

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

**Planning & Zoning
Commission
July 17, 2014**
*City Hall Council Chambers
1101 Texas Avenue
College Station, Texas*

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



AGENDA
PLANNING & ZONING COMMISSION
WORKSHOP MEETING
JULY 17, 2014, AT 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
1101 TEXAS AVENUE
COLLEGE STATION, TEXAS

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of Minor and Amending Plats approved by Staff.
 - Final Plat ~ Minor Plat ~ College Hills Woodlands Lots 15R – 16R **Case #14-00900041 (J. Schubert)**
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**)
6. Presentation, possible action, and discussion regarding the scope and process for pursuing possible revisions to the non-residential architecture standards. (**J.Schubert**)
7. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
 - Thursday, July 24, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Oldham**)
 - Thursday, August 7, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
9. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
10. Adjourn.

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. 7/16/14: Joint subcommittee meeting.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</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. 7/17/14: Discussion of proposed amendment review 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	
<p>Summary:</p> <p>Evaluate sign regulations related to electronic message boards.</p>	<p>Project Dates:</p> <p>5/12/14: Presentation at Council Workshop to receive direction from Council.</p> <p>7/3/14: P&Z unanimously recommended approval of proposed sign ordinance.</p> <p>7/24/14: Proposed sign ordinance revisions presented to Council for consideration.</p>
Staff Assigned: M. Hester/J. Schubert	Anticipated Completion:

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



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

JULY 17, 2014, AT 7:00 P.M.

CITY HALL COUNCIL CHAMBERS

1101 TEXAS AVENUE

COLLEGE STATION, TEXAS

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

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

4. **Consent Agenda**

- 4.1 Consideration, possible action, and discussion to approve Meeting Minutes.
 - July 3, 2014 ~ Workshop
 - July 3, 2014 ~ Regular
- 4.2 Presentation, possible action, and discussion on a Preliminary Plan for Indian Lakes Phase 25 consisting of 10 lots on approximately 31.53 acres generally located east of the southern-most end of Indian Lakes Drive in the Indian Lakes Subdivision, approximately one mile southwest of State Highway 6 in the City's Extraterritorial Jurisdiction. **Case #14-00900117 (J. Schubert)**
- 4.3 Presentation, possible action, and discussion on a Final Plat for Pebble Creek Phase 7-C consisting of 49 residential lots on approximately 29.545 acres located at 1320 Royal Adelaide Loop, generally located east of Pebble Creek Parkway and south of Pebble Creek Subdivision Phases 7A & 7B. **Case #13-00900217 (J. Schubert)**

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.
6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12-8.3.G 'Blocks' and a presentation, possible action, and discussion on a Preliminary Plan for Barron Crest Subdivision consisting of 31 lots on approximately 9.892 acres located at 2668, 2670 & 2716 Barron Road, more generally located across from the Sonoma Subdivision. **Case #14-00900053 (J. Schubert)**
7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending 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 changing the zoning district boundaries from GC General Commercial and R-4 Multi-Family to R-4 Multi-Family on approximately 2.6 acres for Herman F. Krenek Subdivision Phase Two Lot 5B and a 0.752-acre tract described as Tract 1 and 0.393-acre tract described as Tract 2 by a deed to Sylvia H. Robinson recorded in volume 9511, page 270 of the Official Public Records of Brazos County, Texas, the property generally located at 2315 and 2317 Texas Avenue South. **Case #14-00900144 (J. Schubert) (Note: Final action of this item is scheduled for the August 14, 2014 City Council meeting – subject to change)**
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.

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
July 3, 2014, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Jane Kee, Jodi Warner, and Rick Floyd

COMMISSIONERS ABSENT: Casey Oldham and Jim Ross

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Jennifer Prochazka, Morgan Hester, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Adam Falco, Jeremy Alderete, and Robin Krause

1. Call the meeting to order.

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

2. Discussion of consent and regular agenda items.

There was general discussion amongst the Commission regarding Regular Agenda Item 6.

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

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

4. 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.

5. Presentation, possible action, and discussion regarding a Semi-Annual Report on Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02. **(A. Gibbs)**

City Engineer Gibbs gave a presentation regarding a Semi-Annual Report on Impact Fees.

There was general discussion amongst the Commission regarding the Semi-Annual Report.

Commissioner Warner motioned to approve the Semi-Annual Report. Commissioner Rektorik seconded the motion, motion passed (5-0).

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

- Thursday, July 10, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. **(Liaison – Miles)**

- Thursday, July 17, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairman Miles reviewed the above-mentioned meetings and stated that the City Council meeting on July 10th had been cancelled.

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.

There was general discussion regarding the above-mentioned meetings.

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

Commissioner Kee asked for a future agenda item regarding parkland dedication and vesting related to replating lots and building plots.

9. Adjourn.

The meeting was adjourned at 6:56 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Robin Krause, Permit Technician
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
July 3, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Jerome Rektorik, Jane Kee, Jodi Warner, Rick Floyd

COMMISSIONERS ABSENT: Jim Ross and Casey Oldham

CITY COUNCIL MEMBERS PRESENT: Blanche Brick

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Jason Schubert, Jennifer Prochazka, Jessica Bullock, Jerry Cuaron, Kevin Ferrer, Morgan Hester, Adam Falco, Jeremy Alderete, and Robin Krause

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 to approve meeting minutes.

* June 19, 2014 ~ Workshop

* June 19, 2014 ~ Regular

Commissioner Rektorik motioned to approve Consent Agenda Item 4.1. Commissioner Warner 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.

No items were removed from the Consent Agenda.

6. Public hearing, presentation, possible action, and discussion on a Final Plat of the West Park 2nd Addition Lots 9R-11R, Block A being a Replat of West Park 2nd Addition Lots 9 & 10, Block A consisting of three single-family residential lots on approximately 0.45 acres, located at 703 & 705 Wellborn Road, and more generally located at the southwest intersection of Luther Street and Wellborn Road. **Case#14-00900037 (M. Hester)**

Staff Planner Hester presented the replat and recommended approval with condition that the existing structure encroaching into setbacks be demolished or moved.

There was general discussion amongst the Commission regarding parkland dedication and removal of the existing structure.

Chairman Miles opened the public hearing.

No one spoke during the public hearing.

Chairman Miles closed the public hearing.

Commissioner Rektorik motioned to approve the replat with the condition that the existing structure encroaching into setbacks be demolished or moved. Commissioner Warner seconded the motion, motion passed (5-0).

7. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12 – Unified Development Ordinance, Section 12-7.5.O “Fuel Price Signs” and Section 12-7.5.CC “Electronic Reader Boards” of the Code of Ordinances regarding sign regulations. **Case #14-00900149 (M. Hester) (Note: Final action on this item is scheduled for the July 24, 2014 City Council meeting – subject to change)**

Staff Planner Hester presented the amendment regarding sign regulations and recommended approval.

There was general discussion amongst the Commission regarding the amendment to the ordinance.

Chairman Miles opened the public hearing.

Ray Hansen, 730 N. Rosemary, Bryan, Texas, gave an overview of the need for larger fuel price signs.

Sherry Ellison, 2705 Brookway Dr, College Station, Texas, expressed opposition to the change of “Electronic Reader Board” ordinance.

Chairman Miles closed the public hearing.

Commissioner Warner motioned to recommend approval of the the amendments to the ordinance regarding sign regulations. Commissioner Kee seconded the motion, motion passed (5-0).

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.

There was no discussion amongst the Commission regarding future agenda items.

9. Adjourn

The meeting was adjourned at 7:57 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Robin Krause, Permit Technician
Planning & Development Services



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Indian Lakes Ph 25
14-00900117**

SCALE: Ten residential lots on approximately 31.53 acres

LOCATION: Generally located east of the southern-most end of Indian Lakes 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: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY
PLAN

Case: 14-117

INDIAN LAKES PH. 25
18580 INDIAN LAKES DR.

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Master Planned:	Master Plan approved in 2002. Subsequent preliminary plats and final plats have been approved every year since 2004.
Site development:	Vacant. Ten residential lots are proposed, ranging from 1.15 acres to 2.2 acres.

COMMENTS

Water:	Provided by Wellborn Special Utility District.
Sewer:	Sanitary sewer service will be provided by private on-septic systems on each lot. These facilities will be permitted by the Brazos County Health Department.
Off-site Easements:	None at this time.
Drainage:	Drainage is generally to the north within the Peach Creek Drainage Basin.
Flood Plain:	There is no FEMA regulated floodplain located on the property.
Greenways:	N/A
Pedestrian Connectivity:	This 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.
Streets:	Access will be provided from Indian Lakes Phase 10 via Indian Lakes Drive.
Oversize Request:	N/A
Parkland Dedication Fees:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Impact Fees:	N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-900117</u>
DATE SUBMITTED:	<u>5.8.14</u>
TIME:	<u>1:40</u>
STAFF:	<u>RK</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.
- Six (6) 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 N/A

NAME OF PROJECT Indian Lakes - Phase-22' 25' (MTH)

ADDRESS Southeast of the current termination of Indian Lakes Drive

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Southeast of the current termination of Indian Lakes Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

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

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

ARCHITECT OR ENGINEER'S INFORMATION:

Name McClure & Browne, 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

Total Acreage 31.53 Total No. of Lots 10 R-O-W Acreage 4.88

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 0.02 AC

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? N/A

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

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

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

Yes

No

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

Project Name: Indian Lakes

City Project Number (in known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

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



Signature and title

5/8/14

Date

PRELIMINARY PLAN NOT FOR RECORD

OF
VILLAGES OF INDIAN LAKES
PHASE XXV

31.53 ACRE TRACT - 10 LOTS

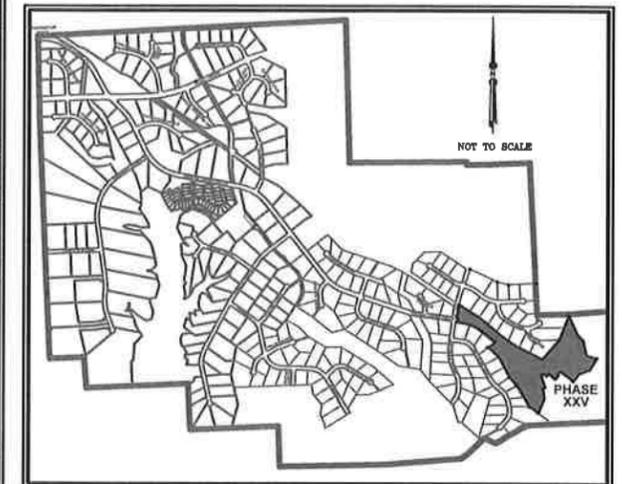
J. M. BARRERA SURVEY, A-69
H.G. HUDSON SURVEY, A-141

BRAZOS COUNTY, TEXAS
SCALE: 1" = 225'
MAY 9, 2014
SHEET 1 OF 1

OWNED AND DEVELOPED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
DALLAS, TEXAS 75202
(972) 816-4381

PREPARED BY:
SMILING MALLARD DEVELOPMENT, LTD.
3608 EAST 29TH STREET, SUITE 100
DALLAS, TEXAS 75202
(972) 816-4381

ENGINEER/SURVEYOR:
MCCLURE & BRODINE ENGINEERING
1006 GOODPASTER DRIVE, SUITE 103
COLLEGE STATION, TEXAS 77845
(979) 693-3838



LOCATION WITHIN INDIAN LAKES



VICINITY MAP

TOTAL LOT COUNT	10 LOTS
TOTAL LOT ACREAGE	14.87 AC
TOTAL H.O.A. COMMON AREA ACREAGE	11.78 AC
TOTAL RIGHT-OF-WAY ACREAGE	4.88 AC
TOTAL ACREAGE OF PHASE XXV	31.53 AC

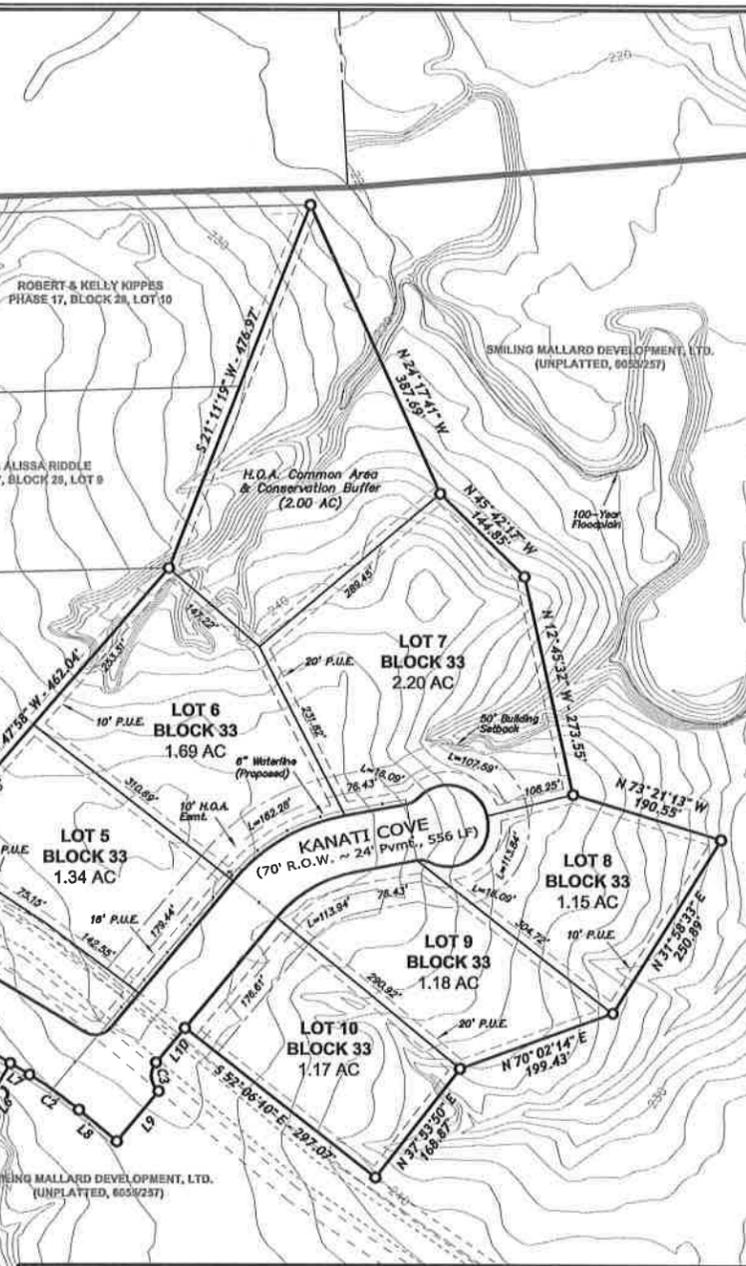
ACREAGE CALCULATIONS

P.U.E. LINE	---
H.O.A. EASEMENT LINE	---
WATER LINE	---
PHASE LINE	---
PROPERTY LINE	---

LEGEND

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

ABBREVIATIONS



PRELIMINARY PLAN

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	31° 56' 46"	810.00'	451.63'	231.85'	S 66° 23' 34" E	445.80'
C2	09° 15' 46"	460.00'	74.37'	37.26'	S 54° 42' 28" E	74.29'
C3	80° 00' 00"	25.00'	39.27'	25.00'	N 05° 04' 35" W	35.36'
C4	07° 21' 46"	465.00'	69.75'	29.92'	S 13° 22' 38" E	69.75'
C5	52° 03' 42"	25.00'	40.17'	25.92'	S 36° 20' 06" E	35.99'

LINE TABLE

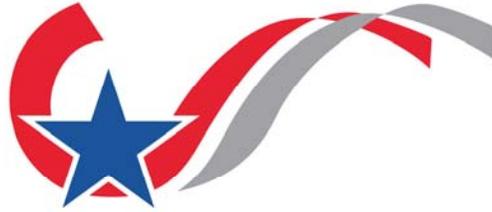
LINE	BEARING	LENGTH
L1	S 82° 21' 57" E	69.38'
L2	N 17° 41' 40" W	73.46'
L3	N 72° 07' 37" E	60.00'
L4	N 72° 18' 20" E	49.93'
L5	S 59° 26' 20" E	66.65'
L6	N 30° 39' 40" E	60.00'
L7	S 59° 20' 20" E	27.82'
L8	S 50° 04' 35" E	60.00'
L9	N 39° 55' 25" E	80.00'
L10	N 39° 55' 25" E	65.02'
L11	S 09° 41' 45" W	134.14'
L12	S 17° 03' 31" W	19.08'
L13	S 09° 00' 09" W	80.00'

NOTES:

1. BASIS OF BEARINGS IS TRUE NORTH OBTAINED BY SOLAR OBSERVATION.
2. NO LOT LIES WITHIN THE ZONE "A" SPECIAL FLOOD HAZARD AREA INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY NO. 481195, MAP NO. 48041C0350E, EFFECTIVE DATE: MAY 16, 2012. BASE FLOOD ELEVATIONS ARE NOT DETERMINED FOR ZONE "A". ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE ORDER". A PORTION OF THE COMMON AREA WITHIN THIS PHASE LIES WITHIN THE FLOODPLAIN. A FLOODPLAIN PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
3. THERE IS A 10' PUBLIC UTILITY EASEMENT AND A 10' HOMEOWNER'S ASSOCIATION EASEMENT ALONG THE RIGHT OF WAY FRONTAGE OF ALL LOTS.
4. THERE IS A 20' PUBLIC UTILITY EASEMENT CENTERED ON ALL SIDE AND A 10' PUBLIC UTILITY EASEMENT ON ALL REAR LOT LINES.
5. BUILDING LINE SETBACKS ARE AS FOLLOWS:
FRONT SETBACK: 50'
SIDE SETBACK: 15'
REAR SETBACK: 25'
6. FRONT, REAR, AND SIDE SETBACKS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS.
7. CONTOURS BASED ON DATA PROVIDED BY THE CITY OF COLLEGE STATION.
8. ALL LOTS ARE TO HAVE INDIVIDUAL ON-SITE SEWAGE FACILITIES.
9. ALL LOTS ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS DELINEATED IN THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF THE SUBDIVISION.
10. THERE IS A MINIMUM 50' WIDE DRAINAGE BUFFER (25' ON EACH SIDE OF THE CENTERLINE OF ALL DRAINAGE WAYS). SEE THE DEED RESTRICTIONS OF THE SUBDIVISION FOR ADDITIONAL INFORMATION.
11. H.O.A. EASEMENTS ALONG ALL STREETS RUN PARALLEL TO AND ADJACENT TO THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE DEED RESTRICTIONS OF THE SUBDIVISION.
12. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
a.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRUGH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
b.) ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY MAY BE CONSTRUCTED.
c.) ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRUGH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING WELLS ON THE PLAT.
13. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION. BRYAN TEXAS UTILITIES WILL PROVIDE ELECTRIC SERVICE FOR THE SUBDIVISION.
14. 1/2" IRON RODS SHALL BE SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
15. EXISTING LAND USE: VACANT/AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RURAL RESIDENTIAL
16. ALL LOTS ARE PREDOMINANTLY DENSE VEGETATION.
17. ALL LOTS SHALL BE WITHIN 600 FEET OF A FIRE HYDRANT AS MEASURED ALONG THE RIGHT-OF-WAY.
18. LOTS 2-4 SHALL OBTAIN ACCESS BY WAY OF THE 35' ACCESS EASEMENT SHOWN.

SCALE: 1" = 225'

14-117
06/19/14
9:40
AS



CITY OF COLLEGE STATION

**FINAL PLAT
for
Pebble Creek Ph 7C
13-00900217**

- SCALE:** 49 single-family lots on 29.545 acres
- LOCATION:** 1320 Royal Adelaide Loop, generally located east of Pebble Creek Parkway and south of Pebble Creek Phases 7A & 7B
- ZONING:** GS General Suburban
- APPLICANT:** Davis Young, Pebble Creek Development
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** This request is for a Final Plat of 49 single-family lots on 29.545 acres. The Preliminary Plan for Phases 7C and 7D was approved by the Planning and Zoning Commission on September 5, 2013. The adjacent Phases 7A, 7-B1, and 7-B2 were final platted in August 1999 and January 2003, January 2005 respectively.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL
PLAT

Case: 13-217

PEBBLE CREEK PH 7C

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: October 1983 and December 1994
Zoning: A-O Agricultural Open (upon annexation)
R-1 Single-Family Residential (2004)
R-1 Single-Family Residential, renamed GS General Suburban (2013)
Preliminary Plan: Approved by the Commission on September 5, 2013
Site Development: Vacant

COMMENTS

Parkland Dedication: Parkland dedication requirements have been met through land dedication with previous development of the Pebble Creek Subdivision.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks will be constructed along both sides of all proposed streets.

Bicycle Connectivity: No additional bicycle facilities will be provided with Phase 7C.

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	13-217
DATE SUBMITTED:	10-16-13
TIME:	8:55
STAFF:	RK

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 Pebble Creek Phase 7C

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Adjacent to Phase 7B of the Pebble Creek Subdivision

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

Name Same as Property Owner E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ 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 & 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 _____

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

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

Total Acreage 29.545 Total No. of Lots 49 R-O-W Acreage 4.6

Existing Use Open Proposed Use Single Family Residential

Number of Lots By Zoning District 49 / GS _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.51 / GS _____ / _____

Floodplain Acreage 3.0

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

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

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

Yes

No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

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

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

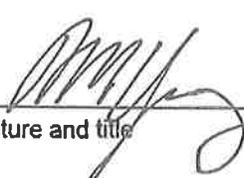
NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation Cost differential between 12" & 8" water line along Royal Adelaide and Bulle Rock Ct.

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>3,330</u> Streets</p> <p><u>6,327</u> Sidewalks</p> <p><u>3,417</u> Sanitary Sewer Lines</p> <p><u>3,567</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>1,299</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u> </u> No. of acres to be dedicated + \$ <u> </u> development fee</p> <p><u> </u> No. of acres in floodplain</p> <p><u> </u> No. of acres in detention</p> <p><u> </u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u> </u> No. of SF Dwelling Units X \$ <u> </u> = \$ <u> </u></p> <p><u> </u> (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

9/20/13

 Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

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

Property Owner(s)

Date

6/13/14

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

Date

6/13/14

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, Jeffrey L. Robertson 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.

[Signature]
Engineer

9/20/13
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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Pebble Creek Land Company, owners and developers of the land shown on this plat and designated herein as the PEBBLE CREEK PHASE 7-C Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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.

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the S.W. ROBERTSON SURVEY, Abstract No. 202 in College Station, Brazos County, Texas and being part of the 76.927 acre Tract 2-B described in the deed from Pebble Creek Development Company to Pebble Creek Land Company recorded in Volume 11447, Page 250 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northeast corner of the said 76.927 acre Pebble Creek Land Company tract, the east corner of Lot 36, Block 39, PEBBLE CREEK PHASE 7-B1 Subdivision as recorded in Volume 5063, Page 139 (O.R.B.C.) and being in the west line of the City of College Station Lick Creek Park tract recorded in Volume 489, Page 756 of the Brazos County Deed Records (B.C.D.R.)

THENCE: along the common line of the said 76.927 acre tract and the said west line of the City of College Station Lick Creek Park tract for the following two (2) calls:

- 1) S 37° 01' 33" E for a distance of 433.82 feet to a found 1/2-inch iron rod for corner, and
2) S 44° 58' 54" W for a distance of 1281.09 feet to a 1/2-inch iron rod set for corner;

THENCE: through the interior of the said 76.927 acre Pebble Creek Land Company tract for the following eight (8) calls:

- 1) N 45° 00' 57" W for a distance of 267.20 feet to a 1/2-inch iron rod set for corner,
2) N 30° 37' 24" W for a distance of 60.20 feet to a 1/2-inch iron rod set for corner,
3) 41.12 feet in a counter-clockwise direction along the arc of a curve having a central angle of 84° 14' 28", a radius of 25.00 feet, a tangent of 26.92 feet and a long chord bearing N 07° 32' 17" E at a distance of 33.94 feet to a 3/4-inch iron pipe set for the Point of Tangency,
4) N 39° 34' 55" W for a distance of 118.58 feet to a 1/2-inch iron rod set for corner,
5) 449.42 feet in a counter-clockwise direction along the arc of a curve having a central angle of 28° 27' 10", a radius of 905.00 feet, a tangent of 229.44 feet and a long chord bearing S 49° 44' 10" W at a distance of 444.81 feet to a 1/2-inch iron rod set for corner,
6) N 46° 43' 20" W for a distance of 114.84 feet to a 1/2-inch iron rod set for corner,
7) N 42° 45' 01" W for a distance of 309.43 feet to a 1/2-inch iron rod set for corner, and
8) N 35° 31' 31" W for a distance of 220.78 feet to a 1/2-inch iron rod set in the southeast line of Lot 35, Block 43, PEBBLE CREEK PHASE 7-A Subdivision as recorded in Volume 3591, Page 235 (O.R.B.C.);

THENCE: N 35° 32' 18" E along the southeast line of said PEBBLE CREEK PHASE 7-A for a distance of 107.55 feet to a found 1/2-inch iron rod for corner;

THENCE: N 45° 09' 48" E continuing along the said southeast line of PEBBLE CREEK PHASE 7-A for a distance of 131.92 feet to a found 1/2-inch iron rod marking the east corner of Lot 36, Block 43 of said PHASE 7-A and the south corner of Lot 41, Block 43 of said PEBBLE CREEK PHASE 7-B1 Subdivision (5063/139);

THENCE: along the southeasterly line of said PEBBLE CREEK PHASE 7-B1 Subdivision for the following ten (10) calls:

- 1) N 47° 48' 31" E for a distance of 137.17 feet for corner,
2) N 89° 27' 18" E for a distance of 144.52 feet for corner,
3) N 70° 50' 39" E for a distance of 372.28 feet for corner,
4) N 68° 44' 53" E for a distance of 211.70 feet for corner,
5) N 75° 33' 33" E for a distance of 140.33 feet for corner,
6) N 31° 48' 11" W for a distance of 134.95 feet to a found 1/2-inch iron rod marking the southwest corner of the Royal Adelaide right-of-way, from whence City of College Station Monument No. 156 (1994) bears S 80° 26' 04" W at a distance of 3022.47 feet for reference;
7) N 56° 13' 46" E for a distance of 80.00 feet to a found 1/2-inch iron rod marking the southwest corner of said right-of-way,
8) S 31° 48' 11" E for a distance of 153.98 feet for corner,
9) N 75° 33' 33" E for a distance of 147.83 feet for corner, and
10) N 72° 09' 31" E for a distance of 428.74 feet for corner to the POINT OF BEGINNING and containing 29.545 acres of land, more or less, according to a survey made on the ground under the supervision of Kevin R. McClure, Registered Professional Land Surveyor, State of Texas, No. 5650, in May, 2013. Origin of Bearing are Texas State Plane, Central Zone NAD 83 datum, based on 1994 City of College Station GPS Control Monument No. 255 and No. 156.



VICINITY MAP

GENERAL NOTES

- 1. ORIGIN OF BEARING SYSTEM: ORIGIN OF BEARING SYSTEM: Bearings are Texas State Plane, Central Zone NAD83 datum, based on 1994 City of College Station GPS Control Monument No. 255 and No. 156 (S 38°18'03" E).
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410350E, Map Revised May 15, 2012, a portion of this property is located in the Special Flood Hazard Area Zone AE.
3. Limits of the base flood as determined by the project drainage report (October, 2007) in accordance with the City of College Station Drainage Policy & Design Standards.

Indicate base flood elevations determined in accordance with the requirements of the City of College Station Stormwater Management Ordinance.

Indicate minimum habitable finish floor elevations (N.G.V.D.) commensurate with the requirements of the City of College Station Stormwater Management Ordinance.

Project Benchmarks: City of College Station 1994 GPS Control Monument No. 255 based on Texas State Plane, Central Zone, NAD-83 datum. Elev: 274.91 (NAVD 1988)

- 4. The building setback requirements are established by the City of College Station Unified Development Ordinance.
5. All distances shown along curves are arc lengths.
6. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.

- o Indicate 3/4" Iron Pipe set
o Indicate 1/2" Iron Rod found
o PK Nail Control Monuments set in Asphalt Pmnt. at E Intersections and the E radius of culde sacs.

7. Abbreviation:

- C.A. - Common Area
C.E. - Conservation Easement
H.O.A. - Homeowner's Association
P.U.E. - Public Utility Easement
P.D.E. - Public Drainage Easement
V.W.P.D.E. - Variable Width Public Drainage Easement

- 8. No construction or fencing shall impede, obstruct, or block the flow of water in any easement or natural drainage course including floodplain areas. No privacy fences will be allowed within the floodplain.
9. No modification of floodway is allowed including fill, landscaping or fencing.
10. All underground utilities within floodway areas must be installed by bore.
11. Common Area to be owned and maintained by the Homeowners' Association.
12. Current Zoning: R-1
Average Lot Size: 0.51 Ac.
ROW Dedication: 4.6 Ac.
13. The Parkland Dedication for 3,630 dwelling units was made on Feb. 8, 1998 in accordance with the Special Warranty Deed of Parkland to the City of College Station recorded in Volume 1029, Page 13.
14. Each lot will be required to provide a minimum of 2 trees of at least 2" in caliper or 1 tree of 4" in caliper per Ordinance No. 3222.

1
OF 2 SHEETS

FINAL PLAT
PEBBLE CREEK PHASE 7-C
29.545 ACRES
LOTS 41-58, BLOCK 39, LOTS 54-75, BLOCK 43 AND LOTS 1-3 AND 26-31, BLOCK 62
S.W. ROBERTSON SURVEY, A-202
COLLEGE STATION, BRAZOS COUNTY, TEXAS
OCTOBER, 2013
SCALE: 1" = 80'

13:217
7:9:14
2:56
PK

Owner: Pebble Creek Land Company
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 690-0992
Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 653-3838

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	04°14'28"	28.00'	41.12'	26.82'	N 73°21'17" E	38.84'
C2	28°27'10"	905.00'	448.42'	228.44'	S 49°44'10" W	444.81'
C3	10°36'42"	580.00'	103.72'	52.01'	N 26°27'00" W	103.67'
C4	82°38'02"	25.00'	36.06'	21.86'	S 82°28'31" E	33.01'
C5	16°56'58"	300.00'	86.75'	44.70'	S 84°40'57" W	88.42'
C6	41°24'36"	50.00'	36.14'	18.90'	S 72°27'06" W	35.36'
C7	282°49'09"	50.00'	229.35'	-56.89'	N 3°09'26" E	75.00'
C8	41°24'36"	50.00'	36.14'	18.90'	N 89°08'17" W	35.36'
C9	16°56'58"	250.00'	73.96'	37.25'	S 84°40'57" W	73.69'
C10	87°33'03"	25.00'	36.20'	23.95'	N 32°25'57" E	34.59'
C11	20°59'40"	580.00'	205.20'	103.76'	N 75°04'5" W	204.05'
C12	87°33'03"	25.00'	36.20'	23.95'	S 34°07'28" E	34.59'
C13	7°58'49"	200.00'	27.74'	13.86'	S 81°52'21" E	27.72'
C14	240°00'02"	50.00'	209.44'	-86.50'	N 34°09'14" E	86.50'
C15	80°00'00"	50.00'	82.36'	28.87'	S 85°50'46" E	50.00'
C16	7°58'49"	250.00'	34.88'	17.37'	S 81°52'21" E	34.85'
C17	82°38'03"	25.00'	36.06'	21.86'	S 80°47'01" W	33.01'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C18	35°11'30"	580.00'	343.86'	177.80'	N 37°03'45" E	338.58'
C19	72°38'37"	25.00'	31.70'	18.38'	N 75°54'44" W	28.82'
C20	18°52'27"	400.00'	110.82'	55.77'	S 59°48'14" W	110.47'
C21	91°27'56"	25.00'	39.91'	25.65'	S 6°08'03" W	35.60'
C22	41°24'36"	50.00'	36.14'	18.90'	S 60°17'13" E	35.36'
C23	282°49'09"	50.00'	229.35'	-56.89'	N 5°07'26" E	75.00'
C24	41°24'36"	50.00'	36.14'	18.90'	N 18°52'38" W	35.36'
C25	86°32'04"	25.00'	36.63'	24.37'	S 83°50'57" E	34.90'
C26	4°23'29"	525.00'	40.24'	20.13'	N 54°04'45" E	40.23'
C27	8°21'03"	475.00'	44.36'	22.20'	N 54°33'32" E	44.34'
C28	18°18'06"	450.00'	151.33'	78.39'	S 81°31'03" W	150.82'
C29	41°24'36"	50.00'	36.14'	18.90'	N 60°26'49" E	35.36'
C30	282°49'09"	50.00'	229.35'	-56.89'	N 18°50'54" W	75.00'
C31	41°24'36"	50.00'	36.14'	18.90'	N 88°08'36" W	35.36'
C32	110°44'02"	25.00'	48.32'	36.16'	S 15°47'06" W	41.14'
C33	85°45'34"	25.00'	37.42'	23.21'	N 82°27'43" W	34.02'
C34	86°25'44"	500.00'	754.23'	469.77'	N 11°26'36" E	684.73'



LINE	BEARING	DISTANCE
L1	N 30°37'24" W	60.20'
L2	N 30°34'55" W	116.58'
L3	N 49°43'20" W	114.84'
L4	N 35°32'18" E	107.55'
L5	N 45°09'46" E	131.92'
L6	N 47°48'31" E	137.17'
L7	N 31°48'11" W	134.98'
L8	N 58°13'49" E	60.00'
L9	S 31°48'11" E	153.68'
L10	N 31°48'11" W	41.83'
L11	S 76°12'28" W	80.23'
L12	N 76°12'28" E	75.94'
L13	N 77°53'57" W	8.94'
L14	S 77°53'57" E	13.23'
L15	S 31°48'11" E	60.85'
L16	S 31°48'11" E	37.61'
L17	S 83°48'16" E	45.80'

FINAL PLAT
PEBBLE CREEK
PHASE 7-C
 29.545 ACRES
 LOTS 41-58, BLOCK 39, LOTS 54-75, BLOCK 43
 AND LOTS 1-3 AND 26-31, BLOCK 62
 S.W. ROBERTSON SURVEY, A-202
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 OCTOBER, 2013
 SCALE: 1" = 60'

OWNER:
 Pebble Creek Land Company
 5102 Stonewall Loop
 College Station, Texas 77845
 (979) 690-0992

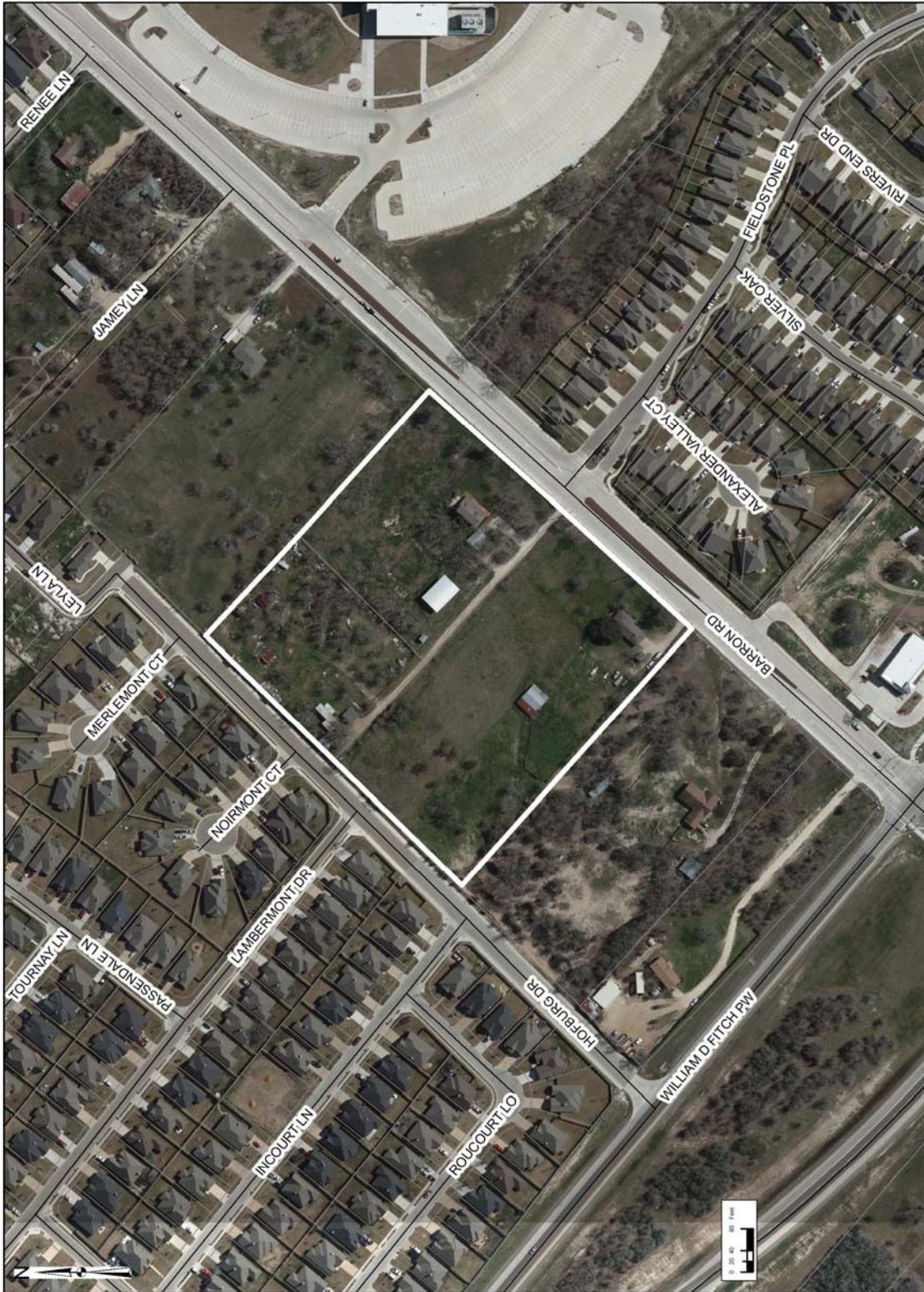
SURVEYOR:
 McClure & Brown Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Barron Crest Subdivision
14-00900053**

- SCALE:** 31 lots on 9.892 acres
- LOCATION:** 2668, 2670 & 2716 Barron Road, more generally located across from the Sonoma Subdivision
- ZONING:** GS General Suburban
- APPLICANT:** Blake Cathy and Traditions Montessori School
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** The proposed Preliminary Plan creates a 30-lot single-family subdivision in a predominantly single-family area. The Traditions Montessori School lot is also included within the boundary of the Preliminary Plan as the rear 25 feet of their lot is proposed to be included as part of some of the proposed single-family lots. The future Final Plat will include a replat of the Traditions Montessori School lot to subdivide that portion off.
- RECOMMENDATION:** Staff recommends denial of the block length waiver along Hofburg Drive. If the Planning & Zoning Commission approves the waiver, the Preliminary Plan will be in compliance with the remaining Subdivision Regulations and Staff would recommend approval. If the waiver request is denied, the Preliminary Plan must also be denied.



DEVELOPMENT REVIEW

BARRON CREST SUBDIVISION
2716 BARRON RD

Case: 14-053

PRELIMINARY PLAN

DEVELOPMENT HISTORY

- Annexation:** June 1995
- Zoning:** A-O Agricultural Open upon annexation;
1.5 acres rezoned R-1 Single Family Residential (2009);
3.4 acres rezoned R-1 Single Family Residential (2011);
A-O Agricultural Open renamed to R Rural and R-1 Single-Family Residential renamed GS General Suburban (2013);
2 acres rezoned GS General Suburban (2014); and
2.92 acres rezoned GS General Suburban (2014)
- Site development:** A single-family home exists on the 1.5-acre portion at 2716 Barron Road. The remaining 3.4 acres of the tract are undeveloped.
A manufactured home exists on the 2-acre portion at 2670 Barron Road.
A single-family home is being converted into private school (Traditions Montessori School) on the 2.92-acre portion at 2668 Barron Road.

COMMENTS

- Water:** The subject tract is located adjacent to an 8-inch water main to the north and an 18-inch water main to the south, and is proposing to extend a 6-inch water system through the subdivision.
- Sewer:** The subject tract is extending a 6-inch sanitary sewer main across Barron Road from the Sonoma Subdivision and will continue a 6-inch sanitary sewer system through the subdivision
- Off-site Easements:** None known at this time.
- Drainage:** The subject tract is located in the Spring Creek Drainage Basin. The subject tract is proposing to construct an on-site storm water detention facility. The proposed development will be required to comply with the City's Storm Water Design Guidelines and Standards.
- Flood Plain:** The subject tract is not located within a FEMA regulated Special Flood Hazard Area per FEMA FIRM panel 325E.
- Greenways:** No greenways are proposed or required.
- Pedestrian Connectivity:** Sidewalks exist on Barron Road and Hofburg Drive and will be constructed on both sides of Crestmont Drive.
- Bicycle Connectivity:** Bike lanes exist along Barron Road and no other bicycle facilities are proposed or required.
- Streets:** The subject property is located along Barron Road, a four-lane minor arterial on the Thoroughfare Plan. Hofburg Drive is not on

the thoroughfare plan but was constructed as a minor collector with the Edelweiss Gartens subdivision. The subject tract will take access to Barron Road via Crestmont Drive, a local street.

Based on the subject tract's General Suburban designation on the Comprehensive Plan Future Land Use and Character Map, UDO Section 12-8.3.G requires that block length not exceed 1,200 feet. Block length requirements are met along Barron Road with the proposed Crestmont Drive, which is through street (not a cul-de-sac). Block length measured along Hofburg Drive from William D. Fitch Parkway to the next public street (Leyla Lane) measures approximately 1,340 feet. The Preliminary Plan does not meet block length requirements along Hofburg Drive which could be accomplished if a street intersected Hofburg Drive at Lambermont Drive or Noirmont Court.

Oversize Request: None request.

Parkland Dedication Fees: Parkland dedication fees totaling \$37,830 (30 residential lots x \$1,261 per lot) will be due upon filling the final plat.

Impact Fees: This property is located within the Spring Creek Sanitary Sewer Impact Fee area and will be assessed \$144.01 per LUE.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated as General Suburban on the Future Land Use and Character Map of the Comprehensive Plan. The General Suburban designation calls for an intense level of development activities that tend to consist of high-density single-family residential lots with a minimum 5,000 square-foot lot size. The proposed Preliminary Plan complies with the Comprehensive Plan and the Unified Development Ordinance requirements for properties zoned GS General Suburban with the exception of the waiver to block length requirements discussed below.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with all requirements of the Subdivision Regulations contained in the Unified Development Ordinance except the following waiver request;
 - **UDO Section 12-8.3.G 'Blocks'** – The applicant is requesting a waiver to the 1,200-foot maximum block length along Hofburg Drive. The existing block length along Hofburg Drive between William D. Fitch Parkway and Leyla Lane exceeds the maximum by approximately 140 feet.

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;**

There is not a special circumstance where providing a street connection to Hofburg Drive would deprive the applicant of reasonable use of their land.

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

The applicant has states the residences along Lambermont Drive and Crestmont Drive expect a low traffic volume roadway and there should not be a connection to Hofburg Drive. Providing a street connection that aligns with Noirmont Court would provide the required connection but along a circuitous route such that through movements would be discouraged.

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

Granting the waiver will limit street connectivity beyond the minimum requirements of ordinance and could be detrimental public health, safety, or 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.

Granting of the waiver would require the adjacent tract to the east to provide a connection to Hofburg Drive or also seek a waiver to block length requirements.

STAFF RECOMMENDATION

Staff recommends denial of the block length waiver along Hofburg Drive. If the Planning & Zoning Commission approves the waiver, the Preliminary Plan would be in compliance with the remaining Subdivision Regulations and Staff would recommend approval. If the waiver request is denied, the Preliminary Plan must also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



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

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$932 Preliminary Plan Application Fee.
<input checked="" type="checkbox"/>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Impact study (if oversized participation is requested).
<input checked="" type="checkbox"/>	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 Barron Crest Subdivision

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

At the intersection of Barron Road and Fieldstone Place

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

Name Blake Cathey Traditions Montessorri School E-mail blakecathey@yahoo.com traditionsmontessorri@gm
 Street Address PO Box 9517 2668 Barron Road
 City College Station State Tx Zip Code 77845
 Phone Number 979-255-7064 979-229-5904 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 & Browne (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 9.89 Total No. of Lots 31 R-O-W Acreage 1.31

Number of Lots By Zoning District 31 / GS / /

Average Acreage Of Each Residential Lot By Zoning District:

.18 / GS / /

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? Fee

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: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

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

Block Length Waiver along Hofburg Drive. If a street is connected to Hofburg Drive within the Barron Crest Subdivision, it will cause Lambermont Drive in the Edelweiss Gartens subdivision and Crestmont Drive in the Barron Crest subdivision function as collector streets due to the curb cut on Barron Road. Neither Lambermont nor Crestmont are designed to collector standards.

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 location of the existing streets in this area

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

In order for the existing residences on Lambermont Drive and the proposed residences on Crestmont Drive to experience the expected low traffic volume roadway in front of their house, there should not be a connection to Hofburg Drive within the Barron Crest Subdivision.

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.

There is adequate street connectivity within the surrounding neighborhoods to allow emergency services to respond in a timely manner. Additionally, there are only 30 lots on the proposed access point within the Barron Crest subdivision which is allowable by the International Fire Code.

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 property to the north has already been developed. The properties to the east and west have access to Barron Road and to other collector roadways that will allow adequate access points without needing the connection to Hofburg Drive from the Barron Crest Subdivision.

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

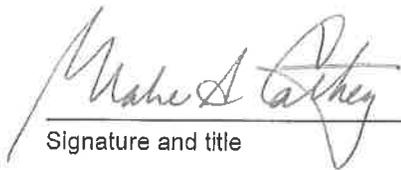
1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not 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

Nov 12, 2013

Date

4

- 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

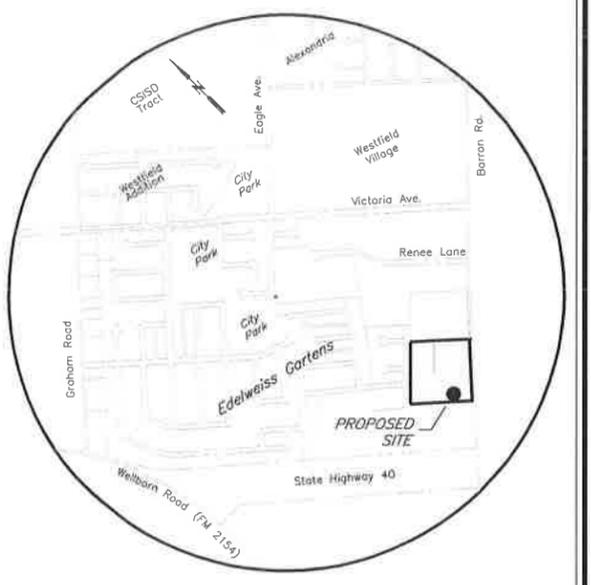
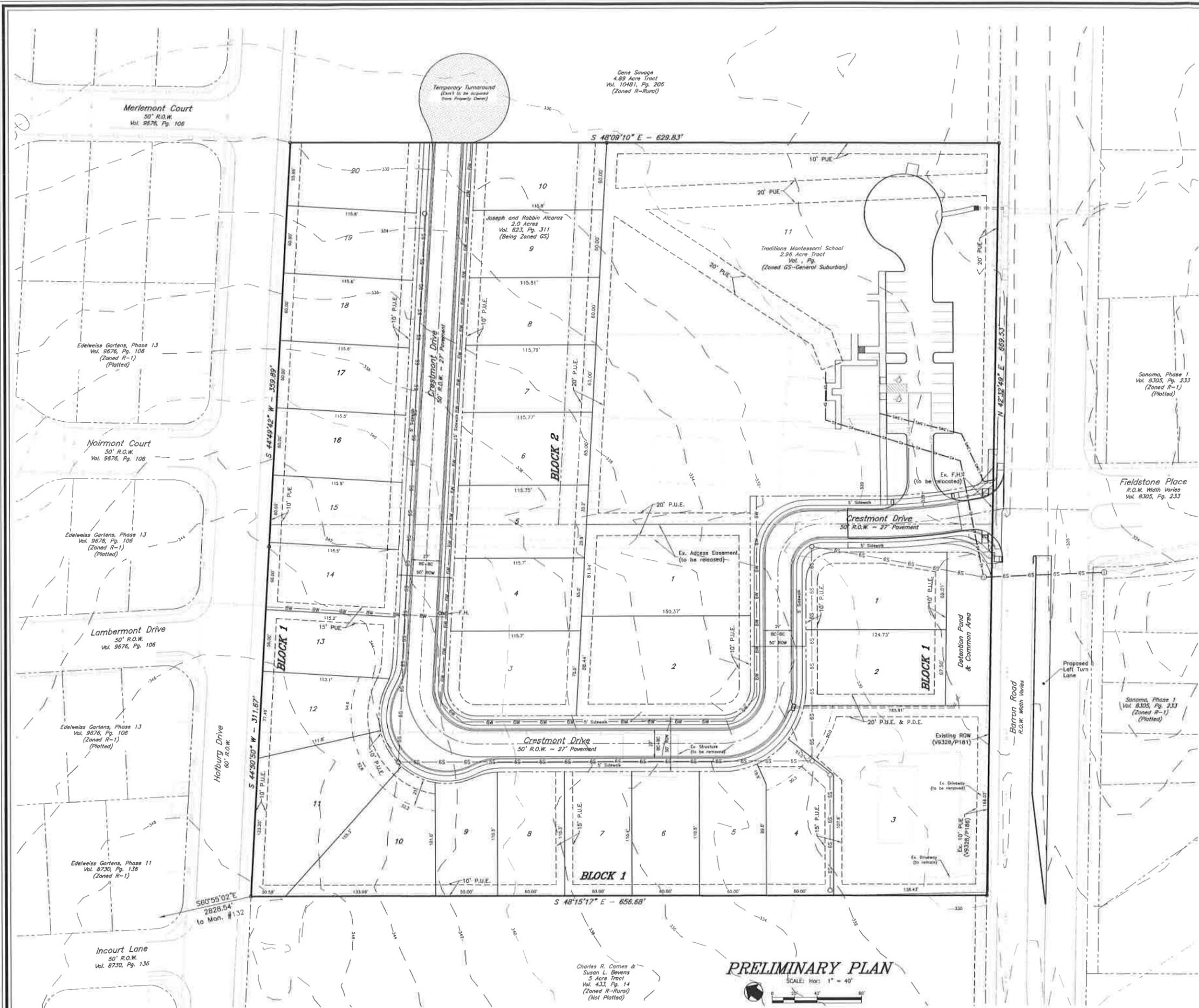
4-24-14
Date

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

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys. |
| <input type="checkbox"/> | <input type="checkbox"/> | Well site locations. |
| <input type="checkbox"/> | <input type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| <input type="checkbox"/> | <input type="checkbox"/> | Greenways dedication. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |



VICINITY MAP

- GENERAL NOTES:**
- This property is zoned GS-GENERAL SUBURBAN.
 - Proposed Land Use: 30 Residential Lots
Average Lot Area = 8,161 SF
Minimum Required Lot Size = 5,000 SF
Lot Density = 4.32 Units/Acre
Max. Allowable Density = 8.0 Units/Acre
 - Public Right-of-Way Acreage = 1.31 Ac.
Total Lot Area Acreage = 5.62 Ac.
 - Minimum Building Setback Requirements are established in the City of College Station's Unified Development Ordinance.
 - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0325E effective May 18, 2012, this property is not located in a 100-year flood hazard area.
 - 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 GPS Control Monument No. 132.
Northing: 10190988.225
Easting: 3565354.173
Elevation: 318.29 (N.G.V.D.)
 - Existing ground contours shown on this drawing were obtained from the City of College Station aerial contour mapping program.
 - All lots will provide a minimum of (2) 2" caliper trees or (1) 4" caliper tree per Ordinance No. 3222.
 - All HOA Common Areas will be owned and maintained by the Homeowner's Association.
 - The driveway to Barron Road for Lot 15, Block 1 will be allowed to remain open until the lot is re-developed. At the time of redevelopment, the access for this lot shall be from Crestmont Drive and the Barron Road driveway shall be closed. Redevelopment being defined as the demolition and new construction to replace the existing residence or remodeling of the existing residence. Redevelopment does not include covered patios, a garage or other similar improvements to the existing residence.
 - All existing septic sewer systems to be removed once sanitary sewer service is extended to the lots containing aerobic systems.
 - This property is located within the Spring Creek Sanitary Sewer Impact Fee Area (S7-01).
 - The 6" water line along Crestmont may be required to be extended to the 18" on Barron Road. The determination will be made during the final plat/construction plan review after an accurate water model is prepared.
 - Abbreviations:

Legend

P.U.E.	Public Utility Easement
P.D.E.	Public Drainage Easement
P.O.A.	Homeowners' Association
Pr.A.E.	Private Access Easement
B.S.L.	Building Setback Line

—	Proposed Storm Drain System
—	Proposed Sewer Line w/ size
—	Proposed Water Line w/ size
—	Phase Boundary
—	Property Line
—	Existing Contour Line
—	Proposed Sewer Manhole or Junction Box
—	Proposed Fire Hydrant
—	Proposed Storm Drain Inlet

NOT FOR RECORD

PRELIMINARY PLAN
BARRON CREST SUBDIVISION
 9.89 Acres

LOTS 1-20, BLOCK 1 & LOTS 1-10, BLOCK 2
 ALL OF THE CALLED 4.931 ACRE CATHEY TRACT (9516/268)
 & CALLED 2.0 ACRE ALCARAZ TRACT (623/311)
 LOT 11, BLOCK 2 BEING A REPLAT OF
 THE TRADITIONS MONTESSORRI SUBDIVISION

ROBERT STEVENSON LEAGUE, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

MARCH 2014
 SCALE: 1" = 40'

Owner and Developer: Blake Cathey, P.O. Box 9517, College Station, TX 77845, (979) 255-7064
 Owner: Traditions Montessori School, 2911 Texas Ave., Ste 201, College Station, TX 77845, (979)-893-8500
 Prepared By: McClure & Browne Engineering/Surveying, Inc., 1008 Woodcrest Dr., Suite 103, College Station, Texas 77845, (979) 693-3838

H-53
 7.9.14
 H.W.
 JS

PRELIMINARY PLAN

SCALE: HORIZ. 1" = 40'





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

**REZONING REQUEST
FOR
2315 & 2317 TEXAS AVENUE SOUTH
14-00900144**

REQUEST: GC General Commercial and R-4 Multi-Family to R-4 Multi-Family

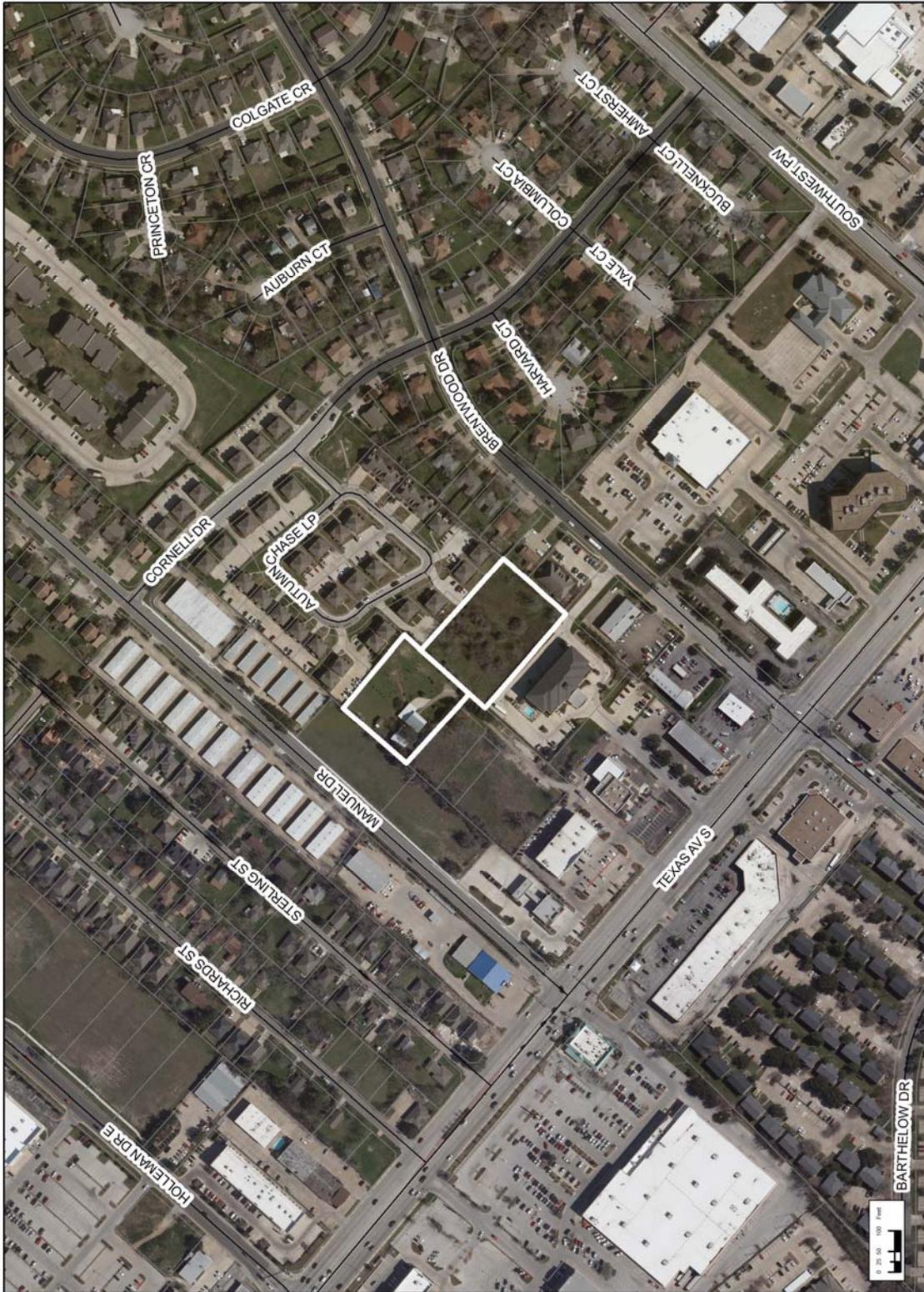
SCALE: 2.615 acres

LOCATION: 2315 & 2317 Texas Avenue South
Herman F. Krenek Subdivision Phase Two Lot 5B and a 0.752-
acre tract described as Tract 1 and 0.393-acre tract described as
Tract 2 by a deed to Sylvia H. Robinson recorded in volume 9511,
page 270 of the Official Public Records of Brazos County, Texas

APPLICANT: Caleb Venable

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

RECOMMENDATION: Staff recommends approval of the rezoning request.



REZONING
Case: 14-144

2315 & 2317 TEXAS AVE

DEVELOPMENT REVIEW


NOTIFICATIONS

Advertised Commission Hearing Date: July 17, 2014
Advertised Council Hearing Dates: August 14, 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:

None

Property owner notices mailed: 22
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report though one inquiry has expressed concern about the amount of traffic and maintenance responsibilities of the cross access easement.
Inquiry contacts: Two

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	GC General Commercial	Vacant
South	General Commercial	GC General Commercial	Offices
East	Urban	R-4 Multi-Family	Duplexes and fourplexes
West	General Commercial	GC General Commercial	Hotel and vacant

DEVELOPMENT HISTORY

Annexation: 1969
Zoning: R-5 Apartments/Medium Density (1984), consolidated with R-4 Multi-Family (2003)
C-1 General Commercial (1985), renamed GC General Commercial (2012)
Final Plat: Kirkpatrick (1981); Herman F. Krenek Ph 2 (1984), portion replatted (2004)
Site development: Part vacant, part single-family home with accessory structures.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is at the edge of an area designated General Commercial on the Comprehensive Plan Future Land Use and Character Map and is located adjacent to an area designated as Urban. As the Future Land Use and Character Map is not parcel based, the General Commercial/Urban boundary is not a fixed line. The Urban designation is described as areas for very intense level of development activities and will tend to consist of townhomes, duplexes, and high-density apartments. For this request, these properties are considered as part of the Urban designated area and therefore a request for multi-family can be considered.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The subject property is located in an area mostly zoned and developed for commercial uses that is adjacent to multi-family development. Commercial and multi-family zoning are commonly located in proximity to one another and multi-family serves as a transition area away from more intense commercial areas. The proposed zoning is compatible with the present zoning in that it will move the commercial/multi-family development boundary by enlarging the multi-family area.
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 subject property is suitable for the proposed R-4 Multi-Family in that it will locate multi-family near the core of the City where additional dwellings can be served by existing infrastructure. The subject property accesses public streets through private access easements over neighboring commercial property which is not common access for multi-family developments.
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 subject property is located at the rear of a commercially developed area. Access to Texas Avenue and Brentwood Drive via private access easements increases the commercial potential for the property, though it is not visible from the surrounding streets as other property has already developed in front of it. The property could be suitable for commercial uses that are more destination in nature where visibility from a street is not an important factor.
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:** Generally there is not a trend to rezone property from commercial to multi-family use. As the last property to develop, the lack of visibility limits the marketability of this property and the applicant states “there is ample commercial land available in College Station and current buildings for sale that businesses would choose over this location because of its access.”
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 6- and 8-inch water mains available to serve this property. There is also an existing 6-inch sanitary sewer main on this tract. Drainage is mainly to the south within the Bee Creek Drainage Basin. Access to the site will be available via private access easements connecting to Texas Avenue South and Brentwood Drive. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure appears to be adequate for the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-144</u>
DATE SUBMITTED:	<u>06/04/14</u>
TIME:	<u>10:30</u>
STAFF:	<u>AJ</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

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

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

Date of Optional Preapplication Conference 5-21-14

NAME OF PROJECT 2315 & 2317 Texas Ave. South

ADDRESS 2315 & 2317 Texas Ave. South

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 5B, Herman F. Krenek Subdivision Phase 2 & Tract 1+2

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED: Kirkpatrick Subdivision

TOTAL ACREAGE 1.47 + 1.15 = 2.62 Acres

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

Name Caleb Venable E-mail calebvenable@gmail.com

Street Address 318 N. Bryan Ave.

City Bryan State TX Zip Code 77803

Phone Number 979-703-6179 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name _____ 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 Joe Schultz - Civil Engineer for Project E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Dr.
City College Station State TX Zip Code 77845
Phone Number 979-764-3900 Fax Number _____

This property was conveyed to owner by deed dated 12-08-03 and recorded in Volume ^① 6112 149
^② 729, Page 771
of the Brazos County Official Records.

Existing Zoning General Commercial Proposed Zoning Urban R4
Present Use of Property Single Family house and vacant land
Proposed Use of Property 3 story Apartments with garages on first floor (Town house feel)

REZONING SUPPORTING INFORMATION

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

The rental market is outpacing the commercial demand. There is vacant land and available buildings in this central College Station area for commercial businesses to locate. However, the single family and multi-family buildings in this area are 100% leased for residential purposes.

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

This zone change is in accordance with the Comprehensive Plan as the tracts about Urban Land Use. Chapter Two of the city of College Station's Comprehensive Plan states that 3000 to 4000 acres of land is needed for development or redevelopment in order to house the population demand. By utilizing land in the heart of College Station it allows for more of a sustainable and walk able community than developing land in commuter locations.

- 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?

This proposed zone change will match the adjacent existing multifamily property and will be compatible with the adjacent commercial uses.

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

Chapter two of the Comprehensive Plan also states that College Station population is estimated to increase by 40,000 by the year 2030. In an effort to accommodate the demand for housing and to keep it more centrally located in the City. This property is in a great location to accomplish this goal.

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

Commercial businesses want to have street frontage. This property does not lend itself to being a desirable location for business because of the lack of visibility

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

There is ample commercial land available in College Station and current buildings for sale that businesses would choose over this location because of its access.

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

The request is in accordance with Chapter 2 of the comprehensive plan. In order to create a more green environment and meet the demand for housing.

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.

Signature and title

Date

PROPERTY OWNER'S INFORMATION:

Name Sylvia H. Robinson E-mail davidssunshine@netzero.com
Street Address 2317A TEXAS AVE S.
City College Station State TX Zip Code 77840
Phone Number 979-324-9312 Fax Number N/A

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

2. What is the amendment request?

3. Explain the reason for this amendment.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

PROPERTY OWNER'S INFORMATION:

Name Charles R. + Lucy H. Farrar E-mail farrar1036@msn.com
Street Address 2325 Bricker Rd; P.O. Box 9
City Monument State CO Zip Code 80132
Phone Number 719-488-0986 Fax Number N/A

ANSWER ALL OF THE FOLLOWING:

1. What specific element of the Comprehensive Plan (for example, Land Use and Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

2. What is the amendment request?

3. Explain the reason for this amendment.

4. Identify the conditions that have changed to warrant this change to the existing Comprehensive Plan.

5. Explain why the existing element of the Comprehensive Plan in question is no longer appropriate.

6. How does the requested amendment further the goals and objectives of the Comprehensive Plan?

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

[Empty box for answer to question 4]

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

[Empty box for answer to question 5]

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

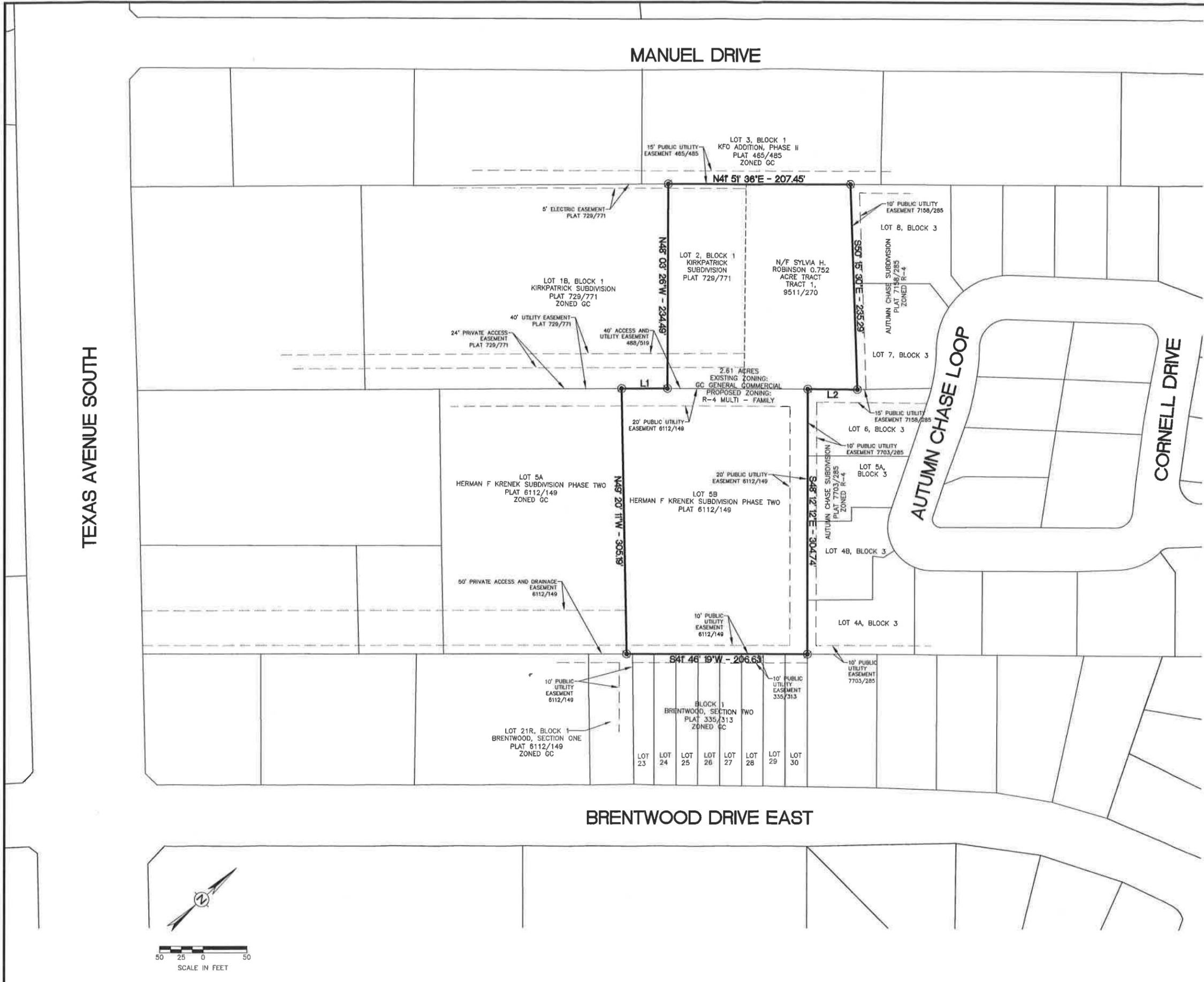
[Empty box for answer to question 6]

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

[Empty box for answer to question 7]

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.

I hereby give my permission for Stetter to present his proposal for buyer on property at 12310 A. Texas Ave. S. for rezoning
Signature and title A. Robinson Date 6-6-14



TEXAS AVENUE SOUTH

MANUEL DRIVE

BRENTWOOD DRIVE EAST

AUTUMN CHASE LOOP

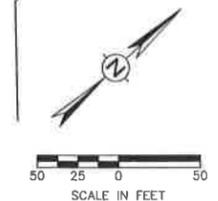
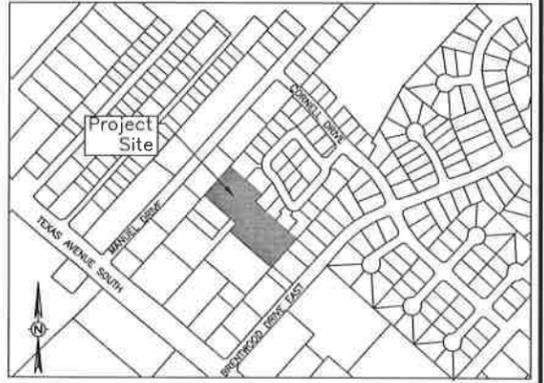
CORNELL DRIVE

LEGEND

	ZONE LINE
	PROPERTY LINE
	ACCESS EASEMENTS
	UTILITY EASEMENTS

LINE TA	
LINE #	LENGTH

VICINITY MAP



REZONING MAP

2.615 ACRES TOTAL
 2315 TEXAS AVE SOUTH 1.47 ACRES
 2317 TEXAS AVE. SOUTH 1.145 ACRES

EXISTING ZONING - GC
 PROPOSED ZONING - R-4

COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 60'
 OWNER (2315 TEXAS AVE):
 Charles R Sr & Lucy H. Farrar
 P.O. Box 9
 Monument, Colorado 80132
 OWNER (2317 TEXAS AVE):
 Sylvia H Robinson
 2317 Texas Ave S
 Apt A
 College Station, Texas 77840

JUNE 2014
 ENGINEER:
 Schultz Engineering, LLC
 TBPE Firm Reg. No. 12327
 2730 Longmire Dr, Suite A
 College Station, TX 77845
 (979) 764-3900

14-144
 6-20-14
 10:40
 PK