



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, March 5, 2015

6:30 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. [15-0118](#) Discussion of Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Hills Estates Lots 5A & 6A Block 5 Case #15-00900014 (R. Lazo)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. [15-0125](#) Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached).
(J. Schubert)
Sponsors: Schubert
Attachments: [Draft 2015 P&Z Plan of Work](#)
6. [15-0119](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ 5:30 p.m.
* Thursday, March 19, 2015 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
7. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board
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.

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 27, 2015 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0118 **Version:** 2 **Name:** Minor/Amending Plats
Type: Updates **Status:** Agenda Ready
File created: 2/24/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/5/2015 **Final action:**
Title: Discussion of Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Hills Estates Lots 5A & 6A Block 5 Case #15-00900014 (R. Lazo)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Discussion of Minor and Amending plats approved by Staff.
*Final Plat ~ Minor Plat ~ College Hills Estates Lots 5A & 6A Block 5 Case #15-00900014 (R. Lazo)



Legislation Details (With Text)

File #: 15-0125 **Version:** 1 **Name:** P&Z Plan of Work
Type: Updates **Status:** Agenda Ready
File created: 2/25/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors: Jason Schubert
Indexes:
Code sections:
Attachments: [Draft 2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the development of the draft 2015 P&Z Plan of Work (see attached). (J. Schubert)

Comprehensive Plan Implementation

Implementation of Adopted Plans	
Summary: 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.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Five-Year Comprehensive Plan Report Implementation	
Summary: Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Annexation Task Force	
Summary: Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Future Land Use and Character Map Assessments	
Summary: Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Harvey Mitchell District Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Land Use Inventory/Housing Needs	
Summary: Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's housing needs are being met.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architectural Standards	
Summary: Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Thoroughfare Plan	
Summary: Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Walton Drive Commercial Overlay	
Summary: Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.	Project Dates:
Staff Assigned: J. Schubert	Anticipated Completion:

Wellborn Zoning Districts	
Summary: Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Research, Education, and Other Items

Bicycle, Pedestrian, and Greenways Master Plan Update	
Summary: Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Easterwood Airport Master Plan	
Summary: Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Economic Development Master Plan Update	
Summary: Receive an update regarding the components of the Economic Development Master Plan and its implementation.	Project Dates:
Staff Assigned: Economic Development Staff	Anticipated Completion:

Parkland Dedication Basis	
Summary: Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Planning & Development Services Organizational Review	
Summary: Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.	Project Dates:
Staff Assigned: P&DS Staff	Anticipated Completion:

Review of Adopted Plans	
Summary: After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:

University Research Commercialization	
Summary: Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.	Project Dates:
Staff Assigned: City Staff	Anticipated Completion:



Legislation Details (With Text)

File #: 15-0119 **Version:** 1 **Name:** Upcoming Meetings
Type: Updates **Status:** Agenda Ready
File created: 2/24/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ 5:30 p.m.
* Thursday, March 19, 2015 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m.
and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
* Thursday, March 12, 2015 ~ Joint Meeting with City Council ~ Council Chambers ~ 5:30 p.m.
* Thursday, March 19, 2015 ~ Planning & Zoning Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, March 5, 2015

7:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

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

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

4. Consent Agenda

- 4.1** [15-0116](#) Consideration, possible action, and discussion on Absence Requests from meetings.
*Jodi Warner ~ February 19, 2015
*Casey Oldham ~ March 5, 2015
*Jerome Rektork ~ March 5, 2015
*Kirk Joseph ~ March 19, 2015
*Jim Ross ~ March 19, 2015

Attachments:

[Jodi Warner](#)

[Casey Oldham](#)

[Jerome Rektork](#)

[Kirk Joseph](#)

[Jim Ross](#)

4.2 [15-0108](#) Presentation, possible action, and discussion regarding a Preliminary Plan for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City of College Station's Extraterritorial Jurisdiction. Case #14-00900287 (J. Bullock)

Sponsors: Bullock

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

4.3 [15-0110](#) Presentation, possible action, and discussion regarding a Preliminary Plan for Dove Crossing consisting of 87 residential lots on approximately 29 acres located at 3706 Dove Hollow Lane, generally located Graham Road and Alexandria Avenue. Case #15-00900023 (J. Bullock)

Sponsors: Bullock

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

4.4 [15-0115](#) Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 25 consisting of ten residential lots on approximately 31.520 acres located at 18581 Indian Lakes Drive, generally located west of State Highway 6 in the City of College Station's Extraterritorial Jurisdiction. Case # 14-00900201 (M. Bombek)

Sponsors: Bombek

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

4.5 [15-0112](#) Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 206 consisting of 52 single-family lots on approximately 24 acres located at 2600 Somerton Court, generally located near the intersection of Norwich Drive and Greens Prairie Road West. Case #14-00900291 (J. Bullock)

Sponsors: Bullock

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

- 4.6 [15-0122](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 3 consisting of 21 residential lots on approximately four acres located at 15600 Shady Brook Lane, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900204 (J. Bullock)

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

- 4.7 [15-0123](#) Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision consisting of 34 residential lots on approximately nine acres located at 4100 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900192 (J. Bullock)

Sponsors: Bullock

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Regular Agenda

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

6. [15-0111](#) Presentation, possible action, and discussion regarding a waiver request to the Unified Development Ordinance Section 12-8.3.E.7 'Culs-de-Sac' and presentation, possible action, and discussion regarding a Preliminary Plan for Creek Meadows consisting of 438 lots on approximately 115 acres located at 1500 Creek Meadow Boulevard North, generally located at the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #15-00900010 (J. Bullock)

Sponsors: Bullock

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

7. [15-0124](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2 being a replat of a portion of Lot 2R, Block 1, The Cottages of

College Station and including 12.84 acres of the TLS Propoerties, LTD. tract remainder consisting of 1 lot on approximately 32 acres located at 2365 Market Street, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #14-00900269 (J. Bullock)

Sponsors:

Bullock

Attachments:

[Staff Report](#)

[Application](#)

[Final Plat](#)

8. [15-0114](#) 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 R Rural to SC Suburban Commercial for the property being a portion of a called 2.68 acre tract in the Crawford Burnett, A-7, in the City of College Station, Brazos County, Texas, and as conveyed in a gift deed in Volume 1620, Page 70, save and except that portion conveyed to the State of Texas in the road right-of-way line for F.M. 2154, as recorded in Volume 6520, Page 247, of the Official Records of Brazos County, Texas. Case #15-00900028 (M.Bombek) (Note: Final action on this item is scheduled for the March 26, 2015 City Council meeting - subject to change)

Sponsors:

Bombek

Attachments:

[Application](#)

[Rezoning Map](#)

[Staff Report](#)

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

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

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on February 27, 2015 at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0116 **Version:** 1 **Name:** Absence Requests
Type: Absence Request **Status:** Agenda Ready
File created: 2/24/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.
*Jodi Warner ~ February 19, 2015
*Casey Oldham ~ March 5, 2015
*Jerome Rektork ~ March 5, 2015
*Kirk Joseph ~ March 19, 2015
*Jim Ross ~ March 19, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Jodi Warner](#)
[Casey Oldham](#)
[Jerome Rektork](#)
[Kirk Joseph](#)
[Jim Ross](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.
*Jodi Warner ~ February 19, 2015
*Casey Oldham ~ March 5, 2015
*Jerome Rektork ~ March 5, 2015
*Kirk Joseph ~ March 19, 2015
*Jim Ross ~ March 19, 2015



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jodi Warner

Request Submitted on 2/18/2015

I will not be in attendance at the meeting on 2/19/2015
for the reason specified: (Date)

Traveling for business

Signature Jodi Warner



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Casey Oldham

Request Submitted on 2/13/2015

I will not be in attendance at the meeting on 3/5/2015
for the reason specified: (Date)

Traveling for business

Signature Casey Oldham



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jerome Rektorik

Request Submitted on 2/24/2015

I will not be in attendance at the meeting on 3/5/2015
for the reason specified: (Date)

Signature Jerome Rektorik



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Kirk Joseph

Request Submitted on 2/19/2015

I will not be in attendance at the meeting on 3/19/2015
for the reason specified: (Date)

Signature Kirk Joseph



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Jim Ross

Request Submitted on 2/24/2015

I will not be in attendance at the meeting on 3/19/2015
for the reason specified: (Date)

Signature Jim Ross



Legislation Details (With Text)

File #: 15-0108 **Version:** 1 **Name:** DMR Acres Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 2/22/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City of College Station's Extraterritorial Jurisdiction. Case #14-00900287 (J. Bullock)
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for DMR Acres consisting of two lots on approximately six acres located at 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City of College Station's Extraterritorial Jurisdiction. Case #14-00900287 (J. Bullock)



**PRELIMINARY PLAN
for
DMR Acres
14-00900287**

SCALE: Two lots on approximately six acres.

LOCATION: 12234 North Dowling Road, generally located near the intersection of North Dowling Road and Rock Prairie Road West in the City's Extraterritorial Jurisdiction (ETJ).

ZONING: N/A (ETJ)

APPLICANT: Mike Ruesink, Owner

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



DEVELOPMENT REVIEW	DMR ACRES	Case: 14-287	PRELIMINARY PLAN
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DEVELOPMENT HISTORY

Annexation: N/A (ETJ)
Zoning: N/A (ETJ)
Site development: Currently the site is developed as one residential tract.

COMMENTS

Water: The subject property will be served by the Wellborn Special Utility District.

Sewer: Sanitary sewer service will be provided by individual On-Site Sewage Facilities. These facilities will be permitted through the Brazos County Health Department.

Off-site Easements: N/A

Drainage: Drainage is generally to the east within the Hopes Creek Drainage Basin.

Flood Plain: A small tributary of Hopes Creek bisects the tract, however, there is no FEMA regulated floodplain identified on this site.

Pedestrian Connectivity: This tract is located in the ETJ. Pedestrian facilities are not proposed or required.

Bicycle Connectivity: This tract is located in the ETJ. Bicycle facilities are not proposed or required.

Streets: Access is provided from North Dowling Road, currently built as a two-lane rural section in the ETJ, and proposed to be a two-lane major collector.

Oversize Request: N/A

Parkland Dedication Fees: Parkland dedication for one additional lot created in the amount of \$1,261 will be due upon filing of the final plat.

Impact Fees: N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is classified as Rural on the Comprehensive Plan Future Land Use and Character map. While the subject property is being developed as residential, the City does not have zoning or land use authority in the Extraterritorial Jurisdiction.
- 2. Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance 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.: 14-287
DATE SUBMITTED: 11-26-14
TIME: 1:00
STAFF: BK

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 _____

NAME OF PROJECT DMR Acres

ADDRESS 12236 N. Dowling Rd

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

12236 N. Dowling Rd

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

Name Mike Ruesink E-mail mruesink@ CSTX.gov

Street Address 2702 Woodcliff

City College Station State TEXAS Zip Code 77845

Phone Number 979-777-3742 Fax Number _____

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

Name Mike Ruesink E-mail mruesink@ CSTX.gov

Street Address 2702 Woodcliff

City College Station State TEXAS Zip Code 77845

Phone Number 979-777-3742 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kerr Surveying LLC E-mail louise.barker@suddenlinkmail.com

Street Address 409 N. Texas Ave

City Bryan State TX Zip Code 77803

Phone Number 268-3195 Fax Number 691-8904

Total Acreage 6.329 Total No. of Lots 2 R-O-W Acreage 0.121

Number of Lots By Zoning District 2 1 A10 1 1

Average Acreage Of Each Residential Lot By Zoning District:

1 1 A10 5.21 A10 1 1

Floodplain Acreage NA

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

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

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

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

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

Yes
 No

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

Project Name: _____

City Project Number (if known): _____

Date / Timeframe when submitted: _____

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

NA

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

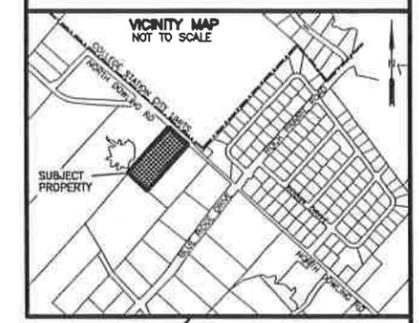
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from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

mit Dill - owner
Signature and title

11-26-14
Date



SCALE: 1" = 40'



METES AND BOUNDS DESCRIPTION OF A 6.328 ACRE TRACT
JOHN CHILDRESS SURVEY, A-95
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN CHILDRESS SURVEY, ABSTRACT NO. 95, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 6.329 ACRE TRACT AS DESCRIBED BY A DEED TO MICHAEL D. RUESINK AND DENISE F. RUESINK RECORDED IN VOLUME 7347, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NORTH DOWLING ROAD (APPROX. 50' R.O.W.) MARKING THE EAST CORNER OF SAID 6.329 ACRE TRACT AND THE NORTH CORNER OF A CALLED 6.322 ACRE TRACT AS DESCRIBED BY A DEED TO KENNETH J. MORGAN RECORDED IN VOLUME 4105, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 50' 26" W ALONG THE COMMON LINE OF SAID 6.329 ACRE TRACT AND SAID 6.322 ACRE TRACT FOR A DISTANCE OF 787.31 FEET TO A 3/4 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 55.46 ACRE TRACT AS DESCRIBED BY A DEED TO DAVID G. SCHMITZ AND WIFE, ROSE SCHMITZ RECORDED IN VOLUME 1253, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID 6.329 ACRE TRACT;

THENCE: N 47° 43' 37" W ALONG THE COMMON LINE OF SAID 6.329 ACRE TRACT AND SAID 16.16 ACRE TRACT FOR A DISTANCE OF 349.67 FEET TO A 3/4 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 55.46 ACRE TRACT AS DESCRIBED BY A DEED TO DAVID G. SCHMITZ AND WIFE, ROSE SCHMITZ RECORDED IN VOLUME 1253, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID 6.329 ACRE TRACT;

THENCE: N 42° 47' 37" E ALONG THE COMMON LINE OF SAID 6.329 ACRE TRACT AND SAID 16.16 ACRE TRACT, AT 783.00 FEET PASS A 3/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 798.00 FEET TO THE SOUTHWEST LINE OF NORTH DOWLING ROAD FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 36' 51" E ALONG THE SOUTHWEST LINE OF NORTH DOWLING ROAD FOR A DISTANCE OF 330.31 FEET TO THE POINT OF BEGINNING CONTAINING 6.328 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

N/F
GERRY L. SAUM AND
SUSAN M. WOOD
55.46 ACRE TRACT
2027/236

N/F
M. S. KAVANAUGH
REMAINDER 105 ACRE TRACT
133/475
(UNPLATTED)

**LOT 2
BLOCK 1**
1.011 ACRES

**LOT 1
BLOCK 1**
5.116 ACRES

MICHAEL D. RUESINK AND
DENISE F. RUESINK
6.329 ACRE TRACT
7347/280
6.328 ACRES MEASURED

N/F
KENNETH J. MORGAN
6.322 ACRE TRACT
4105/39

N/F
DAVID G. SCHMITZ AND
WIFE, ROSE SCHMITZ
16.16 ACRE TRACT
1253/26

- EASEMENT NOTATIONS**
- 1. BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORPORATION 295/412 DOES APPLY TO THIS TRACT.
 - 2. BLANKET ELECTRICAL EASEMENT TO CITY OF BRYAN 141/411 DOES APPLY TO THIS TRACT.
 - 3. PIPELINE EASEMENTS 770/553, 704/113, 793/136 AND 776/536 DO NOT CROSS THIS TRACT.

- LEGEND:**
- ⊙ TELEPHONE PEDESTAL
 - ⊗ LIGHT POLE
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - ADRIAL ELECTRICAL LINES
 - ▨ BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - DECK
 - GRAVEL DRIVE

GENERAL NOTES

- 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
- 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
- 3. COMPLIANCE WITH BRAZOS COUNTY HEALTH DISTRICT STANDARDS IS REQUIRED FOR MINIMUM SEPARATION DISTANCES BETWEEN ON-SITE SEPTIC DISPOSAL SYSTEMS AND WATER WELLS.
- 4. WELLBORN S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
- 5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0325 E DATED MAY 26, 2012.
- 7. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 8. PUE - PUBLIC UTILITY EASEMENT
- 9. PER BRAZOS COUNTY SUBDIVISION REGULATIONS THERE SHALL BE A 25' BUILDING SETBACK FROM ALL STREETS AND ROADWAYS.
- 10. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOOD PLAN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.
- 11. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
- 12. DRAINAGE EASEMENTS SHOWN HEREON ARE BASED ON THE CENTERLINE OF THE NATURAL CHANNELS AS LOCATED ON THE GROUND AND ARE TO BE MAINTAINED BY THE LOT OWNER. NO STRUCTURES, FENCES OR OTHER IMPROVEMENTS MAY BE PLACED WITHIN THE EASEMENT AREAS THAT MAY OBSTRUCT OR RESTRICT DRAINAGE FLOW.

NOT FOR RECORD

PRELIMINARY PLAN
OF
LOTS 1 & 2, BLOCK 1
DMR ACRES

6.329 AC., JOHN CHILDRESS SURVEY, A-95
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 11-05-14
PLAT DATE: 11-05-14
REVISED: 01-22-15
JOB NUMBER: 14-823
CAD NAME: 14-823
CRS FILE: 14-823



PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 218-3195

PREPARED FOR: JEREMY BOYD
12236 NORTH DOWLING RD.
COLLEGE STATION, TEXAS 77845
PHONE (979) 218-2986

14-287
2/23/15
10:30
GST



Legislation Details (With Text)

File #: 15-0110 **Version:** 1 **Name:** Dove Crossing Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 2/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Dove Crossing consisting of 87 residential lots on approximately 29 acres located at 3706 Dove Hollow Lane, generally located Graham Road and Alexandria Avenue. Case #15-00900023 (J. Bullock)
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Dove Crossing consisting of 87 residential lots on approximately 29 acres located at 3706 Dove Hollow Lane, generally located Graham Road and Alexandria Avenue. Case #15-00900023 (J. Bullock)



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
Dove Crossing Subdivision Phases 7 & 9
15-00900023

SCALE: 87 single-family lots on approximately 29 acres

LOCATION: 3706 Dove Hollow Lane

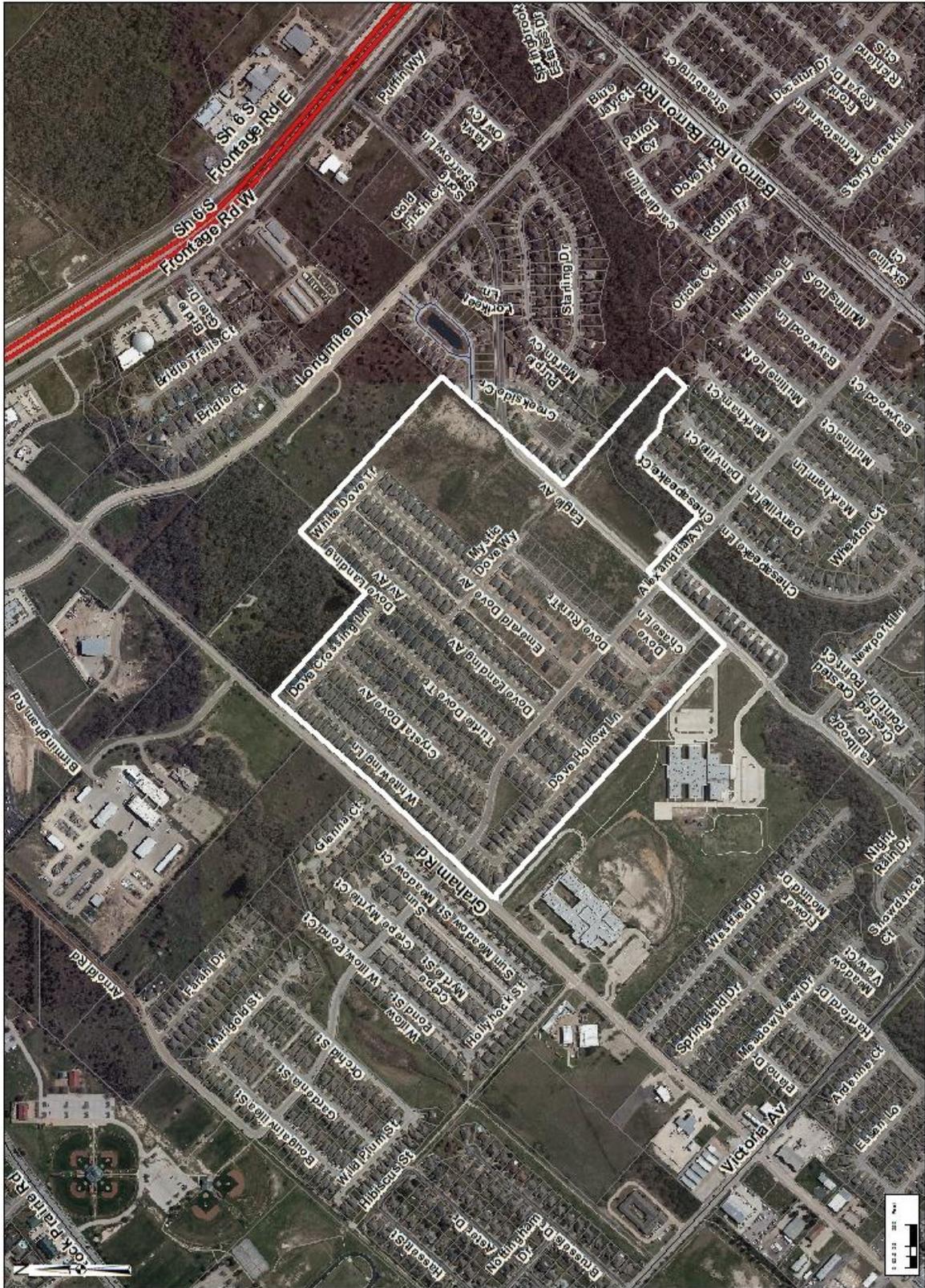
ZONING: GS General Suburban

APPLICANT: Ed Froeling, owner

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

PROJECT SUMMARY: The approval of the previous Preliminary Plan has expired so a new Preliminary Plan must be approved. There are no changes between this Preliminary Plan and the previously approved plan.

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN

Case: 15-23

DOVE CROSSING SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1993
Zoning:	A-O Agricultural Open (upon annexation) R-1 Single-Family Residential (2004) R-1 Single-Family Residential renamed GS General Suburban (2013)
Site development:	The Preliminary Plan was originally approved in 2004 and a revised Preliminary Plan adjusting phase lines was approved in 2005. Since that time, Phases 1A, 1B, 1C, 2, 3, 4, and 8 were filed for record. After the original Preliminary Plan expired, a new Preliminary Plan was approved in 2010. Since that time, Phases 5 and 6 were platted and filed for record in 2012. The proposed Preliminary Plan is presented as the previous one has expired. There are no changes between the proposed Preliminary Plan and the one previously approved.

COMMENTS

Water:	There are existing water mains along Graham Road, Alexandria Avenue, and Eagle Avenue. Water mains have also been extended within the development with phases of the subdivision that have already been constructed. Each lot is required to have public water service, as shown on the plan. Water design shall be in accordance with BCS Unified Design Guidelines.
Sewer:	There are existing sanitary sewer mains along Graham Road and Eagle Avenue. Sanitary sewer mains have also been extended within the development with phases of the subdivision that have already been constructed. Each lot is required to have public sewer service, as shown on the plan. Sanitary sewer design shall be in accordance with BCS Unified Design Guidelines.
Streets:	The Preliminary Plan is in compliance with the Thoroughfare Plan, which shows Eagle Avenue and Alexandria Avenue as Minor Collectors, and Graham Road as a Major Collector. All streets shown on the plan are required for this subdivision. Street design shall be in accordance with BCS Unified Design Guidelines.
Off-site Easements:	None needed at this time.
Drainage:	Drainage is to Lick Creek. A detention pond to mitigate stormwater impacts from the subdivision is existing on the south side of Eagle Avenue.
Flood Plain:	No FEMA floodplain has been designated on the property.
Greenways:	Approximately 5 acres have been dedicated to the City as greenway.
Oversize Request:	N/A

Parkland Dedication Fees: Parkland dedication fees have been assessed for those phases that are filed for record. As the project was originally approved in 2004, it can utilize the parkland fee requirements of that time. Neighborhood parkland dedication fees totaling \$556 per lot are due for the remaining two phases: development fee of \$358 per single family lot and the fee in lieu of land of \$198 per lot. Therefore, a total of \$48,372 ($\556×87 lots) will be due as these remaining phases are final platted and filed for record.

Impact Fees: The northwest portion of the subject property is in the 92-01 Graham Road Sewer Impact Fee Area. There is no impact fee area for the remaining phases.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated General Suburban and Natural Areas Reserved on the Comprehensive Plan Land Use and Character map. The proposed Preliminary Plan complies with the Comprehensive Plan and the Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance 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>15-23</u>
DATE SUBMITTED:	<u>01/23/15</u>
TIME:	<u>2:49</u>
STAFF:	<u>[Signature]</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 _____

NAME OF PROJECT Dove Crossing Subdivision

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Adjacent to Alexandria Avenue between Graham Road and Eagle Avenue

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

Name Ed Froehling E-mail edfroehling@msn.com

Street Address 3887 High Lonesome

City College Station State Texas Zip Code 77845

Phone Number 979-776-8266 Fax Number _____

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

Name Ed Froehling E-mail _____

Street Address (same as above)

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kent Laza E-mail klaza@cectexas.com

Street Address 4101 S. Texas Avenue

City Bryan State Texas Zip Code 77845

Phone Number 979-846-6212 Fax Number 979-846-8252

Total Acreage 107.76 Total No. of Lots 456 R-O-W Acreage 23.15

Number of Lots By Zoning District 456 / GS / / /

Average Acreage Of Each Residential Lot By Zoning District:

6450 sf / GS / / /

Floodplain Acreage FEMA indicates no 100 yr floodplain

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 in lieu of land

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

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

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

Yes
 No

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

Project Name: Dove Crossing Subdivision (this is a resubmittal of the previous Preliminary Plat)

City Project Number (if known): _____

Date / Timeframe when submitted: May, 2010

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

(none)

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

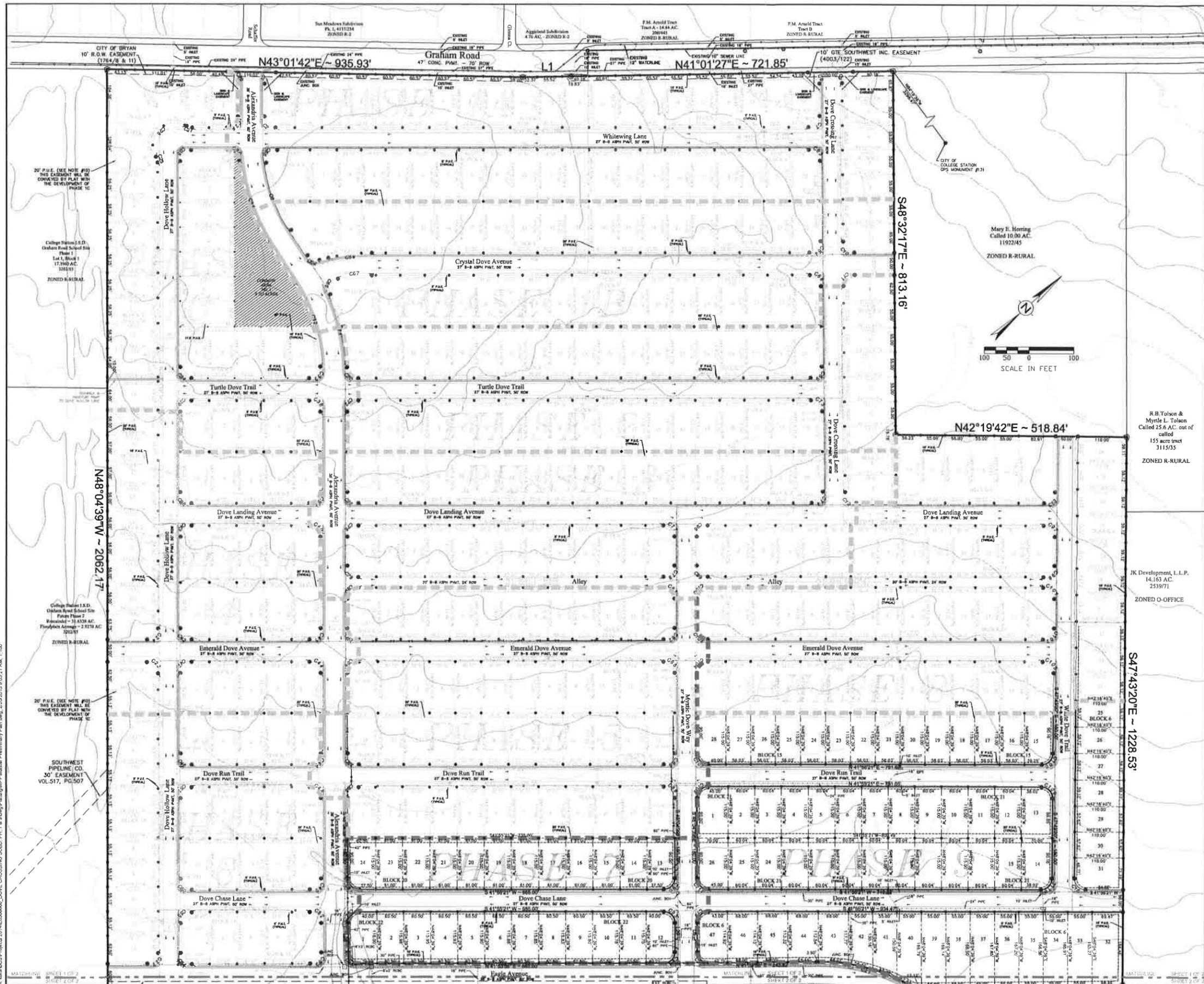
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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 OWNER

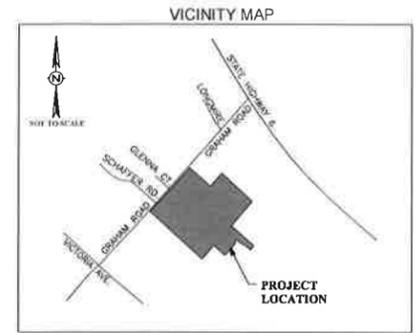
1/23/15

Date



LEGEND

EXISTING CONTOUR (MAJOR)	EXISTING SANITARY SEWER LINE
EXISTING CONTOUR (MINOR)	EXISTING WATERLINE
PLAT BOUNDARY	PROPOSED 6" SANITARY SEWER LINE
PHASE LINE	PROPOSED 8" SANITARY SEWER LINE
LOT LINE	PROPOSED SEWER MANHOLE
PROPERTY CORNER	PROPOSED SEWER CLEANOUT
PROPOSED EASEMENT LINE	PROPOSED 6" WATERLINE
EXISTING EASEMENT LINE	PROPOSED 8" WATERLINE
ROW LINE	PROPOSED 12" WATERLINE
PROPOSED 4' SIDEWALK	PROPOSED FIRE HYDRANT
PROPOSED 6' SIDEWALK	PROPOSED STORM SEWER
FLOODPLAIN BOUNDARY	PROPOSED STORM INLET
CITY OF COLLEGE STATION GREENWAY DEDICATION AREA	FLOW DIRECTION



REFER TO SHEET 2 OF 2 FOR NOTES PERTAINING TO THIS PRELIMINARY PLAT.

**PRELIMINARY PLAN
NOT FOR RECORD**

**PRELIMINARY PLAN
DOVE CROSSING SUBDIVISION
107.759 ACRES**

SAVE AND EXCEPT

PHASE 1A = 9.618 AC.	PHASE 3 = 8.708 AC.
PHASE 1B = 8.451 AC.	PHASE 4 = 7.152 AC.
PHASE 1C = 7.625 AC.	PHASE 5 = 10.406 AC.
PHASE 2 = 8.289 AC.	PHASE 6 = 18.891 AC.
	PHASE 8 = 10.567 AC.

REMAINING PHASES

PHASE 7 = 15.961 AC.
PHASE 9 = 13.523 AC.

BLOCK 1, LOTS 1 THRU 21	BLOCK 9, LOTS 1 THRU 38	BLOCK 17, LOTS 1 THRU 10
BLOCK 2, LOTS 1 THRU 23	BLOCK 10, LOTS 1 THRU 10	BLOCK 18, LOTS 1 THRU 12
BLOCK 3, LOTS 1 THRU 12	BLOCK 11, LOTS 1 THRU 13	BLOCK 19, LOTS 1 THRU 10
BLOCK 4, LOTS 1 THRU 41	BLOCK 12, LOTS 1 THRU 13	BLOCK 20, LOTS 1 THRU 24
BLOCK 5, LOTS 1 THRU 7	BLOCK 13, LOTS 1 THRU 14	BLOCK 21, LOTS 1 THRU 26
BLOCK 6, LOTS 1 THRU 47	BLOCK 14, LOTS 1 THRU 14	BLOCK 22, LOTS 1 THRU 12
BLOCK 7, LOTS 1 THRU 38	BLOCK 15, LOTS 1 THRU 28	BLOCK 23, LOTS 1 THRU 5
BLOCK 8, LOTS 1 THRU 10	BLOCK 16, LOTS 1 THRU 24	

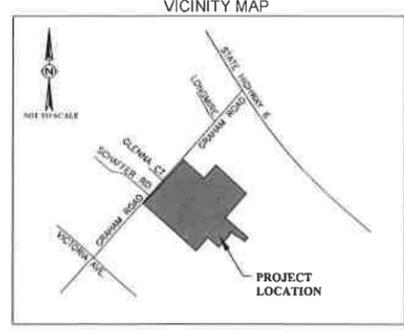
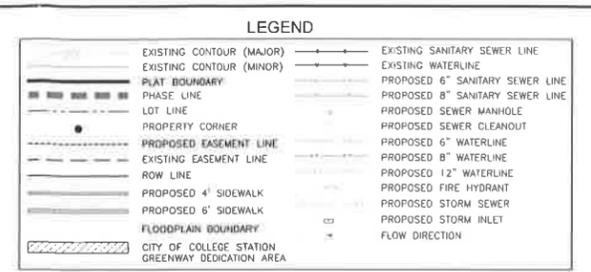
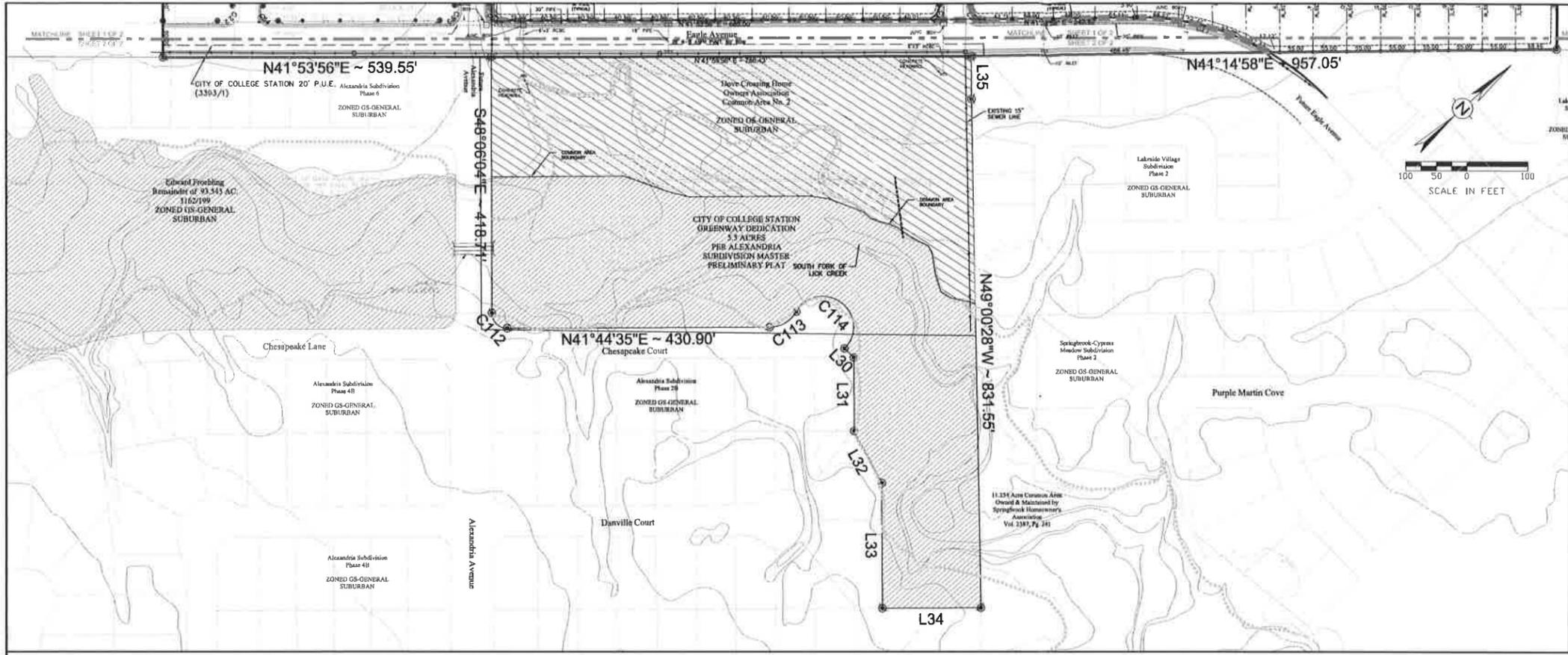
**ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

SCALE: 1"=100'
OWNER/DEVELOPER:
 Ed Froehling Builders
 3887 High Lonesome
 College Station, TX 77845
 (979) 776-8266

ENGINEER:
 Kent Laza, P.E.
 4101 S. Texas Avenue, Suite A
 Bryan, TX 77802
 (979) 846-6212

GEC DON DURDEN, INC.
 d.b.a. CIVIL ENGINEERING CONSULTANTS
 4101 S. TEXAS AVE., SUITE A
 BRYAN, TEXAS 77802
 TEL: (979) 846-8212
 FAX: (979) 846-8252
 REGISTRATION #F-2214

15:23
 2/20/15
 12:25
 GST



PRELIMINARY
PLAN
NOT FOR
RECORD

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.25	23.00	113.821	23.47	33.88	S02°31'22\"
C2	28.47	23.00	80.000	23.00	35.36	N88°30'21\"
C3	38.47	23.00	102.134	23.20	35.50	N03°18'28\"
C4	28.48	23.00	80.238	23.18	35.49	S88°14'35\"
C5	28.48	23.00	80.234	23.81	35.24	S03°45'45\"
C6	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C7	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C8	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C9	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C10	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C11	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C12	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C13	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C14	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C15	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C16	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C17	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C18	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C19	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C20	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C21	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C22	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C23	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C24	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C25	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C26	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C27	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C28	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C29	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C30	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C31	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C32	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C33	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C34	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C35	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C36	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C37	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C38	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C39	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C40	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C41	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C42	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C43	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C44	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C45	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C46	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C47	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C48	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C49	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C50	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C51	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C52	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C53	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C54	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C55	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C56	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C57	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C58	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C59	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C60	28.47	23.00	80.227	23.20	35.50	N03°18'28\"

CURVE TABLE, CONT.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C61	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C62	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C63	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C64	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C65	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C66	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C67	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C68	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C69	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C70	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C71	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C72	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C73	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C74	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C75	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C76	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C77	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C78	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C79	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C80	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C81	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C82	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C83	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C84	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C85	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C86	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C87	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C88	28.47	23.00	80.227	23.20	35.50	N03°18'28\"
C89	28.47	23.00	80.227	23.81	35.24	S03°45'45\"
C90	28.47	23.00	80.227	23.20	35.50	N03°18'28\"

LINE TABLE

LINE	LENGTH	BEARING
L1	107.72	N41°01'27\"
L2	71.58	S48°04'30\"
L3	72.88	S48°12'17\"
L4	89.80	N43°02'14\"
L5	89.80	N43°02'14\"
L6	89.80	N43°02'14\"
L7	89.80	N43°02'14\"
L8	89.80	N43°02'14\"
L9	89.80	N43°02'14\"
L10	89.80	N43°02'14\"
L11	89.80	N43°02'14\"
L12	89.80	N43°02'14\"
L13	89.80	N43°02'14\"
L14	89.80	N43°02'14\"
L15	89.80	N43°02'14\"
L16	89.80	N43°02'14\"
L17	89.80	N43°02'14\"
L18	89.80	N43°02'14\"
L19	89.80	N43°02'14\"
L20	89.80	N43°02'14\"
L21	89.80	N43°02'14\"
L22	89.80	N43°02'14\"
L23	89.80	N43°02'14\"
L24	89.80	N43°02'14\"
L25	89.80	N43°02'14\"
L26	89.80	N43°02'14\"
L27	89.80	N43°02'14\"
L28	89.80	N43°02'14\"
L29	89.80	N43°02'14\"
L30	89.80	N43°02'14\"
L31	89.80	N43°02'14\"
L32	89.80	N43°02'14\"
L33	89.80	N43°02'14\"
L34	89.80	N43°02'14\"
L35	89.80	N43°02'14\"
L36	89.80	N43°02'14\"
L37	89.80	N43°02'14\"
L38	89.80	N43°02'14\"
L39	89.80	N43°02'14\"
L40	89.80	N43°02'14\"
L41	89.80	N43°02'14\"
L42	89.80	N43°02'14\"
L43	89.80	N43°02'14\"
L44	89.80	N43°02'14\"
L45	89.80	N43°02'14\"
L46	89.80	N43°02'14\"
L47	89.80	N43°02'14\"
L48	89.80	N43°02'14\"
L49	89.80	N43°02'14\"
L50	89.80	N43°02'14\"
L51	89.80	N43°02'14\"
L52	89.80	N43°02'14\"
L53	89.80	N43°02'14\"
L54	89.80	N43°02'14\"
L55	89.80	N43°02'14\"
L56	89.80	N43°02'14\"
L57	89.80	N43°02'14\"
L58	89.80	N43°02'14\"
L59	89.80	N43°02'14\"
L60	89.80	N43°02'14\"
L61	89.80	N43°02'14\"
L62	89.80	N43°02'14\"
L63	89.80	N43°02'14\"
L64	89.80	N43°02'14\"
L65	89.80	N43°02'14\"
L66	89.80	N43°02'14\"
L67	89.80	N43°02'14\"
L68	89.80	N43°02'14\"
L69	89.80	N43°02'14\"
L70	89.80	N43°02'14\"
L71	89.80	N43°02'14\"
L72	89.80	N43°02'14\"
L73	89.80	N43°02'14\"
L74	89.80	N43°02'14\"
L75	89.80	N43°02'14\"
L76	89.80	N43°02'14\"
L77	89.80	N43°02'14\"
L78	89.80	N43°02'14\"
L79	89.80	N43°02'14\"
L80	89.80	N43°02'14\"
L81	89.80	N43°02'14\"
L82	89.80	N43°02'14\"
L83	89.80	N43°02'14\"
L84	89.80	N43°02'14\"
L85	89.80	N43°02'14\"
L86	89.80	N43°02'14\"
L87	89.80	N43°02'14\"
L88	89.80	N43°02'14\"
L89	89.80	N43°02'14\"
L90	89.80	N43°02'14\"

METES AND BOUNDS

All that certain lot, tract or parcel of land being 97.94 acres situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, College Station, Brazos County, Texas and being the remainder of that certain called 99.25 acre tract as described in deed from Alton Goree Neelley to Lisa M. Neelley, of record in Volume 318, page 493, Deed Records of Brazos County, Texas, said 97.94 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron pipe found for the most southerly corner, said corner being the occupied most southerly corner of said called 99.25 acre tract, said corner also being the most easterly corner of the College Station I.S.D. Graham Road School Site Future Phase II and being called 31.6338 acres as described in final plat of record in Volume 3202, page 65, said corner also being located in the northwest line of the Edward Froehling called 93.543 acre tract as described in Volume 3162, page 199;

THENCE N 48° 04' 39" E, along the southwest line of said called 99.25 acre tract and the northeast line of said College Station I.S.D. Future Phase II tract and Lot 1, Block 1 of Phase I being called 17.396 acres respectively a distance of 2062.17 feet to a 3/4" iron pipe found in the southeast right-of-way line of Graham Road for the most westerly corner, said corner being the most northerly corner of said College Station I.S.D. Lot 1, Block 1;

THENCE along the southeast right-of-way line of said Graham Road the following calls:

N 43° 01' 42" E, a distance of 935.93 feet to a 1/2" iron rod with cap set for angle point;

N 41° 01' 27" E, a distance of 107.72 feet to a 1/2" iron rod with cap set for angle point, and

N 41° 01' 27" E, a distance of 721.85 feet to a 5" fence corner post found for the most northerly corner, said corner being located in the occupied northeast line of said called 99.25 acre tract, said corner also being located in the occupied southwest line of the Ralph D. Lee, Jr. called 10.00 acre tract as described in Volume 148, page 300;

THENCE S 48° 32' 17" E, along the occupied northeast line of said called 99.25 acre tract and the occupied southwest line of said called 10.00 acre tract a distance of 813.16 feet to an 8" fence corner post found for an interior corner, said corner being an occupied interior corner of said called 99.25 acre tract and also being the occupied most southerly corner of said called 10.00 acre tract;

THENCE N 42° 19' 42" E, along the occupied northwest line of said called 99.25 acre tract and the occupied southeast line of said called 10.00 acre tract a distance of 518.84 feet to an 8" fence corner post found for the most easterly north corner, said corner being an occupied north corner of said called 99.25 acre tract, said corner also being located in the occupied southwest line of the Myrtle Tolson called 25.6 acre tract as described in Volume 3115, page 35;

THENCE S 47° 43' 20" E, along the northeast line of said called 99.25 acre tract a distance of 1228.53 feet to an 8" fence corner post found for the occupied most easterly corner, said corner being the occupied most easterly corner of said called 99.25 acre tract and also being located in the occupied northwest line of the Peyton Walter called 22.796 acre tract as described in Volume 327, page 90;

THENCE S 41° 14' 58" W, along the occupied southwest line of said called 99.25 acre tract a distance of 957.05 feet to a 3/8" iron rod found for angle point, said corner being the occupied most westerly corner of said called 22.796 acre tract and also being the occupied most northerly corner of said 93.543 acre tract;

THENCE S 41° 53' 56" W, continuing along the occupied southeast line of said called 99.25 acre tract and the occupied northwest line of said called 93.543 acre tract a distance of 1325.98 feet to the PLACE OF BEGINNING and containing 97.94 acres of land, more or less.

And being the same property described in Deed from Dove Crossing Development, L.L.C. to Phi-Tan Investments, L.P., dated August 11, 2004, and recorded in Volume 6251, page 270, Official Records of Brazos County, Texas;

TRACT TWO:

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, A-54 in College Station, Brazos County, Texas and being a portion of the 93.5

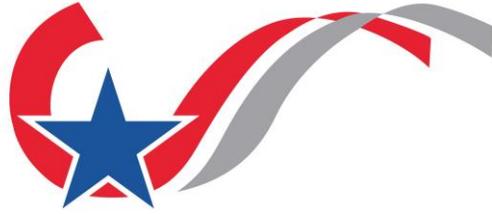


Legislation Details (With Text)

File #: 15-0115 **Version:** 1 **Name:** Indian Lakes Phase 25 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 2/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 25 consisting of ten residential lots on approximately 31.520 acres located at 18581 Indian Lakes Drive, generally located west of State Highway 6 in the City of College Station's Extraterritorial Jurisdiction. Case # 14-00900201 (M. Bombek)
Sponsors: Mark Bombek
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 25 consisting of ten residential lots on approximately 31.520 acres located at 18581 Indian Lakes Drive, generally located west of State Highway 6 in the City of College Station's Extraterritorial Jurisdiction. Case # 14-00900201 (M. Bombek)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Indian Lakes Phase 25
14-00900201**

SCALE: 10 residential lots on approximately 31.250 acres.

LOCATION: Generally located at 18581 Indian Lakes Drive, west of State Highway 6 in the City of College Station's Extraterritorial Jurisdiction.

ZONING: N/A (ETJ)

APPLICANT: Travis Martinek, Smiling Mallard Development, Ltd.

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 14-201

INDIAN LAKES PH 25

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	N/A (ETJ)
Zoning:	N/A (ETJ)
Preliminary Plan:	The Preliminary Plan for this phase was approved on July 17, 2014
Site Development:	Vacant.

COMMENTS

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

Greenways: N/A

Pedestrian Connectivity: This site is located in the ETJ. No sidewalks are required.

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

Impact Fees: N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14.201</u>
DATE SUBMITTED:	<u>8-25-14</u>
TIME:	<u>2:00</u>
STAFF:	<u>PK</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$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.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Indian Lakes - Phase 25

ADDRESS End of Indian Lakes Drive

SPECIFIED LOCATION OF PROPOSED PLAT:

End of Indian Lakes Drive

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

Name Travis Martinek E-mail travis@clarkewyndham.com

Street Address 3608 East 29th Street, Suite 100

City Bryan State Texas Zip Code 77802

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

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

Do any deed restrictions or covenants exist for this property? Yes No
Is there a temporary blanket easement on this property? If so, please provide the Volume N/A and Page No. N/A
Total Acreage 31.520 Total No. of Lots 10 R-O-W Acreage 4.778
Existing Use Vacant Proposed Use Single-Family Residential
Number of Lots By Zoning District N/A / N/A N/A / N/A N/A / N/A
Average Acreage Of Each Residential Lot By Zoning District:
N/A / N/A N/A / N/A N/A / N/A N/A / N/A
Floodplain Acreage 0.020

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: Duck Haven

City Project Number (if known): Unknown

Date / Timeframe when submitted: 2000

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

N/A

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

N/A

Regarding the waiver request, explain how:

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

N/A

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

N/A

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

N/A

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

N/A

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

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

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

Detailed explanation of condition identified above:

N/A

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

Requested Oversize Participation N/A

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

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



Signature and title

8/25/14

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

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

Smiling Mallard Development, LLC
By: Smiling Mallard Development Management, LLC.
Its: General Partner
By: Paul Clarke
Its: Manager
STATE OF TEXAS
COUNTY OF BRAZOS

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

A CERTIFICATE OF APPROVAL

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

Signed this the _____ day of _____, 20____.

County Judge
Brazos County, Texas

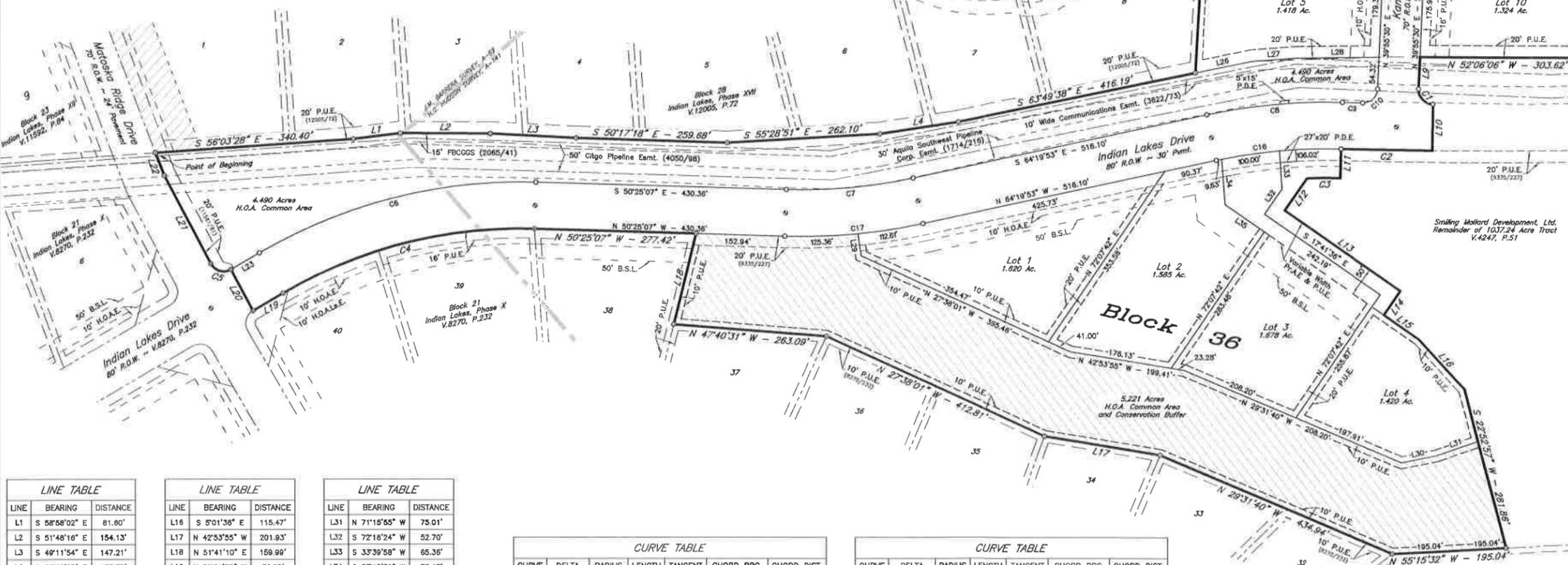
CERTIFICATE OF SURVEYOR AND/OR ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

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

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

FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 89 and the H.G. HUDSON SURVEY, Abstract No. 143, Brazos County, Texas and being part of the 1037.24 acre tract two described in Volume 4247, Page 51, of the Official Records of Brazos County, Texas (O.R.C.), and being more particularly described as follows:

BEING: all a found 1/2-inch iron rod marking the west corner of Lot 1, Block 26, INDIAN LAKES SUBDIVISION, PHASE XXII as recorded in Volume 12305, Page 72 (O.R.C.) and being in the east right-of-way line of Matlock Ridge Drive (named on a 70-foot right-of-way recorded in Volume 11522, Page 84).
THENCE: along the southerly line of said INDIAN LAKES SUBDIVISION, PHASE XXII for the following ten (10) units:
1) S 50° 03' 20" E for a distance of 340.40 feet to a found 1/2-inch iron rod set for corner;
2) S 50° 03' 20" E for a distance of 81.69 feet to a found 1/2-inch iron rod set for corner;
3) S 51° 48' 16" E for a distance of 124.13 feet to a found 1/2-inch iron rod set for corner;
4) S 49° 11' 54" E for a distance of 147.21 feet to a found 1/2-inch iron rod set for corner;
5) S 53° 28' 01" E for a distance of 283.10 feet to a found 1/2-inch iron rod set for corner;
6) S 50° 48' 55" E for a distance of 133.75 feet to a found 1/2-inch iron rod set for corner;
7) S 63° 43' 38" E for a distance of 416.19 feet to a found 1/2-inch iron rod set for corner;
8) N 47° 48' 02" E for a distance of 482.04 feet to a found 1/2-inch iron rod set for corner;
9) N 31° 11' 23" E for a distance of 478.87 feet to a found 1/2-inch iron rod set for corner;
THENCE: S 34° 17' 35" E for a distance of 387.89 feet to a 1/2-inch iron rod set for corner;
THENCE: S 45° 41' 13" E for a distance of 144.85 feet to a 1/2-inch iron rod set for corner;
THENCE: S 12° 45' 00" E for a distance of 189.86 feet to a 1/2-inch iron rod set for corner;
THENCE: S 53° 50' 56" E for a distance of 242.59 feet to a 1/2-inch iron rod set for corner;
THENCE: S 31° 58' 37" W for a distance of 208.38 feet to a 1/2-inch iron rod set for corner;
THENCE: S 82° 51' 26" W for a distance of 209.57 feet to a 1/2-inch iron rod set for corner;
THENCE: S 59° 53' 30" W for a distance of 193.12 feet to a 1/2-inch iron rod set for corner;
THENCE: N 52° 05' 04" W for a distance of 303.62 feet to a 1/2-inch iron rod set for corner;
THENCE: S 30° 55' 30" W for a distance of 64.88 feet to a 3/4-inch iron pipe set for the Point of Curvature of a curve to the left;
THENCE: 40.82 feet along the arc of said curve having a central angle of 97° 43' 24", a radius of 25.00 feet, a tangent of 25.78 feet and a long chord bearing S 02° 50' 14" E at a distance of 35.88 feet to a 3/4-inch iron pipe set for corner;
THENCE: S 36° 12' 03" W for a distance of 80.00 feet to a 1/2-inch iron rod set for corner;
THENCE: 156.49 feet in a clockwise direction along the arc of a curve having a central angle of 17° 53' 54", a radius of 890.00 feet, a tangent of 78.24 feet and a long chord bearing N 51° 21' 00" W at a distance of 156.48 feet to a 3/4-inch iron pipe set for corner;
THENCE: S 39° 05' 57" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner;
THENCE: 57.13 feet in a counter-clockwise direction along the arc of a curve having a central angle of 03° 45' 45", a radius of 870.00 feet, a tangent of 23.58 feet and a long chord bearing N 52° 46' 30" W at a distance of 57.12 feet to a 1/2-inch iron rod set for corner;
THENCE: S 72° 18' 24" W for a distance of 67.53 feet to a 1/2-inch iron rod set for corner;
THENCE: S 17° 41' 30" E for a distance of 242.11 feet to a 1/2-inch iron rod set for corner;
THENCE: S 17° 41' 30" E for a distance of 23.48 feet to a 1/2-inch iron rod set for corner;
THENCE: S 52° 52' 57" W for a distance of 281.26 feet to a 1/2-inch iron rod set for corner;
THENCE: S 52° 52' 57" W for a distance of 281.26 feet to a 1/2-inch iron rod set for corner;
THENCE: along the southerly line of said INDIAN LAKES SUBDIVISION, PHASE XXII as recorded in Volume 8270, Page 232 (O.R.C.):
1) N 55° 15' 32" W for a distance of 165.04 feet to a found 1/2-inch iron rod set for corner;
2) N 22° 31' 40" W for a distance of 434.84 feet to a found 1/2-inch iron rod set for corner;
3) N 42° 53' 55" W for a distance of 271.83 feet to a found 1/2-inch iron rod set for corner;
4) N 27° 38' 03" W for a distance of 412.81 feet to a found 1/2-inch iron rod set for corner;
5) N 47° 40' 31" W for a distance of 263.08 feet to a found 1/2-inch iron rod set for corner;
6) N 03° 41' 10" E for a distance of 139.93 feet to a found 1/2-inch iron rod set for corner;
7) N 20° 23' 03" W for a distance of 277.42 feet to a found 3/4-inch iron pipe for the Point of Curvature of a curve to the left;
8) 451.83 feet along the arc of said curve having a central angle of 31° 59' 46", a radius of 810.00 feet, a tangent of 231.85 feet and a long chord bearing N 59° 23' 30" W at a distance of 445.00 feet to a found 3/4-inch iron pipe for the Point of Curvature;
9) N 82° 21' 53" W for a distance of 80.00 feet to a found 3/4-inch iron pipe for corner;
10) N 03° 51' 14" E for a distance of 50.00 feet to a found 3/4-inch iron pipe for corner;
11) 40.30 feet in a clockwise direction along the arc of a curve having a central angle of 02° 21' 32", a radius of 20.00 feet, a tangent of 20.00 feet and a long chord bearing N 50° 11' 03" W at a distance of 35.08 feet to a found 3/4-inch iron rod marking the southeast corner of the said Matlock Ridge Drive (115/22/84);
THENCE: N 09° 58' 40" E along the west line of said Matlock Ridge Drive for a distance of 170.98 feet to a found 1/2-inch iron rod set for corner;
THENCE: N 17° 03' 10" E continuing along the said Matlock Ridge Drive line for a distance of 41.88 feet to the POINT OF BEGINNING and containing 31,557 square feet of land, more or less.



Vicinity Map
GENERAL NOTES:
1. The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0300E, Map Revised May 16, 2012, a portion of the property is located in the Special Flood Hazard Area Zone A (base flood elevations have not been determined). 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 Prevention Order". A floodplain development permit shall be obtained from the County Engineer's Office prior to the construction of any structure(s) or placement of fill within the floodplain.
3. Building Line Setbacks:
Front = 50'
Side = 15'
Rear = 25'
4. All Common Areas and Conservation Buffers are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. 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 install" 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 21.054 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
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 facility disposal areas shall not encroach the 100 foot or 150 foot sanitary zone of a private or public well, respectively.
7. Wellborn Special Utility District will provide water service for the subdivision.
8. There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
9. There is a 16' Public Utility Easement and a 10' Homeowner's Association Easement along the right-of-way frontage of all lots.
10. H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
11. All proposed lots must be no more than 500 feet from a fire hydrant based on the lay of the hose along the street.
12. This property is located within the College Station Independent School District.
13. Private Drainage Easements will be owned and maintained by the owner of Lot 7. Fences, grading, or landscape will not be allowed to impeded flow within the easement.
14. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
o - 1/2" Iron Rod Found
o - 1/2" Iron Rod Set
o - 3/4" Iron Pipe Set
o - 3/4" Iron Pipe Found
o - PK Nail Control Monuments set in E of asphalt pavement for reference.
15. Abbreviations:
B.S.L. - Building Setback Line
F.B.C.G.S. - Ferguson Burfeon County Gas Gathering System
H.O.A.E. - Homeowners Association Common Area
H.O.A. - Homeowners Association Easement
L.E. - Homeowners Association Landscape Easement
P.D.E. - Public Drainage Easement
P.S.E. - Public Slope Easement
P.U.E. - Public Utility Easement
Pr.D.E. - Private Drainage Easement

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Table with 3 columns: LINE, BEARING, DISTANCE. Contains 15 rows of line data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 5 rows of line data.

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 10 rows of curve data.

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 10 rows of curve data.

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 10 rows of curve data.

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 10 rows of curve data.

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Contains 10 rows of curve data.

FINAL PLAT
INDIAN LAKES SUBDIVISION, PHASE XXV
LOTS 1-10, BLOCK 36
31.667 ACRES
J.M. BARRERA SURVEY, A-69
H.G. HUDSON SURVEY, A-141
BRAZOS COUNTY, TEXAS
AUGUST, 2014
SCALE: 1" = 100'

Handwritten notes: H.201, 2/23/15, 3.53



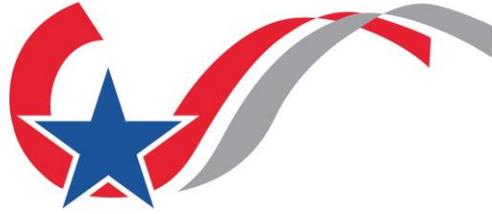


Legislation Details (With Text)

File #: 15-0112 **Version:** 1 **Name:** Castlegate II Section 206 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 2/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 206 consisting of 52 single-family lots on approximately 24 acres located at 2600 Somerton Court, generally located near the intersection of Norwich Drive and Greens Prairie Road West. Case #14-00900291 (J. Bullock)
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Castlegate II Section 206 consisting of 52 single-family lots on approximately 24 acres located at 2600 Somerton Court, generally located near the intersection of Norwich Drive and Greens Prairie Road West. Case #14-00900291 (J. Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Castlegate II Section 206
14-00900291

SCALE: 52 lots on approximately 24 acres

LOCATION: 2600 Somerton Court

ZONING: GS General Suburban

APPLICANT: Wallace Phillips IV, 3-D Development LLC

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 14-291

CASTLEGATE II SEC 206

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	1995
Zoning:	A-O Agricultural Open (upon annexation) to A-O Agricultural Open and R-1 Single-Family Residential (2007), R-1 Single-Family Residential renamed to GS General Suburban (2013).
Preliminary Plat:	Castlegate II Preliminary Plan was approved in January 2011 and subsequently revised in March 2012.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	Land dedication of 5.6 acres for neighborhood parks was provided with the first Final Plat of the Castlegate II subdivision and the developer has constructed neighborhood park improvements. Community Parkland dedication fees of \$32,500 (52 lots X \$625) are due prior to filing of the Final Plat.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are required and will be provided on both sides of all thoroughfares and on one side of all local streets.
Bicycle Connectivity:	Bike lanes will be provided on both sides of Etonbury Avenue
Impact Fees:	A portion of Lots 1, 2, and 3 of Block 29 are located in the Spring Creek Sanitary Sewer Impact Fee Area and will be assessed \$98.39 per Living Unit Equivalent (LUE).

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-291</u>
DATE SUBMITTED:	<u>12-3-14</u>
TIME:	<u>1130</u>
STAFF:	<u>KH</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

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

Date of Optional Preapplication or Stormwater Management Conference N/A

NAME OF PROJECT Castlegate II Subdivision - Section 206

ADDRESS Intersection of Greens Prairie Road and Etonbury Avenue

SPECIFIED LOCATION OF PROPOSED PLAT:
Southeast of Castlegate II Subdivision, Section 205

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Wallace Phillips IV E-mail dustyphillips52@yahoo.com
 Street Address 4490 Castlegate Drive
 City College Station State TX Zip Code 77845
 Phone Number 979.690.7250 Fax Number 979.690.1041

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

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

ARCHITECT OR ENGINEER'S INFORMATION:

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

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

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

Total Acreage 24.693 Total No. of Lots 52 R-O-W Acreage 5.245

Existing Use Agricultural - Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 52 / R-1 / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.257 / R-1 / / /

Floodplain Acreage N/A

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

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

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

Yes

No

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

Project Name: Castlegate II Preliminary Plat

City Project Number (if known): 12-00500004

Date / Timeframe when submitted: January 2012

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

None

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

None

Regarding the waiver request, explain how:

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

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

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

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

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

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

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

Detailed explanation of condition identified above:

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>3084</u> Streets</p> <p><u>3744</u> Sidewalks</p> <p><u>2799</u> Sanitary Sewer Lines</p> <p><u>3940</u> Water Lines</p> <p><u> - </u> Channels</p> <p><u>3888</u> Storm Sewers</p> <p><u>2812</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

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

Walter M. [Signature]
Signature and title

12-1-2014
Date



Legislation Details (With Text)

File #: 15-0122 **Version:** 1 **Name:** Creek Meadows Section 3 Phase 3 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 2/25/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 3 consisting of 21 residential lots on approximately four acres located at 15600 Shady Brook Lane, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900204 (J. Bullock)

Sponsors:

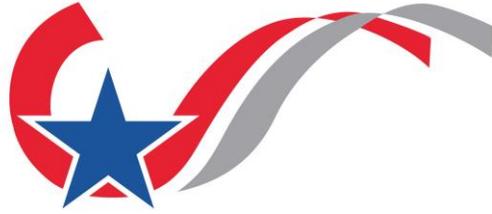
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Section 3 Phase 3 consisting of 21 residential lots on approximately four acres located at 15600 Shady Brook Lane, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail. Case #14-00900204 (J. Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 3 Ph 3
14-00900204

SCALE: 21 residential lots on approximately four acres

LOCATION: 15600 Shady Brook Lane, generally located at the north corner of the intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



FINAL PLAT

Case: 14-204

CREEK MEADOWS SEC 3 PH 3

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plat:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, and November 2014.
Site Development:	Vacant

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ, Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Creek Meadows Boulevard, a Minor Collector on the Thoroughfare Plan, and Greens Prairie Trail, a future Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY
CASE NO.: 14.204
DATE SUBMITTED: 8.27.14
TIME: 12:00
STAFF: [Signature]

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.
- Six (6) 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 Creek Meadows - Section 3, Phase Three

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Master Planned Subdivision

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 846-7020

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ 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 7863 and Page No. 072

Total Acreage 4.766 Total No. of Lots 21 R-O-W Acreage 1.051

Existing Use Vacant Proposed Use Single-Family

Number of Lots By Zoning District 21 / PDD / _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

PDD / 0.177 / _____ / _____ / _____ / _____

Floodplain Acreage 0.00

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

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

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

Yes
 No

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

Project Name: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

Not Applicable

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

Not 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.

Not Applicable

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

Not Applicable

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.

Not Applicable

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.

Not Applicable

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:

Not Applicable

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 Not Applicable

Total Linear Footage of Proposed Public:

723 Streets

1446 Sidewalks

 Sanitary Sewer Lines

650 Water Lines

 Channels

275 Storm Sewers

 Bike Lanes / Paths

Parkland Dedication due prior to filing the Final Plat:

ACREAGE:

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

 No. of acres in floodplain

 No. of acres in detention

 No. of acres in greenways

OR

FEE IN LIEU OF LAND:

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

 (date) Approved by Parks & Recreation Advisory Board

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

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



 Signature and title

8/26/14

 Date

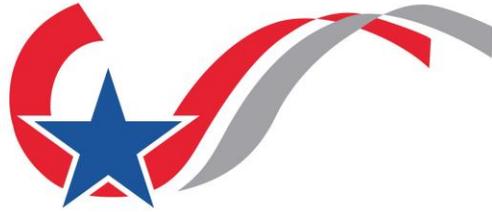


Legislation Details (With Text)

File #: 15-0123 **Version:** 1 **Name:** Creek Meadows Section 5 Phase 3 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 2/25/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision consisting of 34 residential lots on approximately nine acres located at 4100 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900192 (J. Bullock)
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for Creek Meadows Subdivision consisting of 34 residential lots on approximately nine acres located at 4100 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision. Case #14-00900192 (J. Bullock)



CITY OF COLLEGE STATION

FINAL PLAT
for
Creek Meadows Section 5 Phase 3
14-00900192

SCALE: 34 residential lots on approximately nine acres

LOCATION: 4100 Wild Creek Court, generally located near the southeast intersection of Royder Road and Greens Prairie Trail in the Creek Meadows Subdivision.

ZONING: PDD Planned Development District

APPLICANT: Rabon Metcalf, RME Consulting Engineers

PROJECT MANAGER: Jessica Bullock, Staff Planner
jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



Case: 14-192

CREEK MEADOWS SEC 5 PH 3

FINAL PLAT



DEVELOPMENT REVIEW

DEVELOPMENT HISTORY

Annexation:	March 2008
Zoning:	PDD Planned Development District
Preliminary Plan:	Master Plan approved in 2006. Subsequent Preliminary Plans have been revised in January 2008, September 2008, November 2008, January 2009, and November 2014.
Site Development:	Vacant.

COMMENTS

Parkland Dedication:	This development was approved as a Master Plan in the ETJ prior to parkland dedication requirements being applicable in the ETJ. Therefore, no parkland dedication is proposed or required.
Greenways:	N/A
Pedestrian Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no sidewalks are required; however, they have been provided throughout the Creek Meadows development.
Bicycle Connectivity:	This development was approved as a Master Plan in the ETJ. Therefore, no bicycle connectivity is proposed or required.
Impact Fees:	N/A

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The Comprehensive Plan designates this area as Restricted Suburban. The proposed lots will have access through streets that connect to Greens Prairie Trail, a Minor Arterial on the Thoroughfare Plan.
- 2. Compliance with Subdivision Regulations:** The Final Plat complies with the applicable Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	14192
DATE SUBMITTED:	8.12.14
TIME:	3:00
STAFF:	PP

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.
- Six (6) 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 Creek Meadows - Section 5, Phase Three

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED PLAT:

Creek Meadows - Mater Planned Subdivision

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

Name RME Consulting Engineers E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name Creek Meadows Partners, LP (c/o Randy Lowry) E-mail Chris@oldhamgoodwin.com
Street Address 2800 South Texas Avenue, Suite 401
City Bryan State TX Zip Code 77802
Phone Number (979) 268-2000 Fax Number (979) 268-7020

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ 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 9.764 Total No. of Lots 34 R-O-W Acreage 1.943

Existing Use Vacant Proposed Use Single-Family Residential

Number of Lots By Zoning District 34 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.230 / PDD _____ / _____ / _____

Floodplain Acreage 0.0

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: Creek Meadows - Master Planned Subdivision

City Project Number (if known): _____

Date / Timeframe when submitted: October 2006

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

Not Applicable

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

Not 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.

Not Applicable

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

Not Applicable

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.

Not Applicable

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.

Not Applicable

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;
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5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

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- 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:

Not Applicable

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

Requested Oversize Participation _____

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>1621</u> Streets</p> <p><u>3124</u> Sidewalks</p> <p><u>1874</u> Sanitary Sewer Lines</p> <p><u>1441</u> Water Lines</p> <p><u> </u> Channels</p> <p><u>306</u> Storm Sewers</p> <p><u> </u> Bike Lanes / Paths</p>	<p>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.

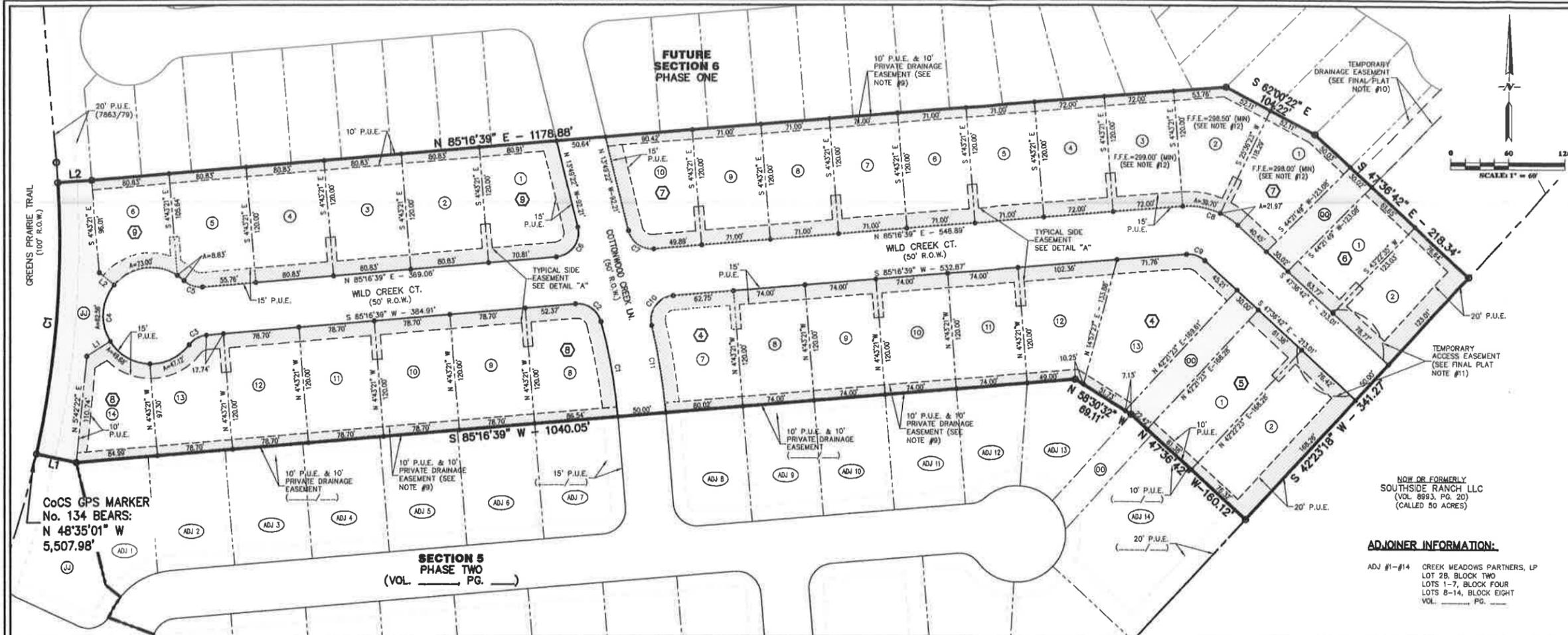
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from 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.



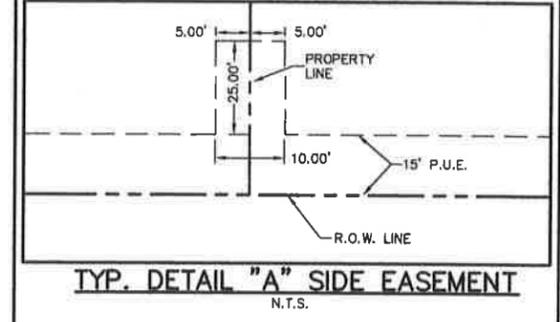
 Signature and title

6/9/14

 Date



COMMON AREA TABLE		SYMBOL & LINE LEGEND	
AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT	
JJ	0.274	P.U.E.	— BUILDING SETBACK LINE
00	0.116	PR.D.E./P.U.E.	— PROPERTY LINE
00	0.085	PR.D.E./P.U.E.	— EASEMENT LINE
			— P.U.E. PUBLIC UTILITY EASEMENT
			— P.A.E. PUBLIC ACCESS ESMT.
			— P.R.A.E. PRV. ACCESS ESMT.
			— P.R.D.E. PRV. DRAINAGE ESMT.
			— B.S.L. BUILDING SETBACK LINE
			① LOT NUMBER
			ⓐ BLOCK NUMBER
			□ COMMON AREA
			□ P.U.E.
			□ COMMON AREA



SECTION 5, PHASE 3 BOUNDARY CURVE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	1004.93'	282.70'	16°07'06"	N 4°32'32" E

INTERNAL CURVE DATA				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	575.00'	100.14'	9°58'41"	N 101°3'08" W
C2	25.00'	34.89'	79°30'52"	N 54°57'55" W
C3	25.00'	21.03'	48°11'23"	S 61°10'58" W
C4	50.00'	241.19'	276°22'48"	N 4°43'21" E
C5	25.00'	21.03'	48°11'23"	S 70°37'40" E
C6	25.00'	43.24'	99°06'01"	N 35°43'39" E
C7	25.00'	35.30'	80°53'59"	S 54°18'21" E
C8	75.00'	61.67'	47°38'38"	S 71°10'02" E
C9	25.00'	30.58'	80°53'59"	N 71°10'02" W
C10	25.00'	43.14'	98°51'29"	S 35°50'54" W
C11	625.00'	91.53'	8°23'29"	S 8°23'00" E

SECTION 5, PHASE 3 BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	N 77°23'55" W	42.48'
L2	N 88°28'59" E	39.23'

INTERNAL LINE DATA		
LINE	BEARING	DISTANCE
L1	N 58°00'23" E	28.75'
L2	S 80°18'26" E	20.00'

FINAL PLAT NOTES:

GENERAL:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.— FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 18, 2012.
- BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.043 ACRES IN TOTAL.
- ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
- UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
- DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
- THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8.2.A.20 OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
- PRIVATE DRAINAGE EASEMENT:
 - LOCATED ALONG THE REAR PROPERTY LINE OF LOTS 7-13, BLOCK 4, LOTS 1-10, BLOCK 7 & LOT 8-14, BLOCK 8 & COMMON AREA "00" & "00".
 - THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION, STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
 - THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.
 - IF REQUIRED THE PRIVATE INFRASTRUCTURE SHALL BE REMOVED, AND RELOCATED, AT THE OWNER'S EXPENSE IF THE PUE IS NEEDED FOR ADDITIONAL PUBLIC UTILITIES.
- PRIVATE DRAINAGE & DETENTION EASEMENT: THE PROPOSED DETENTION FACILITY "POND B" AND THE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THIS DEVELOPMENT IS TEMPORARY AND WILL BE REVISED WITH FUTURE PHASES. THIS DETENTION FACILITY WILL BE COMPLETED WITH THE CONSTRUCTION OF SECTION 7, PHASE TWO.
- TEMPORARY ACCESS EASEMENT WILL BE DISOLVED WITH THE EXTENSION OF WILD CREEK COURT.
- MINIMUM FINISH FLOOR ELEVATION ARE DESIGNATED TO INSURE SANITARY SEWER SERVICE (LOTS 1-3, BLOCK 7). ALSO THE BUILDER(S) OF THESE LOTS SHALL GRADE THE LOTS PER THE APPROVED GRADING PLAN SUPPLIED BY THE DEVELOPER.

HOMEOWNER'S ASSOCIATION (HOA):

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #3078. THEY ARE GENERALLY AS FOLLOWS:

SINGLE-FAMILY	
FRONT	20'
STREET SIDE	15'
SIDE	5'
REAR	20'
- ALL COMMON AREAS AND PRIVATE ACCESS EASEMENTS ARE OWNED AND MAINTAINED BY THE H.O.A. SOME COMMON AREAS ARE WHOLLY ENCUMBERED BY A PUBLIC UTILITY EASEMENT OR PRIVATE EASEMENT AS INDICATED IN THE COMMON AREA TABLE. ALL COMMON AREAS ARE NON-BUILDABLE AREAS.
- H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.L.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW H.O.A.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, LP, owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 5, PHASE THREE subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner: _____
 STATE OF TEXAS
 COUNTY OF _____

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, _____ County, State of 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____.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

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

WITNESS my hand and official Seal, at my office in COLLEGE STATION, Texas

County Clerk
 Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

BRAD KERR, RPLS No. 4502

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

FINAL PLAT
 OF
CREEK MEADOWS
 SECTION 5, PHASE THREE

LOT 7-13, BLOCK FOUR, LOT 1, BLOCK FIVE & LOT 1, BLOCK SIX
 LOTS 1-10, BLOCK SEVEN, LOTS 8-14, BLOCK EIGHT & LOTS 1-8, BLOCK NINE
 0.475 ACRE COMMON AREAS & 1.943 ACRE R.O.W. DEDICATION
TOTAL = 9.764 ACRES & 34 LOTS
 SAMUEL DAVIDSON SURVEY, A-13
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

LANDOWNER INFORMATION
 CREEK MEADOWS PARTNERS, L.P.
 c/o OLDFHAM GOODWIN GROUP, LLC
 2800 SOUTH TEXAS AVENUE
 SUITE 401
 BRYAN, TX 77802
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0504FP1A **SCALE:** 1"=80'
SUBMITTED DATE: 8/12/14
REVISIONS: 9/10/14
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A **PAGES:** N/A

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
260 - 0532

3800 SH No. 6 SOUTH, STE. 108G <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

A.P. 2/18/15
 12/25
 30



Legislation Details (With Text)

File #: 15-0111 **Version:** 1 **Name:** Creek Meadows Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 2/23/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 3/5/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to the Unified Development Ordinance Section 12-8.3.E.7 'Culs-de-Sac' and presentation, possible action, and discussion regarding a Preliminary Plan for Creek Meadows consisting of 438 lots on approximately 115 acres located at 1500 Creek Meadow Boulevard North, generally located at the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #15-00900010 (J. Bullock)
Sponsors: Jessica Bullock
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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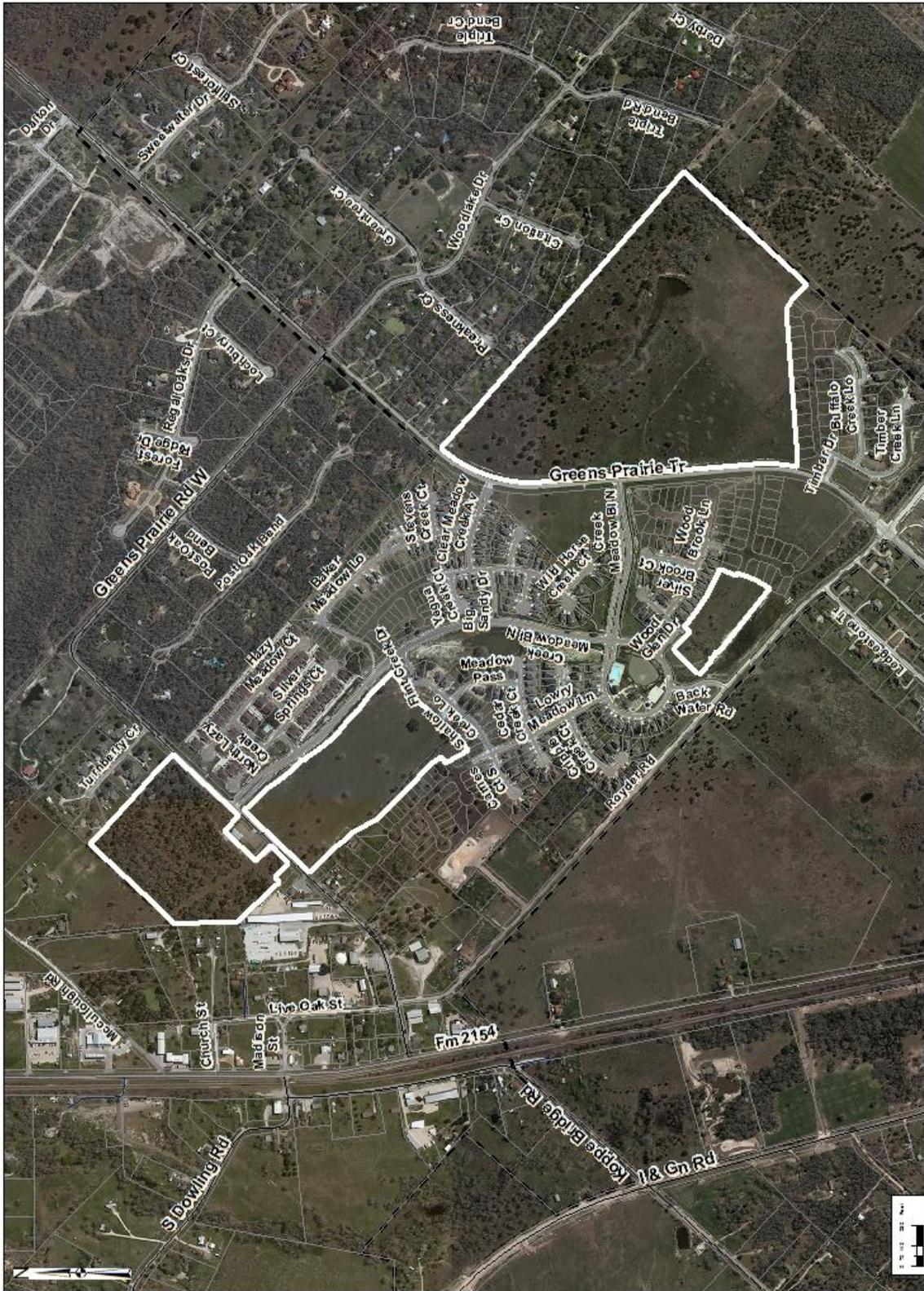
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CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Creek Meadows Subdivision
15-00900010**

- SCALE:** 438 lots on approximately 115 acres
- LOCATION:** 15000 Creek Meadow Blvd North, generally located at the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North.
- ZONING:** PDD Planned Development District
- APPLICANT:** RME Consulting Engineers
- PROJECT MANAGER:** Jessica Bullock, Staff Planner
Jbullock@cstx.gov
- PROJECT SUMMARY:** The previous Preliminary Plan was approved in November 2014. This revised Preliminary Plan includes lots that are not currently platted. It revises the multi-family use in the subdivision based on the PDD amendment that was approved in December 2014 and also revises the phasing in Section 6.
- RECOMMENDATION:** Staff recommends approval of the discretionary item for UDO Section 12-8.3.E.4 'Adequate Street Access' and the waiver request to UDO Section 12-8.3.E.7 'Culs-de-Sac'. If the waiver is approved by the Commission, staff recommends approval of the Preliminary Plan. If the waiver is denied, the Preliminary Plan should also be denied.



PRELIMINARY PLAN

Case: 15-10

CREEK MEADOWS

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

- Annexation:** March 2008
April 2011 (Section 1C, north of Greens Prairie Road West)
- Zoning:** PDD Planned Development District (2008)
Section 1C
A-O Agricultural Open upon annexation (2011)
Renamed R Rural (2013)
PDD Planned Development District (2014)
- Site development:** Large portions are still vacant, however, several sections have previously been platted and are developed for duplex and single-family.

COMMENTS

- Water:** Water service will be provided by Wellborn Special Utility District. A fire flow analysis meeting the minimum requirements of the BCS Unified Design Guidelines shall be submitted and approved with the Final Plat for each phase of the development.
- Sewer:** This project included the construction of a lift station and extension of a public force and gravity main to serve the area. This has already been constructed and accepted by the City.
- Streets:** Access is provided from two existing major collectors, Greens Prairie Road West and Royder Road, and from an existing minor arterial, Greens Prairie Trail. These roads are currently built as two-lane rural sections. This plat proposes an internal minor collector to serve the subdivision. All other proposed residential streets are required for platting.
- Off-site Easements:** N/A
- Drainage:** The property is located within the Peach Creek Drainage Basin. Drainage is generally to the south.
- Flood Plain:** There is no FEMA regulated floodplain located on the property.
- Oversize Request:** N/A
- Parkland Dedication Fees:** None. This project began development in 2006 prior to the requirement of Parkland Dedication in the ETJ.
- Impact Fees:** None.

REVIEW CRITERIA

- 1. Compliance with Comprehensive Plan and Unified Development Ordinance:** The proposed Preliminary Plan is in compliance with the Comprehensive Plan, Unified

Development Ordinance, and the PDD zoning ordinance. This revised Preliminary Plan revises the multi-family use in Section 1C, north of Greens Prairie Road West to single-family and revises Section 1A, Phase 3 & 4 from duplexes to townhomes. This Preliminary Plan also revises the phasing in Section 6.

2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the Subdivision Regulations contained in the UDO except for the following discretionary item and waiver requests for Section 1A:

Discretionary Item

- **UDO Section 12-8.3.E.4 'Adequate Street Access'**- The purpose of this section is to ensure that there is adequate access and flow of traffic in and out of a development. As stated, 'When there are more than thirty (30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required. The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. The surrounding sections have previously been platted. The applicant has provided access via 24-foot public alleys with 20-foot paving creating a second emergency access point to Still Water Meadow.

Waiver Request

- **UDO Section 12-8.3.E.7 'Culs-de-Sac'** – The requirement under this section is stated as 'regardless of length, culs-de-sac shall have no more than thirty (30) lots'. In Section 1A, Phase 4, Lot 14 on Block 5 makes 31 lots on the southern side of Hayfield Court. The corner of the lot is approximately 30 feet from the intersection of Hayfield Court and Beaver Creek Drive West. The applicant states that reasonable access can be provided for 31 lots.

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

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

The applicant states that the proposal is within the density permitted by the PDD and the proposed 20-foot alley can be utilized as a secondary access to the adjoining public street (Still Water Meadow).

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

The applicant is still within the density allowed by the PDD and believes the secondary access mitigates safety concerns.

- 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 this chapter; and**

The applicant states that reasonable access can be provided for 31 dwelling units by either exiting to the east (Beaver Creek Drive West) or to the south (Still Water Meadow). Both will provide a near immediate connection to the Minor Collector of Creek Meadows Boulevard.

- 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.**

The granting of this waiver will not affect the subdivision of other land since the proposed plan is surrounded by platted area.

STAFF RECOMMENDATION

Staff recommends approval of the discretionary item for UDO Section 12-8.3.E.4 'Adequate Street Access' and the waiver request to UDO Section 12-8.3.E.7 'Culs-de-Sac'. If the waiver is approved by the Commission, staff recommends approval of the Preliminary Plan. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



15-10 2.18.15
1:11 86

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

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 _____

NAME OF PROJECT Creek Meadows

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

Bound by Greens Prairie Road West, Greens Prairie Trail, and Royder Road.

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

Name RME Consulting Engineers (c/o Rabon Metcalf) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

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

Name Creek Meadows Partners, LP (c/o Chris Rhodes) E-mail chris.rhodes@oldhamgoodwin.com

Street Address 2800 South Texas Avenue, Suite 401

City Bryan State TX Zip Code 77802

Phone Number (979) 268-2000 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

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 applicable density was accounted for in the recently approved PDD zoning AND that the proposed 20' alley can be utilized as a secondary access to the adjoining public street (Still Water Meadow).

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

Same as Comment #1.

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.

Reasonable access can be provided for the thirty-one (31) DUs by either exiting to the east (Beaver Creek Dr. W.) or to the south (Still Water Meadow). Both will provide a near immediate connection to the Minor Collector of Creek Meadows Blvd.

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.

None foreseen.

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:

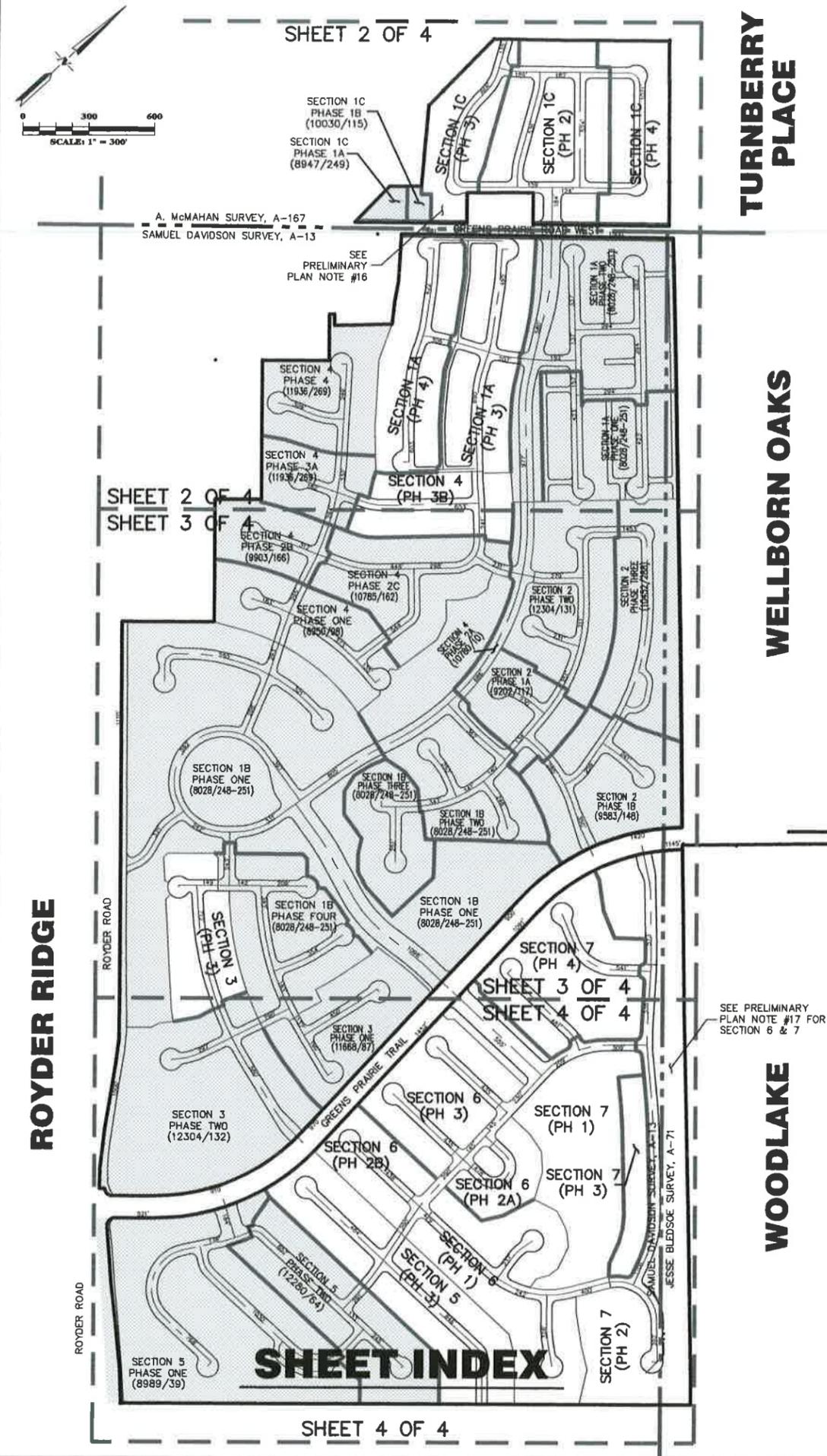
Not Applicable

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 
President of
Union Gas Corporation, G.P

Date 1/12/15



PRELIMINARY PLAN NOTES:

- GENERAL:**
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 46041C 0325E, MAY 16, 2012.
 - BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - RIGHT-OF-WAY DEDICATION OF ROYDER ROAD CONSIST OF 1.617 ACRES AND GREENS PRAIRIE ROAD WEST OF 0.676 ACRES. ALL OTHER LOCAL AND COLLECTOR STREET DEDICATION WILL CONSIST OF 61.38 ACRES IN TOTAL.
 - THE TOPOGRAPHIC AND EXISTING DATA SHOWN WAS SURVEYED AND PROVIDED BY VANNYOY & ASSOCIATES, INC., UNDER THE DIRECTION OF MR. RAY L. VANNYOY, RPLS 1988. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
 - THE UNDEVELOPED AREA OF THIS PROJECT ARE VACANT/AGRICULTURAL. ALL OTHER AREAS ARE CURRENTLY DEVELOPED AS DUPLEX, SINGLE FAMILY (DETACHED), OPEN SPACE, AND COMMERCIAL. AREAS CURRENTLY UNDEVELOPED WILL INCLUDE OPEN SPACE AND SINGLE FAMILY (DETACHED & ATTACHED) IN COMPLIANCE WITH THE APPROVED MASTER PLAN AND PDD ZONING.
 - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 - FINAL PLATS FOR ALL DEVELOPED AREAS ARE HATCHED WITH VOLUME/PAGE INFORMATION CITED. THESE FINAL PLATS WERE RECORDED PRIOR TO THE PREPARATION OF THIS REVISED PRELIMINARY PLAN.
 - UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
 - VARIATIONS FROM THE CURRENT APPROVED PRELIMINARY PLAN (NOVEMBER 11, 2014) ARE SUMMARIZED AS FOLLOWS:
 - MODIFICATION OF USE TO SINGLE-FAMILY, PER PDD ZONING, IN SECTION 1C.
 - MODIFICATION OF USE TO TOWNHOMES, PER PDD ZONING, IN SECTION 1A, PHASE 3 & 4.
 - RE-PHASING OF SECTION 6, PHASE ONE & TWO.
 - BLOCK LENGTHS ARE ILLUSTRATED ALONG THE CENTERLINE OF THE PROPOSED STREET AS SHOWN ON THE INDEX SHEET.
 - COMMON AREAS ARE NOT BUILDABLE FOR RESIDENTIAL PURPOSES.
 - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, ARE ARC LENGTHS.
 - THE 25' WIDE PRIVATE ACCESS EASEMENT (P.A.E.) SHOWN ACROSS LOTS 1-4, BLOCK ONE, SECTION 1C, PHASE 1A AND 1B IS SHOWN IN AN APPROXIMATE WAY ONLY. THE EXACT SIZE, LOCATION, ORIENTATION AND/OR WIDTH SHALL BE DETERMINED DURING THE FINAL PLATTING OF THIS SECTION.
 - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 8-T OF THE COCS SUBDIVISION REGULATIONS.
 - TEMPORARY REMOTE ACCESS WILL BE PROVIDED WITH THE CONSTRUCTION OF SECTION 1C, PHASE THREE THROUGH LOT 6, BLOCK ONE. THIS TEMPORARY ACCESS WILL BE REMOVED ONCE A THROUGH STREET CONNECTION, TO THE NORTH, IS MADE WITH CREEK MEADOWS LOOP.
 - SECTION 7, PHASE ONE & TWO WILL BE CONSTRUCTED PRIOR TO ANY PHASE IN SECTION 6. SECTION 6, PHASE ONE WILL BE CONSTRUCTED PRIOR TO SECTION 7, PHASE 3.

HOMEOWNER'S ASSOCIATION (H.O.A.):

	SINGLE-FAMILY (DETACHED)	SINGLE-FAMILY (ATTACHED)	DUPLEX
FRONT	20'	15'	15'
STREET SIDE	15'	15'	15'
SIDE	5'	5'	5'
REAR	20'	15'	20'

- MERITORIOUS MODIFICATIONS:**
- SECTION 1A, PHASE 3 & 4.
 - SECTION 1A, PHASE THREE & FOUR: 8 D.U./ACRE (MAX. TOTAL = 122 D.U.)
 - DRIVEWAY STANDARD (SINGLE-FAMILY ATTACHED): MAXIMUM ALLOWABLE DRIVEWAY WIDTH OF 27'
 - SECTION 1C, PHASE 2 thru 4.
 - ATTACHED AND/OR DETACHED TWO CARE GARAGES REQUIRED WITH EACH DETACHED SINGLE-FAMILY DWELLING UNIT AS REQUESTED BY RESIDENTS THROUGH THE WELLBORN COMMUNITY PLAN.
 - A UNIFORM SIX-FOOT FENCE WITH DESIGN ELEMENTS SHALL BE CONSTRUCTED AT THE TIME OF THE SUBDIVISION DEVELOPMENT ON THE NORTHERN AND EASTERN PROPERTY LINES.

- ALL COMMON AREAS ARE OWNED AND MAINTAINED BY THE H.O.A. SOME COMMON AREAS ARE WHOLLY ENCUMBERED BY A PUBLIC UTILITY EASEMENT OR PRIVATE EASEMENT AS INDICATED IN THE COMMON AREA TABLE.
- H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
- MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. FOR ALL SECTIONS. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOWS H.O.A.

CONSTRUCTION STANDARDS & NOTES:

- WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION. ALL NEW WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THESE WATERLINES WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER HYDRAULIC STUDY WILL BE PROVIDED ILLUSTRATING SUCH.
- THE PROPOSED STREETS WILL BE CONSTRUCTED TO AN URBAN SECTION WITH CONCRETE CURB AND GUTTER. THE STORMWATER RUNOFF IN THE STREETS WILL BE CAPTURED AND CONVEYED BY A STORM SEWER SYSTEM AND DISCHARGED INTO EXISTING OR PROPOSED DRAINAGE SYSTEMS. DETENTION FACILITIES WILL BE CONSTRUCTED TO CONTROL THE PEAK RUNOFF DISCHARGE TO PRE-DEVELOPMENT RATES. THE STREET AND DRAINAGE SYSTEM WILL BE DESIGNED TO THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. ALL PAVING AND DRAINAGE IMPROVEMENTS WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
- SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL BE BY MEANS OF A GRAVITY COLLECTION SYSTEM DESIGNED IN ACCORDANCE WITH THE LATEST B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS. THIS GRAVITY COLLECTION SYSTEM WILL ULTIMATELY DISCHARGE TO A REGIONAL LIFT STATION THAT WILL PUMP WASTEWATER TO AN EXISTING GRAVITY SANITARY SEWER SYSTEM LOCATED WITHIN THE CASTLE GATE SUBDIVISION. ALL SANITARY SEWER CONSTRUCTION WILL BE INSPECTED AND MAINTAINED BY THE CITY OF COLLEGE STATION.
- ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRICAL DISTRIBUTION SYSTEM WILL BE LOCATED IN THE 15' PUBLIC UTILITY EASEMENT LOCATED AT THE FRONT OF THE LOTS AND IN 10' PUBLIC UTILITY EASEMENTS AS REQUESTED BY BTU.
- WATER, SANITARY SEWER, AND STORM SEWER ALIGNMENTS SHOWN ARE FOR REFERENCE ONLY. A MASTER HYDRAULIC ANALYSIS, FOR EACH SYSTEM, WILL BE PROVIDED AT THE FINAL PLATTING STAGE THAT WILL DETERMINE LINE SIZE.
- ILLUSTRATED SIDEWALKS ARE 4' WIDE AND LOCATED 4' OFF THE BACK OF CURB.
- STREETS TERMINATING AT A FUTURE PHASE SHALL BE CONSTRUCTED WITH A TEMPORARY CUL-DE-SAC IF THE STREET EXCEEDS 100' IN LENGTH OR EXTENDS PAST MORE THAN ONE LOT.

BOUNDARY CURVE DATA

SECTION 1A, & 4

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1429.19	283.91	11°22'55"	S 38°29'21" E	283.44
C2	231.00	52.56	10°20'55"	S 39°26'56" E	52.49
C3	1252.68	184.97	8°27'30"	S 45°59'59" E	184.81
C4	290.00	110.51	21°50'02"	S 51°53'18" E	108.84
C5	275.00	20.47	4°15'54"	N 59°25'16" E	20.47

SECTION 3, PHASE 3

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00	56.91	67°30'16"	N 55°46'02" W	55.56
C2	1355.00	398.64	16°51'24"	S 59°21'54" E	397.21
C3	1475.00	20.35	0°47'26"	S 68°11'19" E	20.35

SECTION 5, 6 & 7

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1004.93	303.85	17°19'26"	N 35°56'22" E	302.68
C2	910.00	739.93	46°35'16"	N 18°34'17" E	719.71

BOUNDARY LINE DATA

SECTION 1C

LINE	BEARING	DISTANCE
L1	N 47°04'16" W	130.89
L2	S 42°55'42" W	44.58
L3	N 47°04'16" W	34.11
L4	S 48°34'07" E	8.13
L5	N 48°02'56" W	143.42
L6	S 41°57'04" W	300.21
L7	S 48°02'56" E	138.28
L8	S 42°55'42" W	163.52

SECTION 3, PHASE 3

LINE	BEARING	DISTANCE
L1	N 55°46'15" W	60.05
L2	N 00°25'10" W	30.25
L3	S 66°59'08" W	20.00
L4	N 04°12'13" W	27.41
L5	N 67°36'58" E	28.28
L6	N 42°38'58" E	52.11
L7	S 47°21'02" E	40.90
L8	S 50°56'13" E	26.67
L9	S 21°24'58" W	50.00

SECTION 1A & 4

LINE	BEARING	DISTANCE
L1	S 46°51'32" E	32.50
L2	S 42°58'37" E	24.25
L3	S 47°04'23" W	11.85
L4	S 42°55'37" E	50.00
L5	S 35°05'13" E	38.15
L6	S 34°16'29" E	89.82
L7	S 44°37'24" E	112.16
L8	S 48°49'34" E	56.96
L9	S 49°01'43" E	156.63
L10	S 52°09'05" E	128.50
L11	S 49°01'43" E	14.83
L12	N 49°01'43" W	21.22
L13	S 62°48'19" W	34.06
L14	N 61°33'13" E	27.10
L15	N 34°32'04" W	95.93
L16	N 27°04'16" W	24.70

SECTION 5, 6 & 7

LINE	BEARING	DISTANCE
L1	S 48°03'04" E	159.58
L2	N 47°36'42" W	160.70
L3	N 58°30'32" W	69.11
L4	N 77°23'55" W	42.47



COMMON AREA TABLE

AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT	AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
A	0.847		FF	0.228	
B	0.108	P.U.E.	FF'	0.003	P.A.E.
C	0.124	P.U.E.	GG	0.107	
D	0.588		HH	0.084	
E	1.40		II	4.103	PR.D.E.
F	0.234	PR.A.E./PR.D.E.	JJ	1.709	
G	0.760	PR.A.E./PR.D.E.	KK	0.951	P.A.E.
H	0.293	PR.A.E./PR.D.E.	OO	0.203	PR.D.E./P.U.E.
I	0.452	PR.A.E./PR.D.E.	QQ	0.172	PR.D.E./P.U.E.
J	0.078	PR.A.E./PR.D.E./P.U.E.	SS	2.527	PR.D.E.
K	0.659		TT	8.571	PR.D.E.
L	1.122		UU	1.300	
M	0.091	P.U.E.	VV	0.155	PR.D.E.
N	0.069	P.U.E.	AA'	0.107	P.A.E.
O	0.223		BB'	0.041	P.A.E.
P		NOT USED	CC'	1.080	PR.D.E.
Q		NOT USED	DD'	0.161	P.A.E./P.U.E.
R		NOT USED	EE'	0.109	P.A.E.
S		NOT USED	FF'	1.654	PR.D.E.
T		NOT USED	GG'	0.708	
U	0.271	PR.D.E.	HH'	0.084	P.A.E.
VR	1.763	P.A.E./P.U.E.	II'	0.011	P.A.E.
VA	0.594	P.A.E./P.U.E.	JJ'	0.948	P.A.E.
V	0.075		KK'	0.135	P.A.E.
W	2.008		LL'	0.096	P.A.E.
X	3.257		MM'	0.096	P.A.E.
Y	5.893	PR.D.E.	NN'	0.135	PR.D.E.
Z	7.220	PR.D.E.	OO'	0.013	P.A.E.
AA	1.992		PP'	0.243	
BB	0.242		QQ'	0.116	P.U.E.
CC	0.131				
DD	0.682				
EE	0.906	PR.D.E.			

NOTE: THE COMMON AREA TABLE IS ALL OF THE COMMON AREAS FOR THE ENTIRE CREEK MEADOWS SUBDIVISION WHICH ALSO INCLUDES AREAS PLATTED PRECEDING TO THIS DOCUMENT.

P.U.E. - PUBLIC UTILITY EASEMENT
 P.A.E. - PUBLIC ACCESS ESMT.
 PR.A.E. - PRV. ACCESS ESMT.
 PR.D.E. - PRV. DRAINAGE ESMT.

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

SHEET 1 OF 4

PRELIMINARY PLAN

NOT FOR RECORD

OF

CREEK MEADOWS SUBDIVISION

115.427 ACRES

A. McMAHAN SURVEY, A-167 & SAMUEL DAVIDSON SURVEY, A-13
 JESSE BLEDSOE SURVEY, A-71
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

ARM Engineering

3800 SH No. 6 SOUTH, STE. 108G <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842

EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
 CREEK MEADOWS PARTNERS, L.P.
 c/o OLDHAM GOODWIN GROUP, LLC
 2800 SOUTH TEXAS AVENUE
 SUITE 401
 BRYAN, TX 77802
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0547PP1A | SCALE: 1"=300'
 SUBMITTED DATE: 1/8/15
 REVISIONS: 2/9/15
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
 260 - 0547

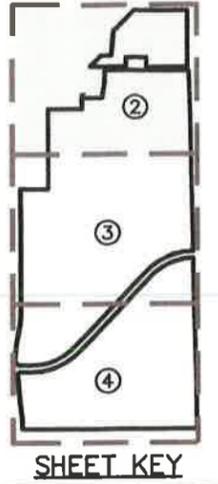
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 1:11
 8

1. RIGHT-OF-WAY REMAINING TO BE DEDICATED ON THE SOUTH SIDE OF GREENS PRAIRIE ROAD WEST TOTALS 0.175 ACRE (7,639 SQ.FT.).
 2. RIGHT-OF-WAY REMAINING TO BE DEDICATED ON THE NORTH SIDE OF GREENS PRAIRIE ROAD WEST TOTALS 0.224 ACRE (9,764 SQ.FT.).



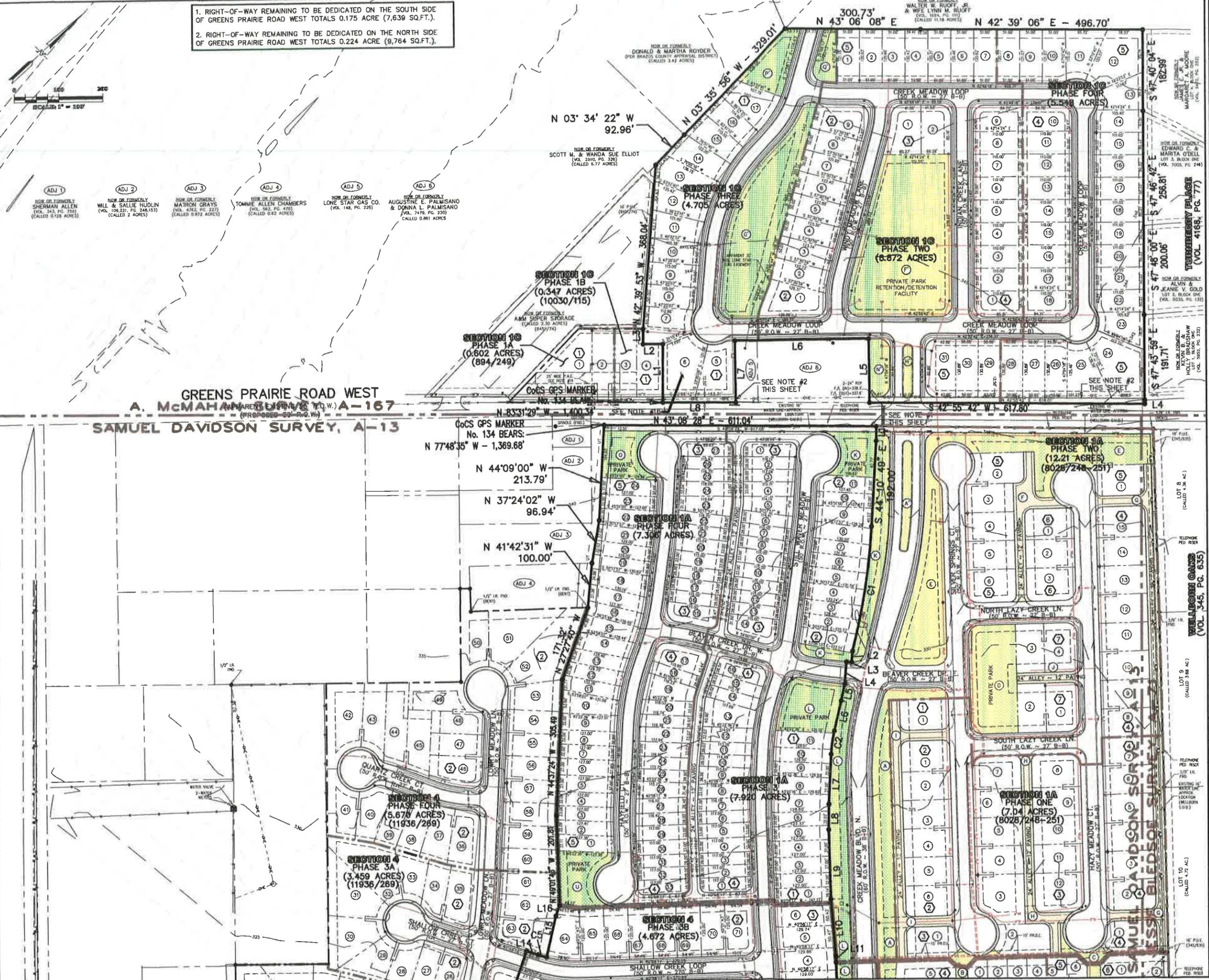
SYMBOL & LINE LEGEND

- X- BARB-WIRE FENCE
- FM- FORCE MAIN
- SS- STORM SEWER
- OE- OVERHEAD ELEC. LINE
- W- WATER LINE
- S- SEWER LINE
- P- POWER POLE
- L- LIGHT POLE
- A- GUY WIRE ANCHOR
- V- WATER VALVE
- M- WATER METER
- C- STORM SEWER CURB INLET
- T- ELECTRICAL TRANSFORMER
- G- GAS METER
- H- MANHOLE
- C- CLEANOUT
- F- FIRE HYDRANT
- P- TELEPHONE PEDESTAL
- B- BUILDING SETBACK LINE
- P- PROPERTY LINE
- E- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.R.D.E. PRV. DRAINAGE ESMT.
- P.R.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- (1) LOT NUMBER
- (2) BLOCK NUMBER
- (3) COMMON AREA



HATCH/COLOR LEGEND

- [White Box] PUBLIC R.O.W. DEDICATION
- [Green Box] COMMON AREA - GREEN SPACE (MAINTAINED BY HOA)
- [Yellow Box] COMMON AREA - ALLEY (MAINTAINED BY HOA)



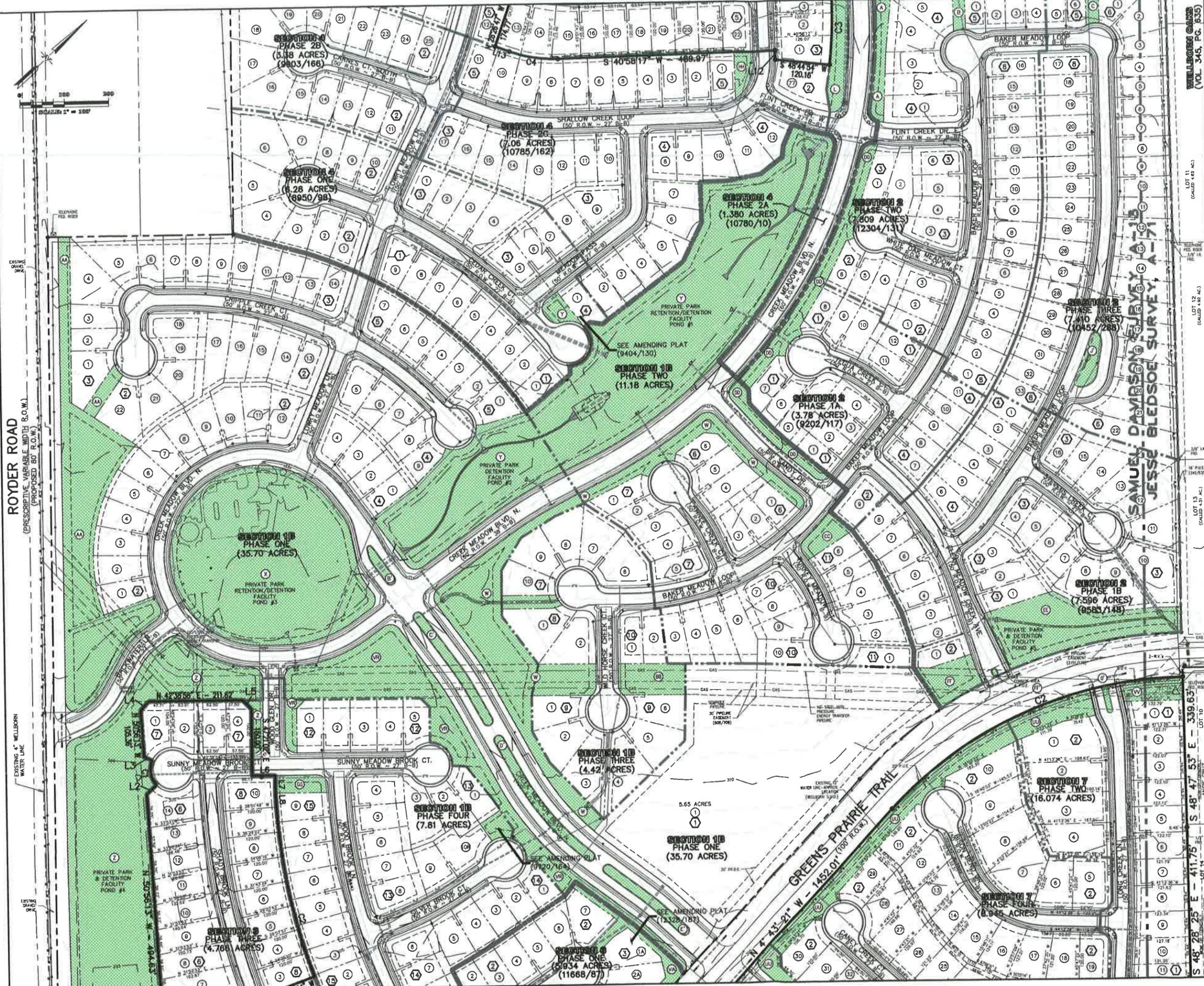
KSC SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

SHEET 2 OF 4
PRELIMINARY PLAN
NOT FOR RECORD
 OF
CREEK MEADOWS SUBDIVISION
 115.427 ACRES
 A. McMAHAN SURVEY, A-167 & SAMUEL DAVIDSON SURVEY, A-13
 JESSE BLEDSOE SURVEY, A-71
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers

LANDOWNER INFORMATION
 CREEK MEADOWS PARTNERS, L.P.
 c/o OLDHAM GOODWIN GROUP, LLC
 2800 SOUTH TEXAS AVENUE
 SUITE 401
 BRYAN, TX 77802
 EMAIL: Chria.rhodes@oldhamgoodwin.com

FILENAME: 0547PP2A | SCALE: 1"=100'
 SUBMITTED DATE: 1/8/15
 REVISIONS: 2/9/15
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
 TEXAS FIRM REGISTRATION No. F-4695 **260 - 0547**



SYMBOL & LINE LEGEND

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- WATER VALVE
- WATER METER
- STORM SEWER CURB INLET
- ELECTRICAL TRANSFORMER
- GAS METER
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- PR.D.E. PRV. DRAINAGE ESMT.
- PR.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

SHEET KEY

HATCH/COLOR LEGEND

- PUBLIC R.O.W. DEDICATION
- COMMON AREA - GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA - ALLEY (MAINTAINED BY HOA)

KSC SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

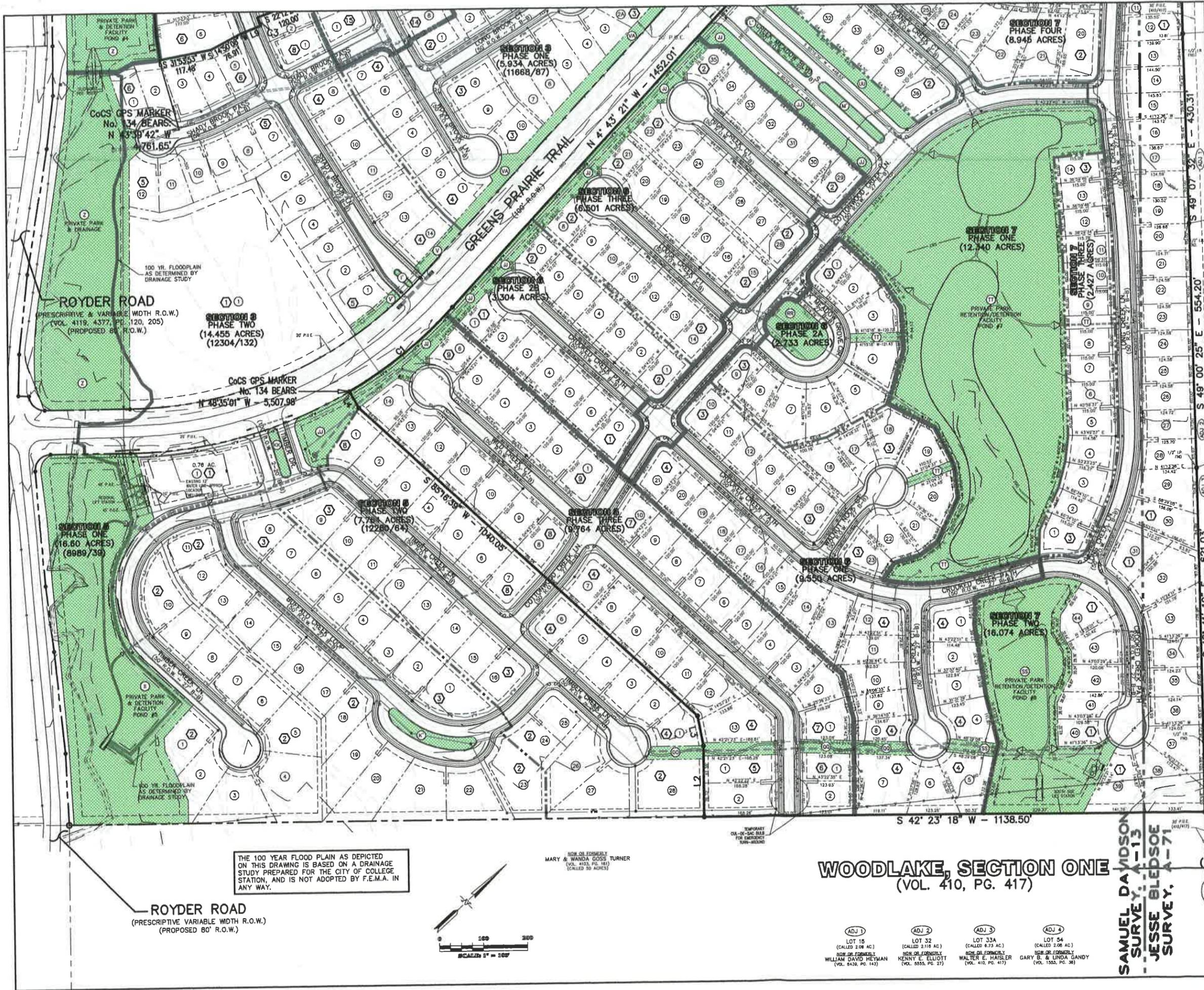
SHEET 3 OF 4
PRELIMINARY PLAN
NOT FOR RECORD
 OF
CREEK MEADOWS SUBDIVISION
 115.427 ACRES
 A. McMAHAN SURVEY, A-187 & SAMUEL DAVIDSON SURVEY, A-13
 JESSE BLEDSOE SURVEY, A-71
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME Consulting Engineers

3800 SH No. 6 SOUTH, STE. 108G <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
 CREEK MEADOWS PARTNERS, L.P.
 c/o OLDHAM GOODWIN GROUP, LLC
 2800 SOUTH TEXAS AVENUE
 SUITE 401
 BRYAN, TX 77802
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0547992A | SCALE: 1"=100'
 SUBMITTED DATE: 1/8/15
 REVISIONS: 2/9/15
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
260 - 0547



SYMBOL & LINE LEGEND

- BARB-WIRE FENCE
- FORCE MAIN
- STORM SEWER
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
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- WATER METER
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- TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
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- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.R.D.E. PRV. DRAINAGE ESMT.
- P.R.A.E. PRV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

HATCH/COLOR LEGEND

- PUBLIC R.O.W. DEDICATION
- ▨ COMMON AREA - GREEN SPACE (MAINTAINED BY HOA)
- COMMON AREA - ALLEY (MAINTAINED BY HOA)

KS SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

SHEET 4 OF 4
PRELIMINARY PLAN
NOT FOR RECORD
 OF
CREEK MEADOWS SUBDIVISION
 115.427 ACRES
 A. McMAHAN SURVEY, A-167 & SAMUEL DAVIDSON SURVEY, A-13
 JESSE BLEDSOE SURVEY, A-71
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

RME
 Consulting Engineers

LANDOWNER INFORMATION
 CREEK MEADOWS PARTNERS, L.P.
 c/o OLDHAM GOODWIN GROUP, LLC
 2800 SOUTH TEXAS AVENUE
 SUITE 401
 BRYAN, TX 77802
 EMAIL: Chris.rhodes@oldhamgoodwin.com

FILENAME: 0347PP1A | SCALE: 1"=100'
 SUBMITTED DATE: 1/8/15
 REVISIONS: 2/9/15
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A

OFFICE - (979) 764-0704
 FAX - (979) 764-0704

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
260 - 0547

TEXAS FIRM REGISTRATION No. F-4695

WOODLAKE, SECTION ONE
 (VOL. 410, PG. 417)

SAMUEL DAVIDSON SURVEY, A-13
JESSE BLEDSOE SURVEY, A-71

THE 100 YEAR FLOOD PLAIN AS DEPICTED ON THIS DRAWING IS BASED ON A DRAINAGE STUDY PREPARED FOR THE CITY OF COLLEGE STATION, AND IS NOT ADOPTED BY F.E.M.A. IN ANY WAY.



NOTE ON EDEMPHALL MARY & WANDA GOSS TURNER (VOL. 410, PG. 181) (CALLED TO ADJ 2)

- ADJ 1 LOT 15 (CALLED 2.08 AC) NOW OR FORMERLY WILLIAM DAVID HEYMAN (VOL. 410, PG. 142)
- ADJ 2 LOT 32 (CALLED 2.116 AC) NOW OR FORMERLY KENNY E. ELLIOTT (VOL. 5555, PG. 27)
- ADJ 3 LOT 33A (CALLED 0.73 AC) NOW OR FORMERLY WALTER E. HANSLER (VOL. 410, PG. 417)
- ADJ 4 LOT 54 (CALLED 2.08 AC) NOW OR FORMERLY GARY E. & LINDA GANDY (VOL. 5555, PG. 36)

ROYDER ROAD
 (PRESCRIPTIVE VARIABLE WIDTH R.O.W.)
 (PROPOSED 80' R.O.W.)



Legislation Details (With Text)

File #: 15-0124 **Version:** 1 **Name:** Cottages of College Station Phase 2 Final Plat - Replat

Type: Final Plat **Status:** Agenda Ready

File created: 2/25/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 3/5/2015 **Final action:**

Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2 being a replat of a portion of Lot 2R, Block 1, The Cottages of College Station and including 12.84 acres of the TLS Propoerties, LTD. tract remainder consisting of 1 lot on approximately 32 acres located at 2365 Market Street, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #14-00900269 (J. Bullock)

Sponsors: Jessica Bullock

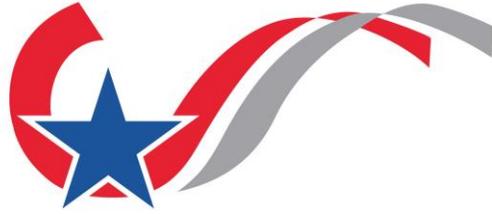
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for the Cottages of College Station Phase 2 being a replat of a portion of Lot 2R, Block 1, The Cottages of College Station and including 12.84 acres of the TLS Propoerties, LTD. tract remainder consisting of 1 lot on approximately 32 acres located at 2365 Market Street, generally located south of Holleman Drive South and Harvey Mitchell Parkway South. Case #14-00900269 (J. Bullock)



CITY OF COLLEGE STATION

**FINAL PLAT
for
Cottages Of College Station Phase 2
14-00900269**

SCALE: 1 lot on approximately 32 acres

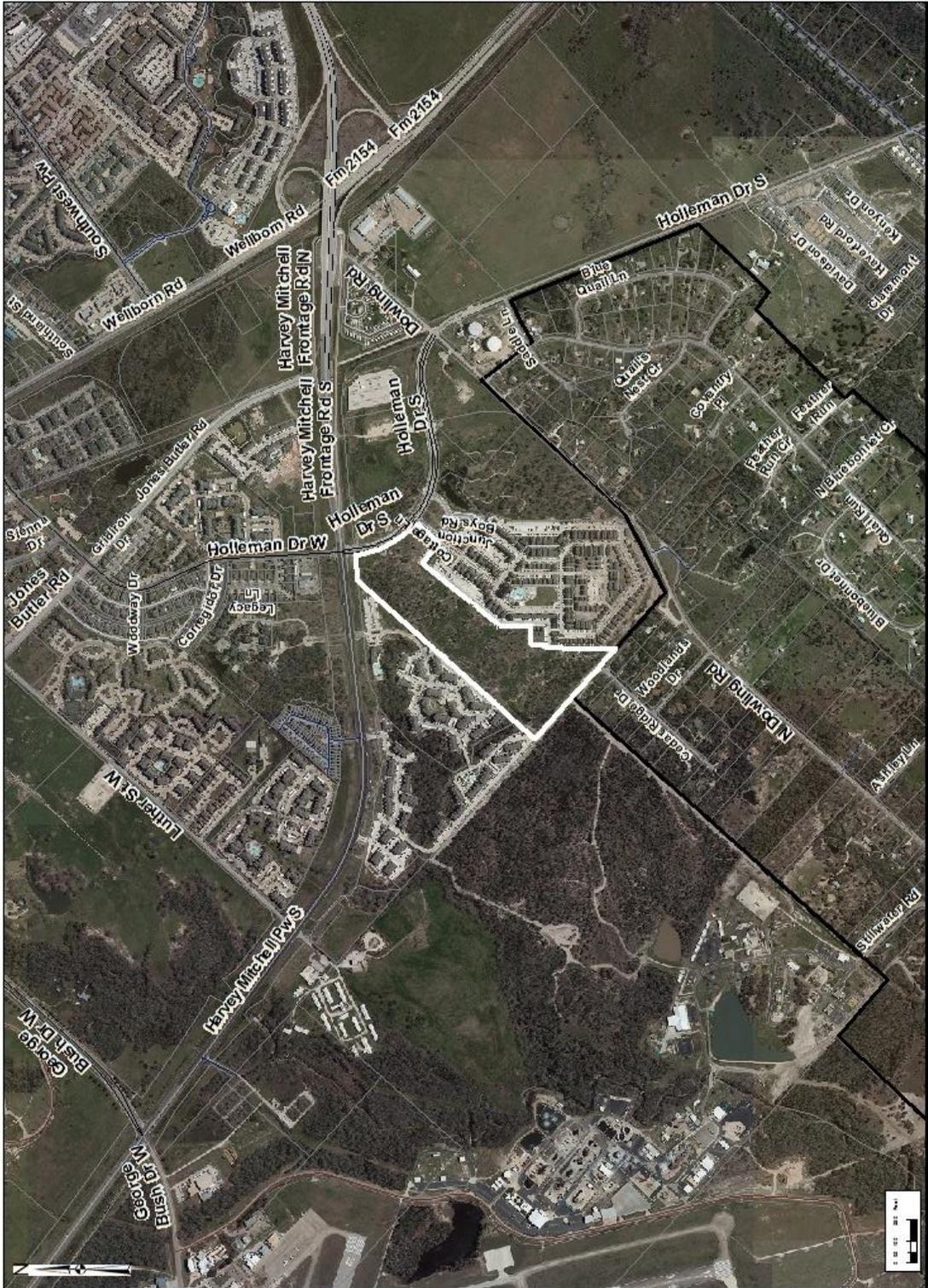
LOCATION: 2365 Market Street, generally located south of Holleman Drive South and Harvey Mitchell Parkway South

ZONING: PDD Planned Development District

APPLICANT: Veronica Morgan, P.E., Mitchell & Morgan, LLP

PROJECT MANAGER: Jessica Bullock, Staff Planner
Jbullock@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

COTTAGES OF COLLEGE STATION PH 2

Case: 14-269

REZONING

DEVELOPMENT HISTORY

Annexation:	2002
Zoning:	A-O Agricultural Open upon annexation PDD Planned Development District (2008) Revised PDD Planned Development District (2014)
Preliminary Plan:	The Cottages of College Station Preliminary Plan was approved on February 5, 2009 with revisions on April 2, 2009, and May 17, 2012
Site development:	Vacant, proposed multi-family and commercial lot.

COMMENTS

Parkland Dedication:	As the project began in 2007, neighborhood parkland fee in lieu of \$198 per multi-family unit and development fee of \$533 per multi-family unit, totaling \$731 per multi-family unit will be due. Parkland dedication fees will be due prior to the issuance of building permits.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are currently in place on Holleman Drive South and Cottage Lane.
Bicycle Connectivity:	A multi-use path along the east side of Holleman Drive South currently exists.
Impact Fees:	N/A

REVIEW CRITERIA

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

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-269</u>
DATE SUBMITTED:	<u>10/31/14</u>
TIME:	<u>4:55</u>
STAFF:	<u>AJ</u>

FINAL PLAT APPLICATION

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

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

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- ~~M/A~~ \$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.
- Six (6) folded copies of plat. (A signed mylar original must be submitted after approval.)
- ~~M/A~~ 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).
- ~~M/A~~ 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. *will submit prior to filing.*
- 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 July 2, 2014 & October 1, 2014

NAME OF PROJECT CRED Community Apartments

ADDRESS Holleman Drive S

SPECIFIED LOCATION OF PROPOSED PLAT:

Located at the southwest corner of the intersection of Holleman Drive and Harvey Mitchell Parkway South.

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

Name Mitchell & Morgan, LLP C/O Veronica Morgan E-mail v@mitchellandmorgan.com

Street Address 3204 Earl Rudder Freeway South

City College Station State Texas Zip Code 77845

Phone Number 979-260-6963 Fax Number 979-260-3564

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

Name Crystal Real Estate Development, LLC E-mail wtsao@crystaldeveloper.com
Street Address 15151 Surveyor Road, Suite A
City Addison State Texas Zip Code 75001
Phone Number 972-982-2074 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Architecture Demarest C/O Franky Lee, PMP E-mail flee@architecturedemarest.com
Street Address 2320 Valdina Street
City Dallas State Texas Zip Code 75207
Phone Number 214-748-6655 Fax Number 214-748-5060

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

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

Total Acreage 32.5 Acres Total No. of Lots 1 R-O-W Acreage 0

Existing Use Vacant - Undeveloped Proposed Use Multi-Family & Commercial

Number of Lots By Zoning District 1 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

32.5 / PDD _____ / _____ / _____

Floodplain Acreage .79 acres

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

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

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

Yes

No

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

Project Name: The Cottages of College Station

City Project Number (if known): 08-00500007

Date / Timeframe when submitted: P&Z Approval - February 21, 2008

- 6. N/A 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. N/A 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:

Not applicable.

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 Not applicable.

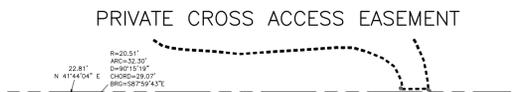
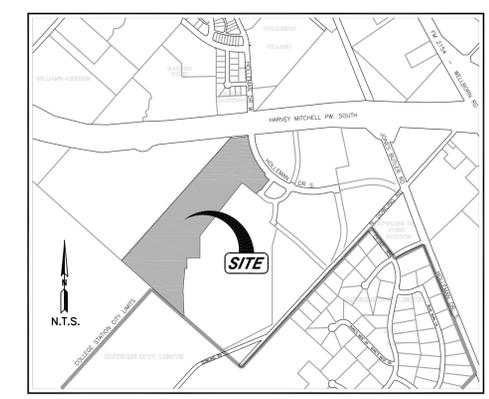
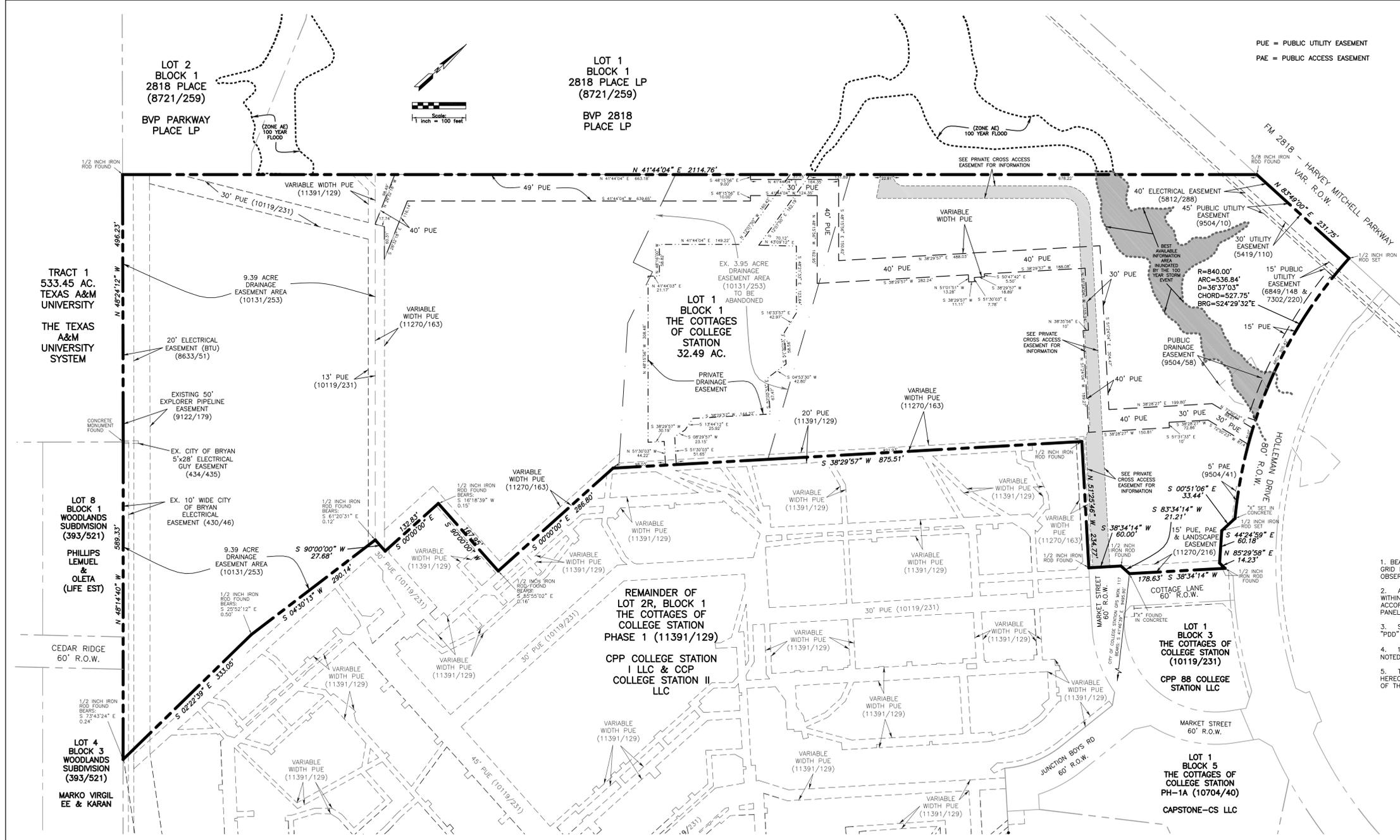
<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>0</u> Streets</p> <p><u>0</u> Sidewalks</p> <p><u>2,134</u> Sanitary Sewer Lines</p> <p><u>0</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>0</u> Storm Sewers</p> <p><u>0</u> Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p><u>N/A</u> No. of acres to be dedicated + \$ <u>N/A</u> development fee</p> <p><u>N/A</u> No. of acres in floodplain</p> <p><u>N/A</u> No. of acres in detention</p> <p><u>N/A</u> No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p><u>432</u> No. of SF Dwelling Units X \$ <u>731</u> = \$ <u>315,792</u></p> <p><u>Pending</u> (date) Approved by Parks & Recreation Advisory Board</p>
--	--

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

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

 U.P.
Signature and title

10-29-14
Date



- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100305 F, DATED APRIL 02, 2014.
 3. SUBJECT PROPERTY IS CURRENTLY ZONED "PDD" (PLANNED DEVELOPMENT DISTRICT).
 4. 1/2 INCH ROD SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 5. THE PRIVATE CROSS ACCESS EASEMENT SHOWN HEREON WILL BE MAINTAINED BY LOT 1, BLOCK 1 OF THE COTTAGES OF COLLEGE STATION PHASE 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF DALLAS
 _____, owner and developer
 of the land shown on this plat, and designated herein as Lot 1, Block 1, The Cottages of College Station
 Subdivision Phase 1 in the City of College Station, Texas, and whose name is subscribed hereto, hereby
 dedicate to the use of the public forever all streets, alleys, parks, 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.

Crystal Real Estate Development, LLC

STATE OF TEXAS
 COUNTY OF DALLAS
 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 _____, 2015.

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
 City of College Station

CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify
 that this plat is true and correct and was prepared from an actual survey of the property and that
 property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission
 of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the
 Commission on the day of _____, 2015

Chairman
 ATTEST:
 City Secretary

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its
 certificates of authentication was filed for record in my office on the _____ day of _____
 2015, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

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

County Clerk
 Brazos County, Texas

FINAL PLAT

OF

LOT 1, BLOCK 1
THE COTTAGES OF COLLEGE STATION
PHASE 2 (32.49 acres)

BEING A REPLAT OF A PORTION OF LOT 2R, BLOCK 1, THE COTTAGES OF COLLEGE STATION AND INCLUDING 12.84 ACRES OF THE TLS PROPERTIES, LTD. TRACT REMAINDER.

32.49 Acres
COLLEGE STATION
Brazos County, Texas

SCALE 1"=100'

FINAL PLAT
PREPARED AND
SUBMITTED
FEBRUARY 2015

OWNERS: CRYSTAL REAL ESTATE DEVELOPMENT, LLC 15151 SURVEYOR BLVD. STE A ADDISON, TEXAS 75001	ENGINEER: MITCHELL & MORGAN, L.L.P. 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845 PHONE (979) 260-6963	SURVEYOR: BRAD KERR, RPLS KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195
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Legislation Details (With Text)

File #: 15-0114 **Version:** 1 **Name:** 112 Navarro Drive- Rezoning

Type: Rezoning **Status:** Agenda Ready

File created: 2/23/2015 **In control:** Planning and Zoning Commission Regular

On agenda: 3/5/2015 **Final action:**

Title: 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 R Rural to SC Suburban Commercial for the property being a portion of a called 2.68 acre tract in the Crawford Burnett, A-7, in the City of College Station, Brazos County, Texas, and as conveyed in a gift deed in Volume 1620, Page 70, save and except that portion conveyed to the State of Texas in the road right-of-way line for F.M. 2154, as recorded in Volume 6520, Page 247, of the Official Records of Brazos County, Texas. Case #15-00900028 (M.Bombek) (Note: Final action on this item is scheduled for the March 26, 2015 City Council meeting - subject to change)

Sponsors: Mark Bombek

Indexes:

Code sections:

Attachments: [Application](#)
[Rezoning Map](#)
[Staff Report](#)

Date	Ver.	Action By	Action	Result
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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 R Rural to SC Suburban Commercial for the property being a portion of a called 2.68 acre tract in the Crawford Burnett, A-7, in the City of College Station, Brazos County, Texas, and as conveyed in a gift deed in Volume 1620, Page 70, save and except that portion conveyed to the State of Texas in the road right-of-way line for F.M. 2154, as recorded in Volume 6520, Page 247, of the Official Records of Brazos County, Texas. Case #15-00900028 (M.Bombek) (Note: Final action on this item is scheduled for the March 26, 2015 City Council meeting - subject to change)



FOR OFFICE USE ONLY	
CASE NO.:	<u>15-28</u>
DATE SUBMITTED:	<u>01/28/15</u>
TIME:	<u>4:30</u>
STAFF:	<u>AO</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Rezoning Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
- One (1) copy of a fully dimensioned map on 24" x 36" paper showing:
 - a. Land affected;
 - b. Legal description of area of proposed change;
 - c. Present zoning;
 - d. Zoning classification of all abutting land; and
 - e. All public and private rights-of-way and easements bounding and intersecting subject land.
- Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
- A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to pdigitalsubmittal@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 12/31/2014

NAME OF PROJECT Januse Property

ADDRESS 112 Navarro Dr

LEGAL DESCRIPTION (Lot, Block, Subdivision) ~~A900701~~, CRAWFORD BURNETT ~~(01)~~ TRACT 9.1, 1.9 ACRES

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
Corner of Navarro Dr and Wellborn Road

TOTAL ACREAGE 1.9 Acres

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

Name J.J. Ruffino E-mail jjruffino@cbunited.com

Street Address 411 Texas Ave S

City College Station State TX Zip Code 77840

Phone Number 979-691-4663 Fax Number 979-846-6614

PROPERTY OWNER'S INFORMATION:

Name Frank & Carmen Januse E-mail januse38@yahoo.com

Street Address 6497 FM 1179

City Bryan State TX Zip Code 77808

Phone Number 979-776-0166 Fax Number _____

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

Name Adam Wallace - ATM Surveying E-mail adam@atmsurveying.com
Street Address 1403 Lemon Tree
City College Station State TX Zip Code 77840
Phone Number 979-209-9291 Fax Number _____

This property was conveyed to owner by deed dated 10/13/1992 and recorded in Volume 1620, Page 070 of the Brazos County Official Records.

Existing Zoning R Proposed Zoning SC Suburban Commercial

Present Use of Property Self-Storage Buildings

Proposed Use of Property Office Building

REZONING SUPPORTING INFORMATION

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

Highest and best use of the property and to maintain the integrity of the neighborhood

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.

Yes

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

The zoning change will have low impact on traffic and fits well with existing neighborhood and surrounding facilities.

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

Has ideal frontage on Navarro Dr for ingress and egress. Has enough frontage on Wellborn for excellent visibility.

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

The self-storage buildings are at the back of the subject property and conforms to current zoning standards.

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

Very difficult to market without a zoning change with current zoning and there is more support from the neighborhood and staff for the change.

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

Aesthetics of an office building vs. self-storage buildings will have a extremely positive effect on the neighborhood

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

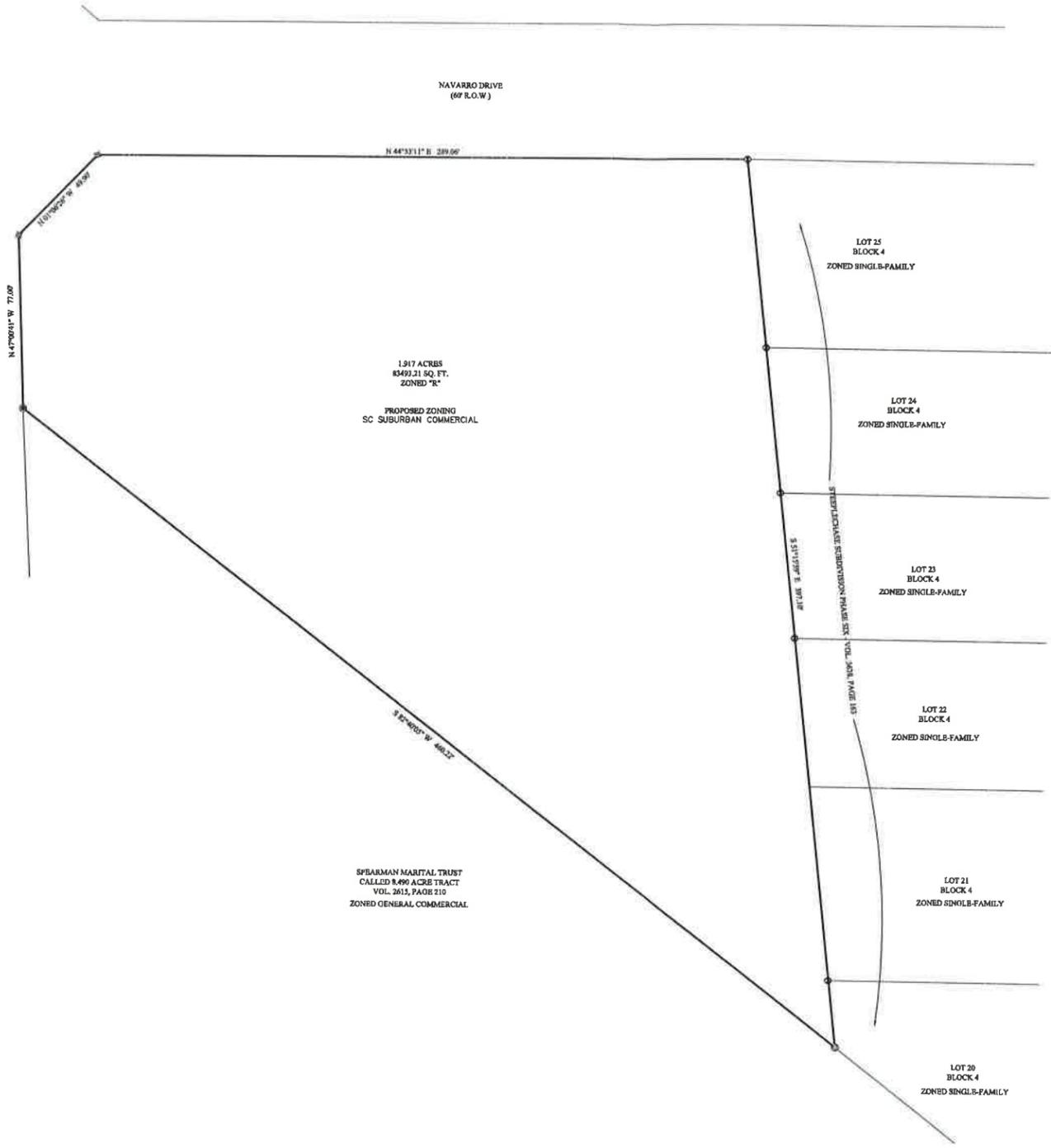
JJ Ruffalo P.O.A.

Date

01/20/2015



64'00" 0.00'
(CONVERTED)
94.21' N.E.
94.21' N.E.



METES AND BOUNDS DESCRIPTIONS

Being a tract of land containing 1.917 acres, in the Crawford Burnett, A-7, in the City of College Station, Brazos County, Texas, and being all of Tract 1, and 2, as conveyed in a gift deed in Vol. 1630, Page 70, and except that portion conveyed to the State of Texas in the road right-of-way of F.M. 2154, as recorded in Vol. 6330, Page 247, of the Brazos County Official Records (S.C.O.R.) All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found rods referred to the deed recorded in Vol. 6330, Page 247, and as surveyed on the ground on January 20th, 2015. This description is also referred to the plat prepared by ATM Surveying, Project No. 15-0003, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod w/ yellow plastic cap marked "KR MCCLURE - RFLS 5650" found for the north corner of this tract, also being a point on the southeast line of Navarro Drive (60' R.O.W.), also being the west corner of Lot 25, Block 4, of the Sheplechans Subdivision, Phase 6, as recorded in Vol. 3638, Page 163, of the S.C.O.R.;

THENCE South 51°15'39" East, a distance of 397.10 feet along the common line between this tract and said Lot 25-4 or 30 of said subdivision to a 5/8" iron rod with yellow plastic cap marked "KRBR 4500" found for the east corner of this tract, also being the east corner of said Tract 1, also being the north corner of said Lot 20, also being a point on the northwest line of the Spearman Marital Trust called 8.490 acre tract, as recorded in Vol. 3613, Page 216, of the S.C.O.R.;

THENCE South 82°49'03" West, a distance of 460.22 feet along the common line between this tract and said 8.490 acre tract to a 5/8" iron rod found with an aluminum cap marked "TJDDOT" found for the south corner of this tract, also being the west corner of said 8.490 acre tract, also being a point on the northwest line of F.M. 2154, (Wellborn Road) (100' R.O.W.);

THENCE along the common line between this tract and said F.M. 2154 acre tract for the following call:

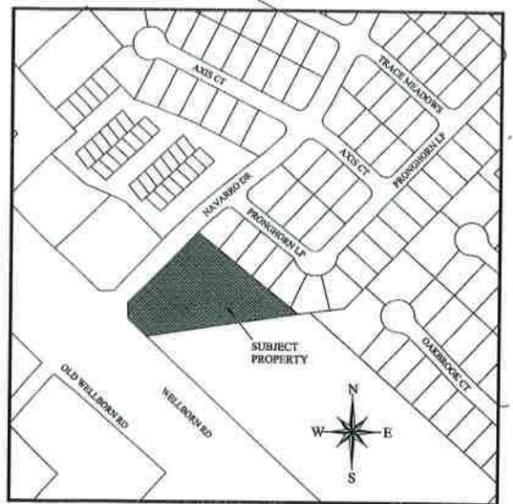
North 47°00'41" West, a distance of 77.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RFLS 6132 - ATM SURV" set for a corner of this tract;

North 1°06'26" West, a distance of 49.99 feet to a 1/2" iron rod with a maroon plastic cap marked "RFLS 6132 - ATM SURV" set a corner of this tract, also being on the southeast line of said Navarro Drive;

THENCE North 44°53'11" East, a distance of 289.06 feet along the common line between this tract and said Navarro Drive (60' R.O.W.) to the PLACE OF BEGINNING containing 1.917 acres.

SPEARMAN MARITAL TRUST
CALLED 8.490 ACRE TRACT
VOL. 3613, PAGE 216
ZONED GENERAL COMMERCIAL

GENERAL NOTES
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010



VICINITY MAP NOT TO SCALE

SURVEY LEGEND			
—	SUBJECT PROPERTY LINE	—	SEWER MAINHOLE
- - -	ADJOINING PROPERTY LINE	- - -	WATER METER
- - -	UTILITY EASEMENT	- - -	WATER VALVE
- - -	OBSTACLE BUILDING LINE (L)	- - -	ELECTRIC METER
- - -	PLATTED BUILDING LINE (L)	- - -	POWER POLE
- - -	EXISTING BUILDING LINE (L)	- - -	TELEPHONE BOX
- - -	ELECTRICAL LINE	- - -	GAS MASTER
- - -	BARBED WIRE FENCE	- - -	LIGHT POLE
- - -	WOOD FENCE	- - -	SEWER CLEANOUT

SCALE: 1" = 30'

ZONING MAP 15-28
1.917 ACRES 2/23/15
COLLEGE STATION 4.10
EXISTING ZONING R
PROPOSED ZONING SC
SC SUBURBAN COMMERCIAL
CRAWFORD BURNETT, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: C. FRANK JANUSSE, JR. 6497 FM 1179 BRYAN TX 77808	SURVEYOR: ATM Surveying P.O. Box 10313, College Station, TX 77840 PHONE: (979)299-9251 email: Admin@ATMSurveying.com www.ATMSurveying.com - FIRM #101784-00
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CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
112 NAVARRO DR
15-00900028**

REQUEST: R Rural to SC Suburban Commercial

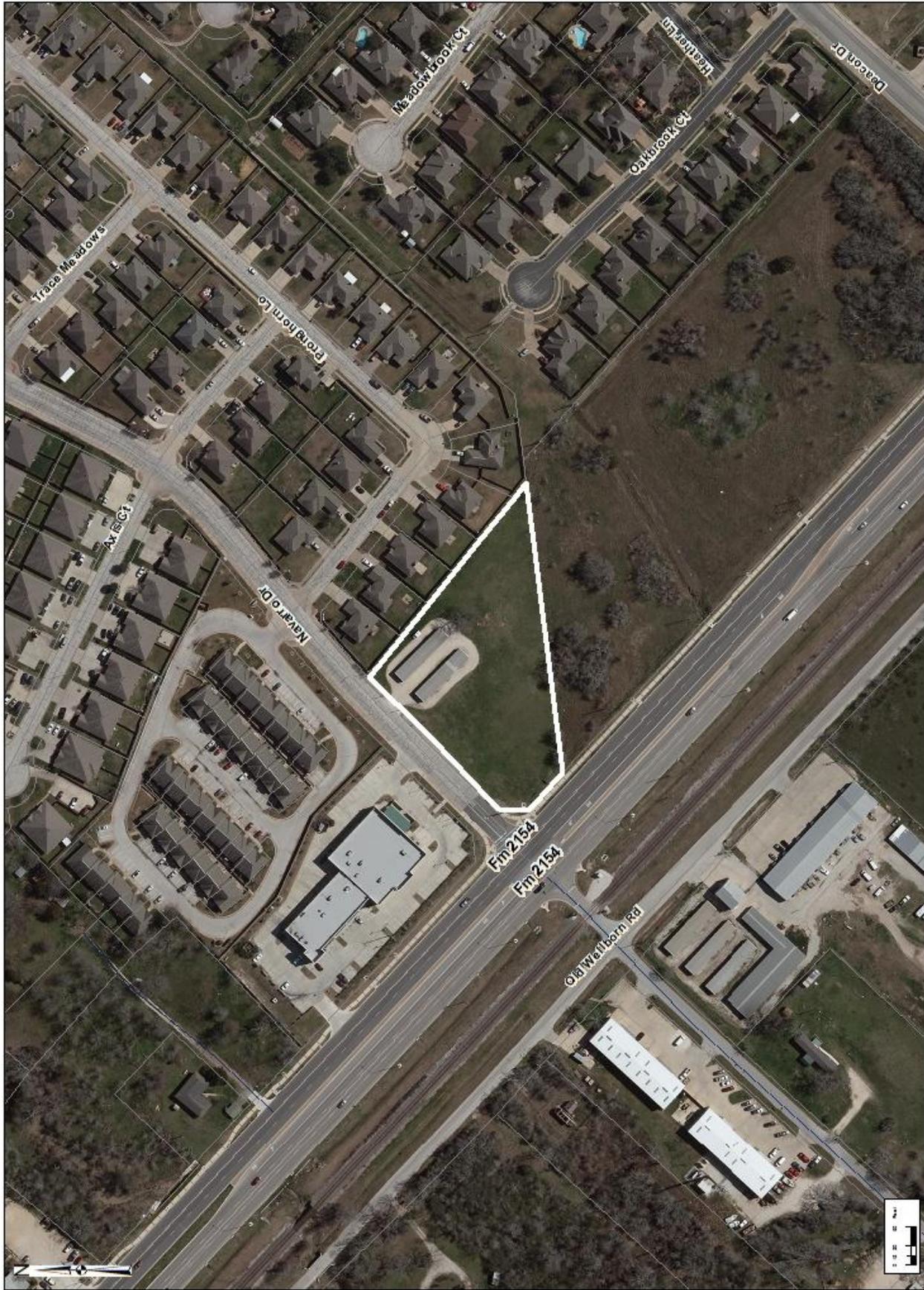
SCALE: 1.9 acres

LOCATION: 112 Navarro Drive, generally located at the southeastern corner of Navarro Drive and Wellborn Road in the Crawford Burnett, A-7, in the City of College Station, Brazos County, Texas, and as conveyed in a gift deed in Volume 1620, Page 70, save and except that portion conveyed to the State of Texas in the road right-of-way line for F.M. 2154, as recorded in Volume 6520, Page 247, of the Official Records of Brazos County, Texas.

APPLICANT: J.J. Ruffino

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff is recommending approval of the rezoning request.



REZONING

Case: 15-28

JANUSE PROPERTY

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: March 5, 2015
Advertised Council Hearing Date: March 26, 2015

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:

Steeplechase Homeowners Association

Property owner notices mailed: 31
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Navarro Drive)	Suburban Commercial	GC General Commercial	Retail Shopping Center
South	Suburban Commercial	GC General Commercial	Vacant
East	General Suburban	GS General Suburban	Steeplechase Subdivision
West (across Wellborn Road)	Urban	R Rural	Self-Storage

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open upon annexation, renamed R Rural (2013)
Final Plat: Unplatted
Site development: Two self-storage buildings

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject area is designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. This calls for less intense commercial uses that cater to the adjacent residential neighborhoods and act as the transitional use between the residential zoning and other more intense commercial land uses. The requested rezoning of SC Suburban Commercial is consistent with the Comprehensive Plan Future Land Use and Character Map.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to SC Suburban Commercial is compatible with existing zoning of the surrounding properties being single-family residential property, general commercial, and vacant land, due to the scale of the uses allowed being less intense than the standard General Commercial zoning. The building

standards under Suburban Commercial are also more aesthetically compatible with the adjacent residential zoning districts allowing an easier transition from commercial to residential.

- 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 SC Suburban Commercial zoning would allow light commercial development to have a presence along Navarro Drive and Wellborn Road, which would act as a transition from the surrounding GC General Commercial uses into the GS General Suburban, single-family land uses.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current R Rural zoning on this property would allow for a limited amount of agricultural use.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The R Rural zoning on this property is not marketable as the property is too small for any significant agricultural related uses. Due to its orientation along a major road, Wellborn Road, the demand is more suited for a light commercial use.
- 6. Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for the proposed use:** There is an existing 8-inch water line available to serve the property, as well as a 6-inch wastewater line that would be extended to the property. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The Thorough Plan identifies Wellborn Road as a Major Arterial. The amount of traffic produced by this development is minimal and should not have a detrimental impact on the surrounding roadways.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning map