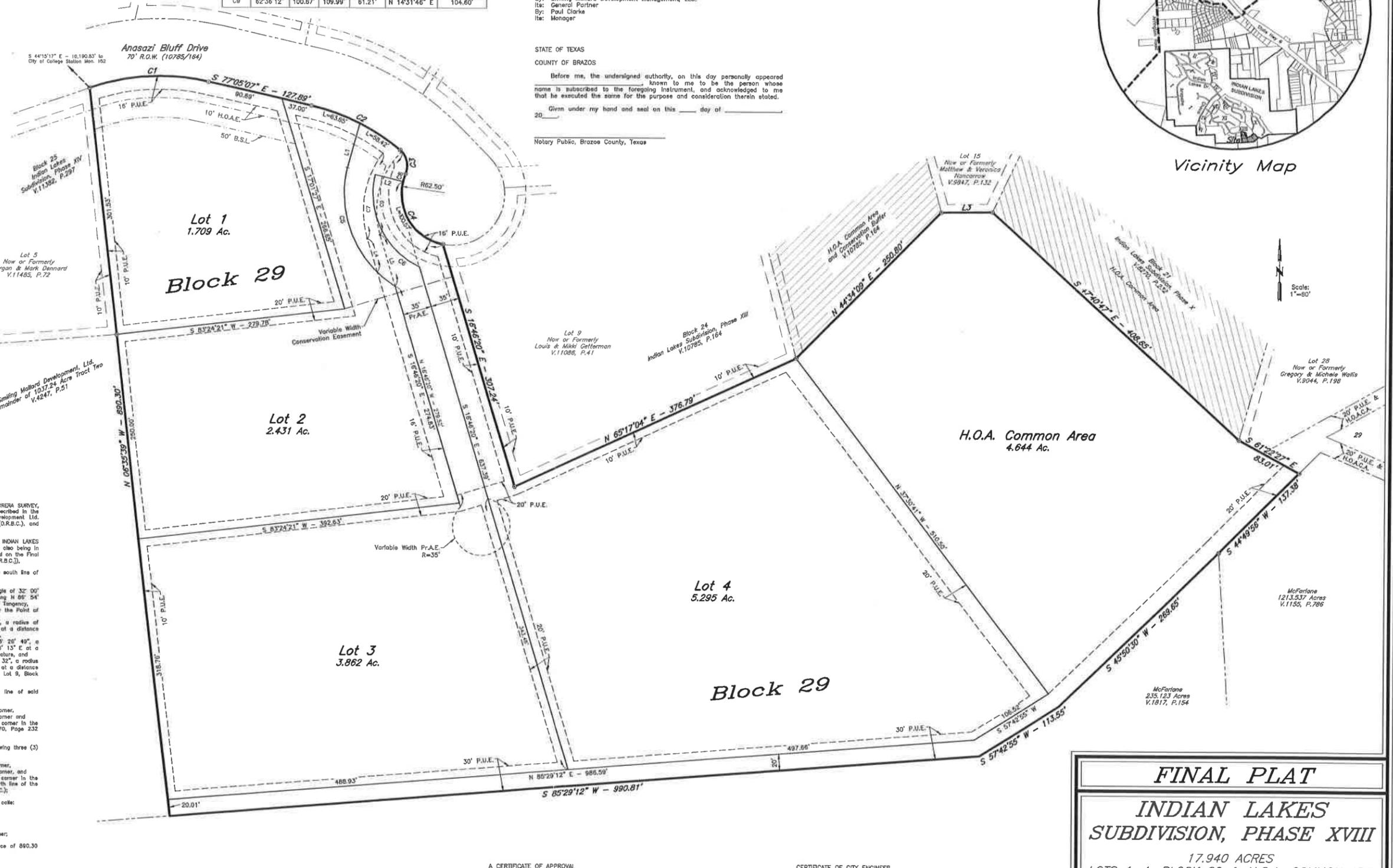
STATE OF TEXAS
 COUNTY OF BRAZOS

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

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



Vicinity Map



FIELD NOTES

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

BEGINNING: at a 1/2-inch iron rod marking the northeast corner of Lot 5, Block 25, INDIAN LAKES SUBDIVISION, PHASE XIV as recorded in Volume 11362, Page 297 (O.R.B.C.), said iron rod also being in the south right-of-way line of Anasazi Bluff Drive (based on a 70-foot width as depicted on the Final Plat of INDIAN LAKES SUBDIVISION, PHASE XIII as recorded in Volume 10785, Page 154 (O.R.B.C.)).

THENCE: along the south line of said Anasazi Bluff Drive, said line being common with the south line of said INDIAN LAKES SUBDIVISION, PHASE XIII for the following three (3) calls:

- 148.02 feet in a clockwise direction along the arc of a curve having a central angle of 32° 00' 13", a radius of 265.00 feet, a tangent of 76.00 feet and a long chord bearing N 86° 54' 46" E at a distance of 148.10 feet to a found 3/4-inch iron pipe for the Point of Tangency;
- S 77° 05' 07" E for a distance of 127.89 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the right;
- 122.07 feet along the arc of said curve having a central angle of 26° 23' 29", a radius of 265.00 feet, a tangent of 62.13 feet and a long chord bearing S 63° 53' 22" E at a distance of 120.99 feet to a found 3/4-inch iron pipe for the Point of Compound Curvature;
- 32.05 feet along the arc of said compound curve having a central angle of 73° 28' 48", a radius of 25.00 feet, a tangent of 18.85 feet and a long chord bearing S 13° 58' 13" E at a distance of 29.90 feet to a found 3/4-inch iron pipe for the Point of Reverse Curvature; and
- 110.80 feet along the arc of said reverse curve having a central angle of 101° 23' 32", a radius of 82.50 feet, a tangent of 78.35 feet and a long chord bearing S 27° 58' 35" E at a distance of 96.72 feet to a found 1/2-inch iron rod marking the most westerly corner of Lot 5, Block 24 of said INDIAN LAKES SUBDIVISION, PHASE XII (10785/164);

THENCE: leaving said Anasazi Bluff Drive right-of-way and continuing along the south line of said INDIAN LAKES SUBDIVISION, PHASE XII for the following three (3) calls:

- S 16° 48' 20" E for a distance of 307.24 feet to a found 1/2-inch iron rod for corner;
- N 65° 17' 04" E for a distance of 376.79 feet to a found 1/2-inch iron rod for corner and
- N 44° 34' 09" E for a distance of 250.80 feet to a found 1/2-inch iron rod for corner in the southwest line of INDIAN LAKES SUBDIVISION, PHASE X as recorded in Volume 8270, Page 232 (O.R.B.C.);

THENCE: along the southeast line of said INDIAN LAKES SUBDIVISION, PHASE X for the following three (3) calls:

- N 89° 17' 47" E for a distance of 62.59 feet to a found 1/2-inch iron rod for corner;
- S 47° 40' 47" E for a distance of 408.85 feet to a found 1/2-inch iron rod for corner; and
- S 81° 22' 27" E for a distance of 45.01 feet to a found 1/2-inch iron rod for corner in the southerly line of the before-mentioned 1037.24 acre Tract Two and being in the north line of the called 1213.537 acre McFarlane Tract 2 recorded in Volume 1155, Page 795 (O.R.B.C.);

THENCE: along the said southerly line of the 1037.24 acre tract for the following four (4) calls:

- S 44° 49' 26" W for a distance of 137.38 feet to a found 3/8-inch iron rod;
- S 45° 50' 30" W for a distance of 296.85 feet to a found 12-inch Water Oak;
- S 57° 42' 55" W for a distance of 113.55 feet to a found 18-inch Post Oak; and
- S 82° 59' 12" W for a distance of 690.81 feet to a 1/2-inch iron rod set for corner;

THENCE: N 07° 35' 30" W into the interior of the said 1037.24 acre tract for a distance of 860.30 feet to the POINT OF BEGINNING and containing 17.940 acres of land, more or less.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

This subdivision was duly approved by the Commissioners Court 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

A CERTIFICATE OF APPROVAL

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

Signed this ____ day of _____, 20____.

County Judge
 Brazos County, Texas.

CERTIFICATE OF CITY ENGINEER

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

City Engineer
 City of College Station

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XVII

17.940 ACRES
 LOTS 1-4, BLOCK 29 & H.O.A. COMMON AREA

J.M. BARRERA SURVEY, A-69
 BRAZOS COUNTY, TEXAS

MARCH, 2014
 SCALE: 1" = 60'

Owner:
 Smiling Mallard Development, Ltd.
 3608 East 29th Street
 Bryan, Texas 77802
 (979) 845-4384

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

14-00
 04/30/14
 3:30
 AJ



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Mission Ranch Subdivision
14-00900012**

- SCALE:** 523 single-family residential lots on approximately 289.2 acres
- LOCATION:** Generally located west of Holleman Drive South and north of Rock Prairie Road West, bounded by the existing Great Oaks Subdivision to the west, Rock Prairie Road West to the South, Quail Run Subdivision to the north, and Holleman Drive South to the east.
- ZONING:** RS Restricted Suburban
- APPLICANT:** Clint Cooper, BCS Rock Prairie, LP
- PROJECT MANAGER:** Morgan Hester, Staff Planner
mhester@cstx.gov
- PROJECT OVERVIEW:** The proposal is to plat 523 single-family residential lots, zoned RS Restricted Suburban. The northern portion of the subdivision was part of the original Great Oaks master plan area is vested to 2006 regulations; however, the southern half of this development is subject to current Subdivision Regulations. The applicant is seeking waivers to block length, gating of a public street, and sidewalks requirements.
- RECOMMENDATION:** Staff recommends denial of the block length waivers and the gating of Haverford Road, a public street. Staff recommends approval of the sidewalk waiver request with the condition that the proposed private trails and sidewalks be constructed. If the Planning & Zoning Commission approves all of the waivers, the Preliminary Plan will be in compliance with the remaining Subdivision Regulations and Staff would recommend approval. If any of the waiver requests are denied, the Preliminary Plan must also be denied.



Case: 14-012
PRELIMINARY PLAN

GREAT OAKS SUBDIVISION
3750 ROCK PRAIRIE RD W

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural Open upon annexation
R-1B Single-Family Residential May 2008 (retired 2013)
A-O Agricultural Open renamed R Rural (2013)
RS Restricted Suburban January 2014
Site development: Vacant. 523 single-family residential lots are proposed averaging 13,000 square feet in size.

COMMENTS

Water: The subject tract is located in Wellborn Special Utility District water service area.

Sewer: A portion of the tract is located in the Steeplechase Sanitary Sewer Impact Fee Area. A 12-inch sanitary sewer line has been extended to the property. A lift station is proposed to be built with this development to serve the property.

Off-site Easements: None at this time.

Drainage: The subject tract is located in the Hopes Creek Drainage Basin. Development of the subject tract will be required to meet the City's Storm Water Design Guidelines.

Flood Plain: There is no FEMA regulated flood plain on the property.

Greenways: N/A

Pedestrian Connectivity: The vested portion of Great Oaks was originally Master Planned in the ETJ; therefore, no sidewalks are proposed or required. In the new portion, sidewalks will be required for pedestrian connectivity. Portions are proposed to be privately maintained. A waiver to the requirement of providing sidewalks on both sides of the street is being sought.

Bicycle Connectivity: The vested portion of Great Oaks was originally Master Planned in the ETJ; therefore, no bike lanes are proposed or required. In the new portion, bikes lanes on both sides of Deacon Drive and Feather Run will be required.

Streets: Access will be provided to the development via Feather Run, an existing road from Quail Run Estates, and Deacon Drive.

Oversize Request: None at this time.

Parkland Dedication Fees: The vested portion of Great Oaks was originally Master Planned in the ETJ prior to parkland dedication requirements and therefore no parkland dedication is required. The new portion is subject to

Parkland Dedication fees and this will be assessed on 333 lots, totaling \$419,913.

Impact Fees: A portion of the subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$144.87/LUE with building permits.

REVIEW CRITERIA

Compliance with the Comprehensive Plan and Subdivision Regulations: The Comprehensive Plan designates this area as Restricted Suburban. New residential zoning districts were adopted in September 2013 to be synonymous with the Comprehensive Plan and Great Oaks (Mission Ranch) Subdivision is the first to utilize RS Restricted Suburban. This portion of Rock Prairie Road West is shown as a future 2-lane major collector on the Thoroughfare Plan. Four 2-lane minor collectors are shown on the Thoroughfare Plan that was adopted in 2009. This Preliminary Plan is in general compliance with the Future Land Use and Character Restricted Suburban designation on the Comprehensive Plan.

Compliance with Subdivision Regulations: The proposed Preliminary Plan was reviewed using both the Subdivision Regulations applicable to the project when the master plan was originally approved in January 2007 (the northern portion) and the current UDO's Subdivision Regulations, implemented in 2013 (the southern portion). It is in compliance with all requirements with the exception of the following waiver requests:

- **UDO Section 12-8.3.G 'Blocks'** - The applicant is requesting a waiver to the twelve-hundred (1,200) feet maximum block length along Rock Prairie Road West, Holleman Drive South, and Deacon Drive West. The proposed block lengths exceed the maximum by approximately five-hundred (500) feet, eight-hundred eighty-five (885) feet, and six-hundred seventy (670) feet, respectively.
- **Subdivision Regulations Section 8-J 'Blocks' (2006 Subdivision Regulations)** - The applicant is requesting a waiver to the twelve-hundred (1,200) feet maximum block length in Section 8-J for Feather Run. This portion of the roadway is located in the vested half of Great Oaks (Mission Ranch) Subdivision. The proposed block length exceeds the maximum by approximately six-hundred eighty (680) feet.
- **UDO Section 12-8.3.V 'Private Streets and Gating of Roadways'** - The applicant is requesting a waiver to the prohibition of gating a public roadway on Haverford Road, the street connecting the subdivision to University Heights, a single-family residential subdivision to the east. By gating this street, the applicant believes traffic through University Heights and Mission Ranch will be reduced.
- **UDO Section 12-8.3.K 'Sidewalks'** - The applicant is requesting a waiver to the requirement of providing a public sidewalk on both sides of all streets in the non-vested portion of the subdivision. Private trails through common areas and some public sidewalks on streets throughout the vested and non-vested portions of the subdivision have been proposed.

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

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

The applicant states that they do not feel that additional connections are necessary for circulation within the subdivision; however, there is no restriction to the land that prohibits compliance with established ordinances. Additionally, not providing adequate access has the potential to create traffic and safety concerns within the development and adjacent to the future CSISD school site on Holleman Drive West and Rock Prairie Road West by concentrating traffic at few intersections.

The applicant states that gating Haverford Road will decrease traffic through the subdivision and University Heights, the adjacent single-family residential subdivision to the east. Special circumstances or conditions that give merit to preventing access between single-family subdivisions do not exist.

Sidewalks and trails will be provided through the vested portion of the subdivision, which are not required, on one side of the street as well as on one side of some streets in the non-vested portion. Because of this, the applicant feels that the intent of providing sidewalks throughout the subdivision has been met. Special circumstances do not exist that would not prevent the applicant from meeting this ordinance requirement of providing sidewalks on both sides of the street in the non-vested portion.

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

The applicant states that because they are creating a product that provides adequate access, drainage and utilities in a different way than standard procedure, they are being denied their property rights in determining what is ultimately best for their development.

3) That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and

The intent of maximum block length requirement is to create uniform access and circulation. By increasing the distance between connecting streets, the potential increases for traffic choke points and delay or reduced access for emergency services to navigate through and around the subdivision. In this case, granting the block length waivers may be detrimental to the public health, safety, and welfare.

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

As mentioned previously, the intent of block length requirements is to allow for uniform access and circulation through developments and between them. Increasing the length between connecting streets can prevent the orderly subdivision of land in the area.

Additionally, when a street is gated, connectivity is lost and a larger, less efficient block is created. If Haverford Road is gated, the traffic circulation is limited and common access between the Mission Ranch and University Heights subdivisions will be effectively broken.

STAFF RECOMMENDATION

Staff recommends denial of the block length waivers and the gating of Haverford Road, a public street. Staff recommends approval of the sidewalk waiver request with the condition that the proposed private trails and sidewalks be constructed. If the Planning & Zoning Commission approves the waivers, the Preliminary Plan will be in compliance with the remaining Subdivision Regulations and Staff would recommend approval. If the waiver requests are denied, the Preliminary Plan must also be denied.

SUPPORTING MATERIALS

1. Aerial
2. Application
3. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-12</u>
DATE SUBMITTED:	<u>01/22/14</u>
TIME:	<u>10:00</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Great Oaks Subdivision

ADDRESS Rock Prairie Road West and Holleman Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

At the northwest corner of Rock Prairie Road West and Holleman Drive

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

Name BCS Rock Prairie, LP E-mail ccooper@caldwellcos.com

Street Address 1700 Research Pkwy Ste 110

City College Station State Tx Zip Code 77845

Phone Number 979-260-7000 Fax Number _____

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

Name Same as applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure and Browne Engineering (Jeff Robertson) E-mail jeffr@mcclurebrowne.com

Street Address 1008 Woodcreek

City College Station State Tx Zip Code 77845

Phone Number 979-693-3838 Fax Number _____

Total Acreage 289.2 Total No. of Lots 523 R-O-W Acreage 55.8

Number of Lots By Zoning District 523 / RS / /

Average Acreage Of Each Residential Lot By Zoning District:

0.30 / RS / / /

Floodplain Acreage 0

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

Are you proposing to dedicate park land by acreage or fee in lieu of land? _____

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

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

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

Yes

No

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

Project Name: Great Oaks Subdivision

City Project Number (in known): _____

Date / Timeframe when submitted: 2007

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

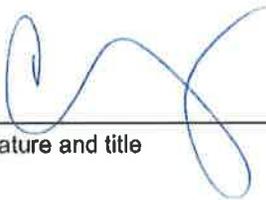
6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional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

Detailed explanation of condition identified above:

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

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

Signature and title



Date

1.20.14

Block Length Waivers

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.

This subdivision has been master planned by land planners, architects, and engineers who did not feel additional connections to Rock Prairie Road, Holleman Drive, Haverford Road or Deacon Drive are necessary for circulation within the subdivision or regional traffic flow. Keeping the number of connections to the major thoroughfares low will improve the traffic conditions on those roadways as well.

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

To deny a developer, who wishes to create a product that provides adequate access, drainage, and utilities in a way that is slightly different than the standard procedure is a denial of the developer's 'enjoyment of substantial property rights.'

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.

The reduction of street intersections and connections to other roadways will increase public safety by reducing the number of potential traffic conflict points.

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.

Most of the block length waivers are not adjacent to other developments. The Haverford Road waiver is adjacent to project that is currently being developed (University Heights). That development has access to Holleman Drive and the neighboring properties.

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;

Haverford Road Gate Waiver

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.

A public connection to University Heights will increase the traffic on the residential streets in University Heights and the through the Mission Ranch subdivision. University Heights has adequate connections to Holleman Drive and the neighboring property.

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

To deny a developer, who wishes to create a product that provides adequate access, drainage, and utilities in a way that is slightly different than the standard procedure is a denial of the developer's 'enjoyment of substantial property rights.'

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.

The reduction of public street intersections and connections to other roadways will increase public safety by reducing the number of potential traffic conflict points.

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.

The Haverford Road waiver is adjacent to project that is currently being developed (University Heights). That development has access to Holleman Drive and the neighboring properties.

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;

Sidewalk Plan Waiver

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.

The northern half of this site is vested to a previous master plan that did not require sidewalks along the roadways. The southern half is a new application and would normally be required to provide sidewalks on both sides of streets. In order to make the development feel congruent between the two sides, the developer wants to build a sidewalk and trail system that will provide a sidewalk on one side of most streets and a large trail along the main roads.

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

To deny a developer, who wishes to create a product that provides adequate access, drainage, and utilities in a way that is slightly different than the standard procedure is a denial of the developer's 'enjoyment of substantial property rights'.

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.

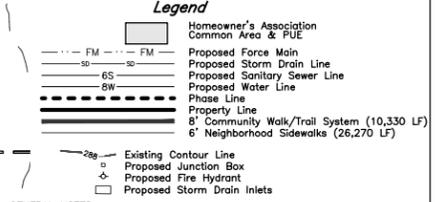
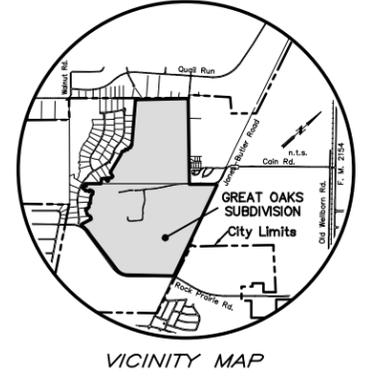
The development will provide a walking system for pedestrians along the roadways. Many of these sidewalks will 'meander' away from the roadway to provide additional distance between the traffic and the pedestrians. This will have a positive impact on the safety of the pedestrians.

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.

The walk system will be internal to the development and will not cause any effect on neighboring properties.

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;



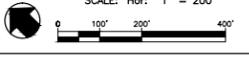
- GENERAL NOTES:**
1. ZONING: Restricted Suburban
 2. Proposed Land Use: RS Zone: 523 Lots (0.30 Acre Average Size (13,000 SF)), Right-of-Way Acreage = 55.8 acres Common Area = 77.59 Acres
 3. Lot Density = 1.8 DU/Acre
 4. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 45041C0505E effective May 16, 2012, this property is not located in a 100-year flood hazard area. Floodplain will be determined in accordance with the City of College Station Stormwater Management Ordinance.
 5. ORIGIN OF BEARING SYSTEM: Bearings shown on this plan are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with City of College Station 1994 GFS Control Monument No. 117. Northing: 10181784.723 Easting: 5559915.379 Elevation: 321.83 (N.G.V.D.)
 6. Existing ground contours are based on City of College Station Aerial Mapping Program (2005).
 7. Abbreviations: P.U.E. - Public Utility Easement P.D.E. - Public Drainage Easement H.O.A. - Homeowner's Association
 8. Common Areas and Landscape Easements shall be owned & maintained by Homeowner's Association.
 9. Each lot will provide a minimum of two (2) trees of at least two inches (2") in caliper or one (1) tree of four inch (4") caliper per Ordinance No. 3222.
 10. Water Service for this subdivision will be provided by Wellborn Water S.U.D.
 11. The trail system will be placed in an access easement or common area where it is located outside of the right-of-way.
 12. The private streets shown on this plan will be owned and maintained by the homeowner's association.
 13. Some utility extensions will be necessary through future phases in order to serve earlier phases.
 14. Temporary access will be necessary for Phases 1, 2, & 3 due to more than 30 lots on a single access point.
 15. Maintenance of storm drainage systems in private street areas will be the responsibility of the homeowner's association.
 16. Portions of Blocks 19-26 may be developed as zero lot lines. Those lots and the zero lot side will be determined during final platting.
 17. Sidewalks and trails located in common area will be owned and maintained by the HOA. Sidewalks along Deacon Drive and Feather Run from Deacon Drive to Rock Prairie Road shall be located in a public access easement.

SHEET

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BRG.
C1	16°01'15"	600.00'	S 51°49'45" W 167.22'
C2	53°32'39"	500.00'	S 70°35'27" W 450.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°54'42" E	104.20'
L2	S 83°54'20" W	85.82'
L3	S 40°30'27" W	104.96'
L4	S 43°40'04" W	199.67'
L5	S 16°37'56" E	210.00'
L6	N 49°11'04" E	210.00'
L7	N 16°18'16" E	84.82'
L8	N 68°30'20" E	126.83'
L9	S 19°53'42" E	124.00'
L10	N 20°44'47" W	335.47'
L11	N 15°39'10" E	139.78'
L12	N 61°19'20" W	71.45'
L13	S 77°01'10" W	126.20'
L14	N 56°54'54" W	92.87'
L15	S 70°22'16" W	24.67'
L16	N 50°41'58" W	56.99'
L17	N 37°29'56" E	58.92'
L18	N 48°59'39" W	79.43'
L19	N 55°46'20" W	90.71'
L20	N 28°01'04" E	47.10'
L21	N 47°47'20" W	68.94'
L22	N 32°59'04" W	70.56'
L23	N 42°31'48" W	91.38'
L24	N 9°12'02" E	72.76'
L25	N 42°05'43" W	73.36'
L26	S 84°58'09" W	46.07'
L27	S 66°59'24" W	71.47'
L28	S 68°50'13" E	54.67'
L29	S 18°45'27" W	34.51'
L30	S 82°00'36" W	72.33'
L31	S 41°35'10" W	20.31'
L32	S 17°54'33" W	28.62'
L33	S 59°15'02" W	22.07'
L34	N 77°53'13" W	74.11'
L35	S 55°10'06" W	38.96'
L36	N 46°28'24" W	33.37'
L37	N 15°54'07" W	50.67'
L38	N 51°55'51" E	89.38'
L39	N 74°37'49" W	78.88'
L40	N 43°46'19" W	146.43'
L41	N 30°49'19" E	108.59'
L42	S 80°31'13" E	119.90'
L43	N 28°02'52" E	42.45'
L44	N 71°24'29" W	97.67'
L45	N 43°32'40" E	135.34'
L46	N 6°38'11" W	55.14'
L47	N 78°43'42" W	129.99'
L48	N 11°16'18" E	241.07'
L49	N 32°17'35" W	49.25'
L50	N 0°32'13" W	85.07'
L51	N 61°17'46" W	106.82'
L52	N 77°31'53" W	150.00'
L53	N 24°26'36" W	205.77'
L54	N 80°08'29" E	84.58'
L55	N 26°08'34" W	56.18'
L56	N 59°09'57" E	57.42'
L57	N 93°55'55" W	78.40'
L58	N 47°53'11" E	52.46'
L59	N 38°54'49" W	64.04'
L60	N 27°14'58" E	23.21'

PRELIMINARY PLAN - SHEET 1 OF 5



Lots 1-31 Block 7	Lots 1-4 Block 21
Lots 1-5 Block 8	Lots 1-3 Block 22
Lots 1-9 Block 9	Lots 1-27 Block 23
Lots 1-2 Block 10	Lots 1-37 Block 24
Lots 1-8 Block 11	Lots 1-15 Block 25
Lots 1-34 Block 12	Lots 1-4 Block 26
Lots 1-4 Block 13	Lots 1-5 Block 27
Lots 1-42 Block 14	Lots 1-58 Block 28
Lots 1-12 Block 15	Lots 1-37 Block 29
Lots 1-5 Block 16	Lots 1-9 Block 30
Lots 1-19 Block 17	Lots 1-8 Block 31
Lots 1-6 Block 18	Lots 1-7 Block 32
Lots 1-11 Block 19	Lots 1-68 Block 33
Lots 1-17 Block 20	Lots 1-9 Block 34

PRELIMINARY PLAN

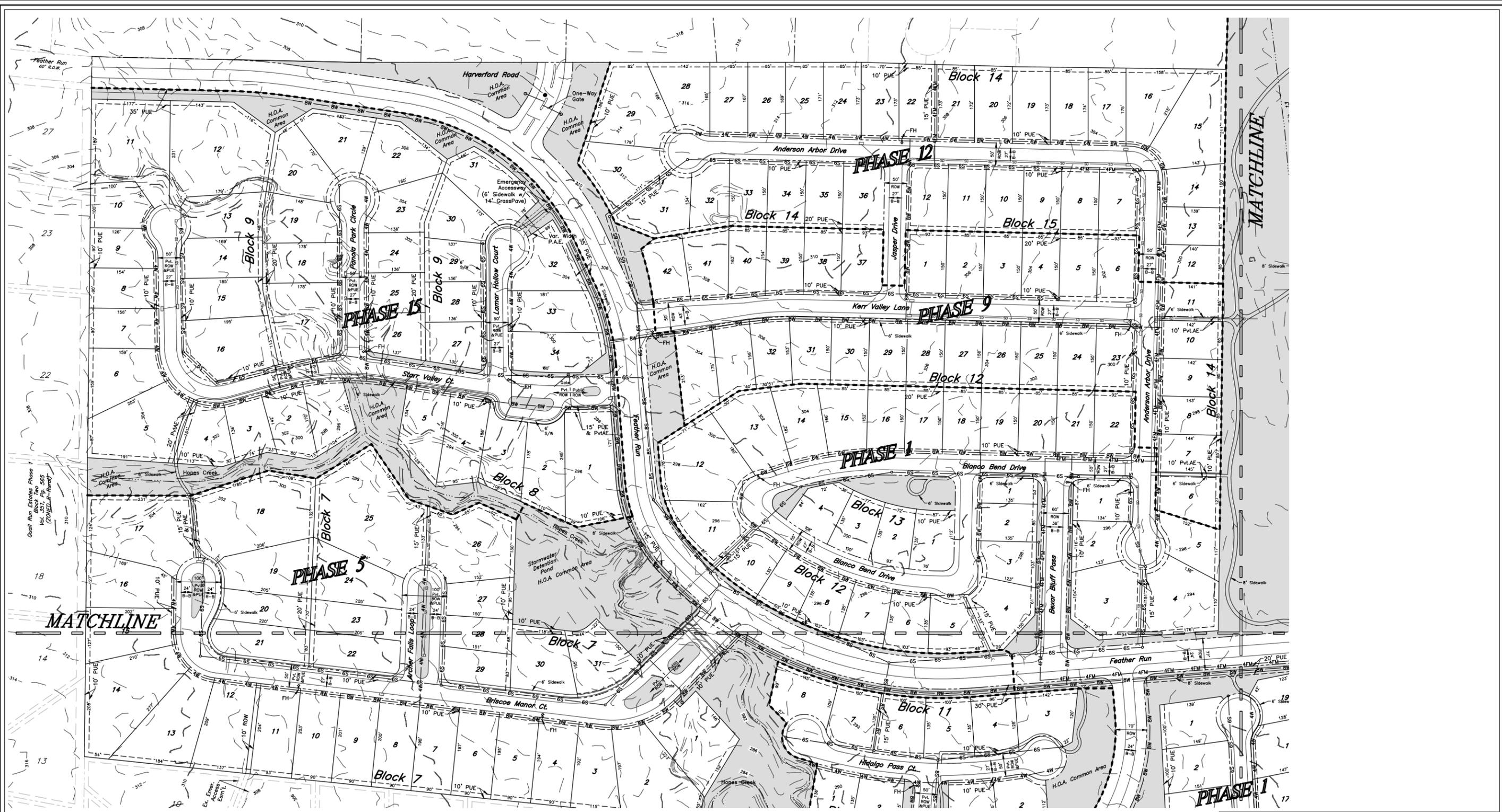
MISSION RANCH SUBDIVISION

289.2 Acres out of
JAMES ERWIN SURVEY, A-119
BRAZOS COUNTY, TEXAS

Submitted: JANUARY 2014
SHEET 1 OF 5

Owner:
BCS Rock Prairie, LP
1700 Research Pkwy Ste 110
College Station, TX 77845
979-693-3838
Firm Reg. No. F-458

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458



PRELIMINARY PLAN - SHEET 2 OF 5

SCALE: Hor: 1" = 100'



Legend

- FM --- FM Homeowner's Association Common Area & PUE
- Proposed Force Main
- Proposed Storm Drain Line
- Proposed Sanitary Sewer Line
- Proposed Water Line
- Phase Line
- Property Line
- Existing Contour Line
- Proposed Junction Box
- Proposed Fire Hydrant
- Proposed Storm Drain Inlets

- | | |
|--------------------|--------------------|
| Lots 1-31 Block 7 | Lots 1-4 Block 21 |
| Lots 1-5 Block 8 | Lots 1-3 Block 22 |
| Lots 1-9 Block 9 | Lots 1-27 Block 23 |
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PRELIMINARY PLAN

MISSION RANCH SUBDIVISION

289.2 Acres out of
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Submitted: JANUARY 2014
 SHEET 2 OF 5

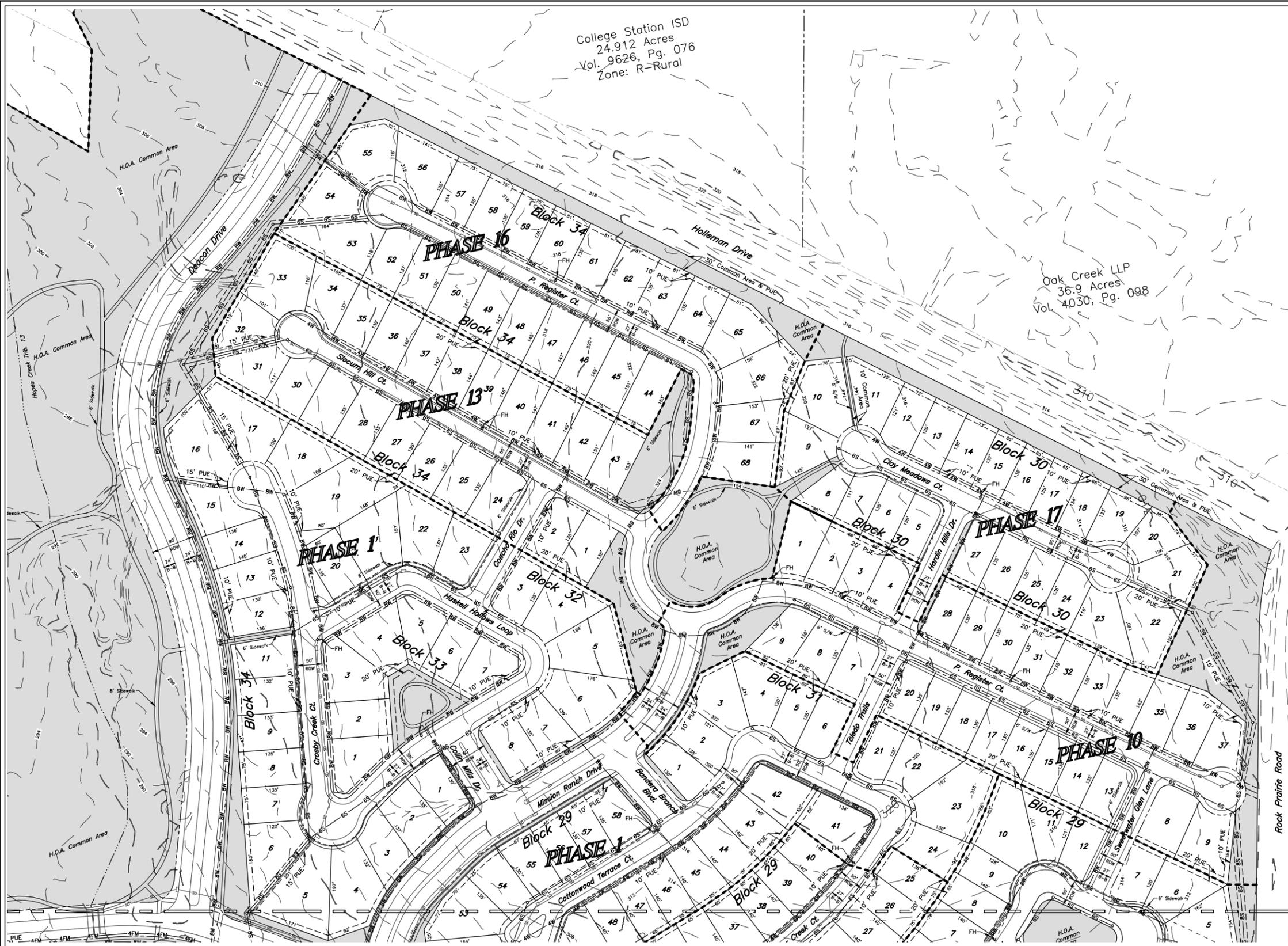
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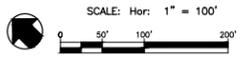


College Station ISD
 24.912 Acres
 Vol. 9626, Pg. 076
 Zone: R-Rural

Oak Creek LLP
 36.9 Acres
 Vol. 4030, Pg. 098



PRELIMINARY PLAN - SHEET 3 OF 5



- Legend**
- Homeowner's Association Common Area & PUE
 - FM Proposed Force Main
 - SD Proposed Storm Drain Line
 - SS Proposed Sanitary Sewer Line
 - BW Proposed Water Line
 - Phase Line
 - Property Line
 - Existing Contour Line
 - Proposed Junction Box
 - Proposed Fire Hydrant
 - Proposed Storm Drain Inlets

- | | |
|--------------------|--------------------|
| Lots 1-31 Block 7 | Lots 1-4 Block 21 |
| Lots 1-5 Block 8 | Lots 1-3 Block 22 |
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| Lots 1-6 Block 18 | Lots 1-7 Block 32 |
| Lots 1-11 Block 19 | Lots 1-68 Block 33 |
| Lots 1-17 Block 20 | Lots 1-9 Block 34 |

PRELIMINARY PLAN

MISSION RANCH SUBDIVISION

289.2 Acres out of
JAMES ERWIN SURVEY, A-119
 BRAZOS COUNTY, TEXAS

Submitted: JANUARY 2014
 SHEET 3 OF 5

Owner:
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 1700 Research Pkwy Ste 110
 College Station, TX 77845
 979-693-3838
 979-260-7000

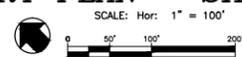
Engineer:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458



MATCHLINE



PRELIMINARY PLAN - SHEET 4 OF 5



- Legend**
- Homeowner's Association Common Area & PUE
 - Proposed Force Main
 - Proposed Storm Drain Line
 - Proposed Sanitary Sewer Line
 - Proposed Water Line
 - Phase Line
 - Property Line
 - Existing Contour Line
 - Proposed Junction Box
 - Proposed Fire Hydrant
 - Proposed Storm Drain Inlets

- | | |
|--------------------|--------------------|
| Lots 1-31 Block 7 | Lots 1-4 Block 21 |
| Lots 1-5 Block 8 | Lots 1-3 Block 22 |
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| Lots 1-42 Block 14 | Lots 1-58 Block 28 |
| Lots 1-12 Block 15 | Lots 1-37 Block 29 |
| Lots 1-5 Block 16 | Lots 1-9 Block 30 |
| Lots 1-19 Block 17 | Lots 1-8 Block 31 |
| Lots 1-6 Block 18 | Lots 1-7 Block 32 |
| Lots 1-11 Block 19 | Lots 1-68 Block 33 |
| Lots 1-17 Block 20 | Lots 1-9 Block 34 |

PRELIMINARY PLAN

MISSION RANCH SUBDIVISION

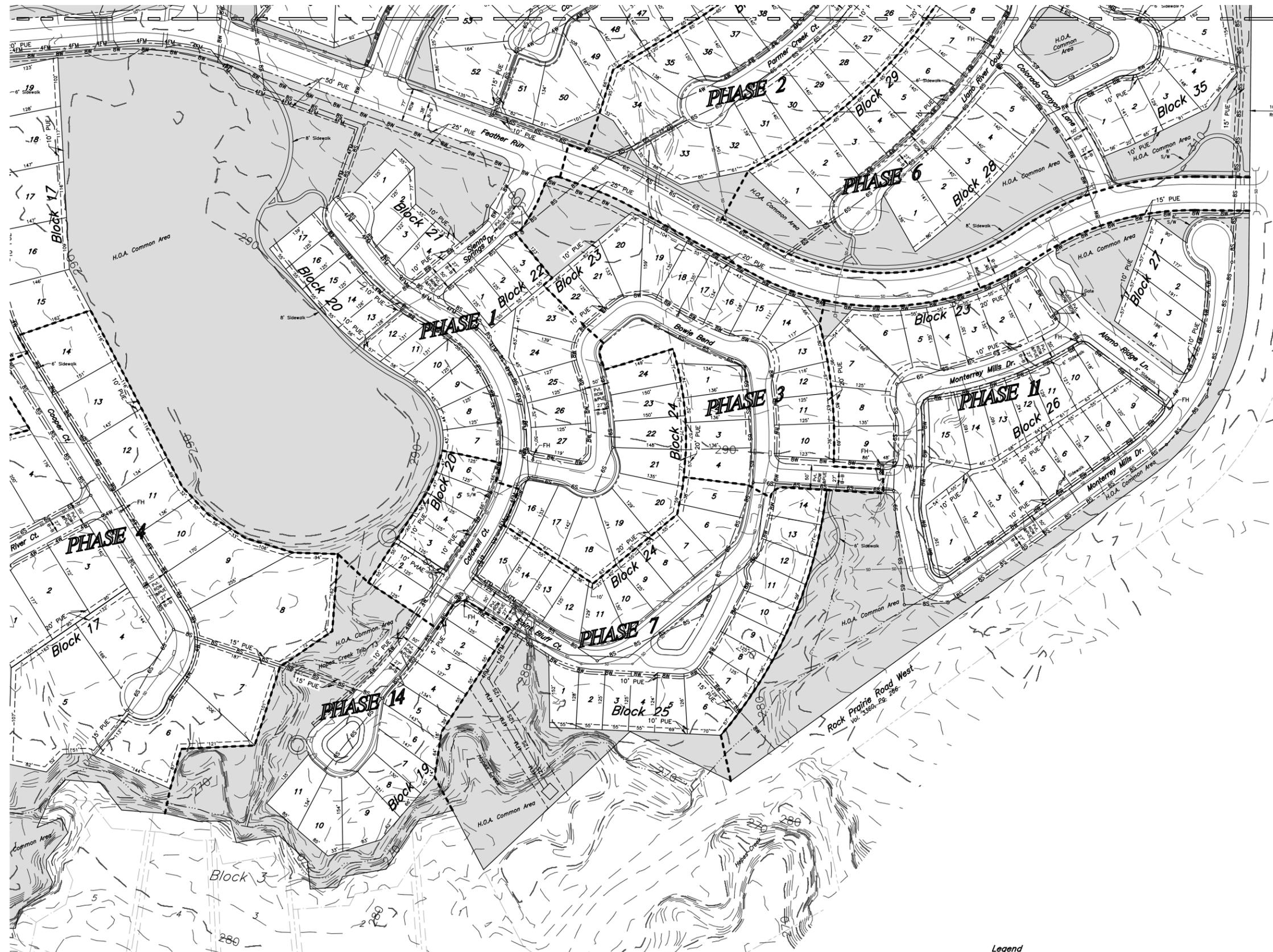
289.2 Acres out of JAMES ERWIN SURVEY, A-119 BRAZOS COUNTY, TEXAS

Submitted: JANUARY 2014 SHEET 4 OF 5

Owner: BCS Rock Prairie, LP 1700 Research Pkwy Ste 110 College Station, TX 77845 (979) 693-3838 979-260-7000

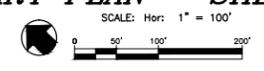
Engineer: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838 Firm Reg. No. F-458





MATCHLINE

PRELIMINARY PLAN - SHEET 5 OF 5



- Legend**
- FM --- FM --- Proposed Force Main
 - SD --- SD --- Proposed Storm Drain Line
 - SS --- SS --- Proposed Sanitary Sewer Line
 - W --- W --- Proposed Water Line
 - --- Phase Line
 - --- Property Line
 - Existing Contour Line
 - Proposed Junction Box
 - Proposed Fire Hydrant
 - Proposed Storm Drain Inlets

Lots 1-31 Block 7	Lots 1-4 Block 21
Lots 1-5 Block 8	Lots 1-3 Block 22
Lots 1-9 Block 9	Lots 1-27 Block 23
Lots 1-2 Block 10	Lots 1-37 Block 24
Lots 1-8 Block 11	Lots 1-15 Block 25
Lots 1-34 Block 12	Lots 1-4 Block 26
Lots 1-4 Block 13	Lots 1-5 Block 27
Lots 1-42 Block 14	Lots 1-58 Block 28
Lots 1-12 Block 15	Lots 1-37 Block 29
Lots 1-5 Block 16	Lots 1-9 Block 30
Lots 1-19 Block 17	Lots 1-8 Block 31
Lots 1-6 Block 18	Lots 1-7 Block 32
Lots 1-11 Block 19	Lots 1-68 Block 33
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PRELIMINARY PLAN

**MISSION RANCH
 SUBDIVISION**
 289.2 Acres out of
JAMES ERWIN SURVEY, A-119
 BRAZOS COUNTY, TEXAS
 Submitted: JANUARY 2014
 SHEET 5 OF 5

Owner:
 BCS Rock Prairie, LP
 1700 Research Pkwy Ste 110
 College Station, TX 77845
 979-693-3838
 979-260-7000

Engineer:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458





Legislation Details (With Text)

File #: 14-478 **Version:** 1 **Name:** Woodson Village Fifth Installment
Type: Replat **Status:** Agenda Ready
File created: 5/22/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 6/5/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding a request to pay a fee into the sidewalk fund in lieu of constructing the required sidewalk on Holleman Drive and public hearing, presentation, possible action, and discussion on a Final Plat of the Woodson Village, Fifth Installment Section 1 Lots 9R, Block 11 being a Replat of Woodson Village, Fifth Installment Section 1 Lots 9, Block 11 and the adjoining former Hawthorne Street right-of-way consisting of one lot on approximately 0.48 acres, located at 811 Holleman Drive. Case#14-00900083 (J. Paz)

Sponsors:

Indexes:

Code sections:

Attachments: [Aerial & SAM.pdf](#)
[Application.pdf](#)
[Copy of Final Plat.pdf](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a request to pay a fee into the sidewalk fund in lieu of constructing the required sidewalk on Holleman Drive and public hearing, presentation, possible action, and discussion on a Final Plat of the Woodson Village, Fifth Installment Section 1 Lots 9R, Block 11 being a Replat of Woodson Village, Fifth Installment Section 1 Lots 9, Block 11 and the adjoining former Hawthorne Street right-of-way consisting of one lot on approximately 0.48 acres, located at 811 Holleman Drive.
Case#14-00900083 (J. Paz)

FINAL PLAT
for
Woodson Village, Fifth Installment Section 1 Lots 9R, Block 11
being a Replat of
Woodson Village, Fifth Installment Section 1 Lots 9, Block 11 and the adjoining former Hawthorne
Street Right-of-Way
14-00900083

SCALE: One single-family lot on 0.48 acres

LOCATION: 811 Holleman Drive

ZONING: GS General Suburban

APPLICANT: Jill Giroir, Owner

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

RECOMMENDATION: Staff recommends approval of the applicant's request to pay \$1,870 into the sidewalk fund in lieu of construction of the sidewalks. If use of the sidewalk fund is approved, staff recommends approval of the Final Plat.

DEVELOPMENT HISTORY

Annexation: May 1956

Zoning: R-1 Single-Family Residential renamed to GS General Suburban (2013)

Preliminary Plan: Property was platted prior to the requirement of Preliminary Plans.

Site Development: Single-family and former Hawthorne Street right-of-way abandoned by the City Council on February 27, 2014 (Ordinance No. 3553).

COMMENTS

Parkland Dedication: This replat is not creating any additional residential lots.

Greenways: None.

Pedestrian Connectivity: Sidewalks along the north side of Holleman Drive are proposed on the Bike, Pedestrian and Greenways Master Plan. The applicant is requesting to pay into the sidewalk fund (Sidewalk Zone 3) in lieu of construction of the sidewalk.

Bicycle Connectivity: Bike lanes currently exist on Holleman Drive

Impact Fees: None.

REVIEW CRITERIA

Compliance with Subdivision Regulations:

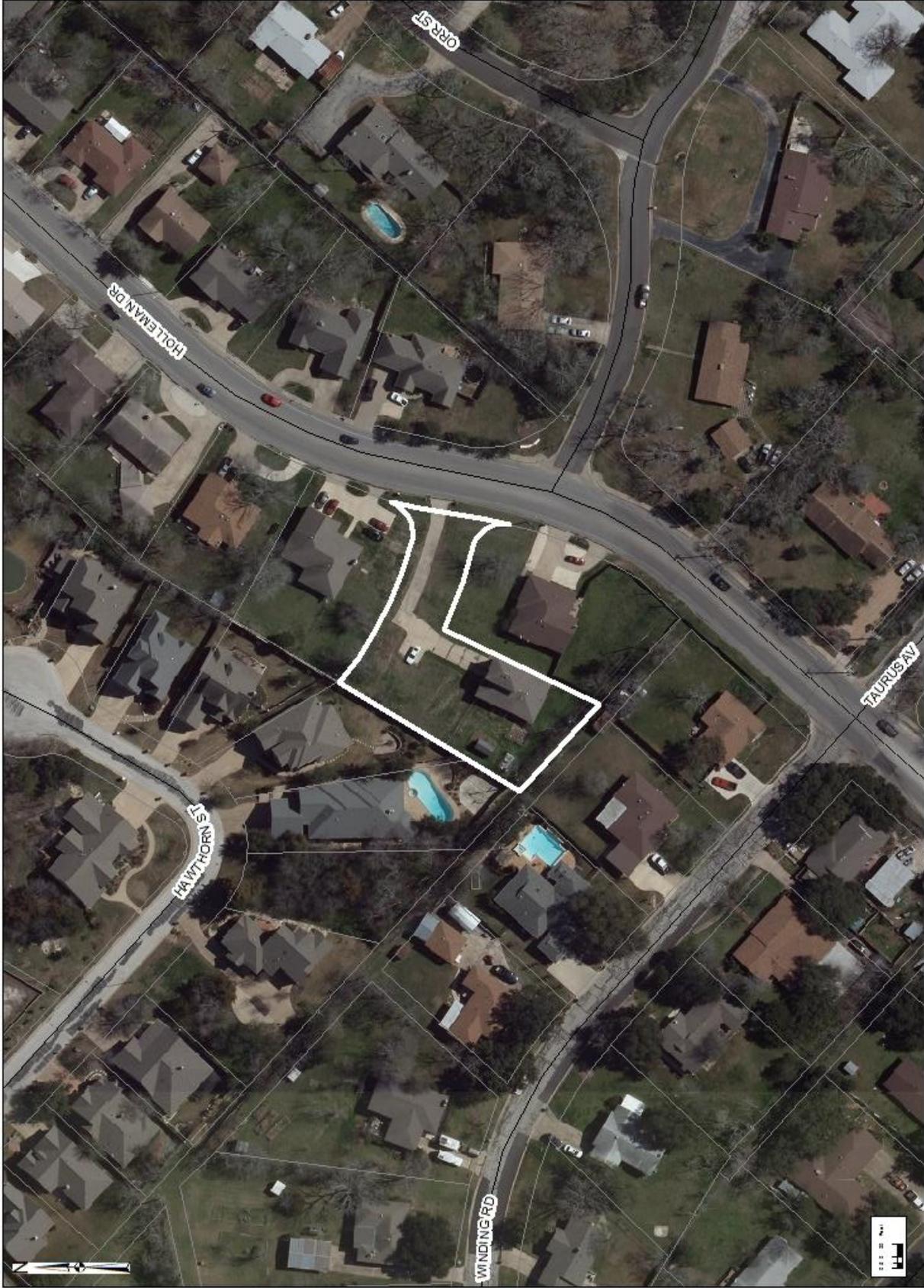
The applicant has requested that the Commission approve a request to pay into the sidewalk fund in lieu of construction of the required sidewalk. The Commission may authorize a fee in lieu of sidewalk construction when it is determined a condition exists as stated in the Subdivision Regulations. The subject property is located in Sidewalk Zone 3 and the fee in lieu amount is \$1,870 (62 linear feet x 6-foot wide sidewalk x \$5 per square foot). The Thoroughfare Plan designates Holleman Drive as a two-lane Major Collector which requires a standard right-of-way width of 77 feet and there is currently only 50 feet of right-of-way. Additionally, the Bike, Pedestrian and Greenways Master Plan proposes a sidewalk on the north side of Holleman Drive, from the existing sidewalk at HEB, on the corner of Holleman Drive and Texas Avenue, to Wellborn Road as a long-term priority given that there is insufficient right-of-way. The proposed Final Plat otherwise complies with the Subdivision Requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the applicant's request to pay \$1,870 into the sidewalk fund in lieu of construction of the sidewalks. If use of the sidewalk fund is approved, staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Aerial and Small Area Map (SAM)
2. Application
3. Copy of Final Plat

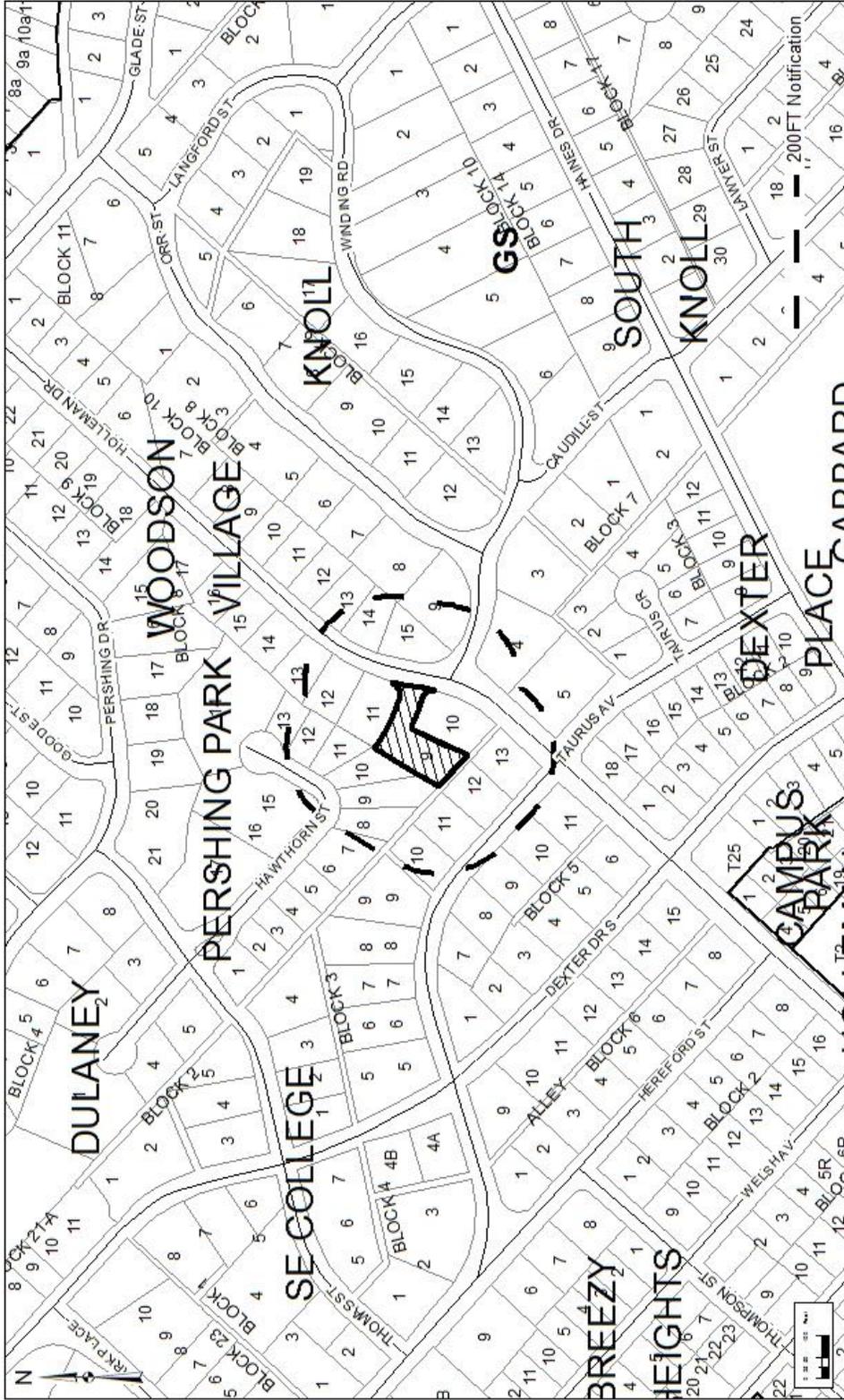


DEVELOPMENT REVIEW

WOODSON VILLAGE, 5TH INSTALLMENT, SEC. 1
811 HOLLEMAN DR.

Case: 14-083

REPLAT



Zoning District	Description	BPI	PDD	Planned Development District
R	Rural	Business Park Industrial	WPC	Wolf Pen Creek Dev. Corridor
E	Estate	Natural Areas Protected	NG - 1	Core Northgate
RS	Restricted Suburban	C-3 Light Commercial	NG - 2	Transitional Northgate
GS	General Suburban	M-1 Office	NG - 3	Residential Northgate
R - 1B	Single Family Residential	M-2 Suburban Commercial	OV	Corridor Overlay
D	Duplex	GC General Commercial	RDD	Redevelopment District
T	Townhouse	CI Commercial Industrial	KO	Krenek Tap Overlay
		BP Business Park		
		R-4 Multi-Family		
		R-6 High Density Multi-Family		
		MHP Manufactured Home Park		
		O Office		
		SC Suburban Commercial		
		GC General Commercial		
		CI Commercial Industrial		
		BP Business Park		
		R&D Research and Development		
		P-MUD Planned Mixed-Use Development		
		Campus Park		
		Dexter Place		
		South Knoll		
		Woodson Village		
		Pershing Park		
		Dulaney		
		Se College		
		Breezy Heights		
		200 FT Notification		

DEVELOPMENT REVIEW

WOODSON VILLAGE, 5TH INSTALLMENT, SEC. 1
811 HOLLEMAN DR.

REPLAT
Case: 14-083



"Revised" 5-6-14

FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Woodson Village, Fifth Installment, Section One

ADDRESS 811 Holleman Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

Lot 9, Blk 11 + adjacent Row of Hawthorne St.

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

Name Jill Giroir E-mail teamgiroir@gmail.com

Street Address 918 Hawthorn

City College Station State TX Zip Code 77840

Phone Number 703 973 1857 Fax Number _____

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

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;

Revised
5-6-14

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

Detailed explanation of condition identified above:

The proposed sidewalk along the north side of Holleman Drive is a long-term priority on the Pedestrian Master Plan so requiring the construction of the sidewalk at this time is not in keeping with the purposes and goals of the ODO or Comprehensive Plan.

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

Requested Oversize Participation _____

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

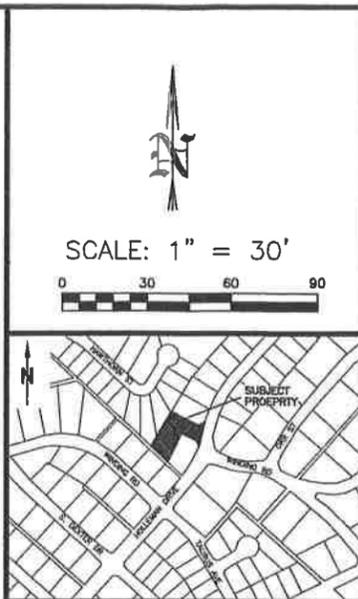
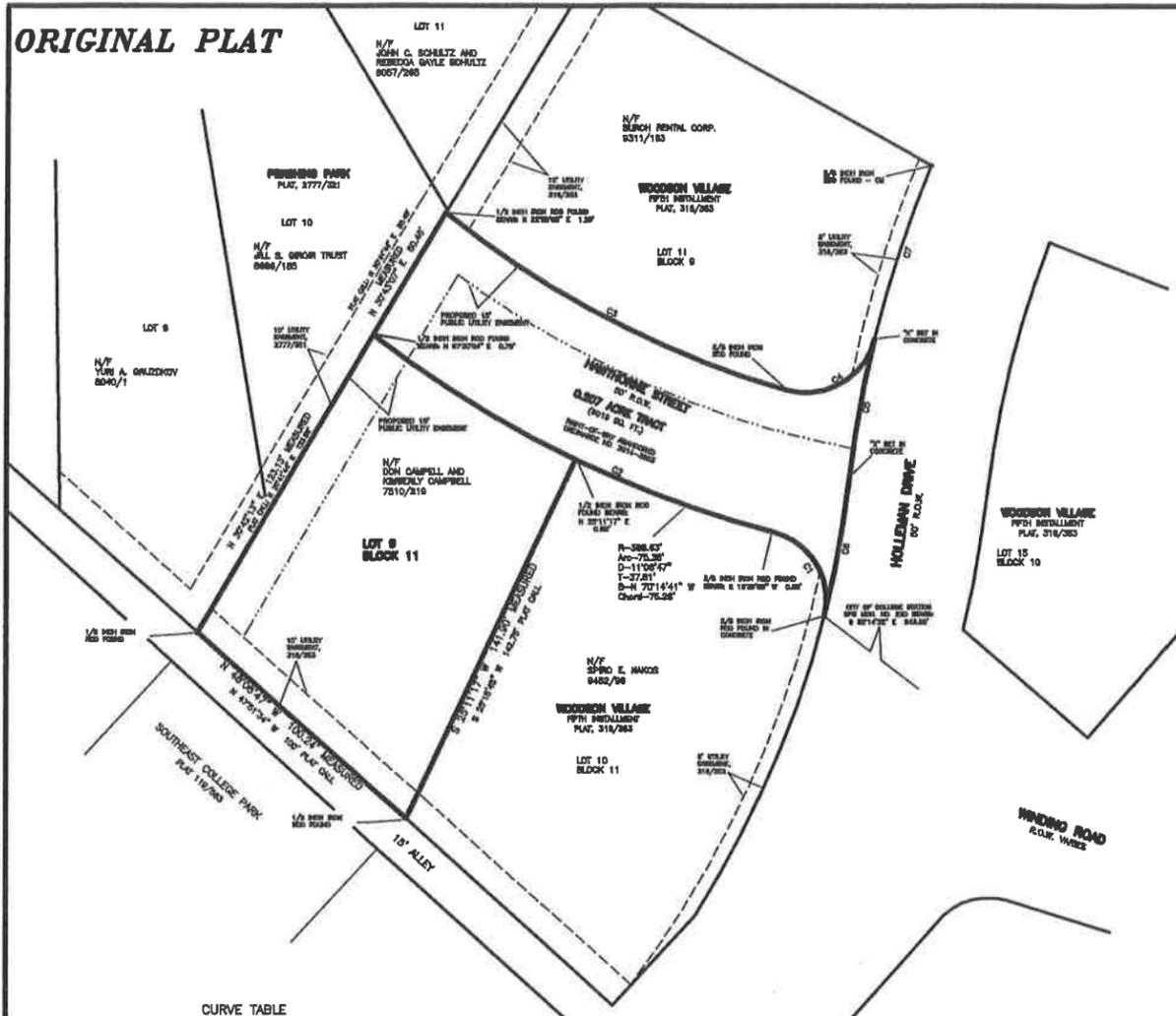
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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



Executive Vice President & CEO
Signature and title

05/06/14
Date

ORIGINAL PLAT



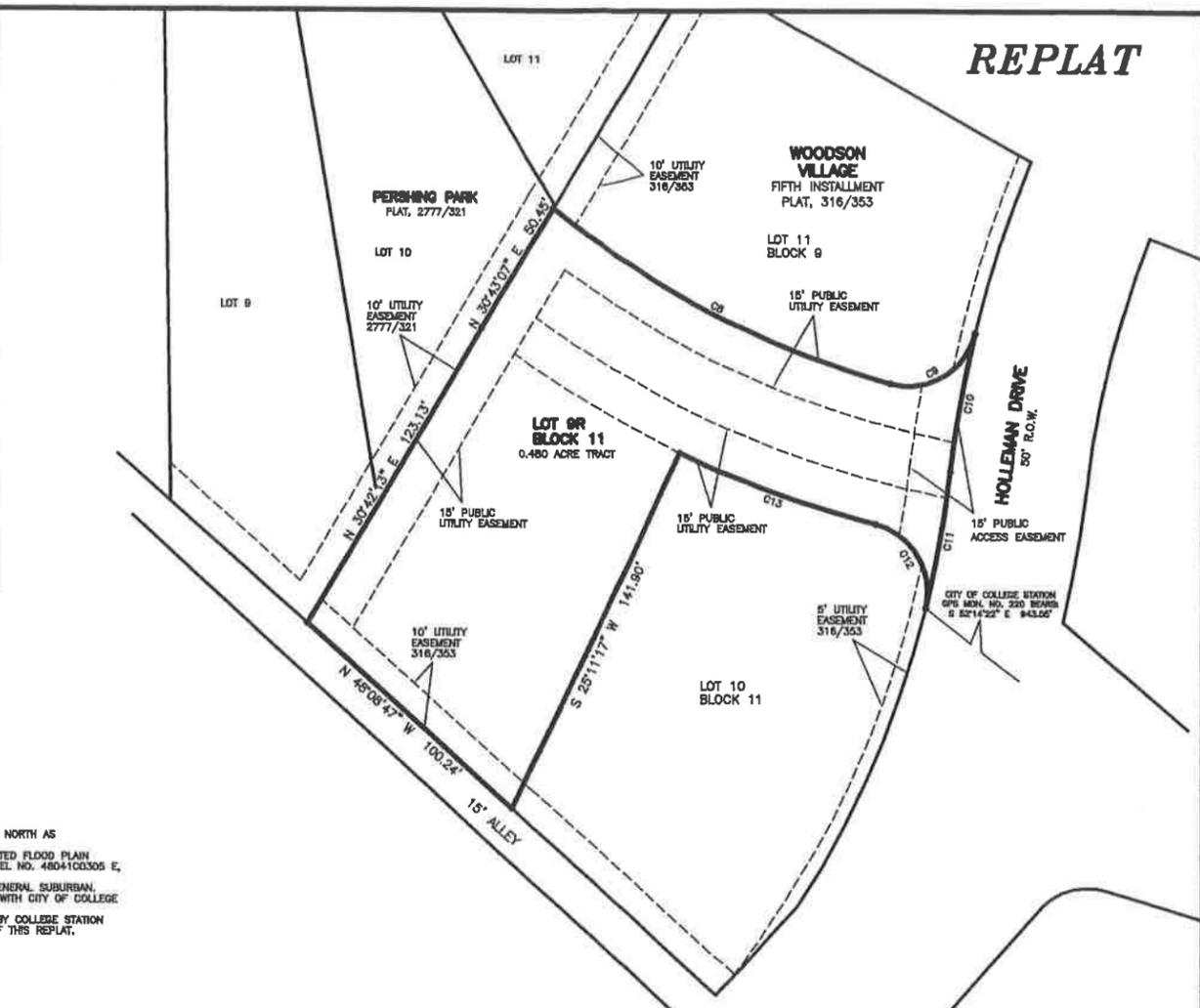
SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480-4100305 E, DATED MAY 15, 2012.
 3. SUBJECT PROPERTY IS CURRENTLY ZONED "OS" - GENERAL SUBURBAN.
 4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION LIMITED DEVELOPMENT ORDINANCE.
 5. RIGHT-OF-WAY OF HAWTHORNE STREET ABANDONED BY COLLEGE STATION ORDINANCE NO. 2014-3553 PURSUANT TO APPROVAL OF THIS REPLAT.

REPLAT



CURVE TABLE

CURVE	CHORD	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.27	89.52	35.31	N 31°24'44" W	35.31
C2	358.63	232°31'	180.37	N 52°29'14" W	180.13
C3	358.63	232°31'	180.37	S 52°21'17" E	180.70
C4	24.27	81°40'12"	40.63	N 82°21'02" E	35.89
C5	425.00	8°48'24"	20.34	S 10°18'04" W	20.31
C6	375.00	7°38'27"	20.08	S 10°17'30" W	20.23
C7	425.00	8°48'12"	20.08	N 10°18'24" E	20.20

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	136.74	338.63	23°28'31"	S 62°51'17" E	137.76
C9	40.03	25.00	91°40'12"	N 59°31'52" E	35.89
C10	50.24	425.00	6°46'24"	S 10°18'04" W	50.21
C11	50.04	375.00	7°38'57"	S 10°17'30" W	50.03
C12	39.20	25.00	89°50'30"	N 31°24'48" W	35.31
C13	75.38	358.63	11°08'47"	N 70°12'41" W	75.28

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

We, BRETT GORR and JILL GORR, owners and developers of the land shown on this plat, and designated herein as Lot 9, Block 11, WOODSON VILLAGE, FIFTH INSTALLMENT, SECTION ONE, to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, sewerlines, 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 BRETT and JILL GORR known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes stated.

Given under my hand and seal on this _____ day of _____, 20____
 Notary Public, Brazos County, Texas

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

City Engineer
 City of College Station

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

Chairman

 Attest: _____
 City Secretary

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

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

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

FINAL PLAT
 OF
 LOT 9, BLOCK 11
 WOODSON VILLAGE, FIFTH INSTALLMENT
 SECTION ONE
 BEING A
REPLAT
 LOT 9, BLOCK 11 AND THE
 ADJOINING RIGHT-OF-WAY OF
 HAWTHORNE STREET
 WOODSON VILLAGE, FIFTH INSTALLMENT
 SECTION ONE
 VOLUME 316, PAGE 353
 0.48 ACRES, CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: MARCH 2014
 PLAT DATE: 03-27-14
 REVISED: 04-24-14
 JOB NUMBER: 14-139
 CAD NAME: 14-139R
 CR5 FILE: SWOOD (cont); 14-139 (job)

PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3185

PREPARED FOR: JILL GORR
 918 HAWTHORNE STREET
 COLLEGE STATION, TEXAS 77840
 PHONE (703) 673-1857

1483
 4-24-14
 4:50
 200



Legislation Details (With Text)

File #: 14-470 **Version:** 1 **Name:** Traditions Montessori School Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 5/21/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 6/5/2014 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by change the zoning district boundaries from R Rural to GS General Suburban for approximately 3 acres for the property Robertson Stevenson Survey Abstract No. 54 as described in Volume 8070, Page 226 of the Official Public Records of Brazos County, Texas, and more generally located at 2668 Barron Road. Case #14-00900113 (J. Paz) (Note: Final action on this item is scheduled for the June 12, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

- Attachments:** [Aerial & SAM.pdf](#)
[Background Information.pdf](#)
[Application.pdf](#)
[Rezoning Map.pdf](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by change the zoning district boundaries from R Rural to GS General Suburban for approximately 3 acres for the property Robertson Stevenson Survey Abstract No. 54 as described in Volume 8070, Page 226 of the Official Public Records of Brazos County, Texas, and more generally located at 2668 Barron Road. **Case #14-00900113 (J. Paz) (Note: Final action on this item is scheduled for the June 12, 2014 City Council meeting - subject to change)**

Relationship to Strategic Goals:

- Diverse Growing Economy

Staff Recommendation: Staff recommends approval of the rezoning based on its compatibility with the Comprehensive Plan Future Land Use and Character Map.

Summary: This request is to rezone the property from R Rural to GS General Suburban. The rezoning would allow for a portion of the tract to be subdivided off and included as part of a proposed single-family subdivision.

The Unified Development Ordinance provides the following review criteria for zoning map amendments:

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is designated as General Suburban on the Comprehensive Plan Future Land Use and Character Map. The proposed rezoning is consistent with this designation.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood: The proposed rezoning would allow for the subdivision of the property and the development of single-family residential, which is intended for areas designated General Suburban in the Comprehensive Plan. The current zoning does not allow for further subdivision of this tract as lots must be a minimum of 3 acres. The adjacent tract to the west and north are zoned GS General Suburban and are being Preliminary Planned as the Barron Crest Subdivision. A portion of this tract is proposed to be subdivided and incorporated into Barron Crest Subdivision. Adjacent properties to the north, east and west are also designated General Suburban on the Comprehensive Plan.

3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment: The proposed rezoning for uses permitted by the district is appropriate for this area given the character of the surrounding properties and compliance with the Comprehensive Plan. The property would be allowed to subdivide into smaller lots.

4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment: The current R Rural zoning would not allow for further subdivision or the proposed Barron Crest Subdivision to incorporate a portion of this tract. The proposed zoning would enable further subdivision and be in keeping with the vision of the Comprehensive Plan.

5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment: Under the current zoning district, the property is limited in density. The proposed zoning would allow for a portion of the tract to be incorporated into the proposed Barron Crest Subdivision.

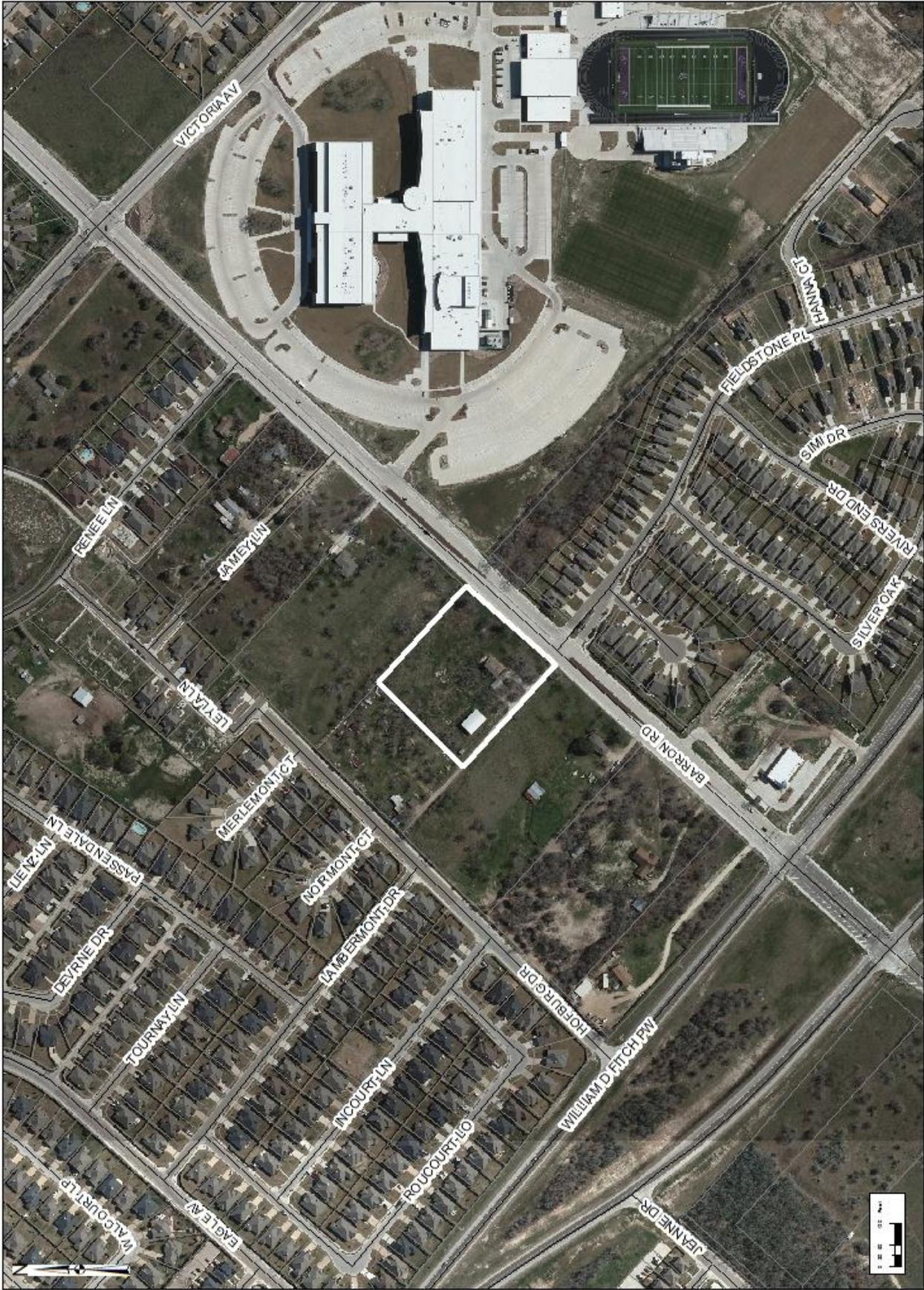
6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use: The subject tract is located in College Station's water and sanitary sewer service areas. Currently, the property has access to water and sanitary sewer. The tract has frontage to Barron Road, which is a four-lane Minor Arterial on the City's Thoroughfare Plan. Any future development of the tract will be required to meet the City's minimum fire flow requirements.

Budget & Financial Summary: N/A

Reviewed and Approved by Legal: N/A

Attachments:

1. Aerial & Small Area Map (SAM)
2. Background Information
3. Application
4. Rezoning Map



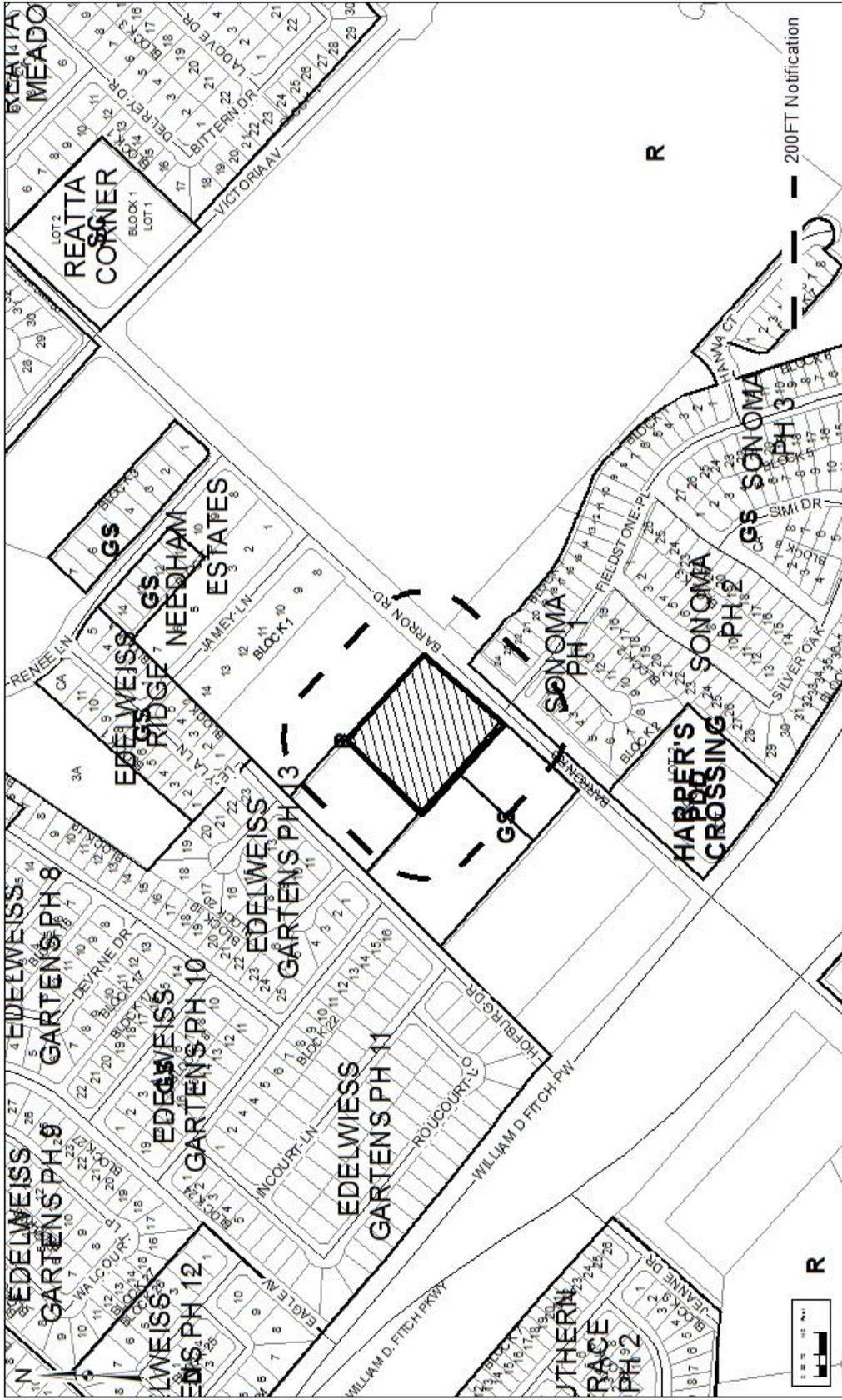
REZONING

Case: 14-113

TRADITIONS MONTESSORI SCHOOL
2668 BARRON ROAD

DEVELOPMENT REVIEW





Zoning Districts

R	Rural
E	Estate
RS	Restricted Suburban
GS	General Suburban
R - 1B	Single Family Residential
D	Duplex
T	Townhouse
R - 4	Multi-Family
R - 6	High Density Multi-Family
MHP	Manufactured Home Park
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial-Industrial
BP	Business Park
BPI	Business Park Industrial
NAP	Natural Areas Protected
C - 3	Light Commercial
M - 1	Light Industrial
M - 2	Heavy Industrial
C - U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development
R - 4	Multi-Family
R - 6	High Density Multi-Family
MHP	Manufactured Home Park
O	Office
SC	Suburban Commercial
GC	General Commercial
CI	Commercial-Industrial
BP	Business Park
BPI	Business Park Industrial
NAP	Natural Areas Protected
C - 3	Light Commercial
M - 1	Light Industrial
M - 2	Heavy Industrial
C - U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development
RDD	Redevelopment District
KO	Krenek Top Overlay
WFC	Wolf Fen Creek Dev. Corridor
NG - 1	Core Northgate
NG - 2	Transitional Northgate
NG - 3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krenek Top Overlay

Planned Development District

200FT Notification

REACTA CORNER

EDELWEISS RIDGE

EDELWEISS ESTATES

GARTENS PH 8

GARTENS PH 10

GARTENS PH 11

GARTENS PH 12

GARTENS PH 13

SONOMA PH 1

SONOMA PH 2

SONOMA PH 3

HABBER'S CROSSING

TRADITIONS MONTESSORI SCHOOL

2668 BARRON ROAD

DEVELOPMENT REVIEW

REZONING

Case: 14-113

NOTIFICATIONS

Advertised Commission Hearing Date: June 5, 2014
Advertised Council Hearing Date: June 12, 2014

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

Edelweiss Gartens HOA
Sonoma HOA

Property owner notices mailed: 14
Contacts in support: None at the time of the report.
Contacts in opposition: None at the time of the report.
Inquiry contacts: None at the time of the report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Suburban	GS General Suburban	Single-family residential – Future Barron Crest subdivision (unplatted)
South (across Barron Road)	General Suburban	GS General Suburban & Rural	Single-family residential – Sonoma Subdivision; School – College Station High School
East	General Suburban	R Rural	Single-family residential (unplatted)
West	General Suburban	GS General Suburban	Single-family residential – Future Barron Crest Subdivision (unplatted)

DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open renamed to R Rural (2013)
Final Plat: The property is currently unplatted.
Site development: Single-family home being converted into private school (Traditions Montessori School)



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-113</u>
DATE SUBMITTED:	<u>07/30/14</u>
TIME:	<u>9:50</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference _____

NAME OF PROJECT Traditions Montessorri School Rezoning

ADDRESS 2668 Barron Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 1 Traditions Montessorri School Subdivision

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:

TOTAL ACREAGE 2.92

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

Name Diana Bethke & Sheila Keelan E-mail traditionsmontessorri@gmail.co

Street Address 2911 Texas Ave, Ste 201

City College station State Tx Zip Code 77845

Phone Number 979-693-8500 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Same as applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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

Name Jeff Robertson (McClure & Browne) E-mail jeffr@mcclurebrowne.com
Street Address 1008 Woodcreek
City College Station State Tx Zip Code 77845
Phone Number 979-693-3838 Fax Number _____

This property was conveyed to owner by deed dated 5/31/2013 and recorded in Volume 11384, Page 281 of the Brazos County Official Records.

Existing Zoning Rural Proposed Zoning General Suburban
Present Use of Property Single House
Proposed Use of Property School

REZONING SUPPORTING INFORMATION

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

In order to develop the rear 25' of the property as proposed, the property must be rezoned to General Suburban per the UDO.

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

It is in compliance with the Comprehensive Plan.

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

The zoning will match the surrounding properties to the north and west. The property to the east will likely have to be rezoned to General Suburban if it is developed in the future.

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

The land is suitable for a school and single family houses as proposed.

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

The current zoning (rural) is very limited in the uses that are allowed. The single family homes proposed would not be allowed.

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

The land not highly marketable as a rural zoned property. Most uses allowed in rural are not conducive to properties located such as this one.

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

[Empty box for additional reasons]

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.

** see next page*

Signature and title

Date

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

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

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

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

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.

Sheh Kerlan Diana Bethke
Signature and title

4-24-14
Date

B.A. Cothey, Ltd.
2.0 Acres out of
Robert Stevenson Survey A-54
Zoning: General Suburban

S 44°49'42" W - 340.50'

Traditions Montessori School
2.961 Acres out of
Robert Stevenson Survey A-54
(Vol. 11384, Pg. 281)
Existing Zoning: Rural
Proposed Zoning: General Suburban

B.A. Cothey, Ltd.
(Vol. 9516, Pg. 265)
Zoning: General Suburban

30' Private Access Esm't.
S 45°17'24" E - 366.88'

N 45°08'10" W - 373.31'

Gene Savage
(Vol. 10481, Pg. 206)
Zoning: Rural

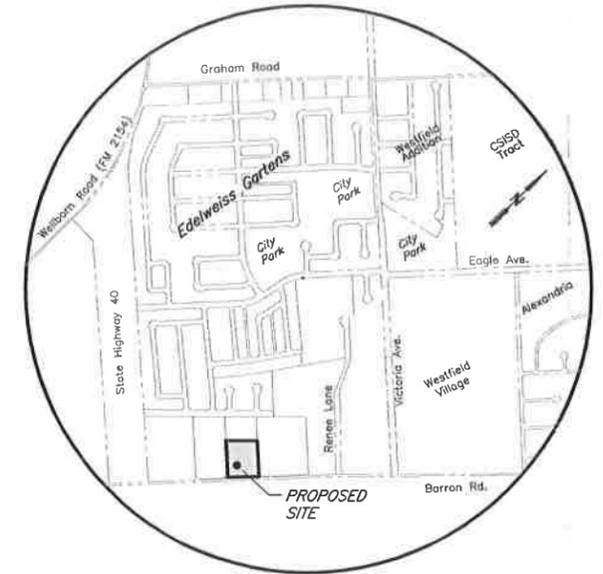
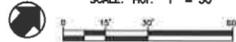
10' PUE

N 42°32'49" E - 339.14'

Barron Road
90' R.O.W.

REZONING MAP

SCALE: Hor: 1" = 30'



VICINITY MAP

RE-ZONING MAP

**TRADITIONS MONTESSORRI
SCHOOL TRACT**
2.961 Acres out of
ROBERT STEVENSON SURVEY A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
Submitted: MAY 2014

SCALE: 1" = 200'

Owner:
Traditions Montessori School
2888 Barron Road
College Station, Tx 77845

Prepared by:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

14.13
5.20.14
215



Legislation Details (With Text)

File #:	14-512	Version:	1	Name:	AT&T Lake Placid CUP
Type:	Rezoning	Status:		Status:	Agenda Ready
File created:	5/29/2014	In control:		In control:	Planning and Zoning Commission Regular
On agenda:	6/5/2014	Final action:		Final action:	
Title:	Public hearing, presentation, possible action, and discussion regarding an ordinance approving a conditional use permit pursuant to Chapter 12, "Unified Development Ordinance," Section 12-3.16 "Development Review Procedures, Conditional Use Permit", of the Code of Ordinances of the City of College Station, Texas, to permit a Major Wireless Telecommunication Facility (WTF) in R Rural zoning within a 26.25-acre tract generally located at 1241 Flying Ace Circle along Rock Prairie Road. Case#14-00900030 (J. Paz) (Note: Final action on this item is scheduled for the June 26, 2014 City Council meeting - subject to change)				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	SAM&Aerial Application Site Plan Visual Impact Analysis				

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance approving a conditional use permit pursuant to Chapter 12, "Unified Development Ordinance," Section 12-3.16 "Development Review Procedures, Conditional Use Permit", of the Code of Ordinances of the City of College Station, Texas, to permit a Major Wireless Telecommunication Facility (WTF) in R Rural zoning within a 26.25-acre tract generally located at 1241 Flying Ace Circle along Rock Prairie Road. **Case#14-00900030 (J. Paz) (Note: Final action on this item is scheduled for the June 26, 2014 City Council meeting - subject to change)**

Relationship to Strategic Initiatives: Diverse Growing Economy

Staff Recommendation: Staff recommends approval of the request.

Summary: The purpose of the conditional use permit application is to facilitate the construction of a 100-foot major telecommunication tower. The tower is proposed to locate on the 26.25 acre Flying Ace development tract, located northeast of the intersection of Bird Pond Road and Rock Prairie Road. The transmission tower is proposed to occupying 4,225 square feet on the northeast corner of the tract. This site was initially developed prior to annexation in November 2002. This site is zoned R Rural and is not platted. No development activity has occurred recently on the property.

REVIEW CRITERIA

Section 12-3.16 of the Unified Development Ordinance authorizes City Council the discretionary approval of uses with unique or widely-varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in the UDO. The City Council may approve an application for a conditional use where it reasonably determines that there will be no significant negative impact upon residents of surrounding property or upon the general public. The City Council shall consider the following

criteria in its review:

1. Purpose and Intent of UDO. The proposed use shall meet the purpose and intent of this UDO and the use shall meet all the minimum standards established in this UDO for this type of use.

The proposed WTF tower meets all the minimum standards established in the UDO. This section of Rock Prairie Road is a two-lane Major Collector. As the proposed Wireless Telecommunication Facility (WTF) tower is considered a Major WTF, it is to be setback the height of the tower by a factor of three from all thoroughfares; in this case the required setback is 300 feet. The proposed transmission tower is setback over 1,000 feet from both Bird Pond Road and Rock Prairie Road. Additionally, transmission towers over 75 feet in height must be separated from any existing tower by at least 3,500 feet. The nearest tower is 2.32 miles from the proposed tower. It will also be placed equal distance to the height of the tower away from surrounding residential structures. Landscaping and a wood fence are proposed to screen the mechanical equipment at the base of the tower.

2. Consistency with Comprehensive Plan. The proposed use shall be consistent with the development policies and goals and objectives as embodied in the Comprehensive Plan for development of the City.

The Comprehensive Plan Future Land Use and Character Map designates this area as Estate, which is intended for low density single-family on minimum one acre lots. Currently, the property is zoned R Rural, which allows the development of a WTF with the approval of a Conditional Use Permit. The transmission tower is proposed to locate at the northeast corner of the tract in an area with minimal development.

3. Compatibility with Surrounding Area. The proposed use shall not be detrimental to the health, welfare, or safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

The proposed telecommunication facility is at least equal the height of the tower (100 feet) from all existing residential structures. The facility is expected to improve the service coverage for AT&T users in the surrounding area.

4. Harmonious with Character of Surrounding Area. The proposed site plan and circulation plan shall be harmonious with the character of the surrounding area.

The proposed lease area for the telecommunication facility is 65 feet by 65 feet located in the northeast portion of the tract and is primarily used for agricultural purposes. Bird Pond Estates, an acreage rural residential subdivision, is located by the proposed location.

5. Infrastructure Impacts Minimized. The proposed use shall not negatively impact existing uses in the area or in the City through impacts on public infrastructure such as roads, parking facilities, electrical, or water and sewer systems, or on public services such as police and fire protection, solid waste collection, or the ability of existing infrastructure and services to adequately provide services.

The subject area is outside of the College Station utilities; water, sanitary sewer and electric service areas. The owner has granted AT&T a private access easement from Rock Prairie Road to access the telecommunication facility.

6. Effect on Environment. The proposed use shall not negatively impact existing uses in the area or in the City.

If the proposed telecommunication facility is approved, no other facility will be permitted in close proximity. The proposed facility will allow for collocation abilities. The surrounding areas are of low density

development. The proposed tower is meeting all standards for Major WTFs as required by the UDO based on current conditions.

Commission Action Options: The Commission is tasked with reviewing the conditional use application based on the criteria listed above and recommend to the City Council such action as the Planning and Zoning Commission deems proper. The final consideration for the Conditional Use Permit request will be by City Council at their June 26, 2014 regular meeting.

INFRASTRUCTURE AND FACILITIES

Water: The subject area is outside of the College Station Water CCN.

Sewer: The subject area is outside of the College Station Wastewater CCN.

Streets: Rock Prairie Road is a Two-Lane Major Collector on the Thoroughfare Plan

Off-site Easements: None for this improvement.

Drainage: None for this improvement.

Flood Plain: This site is not within a floodplain.

Oversize request: None.

Impact Fees: None.

Notification:

Legal Notice Publication(s): The Eagle; May 19, 2014

Advertised Commission Hearing Date: June 5, 2014

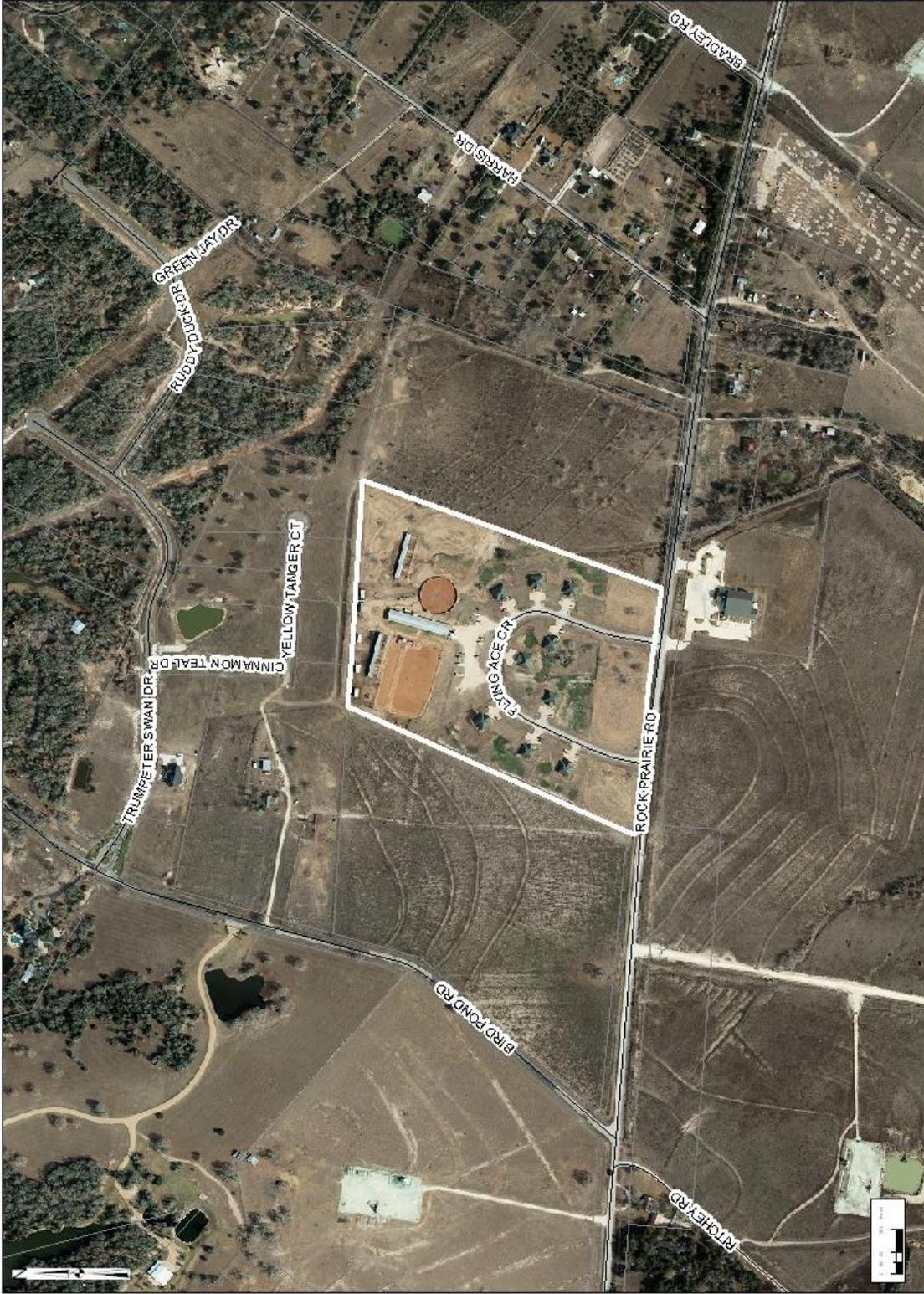
Advertised Council Hearing Date: June 26, 2014

Number of Notices Mailed to Property Owners Within 200': 5

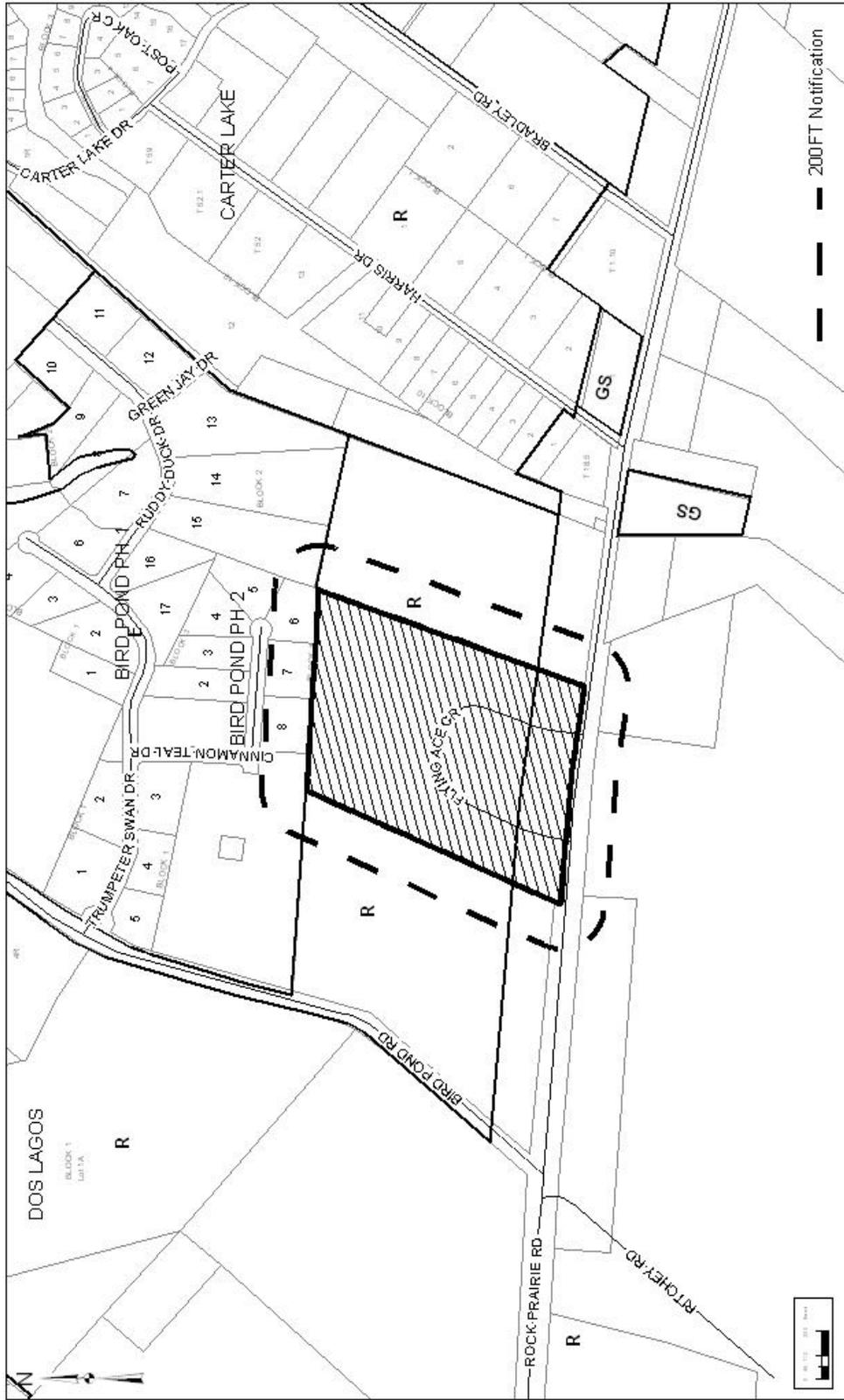
Response Received: One inquiry at the time of this report.

Supporting Materials:

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Copy of Site Plan
4. Visual Impact Analysis Images



Case: 14-030	AT&T LAKE PLACID 1241 FLYING ACES CIRCLE	DEVELOPMENT REVIEW
CONDITIONAL USE PERMIT		



--- 200 FT Notification

Zoning Districts	R-4	Multi-Family	BPI	Business Park/Industrial	PDD	Planned Development District
R	Rural	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
E	Estate	Manufactured Home Park	C-3	Light Commercial	NG-1	Core Northgate
RS	Restricted Suburban	Office	M-1	Light Industrial	NG-2	Transitional Northgate
GS	General Suburban	Suburban Commercial	M-2	Heavy Industrial	NG-3	Residential Northgate
R-1B	Single Family Residential	General Commercial	C-U	College and University	OV	Corridor Overlay
D	Duplex	Commercial Industrial	R&D	Research and Development	RDD	Redevelopment District
T	Townhouse	Business Park	P-MUD	Planned Mixed-Use Development	KD	Krenk Tap Overlay

DEVELOPMENT REVIEW

AT&T LAKE PLACID
1241 FLYING ACES CIRCLE

Case: 14-030
CONDITIONAL USE PERMIT



FOR OFFICE USE ONLY	
CASE NO.:	14-30
DATE SUBMITTED:	02.07.14
TIME:	4:08
STAFF:	Bo

CONDITIONAL USE PERMIT APPLICATION MAJOR WIRELESS TELECOMMUNICATIONS FACILITIES

MINIMUM SUBMITTAL REQUIREMENTS

- \$1.165 Conditional Use Permit Application Fee.
- \$932 Site Plan Application Fee.
- \$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) copies of site plan. This site plan will go to City Staff for review, after which ten (10) copies of the revised site plan will be required.
- One (1) folded copy of the landscape plan. *Letter*
- 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). *Not Applicable*
- The attached Site Plan checklist with all items checked off or a brief explanation as to why they are not.

The following items in accordance with the procedures and requirements for WTFs in the UDO Section 6.3 Specific Use Standards:

- An inventory of the applicant's existing and future towers. The owner must have on file with the City a master list of all existing tower structures owned or controlled by the owner. The existing towers must be overlaid and shown on the City of College Stations Geographical Information System.
- The linear separation distance from other transmission towers, residentially-zoned properties, residential structures, and applicable thoroughfares.
- A visual impact analysis, presented as color photo simulations, showing the proposed site of the WTF.
- Plans for the antenna and the antenna tower prepared and signed by a licensed professional engineer and designed to withstand sustained winds of at least 90 miles per hour. *To be emailed*
- Affidavit confirming compliance with FAA regulations, FCC regulations and regulations of any other agency of the Federal Government with the authority to regulate telecommunication facilities.
- A letter addressed to the City declaring an intent and willingness to construct a proposed tower that would allow additional service providers to locate on the tower.
- Grid Plan (propagation map) of the service area for existing and future structures for a period of not less than 2 years. The submission should include the "search ring" overlaid onto the City of College Station Geographic Information Systems showing aerial photograph, parcel lines, and streets. The "search ring" must be the area required for siting the proposed facility.
- Documentation of need and alternatives. *See AT&T Lake Placid Intro Exhibit A*

Date of Optional Preapplication Conference _____

NAME OF PROJECT AT&T LAKE PLACID

ADDRESS 1241 Flying Ace Circle, College Station 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Tr. Conthens League A-9

TOTAL ACREAGE 26.245 Called 26.245 Acres
TO Flying Ace Development, LLC

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name David Petrakovitz E-mail dave.petrakovitz@gmail.com

Street Address 3603 Sunlight Hill

City Spring State TX Zip Code 77386

Phone Number 281 701-0604 Fax Number 832-764-0559

PROPERTY OWNER'S INFORMATION:

Name Flying Ace Development E-mail _____

Street Address 1241 Flying Ace Circle College Station 77845

City College Station State TX Zip Code 77845

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name level 5 E-mail _____

Street Address 19315 Fm 2252 Ste 301

City Garden Ridge State TX Zip Code 78266

Phone Number 210 542 5911 Fax Number _____

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

Name _____ E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

PRESENT USE OF PROPERTY Horse/Livestock, Duplexes

CURRENT ZONING OF PROPERTY Ag - Open renamed 'R Rural'

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

APPLICATION WILL NOT BE CONSIDERED COMPLETE WITHOUT THE FOLLOWING INFORMATION ADDRESSED:

1. Provide a detailed explanation of the proposed use including the height of the tower, tower design, maintenance schedules, etc. (as applicable):

proposed 110'-0" monopole design, standard monthly maintenance schedule, and periodic structure analysis as required

2. Explain how the proposed conditional use will meet the purpose and intent of the Unified Development Ordinance and how the use will meet all of the minimum standards established in the UDO for this type of use:

Site is beyond the set backs as required by the UDO for: distance from other towers; distance set back from residential uses; distance set back from roadways
- Applicant is requesting waiver of UDO standards for landscaping based upon location not visible to roads or residential ^{suburbs}

3. Explain how the proposed use is consistent with Comprehensive Plan:

proposed site is designed as an intermediate WTF and does not exceed 150'. Site is designed for colocation ability. Site assists in promoting public health & safety, and provides beneficial economic benefits to the city (enhanced tax revenues) and enhanced telecommunications to residents

4. Explain how the proposed use is compatible with the surrounding areas:

Surrounding area is open Agricultural use with some some scale development of residential. Site will be built to minimum height need and set back over 1300' from roadway.

5. Explain how the proposed site plan and circulation plan will be harmonious with the character of the surrounding area:

Surrounding area is open Ag use.

6. Explain how infrastructure impacts will be minimized, including traffic impacts:

Infrastructure impacts will be minimized by setting tower back over 150' from public roadway. Apparent scale and size of this tower will therefore be very minimal.

7. Explain the effects of the use will have on the environment:

No adverse affects on environment. In practice Full Antenna array towers provide home, nesting, and lodging for numerous species of local bird life

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.

David P. ... Agent
Signature and title

2-6-2014
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 prep) 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 A + S / Crawford / D. Petrovich (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.


Property Owner(s)

2/7/14
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

1/28/14
Date

Not Applicable

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

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

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

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

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

Engineer Date

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

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

B. I, _____, certify to the following:
(i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Engineer Date

Additional certification for Floodway Encroachments:

C. I, _____, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Engineer Date

NOTE:
 ALL GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.

BLOCK 3
 BIRD POND ESTATES
 PHASE 2
 DOCUMENT NO. 91003654
 P.R.B.C.T.

ZONING: E (ESTATE-RESIDENTIAL)

PREPARED FOR:



AT&T MOBILITY
 1801 VALLEY VIEW LANE
 FARMERS BRANCH, TX 75234

CONSULTANT:



Goodman Networks
 6400 INTERNATIONAL PARKWAY
 SUITE 1000
 PLANO, TX 75093
 Tel: (972) 406.9692

SITE NAME:
LAKE PLACID EAST

SITE NUMBER:
HX2260

SITE ADDRESS:
 1241 FLYING ACE CIRCLE
 COLLEGE STATION, TX 77845
 BRAZOS COUNTY

4/9/2014




19315 FM 2252, STE. 301 PH: (210) 542-5911
 GARDEN RIDGE, TX 78266 F-13646

DRAWN BY: IL
 APPROVED BY: TH
 DATE DRAWN: 12/04/13

REVISION		
NO	DESCRIPTION	BY DATE
0	ISSUED FOR CONSTRUCTION	IL 12/04/13
1	UPDATED CITY COMMENTS	JS 03/21/14
2	UPDATED TOWER HEIGHT	JS 04/04/14

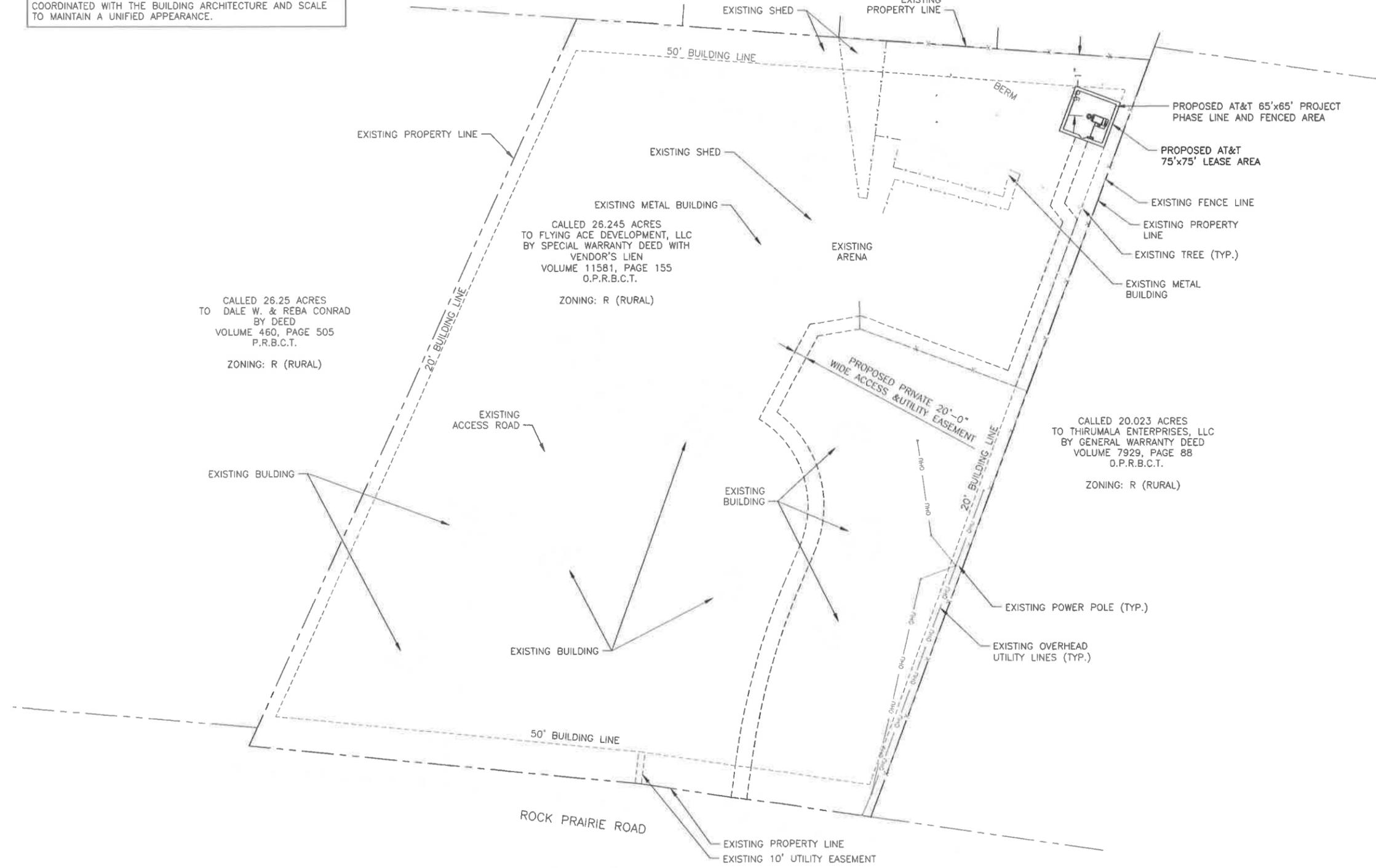
SHEET TITLE:
OVERALL AREA PLAN

SHEET NUMBER:
A0.0

CALLED 26.25 ACRES
 TO DALE W. & REBA CONRAD
 BY DEED
 VOLUME 460, PAGE 505
 P.R.B.C.T.
 ZONING: R (RURAL)

EXISTING METAL BUILDING
 CALLED 26.245 ACRES
 TO FLYING ACE DEVELOPMENT, LLC
 BY SPECIAL WARRANTY DEED WITH
 VENDOR'S LIEN
 VOLUME 11581, PAGE 155
 O.P.R.B.C.T.
 ZONING: R (RURAL)

CALLED 20.023 ACRES
 TO THIRUMALA ENTERPRISES, LLC
 BY GENERAL WARRANTY DEED
 VOLUME 7929, PAGE 88
 O.P.R.B.C.T.
 ZONING: R (RURAL)



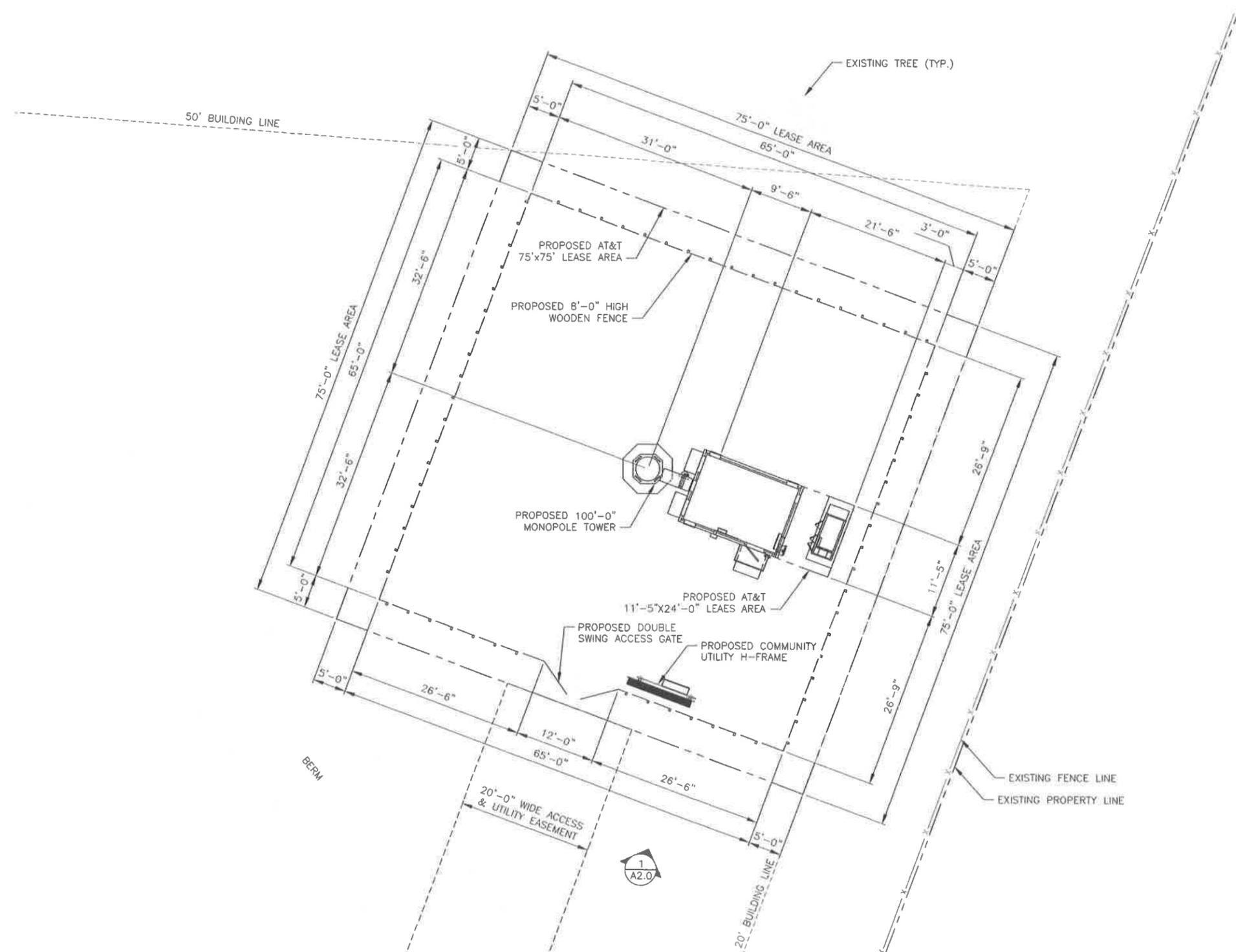
NOTES:
 1. THIS PLAN WAS CREATED WITH THE AID OF A PROFESSIONAL LAND SURVEY BY TOWN & COUNTY SURVEYORS, LLC DATED 12/17/13.

1 OVERALL AREA PLAN

FULL SIZE PLOT SCALE: 1" = 80'
 HALF SIZE PLOT SCALE: 1" = 160'



TRUE NORTH



1 PROPOSED COMPOUND PLAN
 FULL SIZE PLOT SCALE: 1/8" = 1'-0"
 HALF SIZE PLOT SCALE: 1/16" = 1'-0"
 0 4' 8' 16'

PREPARED FOR:

 AT&T MOBILITY
 1801 VALLEY VIEW LANE
 FARMERS BRANCH, TX 75234

CONSULTANT:

Goodman Networks
 6400 INTERNATIONAL PARKWAY
 SUITE 1000
 PLANO, TX 75093
 Tel: (972) 406.9692

SITE NAME:
LAKE PLACID EAST
 SITE NUMBER:
HX2260
 SITE ADDRESS:
 1241 FLYING ACE CIRCLE
 COLLEGE STATION, TX 77845
 BRAZOS COUNTY

4/9/2014



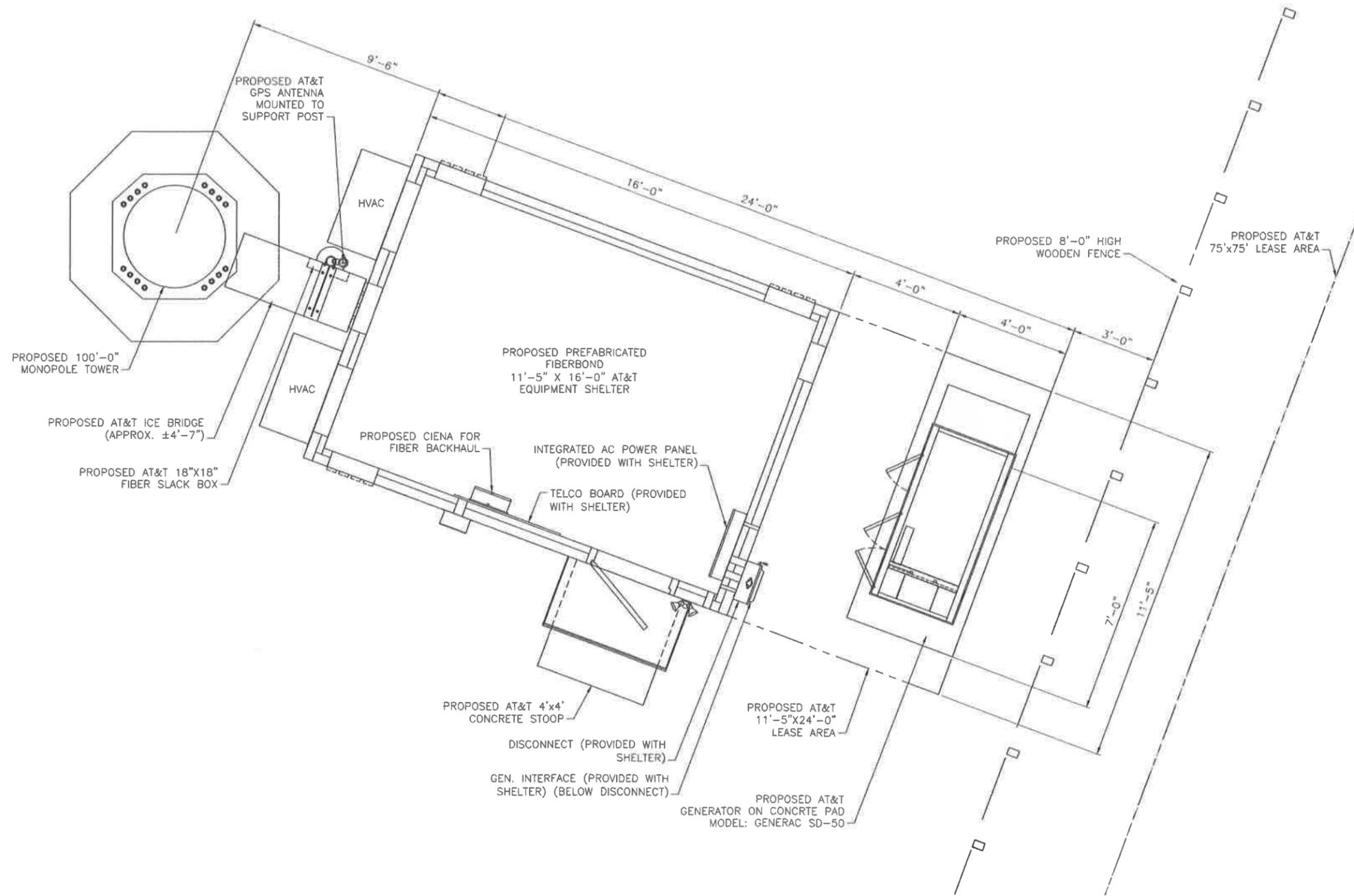
 19315 FM 2252, STE. 301 PH: (210) 542-5911
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PROPOSED COMPOUND PLAN

SHEET NUMBER:
A1.1



1 ENLARGED EQUIPMENT PLAN
 FULL SIZE PLOT SCALE: 1/2" = 1'-0"
 HALF SIZE PLOT SCALE: 1/4" = 1'-0"
 0 2' 4'

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 PLANO, TX 75093
 Tel: (972) 406.9692

SITE NAME:
LAKE PLACID EAST
 SITE NUMBER:
HX2260
 SITE ADDRESS:
 1241 FLYING ACE CIRCLE
 COLLEGE STATION, TX 77845
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SHEET TITLE:
ENLARGED EQUIPMENT PLAN

SHEET NUMBER:
A1.2

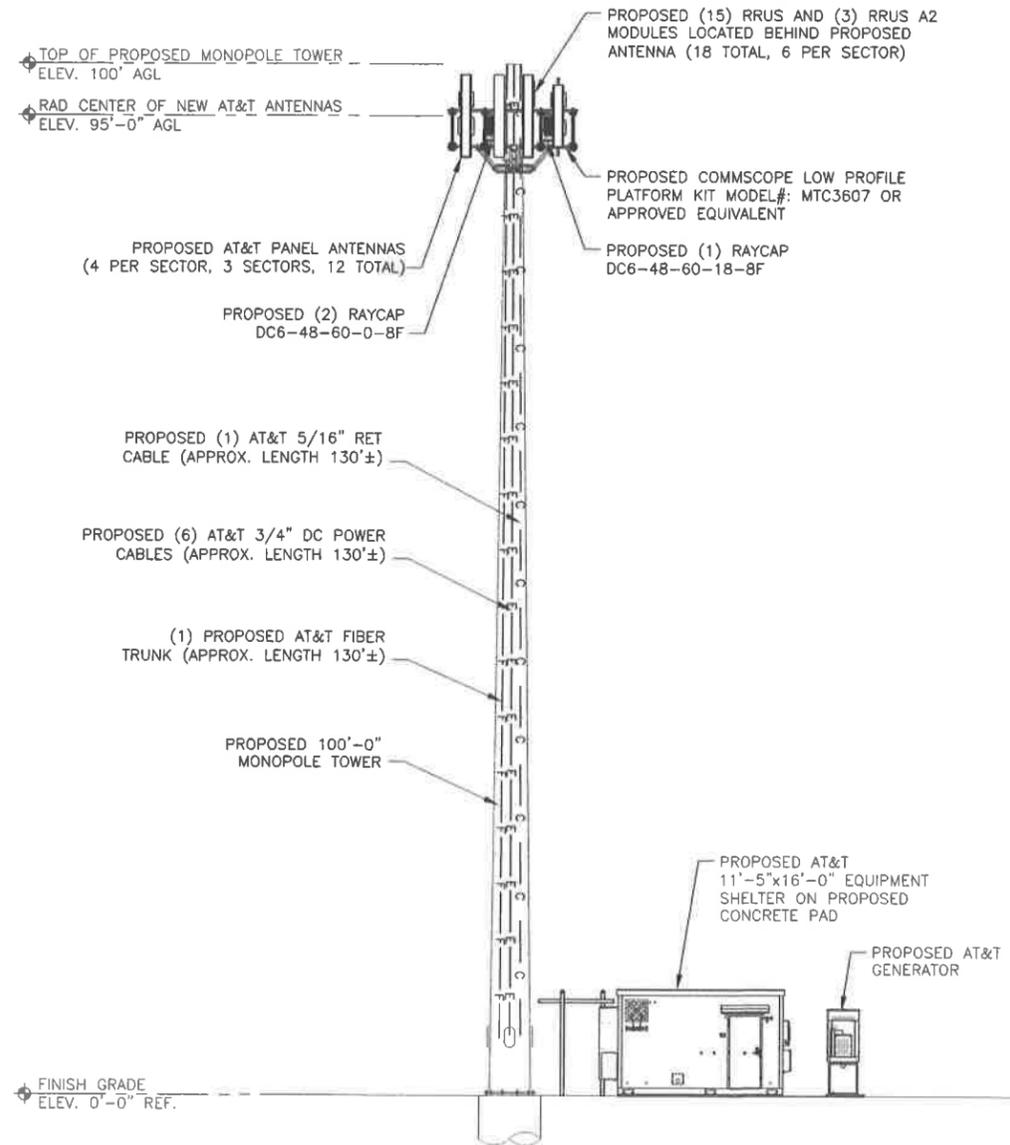
NOTE:
 STRUCTURAL ANALYSIS PERFORMED BY OTHERS. CONTRACTOR TO THOROUGHLY REVIEW AND ADHERE TO THE STRUCTURAL ANALYSIS SPECIFIC TO THIS PROJECT. REFER TO THE ANALYSIS FOR STRUCTURAL INFORMATION INCLUDING BUT NOT LIMITED TO STRUCTURAL UPGRADES, MOUNTING TYPES, ANTENNA DETAILS AND HEIGHTS, CABLE ROUTING, ETC. ANY DISCREPANCY BETWEEN THE DRAWINGS AND STRUCTURAL ANALYSIS, AND/OR TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.

ANTENNA CABLE NOTES:

1. ALL FIBER AND DC CABLES SHALL BE SECURED USING ROSENBERGER. COORDINATE WITH CM FOR APPROVED SNAP-IN OR CLAMP HANGERS.
2. WHERE APPLICABLE, VAPOR WRAP WILL BE USED TO SEAL ALL CONNECTIONS.
3. ALL JUMPERS TO THE ANTENNAS FROM THE RRU WILL BE 1/2" JUMPERS AND SHALL NOT EXCEED 6'-0".
4. UPON COMPLETION, PROVIDE A HEIGHT VERIFICATION DEPICTING RAD CENTER AND TOP OF ANTENNA.

ANTENNA MOUNTING NOTES:

1. ALL AZIMUTHS ARE TO BE ESTABLISHED CLOCKWISE FROM THE TRUE NORTH HEADING.
2. CONTRACTOR SHALL VERIFY PROPOSED ANTENNA RAD CENTER AND ORIENTATIONS WITH AT&T PRIOR TO INSTALLATION OF ANTENNAS.
3. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, EXISTING TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE PROPOSED LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.
4. CONTRACTOR SHALL REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION (WHERE APPLICABLE) OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.
5. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA/EIA-222-G OR APPLICABLE LOCAL CODES.
6. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123, UNLESS NOTED OTHERWISE.
7. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 UNLESS NOTED OTHERWISE.
8. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
9. ALL ANTENNA MOUNTS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
10. MINIMUM HORIZONTAL SPACING SHALL BE 3'-0" BETWEEN ANTENNAS.



1 PROPOSED TOWER ELEVATION

FULL SIZE PLOT SCALE: 1/8" = 1'-0"
 HALF SIZE PLOT SCALE: 1/16" = 1'-0"



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TOWER ELEVATION

SHEET NUMBER:

A2.0



Photo Simulation of Proposed AT&T Cell Tower Site

Prepared for: Crafton Communications

Site Address:

1241 Flying Ace Circle
College Station TX, 77845

AT&T Site Name: Lake Placid East

Project Description:

Proposed 110' Monopole in the City of College Station

Purpose:

This document is intended to represent approximate levels
of visibility of the proposed AT&T Monopole



Google earth



Figure 1: Aerial Image of Surrounding Area with Reference Points



Figure 2: Photo from Position A looking South toward site



Figure 2a: Simulation from Position A looking South toward site



Figure 3: Photo from Position B looking West toward site



Figure 3a: Simulation from Position B looking West toward site



Figure 4: Photo from Position C looking North toward site



Figure 4a: Simulation from Position C looking North toward site



Figure 5: Photo from Position D looking East toward site



Figure 5a: Simulation from Position D looking East toward site