



# College Station, TX

City Hall  
1101 Texas Ave  
College Station, TX 77840

## Meeting Agenda - Final - Amended

### Planning and Zoning Commission Workshop

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

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**Thursday, December 15, 2016**

**6:30 PM**

**City Hall Council Chambers**

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1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)
4. [16-0801](#) Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of Work (see attached)  
  
**Sponsors:** Bombek  
**Attachments:** [2016 Plan of Work](#)
5. [16-0765](#) Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Replat ~ The Glade Phase 1, Block 2, Lots 4R & 5R ~ Case #FP2016-000040 (Paz)  
\*Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lot 4A-R & Common Area 1A-R ~ Case #FPCO2016-000022 (Bullock)
6. [16-0793](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, January 5, 2017 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 pm.  
\*Thursday, January 12, 2017 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
7. [16-0794](#) Presentation, possible action, and discussion regarding an update on the following items:  
\*A Comprehensive Plan Amendment for approximately 18 acres located at 1370 Sebesta Road from Suburban Commercial to General Commercial. The Planning & Zoning Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.  
\*A Rezoning for approximately 18 acres located at 1370 Sebesta Road from GS General Suburban, R Rural and R&D Research & Development to GC General Commercial. The Planning & Zoning

Commission heard this item on November 17, 2016, and voted (5-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (5-2) to approve the request.

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\*An Ordinance Amendment amending Chapter 12 of the Unified Development Ordinance, regarding fees. The Planning & Zoning Commission heard this item on December 1, 2016, and voted (4-0) to recommend approval. The City Council heard this item on December 8, 2016, and voted (7-0) to approve the request.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board.

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 December 12, 2016 at 5:00 p.m.

\_\_\_\_\_  
City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



## Legislation Details (With Text)

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**File #:** 16-0801      **Version:** 2      **Name:** 2016 P&Z Plan of Work  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 12/7/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/15/2016      **Final action:**  
**Title:** Presentation, possible action, and discusssion regarding the consideration of the 2016 P&Z Plan of Work (see attached)  
**Sponsors:** Mark Bombek  
**Indexes:**  
**Code sections:**  
**Attachments:** [2016 Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discusssion regarding the consideration of the 2016 P&Z Plan of Work (see attached)

## 2016 Planning & Zoning Commission Plan of Work

### Comprehensive Plan Items

<b>Implementation of Adopted Plans</b>	
<p><i>Summary:</i> Implementation of adopted master plans and <a href="#">neighborhood, district, and corridor plans</a>, namely: <a href="#">Central College Station</a>, <a href="#">Eastgate</a>, <a href="#">Southside Area</a>, <a href="#">Wellborn Community</a>, and <a href="#">South Knoll Area</a> neighborhood plans, and <a href="#">Bicycle, Pedestrian &amp; Greenways</a>, <a href="#">Parks and Recreation</a>, Water, Waste Water, <a href="#">Medical District</a>, and <a href="#">Economic Development</a> master plans.</p>	<p><i>Project Dates:</i></p> <p>5/12/16: Sidewalk extension completed along Guadalupe. (South Knoll Area Plan)</p> <p>7/28/16: City Council approved Wellborn Zoning Districts (WC, WRS, &amp; WE).</p> <p>9/30/16: Sidewalk extension completed along Langford (South Knoll Area Plan)</p> <p>11/17/16: Presentation to P&amp;Z regarding the Comprehensive Plan Annual Review (JB) and UDO Annual Review (JPAZ)</p> <p>11/17/16: Presentation to City Council regarding the Comprehensive Plan Annual Review (JB) and UDO Annual Review (JPAZ)</p> <p><b>12/08/16: Construction Contract to be considered by council for sidewalk improvements along Eisenhower Street, and Live Oak Street (Eastgate Area Plan)</b></p> <p><b>12/08/16: Construction Contract to be considered by council for sidewalk improvements along San Saba (Central College Station Area Plan)</b></p> <p><b>01/19/17: Presentation to P&amp;Z regarding an update on the Bicycle, Pedestrian &amp; Greenways Master Plan.</b></p>
Staff Assigned: P&DS Staff	Anticipated Completion: on-going

<b>Review of Adopted Plans</b>	
<p><i>Summary:</i> After action review of adopted planning areas, specifically Northgate, <a href="#">BioCorridor</a>, and <a href="#">Medical Districts</a>. This may also include a tour of one of the planning areas mentioned above.</p>	<p><i>Project Dates:</i></p> <p>10/20/16: Provided an update to P&amp;Z on Development activity in the BioCorridor (MH)</p>
Staff Assigned: Economic Development & Molly Hitchcock	Initiated: 10/20/16

<b>Update on Wastewater Master Plan</b>	
<p><i>Summary:</i> This plan is intended to provide a holistic look at the City's wastewater system and provide information on potential solutions and costs so that Wastewater System Capital Improvement Projects can be planned in the future by City Staff.</p>	<p><i>Project Dates:</i> 9/15/16: Provided an update to P&amp;Z on the Wastewater Master Plan- DC</p>
Staff Assigned: Water/Wastewater	Completed: 9/15/16

<b>Impact Fees for Water, Wastewater, and Roadways</b>	
<p><i>Summary:</i> Engineering consultants have been engaged and impact fee studies are underway. Council recently appointed the P&amp;Z Commission as the Impact Fee Advisory Committee (IFAC) with additional members for representation from the ETJ (water/wastewater), and Home Builders Association, as well as citizens/neighborhoods. Several presentations and findings are forthcoming to the IFAC and Council over the next few months for review and consideration. The IFAC will eventually be asked to advise the Council on Impact Fees.</p>	<p><i>Project Dates:</i> 7/21/16: IFAC began to review calculation of maximum impact fees  8/4/16: IFAC reviewed calculation of maximum impact fees for Water/Wastewater and provided comment. 9/1/16: IFAC reviewed calculation of maximum impact fees for roadways and provided comment.  9/22/16: Council adopted wastewater and water impact fees.  10/13/16: Council received an update on the IFAC's written comments regarding Roadway Impact Fees.  11/10/16: Council adopted roadway impact fees.</p>
Staff Assigned: Alan Gibbs & Dave Coleman	Completed: 9/1/16

<b>* <u>Annexation</u> Task Force Implementation</b>	
<p><i>Summary:</i> Implement the City's future annexation policy as identified in the revised Growth Management and Capacity chapter of the Comprehensive Plan.</p>	<p><i>Project Dates:</i></p>
Staff Assigned: Lance Simms	Anticipated Initiation: Fall 2016

## Neighborhood Integrity Items

<b>*Traffic Calming Toolkit</b>	
<p><i>Summary:</i> Receive information regarding the current traffic calming policy, including updates as recommended by the Council Transportation and Mobility Committee. Additionally receive update on the implementation of the neighborhood parking toolbox created by the Neighborhood Transportation Task Force.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Troy Rother &amp; Jason Schubert</p>	<p>Anticipated Completion: Spring 2017</p>
<b>Traffic Impact Analysis for Single-Family Development</b>	
<p><i>Summary:</i> Review the Traffic Impact Analysis ordinance and consider a recommendation to require TIAs for Single-Family Residential development.</p>	<p><i>Project Dates:</i> 8/4/16: P&amp;Z recommended approval of Single-Family TIA Ordinance Amendment 8/11/16: City Council approved Single-Family TIA Ordinance Amendment</p>
<p>Staff Assigned: Danielle Singh</p>	<p>Completed: 8/11/16</p>
<b>Student Housing in Established Single-Family Neighborhoods</b>	
<p><i>Summary:</i> Research best practices from other communities regarding the management of student housing in single-family neighborhoods.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Tiffany Cousins</p>	<p>Anticipated Completion: March 2017</p>
<b>Update on Landscaping Requirements for Single-Family Developments</b>	
<p><i>Summary:</i> Provide an update on the City's landscaping requirements for single-family development and recommend adjustments as deemed necessary.</p>	<p><i>Project Dates:</i></p>
<p>Staff Assigned: Mark Bombek &amp; Madison Thomas</p>	<p>Anticipated Completion: January 2017</p>

## UDO Regulatory Items

<b>Wellborn Zoning Districts</b>	
<i>Summary:</i> Implement the <a href="#">Wellborn Community Plan</a> by creating new or modified zoning districts as described in the Plan.	<i>Project Dates:</i> 6/16/16: P&Z recommended approval of UDO amendment for zoning districts 7/28/16: City Council adopted UDO amendment for zoning districts
Staff Assigned: Jessica Bullock	Completed: July 2016

<b>Sign Ordinance Revisions</b>	
<i>Summary:</i> Review and update the City's sign ordinance in light of the recent Supreme Court decision regarding sign regulations based upon content.	<i>Project Dates:</i>
Staff Assigned: Molly Hitchcock & Rachel Lazo	Anticipated Completion: March 2017

<b>Update on Off-Street Parking Requirements</b>	
<i>Summary:</i> Provide an update on the City's off-street parking requirements. Receive Information regarding current off-street parking requirements including options that provide flexibility.	<i>Project Dates:</i>
Staff Assigned: Justin Golbabai	Anticipated Completion: February 2017

<b>*Research Multi-Family Zoning Options</b>	
<i>Summary:</i> Research the ability to provide multi-family zoning for market rate units (conventional multi-family) vs. rental by bedroom (student multi-family).	<i>Project Dates:</i>
Staff Assigned: Jessica Bullock & Mark Bombek	Anticipated Completion: February 2017

## On-Going Items

<b>Pre-Application Conference Overview</b>	
<p><i>Summary:</i> Provide an update on the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 07/07/16 Provide an overview of the PAC Process and provide an update on the PAC survey.</p>
Staff Assigned: Mark Bombek	Completed: 7/7/16

<b>Quarterly Review of Pre-Application Conference Surveys</b>	
<p><i>Summary:</i> Provide an update on the survey results from the Pre-Application Conference process.</p>	<p><i>Project Dates:</i> 11/17/16: Provided an update on the status of the PAC meeting process and implementation of the PAC Survey. Presentation at P&amp;Z Workshop. (MB)</p>
Staff Assigned: Mark Bombek	Anticipated Completion: on-going

<b>Economic Development Updates</b>	
<p><i>Summary:</i> Receive regular updates from the Economic Development Department regarding the vision and implementation of the commercialization of TAMU research-related output, including examples of successful efforts elsewhere. Additionally, receive an update on the recent announcement regarding plans for the TAMU System Riverside Campus revitalization effort.</p>	<p><i>Project Dates:</i> 6/16/2016 Economic development efforts and land availability for commercial uses, Presentation at P&amp;Z Workshop. 11/17/16: Provided a quarterly update on Economic Development efforts and land availability for commercial uses. Presentation at P&amp;Z Workshop. (NR)</p>
Staff Assigned: Economic Development	Anticipated Initiation: June 2016



## Legislation Details (With Text)

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**File #:** 16-0765      **Version:** 1      **Name:** Minor/Amending Plats  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/17/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/15/2016      **Final action:**  
**Title:** Discussion of Minor and Amending Plats approved by Staff.  
\*Final Plat ~ Minor Replat ~ The Glade Phase 1, Block 2, Lots 4R & 5R ~ Case #FP2016-000040 (Paz)  
\*Final Plat ~ Minor Replat ~ Caprock Crossing Block 2, Lot 4A-R & Common Area 1A-R ~ Case #FPCO2016-000022 (Bullock)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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## Legislation Details (With Text)

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**File #:** 16-0793      **Version:** 1      **Name:** Upcoming Meetings  
**Type:** Updates      **Status:** Agenda Ready  
**File created:** 11/29/2016      **In control:** Planning and Zoning Commission Workshop  
**On agenda:** 12/15/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
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**Sponsors:**

**Indexes:**

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## Legislation Details (With Text)

<b>File #:</b>	16-0794	<b>Version:</b>	1	<b>Name:</b>	Updates on Items Heard
<b>Type:</b>	Updates	<b>Status:</b>			Agenda Ready
<b>File created:</b>	11/29/2016	<b>In control:</b>			Planning and Zoning Commission Workshop
<b>On agenda:</b>	12/15/2016	<b>Final action:</b>			

**Title:** Presentation, possible action, and discussion regarding an update on the following items:  
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**Sponsors:**

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# College Station, TX

City Hall  
1101 Texas Ave  
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## Meeting Agenda - Final

### Planning and Zoning Commission Regular

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

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**Thursday, December 15, 2016**

**7:00 PM**

**City Hall Council Chambers**

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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** [16-0755](#) Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ December 15, 2016

**Attachments:** [Casey Oldham](#)

- 4.2** [16-0795](#) Consideration, possible action, and discussion to approve meeting minutes.  
\*December 1, 2016 ~ Workshop  
\*December 1, 2016 ~ Regular

**Attachments:** [December 1 2016 Workshop](#)  
[December 1 2016 Regular](#)

- 4.3** **16-0798** Presentation, possible action, and discussion regarding a

Preliminary Plan for Horse Haven Phase 6 consisting of 30 single-family lots on approximately 23.1 acres located at 2744 Horseback Court, generally located to the east of Horse Haven Phase 5. Case #PP2016-000019

**Sponsors:** Paz

**Attachments:** Staff Report  
Application  
Preliminary Plan

### Regular Agenda

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

6. [16-0799](#) Presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Development Plat for Cityview Southwest, being a part of the R. Stevenson Survey, Tract 22.1 and 22.11 of approximately 7.9 acres located at 2970 Barron Road, generally located west of the intersection of Barron Road and William D. Fitch Parkway. Case #DVPL2016-000001

**Sponsors:** Thomas

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

7. [16-0762](#) Presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for Sweetwater Forest Phase 1 Lot 14 -R being a replat of Sweetwater Forest Phase 1 Lots 14 and 15 consisting of 1 residential lot on approximately 2.8 acres located at 4412 Regal Oaks Drive. Case #FP2016-000037

**Sponsors:** Cousins

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

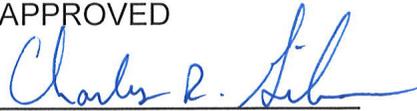
8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place 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 December 9, 2016 at 5:00 p.m.



City Secretary

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**Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



## Legislation Details (With Text)

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**File #:** 16-0755      **Version:** 1      **Name:** Absence Request  
**Type:** Absence Request      **Status:** Agenda Ready  
**File created:** 11/11/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/15/2016      **Final action:**  
**Title:** Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ December 15, 2016

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Casey Oldham](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.  
\*Casey Oldham ~ December 15, 2016



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Casey Oldham

Request Submitted on December 5, 2016

I will not be in attendance at the meeting on December 15, 2016  
for the reason specified: (Date)

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Will be unavailable for the December 15th meeting.

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Signature Casey Oldham



## Legislation Details (With Text)

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**File #:** 16-0795      **Version:** 1      **Name:** Minutes  
**Type:** Minutes      **Status:** Agenda Ready  
**File created:** 11/29/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/15/2016      **Final action:**

**Title:** Consideration, possible action, and discussion to approve meeting minutes.  
\*December 1, 2016 ~ Workshop  
\*December 1, 2016 ~ Regular

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [December 1 2016 Workshop](#)  
[December 1 2016 Regular](#)

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

\*December 1, 2016 ~ Workshop

\*December 1, 2016 ~ Regular

**MINUTES  
PLANNING & ZONING COMMISSION  
Workshop Meeting  
December 1, 2016 6:30 p.m.  
CITY HALL COUNCIL CHAMBERS  
College Station, Texas**

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**COMMISSIONERS PRESENT:** Jodi Warner, Jim Ross, Casey Oldham and Johnny Burns

**COMMISSIONERS ABSENT:** Jane Kee

**COUCIL MEMBERS PRESENT:** Jerome Rektorik

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Justin Golbabai, Mark Bombek, Jessica Bullock, Tiffany Cousins, Kevin Ferrer, Timothy Horn, Anthony Armstrong, Jennifer Prochazka, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call the meeting to order.

Acting Chairperson Warner Called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was no discussion.

3. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

4. Presentation, possible action, and discussion regarding the consideration of the 2016 P&Z Plan of work.

Senior Planner Bombek presented updates on the 2016 P&Z Plan of Work to the Commission.

There was general discussion.

5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:  
\*Thursday, December 8, 2016 ~ City Council Meeting ~ Council Chambers ~ Workshop 4:00 p.m. and Regular 7:00 p.m. (Liaison – Burns)  
\*Thursday, December 15, 2016 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Acting Chairperson Warner reviewed upcoming meetings for the Planning & Zoning Commission.

6. Discussion, review and possible action regarding the following meetings: Design Review Board, Bio Corridor Board.

There was general discussion.

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

There were no items.

8. Adjourn.

The meeting was adjourned at 6:40 p.m.

**Approved:**

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Jodi Warner, Acting Chairman  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Admin. Support Specialist  
Planning & Development Services

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**December 1, 2016, 7:00 p.m.**  
**CITY HALL COUNCIL CHAMBERS**  
**College Station, Texas**

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**COMMISSIONERS PRESENT:** Jodi Warner, Jim Ross, Casey Oldham and Johnny Burns

**COMMISSIONERS ABSENT:** Jane Kee

**COUCIL MEMBERS PRESENT:** Jerome Rektorik, Blanche Brick, Linda Harvell

**CITY STAFF PRESENT:** Lance Simms, Molly Hitchcock, Alan Gibbs, Justin Golbabai, Mark Bombek, Jessica Bullock, Tiffany Cousins, Kevin Ferrer, Timothy Horn, Anthony Armstrong, Jennifer Prochazka, Adam Falco, Lauren Basey, and Kristen Hejny

1. Call Meeting to Order

Acting Chairperson Warner called the meeting to order at 7:02 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

4. **Consent Agenda**

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

\*Jim Ross ~ November 17, 2016

\*Jane Kee~ December 1, 2016

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

\*November 17, 2016 Workshop

\*November 17, 2016 Regular

4.3 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Phase 27, consisting of 10 single-family lots on approximately 14.4 acres generally located at the southwest corner of the future roads of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction. Case #FP2016-000016

**Commissioner Ross motioned to approve Consent Agenda Items 4.1-4.3. Commissioner Oldham seconded the motion, motion passed (4-0).**

## Regular Agenda

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

No items were removed.

6. Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan – Future Land Use & Character Map from Suburban Commercial to General Commercial for approximately two acres located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #CPA2016-000012 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented both the Comprehensive Plan Amendment and Rezoning, Agenda Items #6 & #7 to the Commission and recommended approval.

Acting Chairperson Warner asked for clarification on surrounding properties with split zoning.

Senior Planner Bullock stated that the two properties with split zoning could come in and develop as General Commercial, as they are currently entitled.

Commissioner Oldham asked if this property has been General Commercial since annexation.

Senior Planner Bullock and Director Simms stated that this property was annexed in the 1970's and zoned to M-1 Light Industrial and General Commercial in 1973 and 1979.

Commissioner Oldham asked for the development dates of Emerald Forest and Foxfire Subdivision.

Senior Planner Bullock stated that Emerald Forest Subdivision began development in 1982 and Foxfire Subdivision began development in the 1970's.

Commissioner Ross asked for general information on M-1 Light Industrial and the traffic implications versus a General Commercial type development.

City Engineer Gibbs stated that average trip rate for Suburban Commercial is 40 trips per acre, General Commercial is 50 trips per acre, and M-1, a retired zoning district, is 7.5 trips per acre.

Commissioner Oldham asked where the trip numbers are generated from, are they general to zoning classifications or are they derived from our City's records.

City Engineer Gibbs stated that the numbers are based on ITE National Averages, but there is a range of different uses that lead to trips per acre.

Acting Chairperson Warner asked about site drainage, specifically would the development be allowed to increase the run-off into Bee Creek.

City Engineer Gibbs stated that there are not any different drainage criteria for the changes in zoning. Mr. Gibbs also stated that this particular site has an existing detention pond to the northwest that

drains ultimately into Bee Creek, requirements were met with this regional pond to mitigate the increase flow. If a site plan does come in for this site in the future, the property will need to meet assumptions and drainage criteria in the report. Mr. Gibbs also stated that maintenance will need to occur on the pond and it will need to be cleaned.

Acting Chairperson Warner opened the Public Hearing.

Katherine Kelly, 8606 Walnut Bend, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for traffic, drainage, flooding, lights and noise.

Jeanne Birdwell, 2018 Spring Creek Drive, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for drainage and flooding.

Lynn Lawler, 2104 Spring Creek, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for traffic, crime, noise, light pollution and drainage.

Cheryl Wenck, 8703 Chippendale Street, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for drainage and flooding.

Jerry Ebanks, 2102 Spring Creek Drive, College Station, spoke in opposition of the Comprehensive Plan and Rezoning, citing concerns for topography of the land, drainage, flooding, and the FM 2818 extension plan.

David Neal, 8501 Amethyst Court, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for flooding.

Layne Birdwell, 2018 Spring Creek Drive, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for detention, flooding and drainage.

John Woods, 8704 Chippendale Street, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for land use and zoning classifications, buffer zones and distances to residential areas.

Cindy Giedraitis, 2013 Oakwood Trail, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for protecting natural environments and long-term viability of the neighborhoods, neighborhood study, safety, neighborhood integrity, and noise.

Jason Jaggars, 2011 Pebblestone Court, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for traffic and neighborhood integrity.

Acting Chairperson Warner closed the Public Hearing.

**Commissioner Oldham motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Burns seconded the motion.**

There was general discussion.

**The motion passed (3-1) with Commissioner Ross voting in opposition.**

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Industrial to GC General Commercial for approximately two acres being Lot 9, Century Hill Development, generally located on Corsair Circle north of Pavilion Avenue, more generally located near the northeast intersection of Earl Rudder Freeway South and Sebesta Road. Case #REZ2016-000039 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting – subject to change)

Senior Planner Bullock presented this item with Agenda Item #6. Staff is recommending approval.

Commissioner Oldham asked for a clarification on infrastructure available in the area. Mr. Oldham also asked additional questions on the drainage, detention and storm water drains.

City Engineer Gibbs stated the detention pond is designed to mitigate the impervious flow. Mr. Gibbs also stated that there is storm sewer built throughout the development to collect water that does not drain on the land.

Commissioner Oldham asked the date of the most recent update on the Bee Creek FEMA Floodplain.

City Engineer Gibbs stated that Bee Creek Main had its last major letter of map revision, relating to the major improvements up stream, approximately 5-10 years ago.

Commissioner Oldham asked for options to allow more flow to come through the tributary.

City Engineer Gibbs stated that this stretch of Bee Creek Main was improved with Emerald Forest Subdivision phases 8-10, with FEMA engagement.

Commissioner Oldham asked if the detention area is sufficient to handle the flooding to the tributary.

City Engineer Gibbs stated that the pond will be confirmed to mitigate its increased drainage from this site, and will be confirmed upon evaluation of the site plan.

Acting Chairperson Warner stated if an HOA is present, retention/detention issues are to be resolved by HOA hiring someone to assess and clean so that drainage is not impeded. Additionally, Ms. Warner asked who has responsibility for this on-site detention.

City Engineer Gibbs stated that this is a common area commonly owned and kept up by surrounding property owners. Mr. Gibbs also stated that it is ideal that a large flood prone space was reserved.

Acting Chairperson Warner opened the Public Hearing.

Cheryl Wenck, 8703 Chippendale Street, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for drainage, flooding, developments adding to the drainage issues. Ms. Wenck would like to see the City purchase drainage easements to maintain Bee Creek.

John Woods, 8704 Chippendale Street, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for development areas and zoning.

Layne Birdwell, 2018 Spring Creek Drive, College Station, spoke in opposition of the Comprehensive Plan Amendment and Rezoning, citing concerns for drainage, flooding overgrowth of the creek and the adequacy of the detention pond. Mr. Birdwell asked for a clarification on the difference between retention and detention to be explained to the visitors.

Jason Jaggars, 2011 Pebblestone Court, College Station, spoke in opposition of the Rezoning, citing concerns for participation in rezoning and smaller development.

Lynn Lawler, 2104 Spring Creek Court, spoke in opposition of the rezoning, citing concerns for timing, neighborhood integrity and a hostile environment.

Acting Chairperson Warner closed the Public Hearing.

Commissioner Oldham asked for a clarification on the difference between retention and detention areas.

City Engineer Gibbs stated that a detention pond is dry, designed to detain the water as the water drains and a retention pond contains standing water.

**Commissioner Oldham motioned to recommend approval of the Rezoning. Commissioner Burns seconded the motion.**

There was general discussion.

**The motion passed (3-1) with Commissioner Ross voting in opposition.**

Acting Chairperson Warner recessed the meeting at 9:05 p.m.

Acting Chairperson Warner reconvened the meeting at 9:10 p.m.

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-6.5.E, "Portable Storage Structures," and Section 12-7.5.J, "Commercial Banners," of the Code of Ordinances of the City of College Station, Texas, regarding fees. Case #ORDA2016-000011 (Note: Final action on this item is scheduled for the December 8, 2016 City Council meeting – subject to change)

Director Simms presented the Ordinance Amendment to the Commission and recommended approval.

Acting Chairperson Warner opened the Public Hearing.

No one spoke.

Acting Chairperson Warner closed the Public Hearing.

**Commissioner Ross motioned to recommend approval of the Ordinance Amendment. Commissioner Burns seconded the motion, motion passed (4-0).**

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.

There was no discussion.

10. Adjourn

The meeting adjourned at 9:14 p.m.

**Approved:**

**Attest:**

\_\_\_\_\_  
Jodi Warner, Acting Chairman  
Planning & Zoning Commission

\_\_\_\_\_  
Kristen Hejny, Admin Support Specialist  
Planning & Development Services



## Legislation Details (With Text)

**File #:** 16-0799      **Version:** 5      **Name:** Cityview Southwest- Development Plat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 12/6/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/15/2016      **Final action:**

**Title:** Presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Development Plat for Cityview Southwest, being a part of the R. Stevenson Survey, Tract 22.1 and 22.11 of approximately 7.9 acres located at 2970 Barron Road, generally located west of the intersection of Barron Road and William D. Fitch Parkway. Case #DVPL2016-000001

**Sponsors:** Madison Thomas

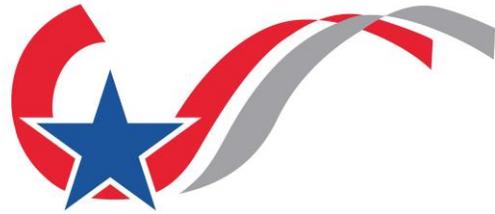
**Indexes:**

**Code sections:**

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

Date	Ver.	Action By	Action	Result
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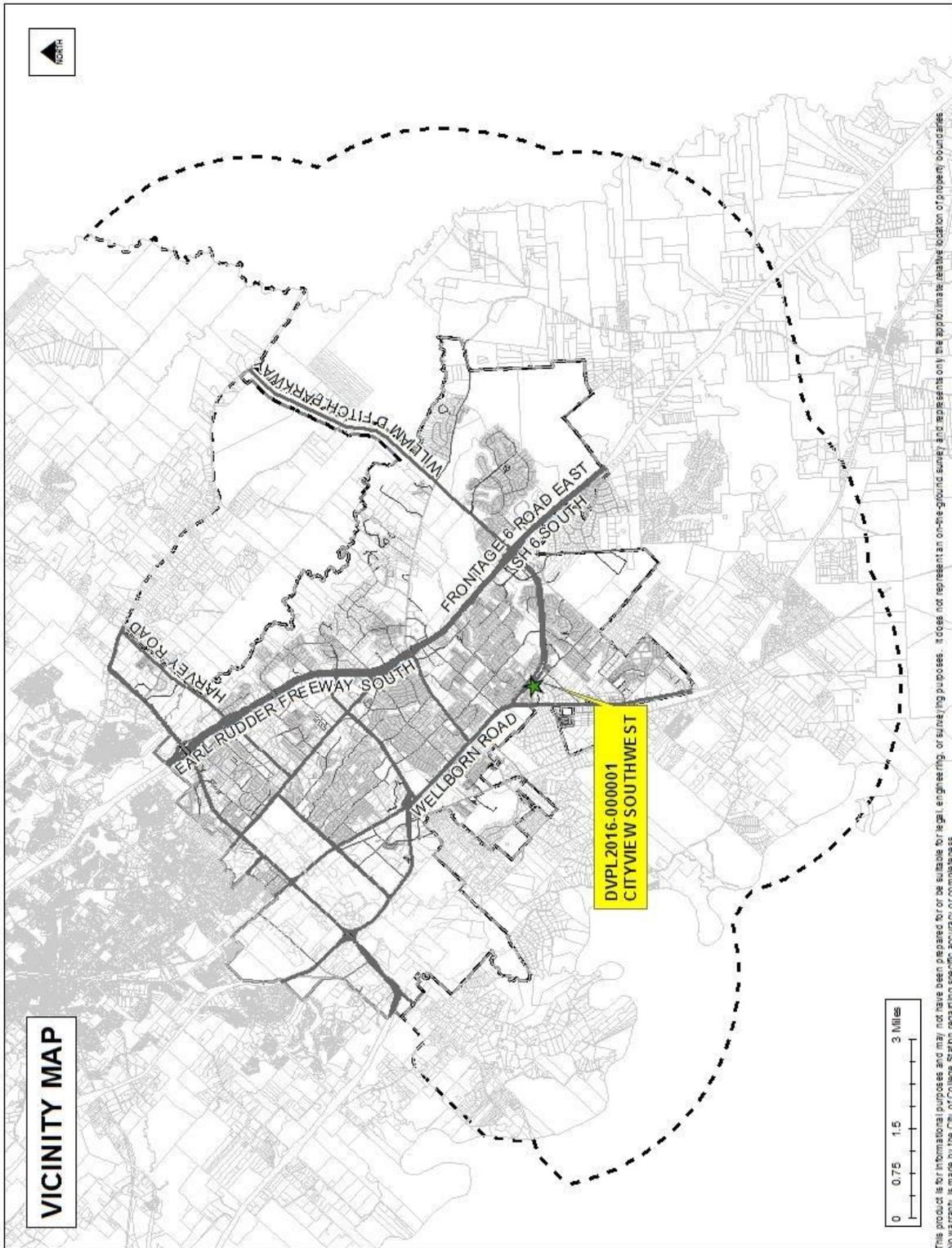
Presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Development Plat for Cityview Southwest, being a part of the R. Stevenson Survey, Tract 22.1 and 22.11 of approximately 7.9 acres located at 2970 Barron Road, generally located west of the intersection of Barron Road and William D. Fitch Parkway. Case #DVPL2016-000001

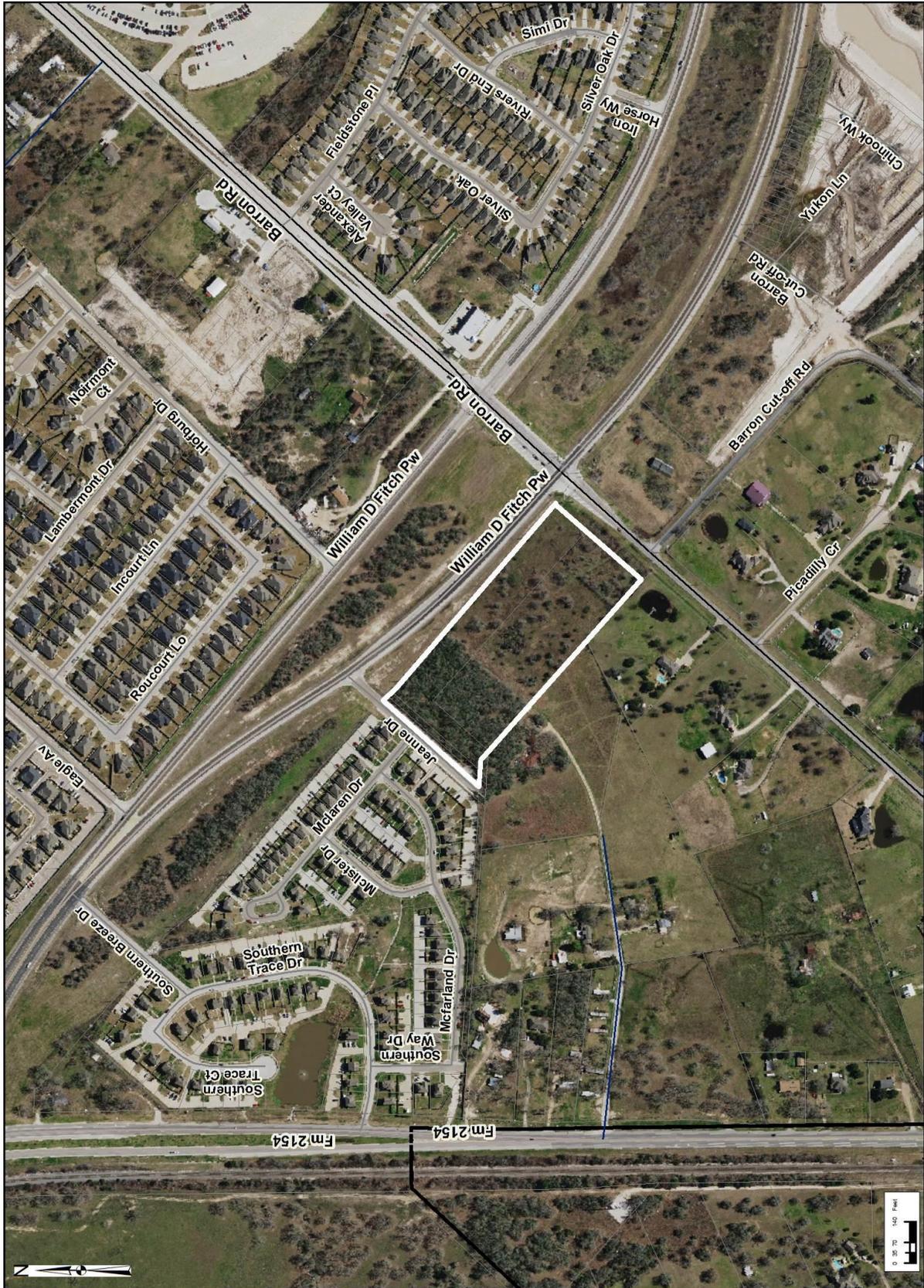


## CITY OF COLLEGE STATION

### **DEVELOPMENT PLAT for Cityview Southwest DVPL2016-000001**

<b>SCALE:</b>	1 lot on approximately 7.9 acres
<b>LOCATION:</b>	2970 Barron Road, generally located west of the intersection of Barron Road and William D Fitch Parkway
<b>ZONING:</b>	SC Suburban Commercial
<b>APPLICANT:</b>	Paul Murphy
<b>PROJECT MANAGER:</b>	Madison Thomas, Staff Planner <a href="mailto:mthomas@cstx.gov">mthomas@cstx.gov</a>
<b>PROJECT OVERVIEW:</b>	Two existing unplatted tracts of land are being combined through a Development Plat to create one lot.
<b>RECOMMENDATION:</b>	Staff recommends approval of the Development Plat and approval of the Fee in Lieu of Construction of Sidewalks (UDO Section 12-8.3.K.5.b.3.c).





Case: DVL2016-000001

CITYVIEW SOUTHWEST

DEVELOPMENT PLAT

DEVELOPMENT REVIEW



## DEVELOPMENT HISTORY

<b>Annexation:</b>	1995
<b>Zoning:</b>	A-O Agricultural Open upon annexation (1995) A-O Agricultural Open renamed R Rural (2013) R Rural rezoned to SC Suburban Commercial (2015)
<b>Preliminary Plat:</b>	Two unplatted tracts of land are being combined to create a buildable lot. When property is being combined for development, a Development Plat is required. A Final Plat would be required if a property was being subdivided.
<b>Site Development:</b>	Currently vacant

## COMMENTS

<b>Parkland Dedication:</b>	N/A
<b>Greenways:</b>	N/A
<b>Pedestrian Connectivity:</b>	Sidewalks are required to be provided along Barron Road. The applicant has requested to pay the fee in lieu of building the sidewalk. The fee in lieu of sidewalk construction is currently \$5 a square foot with a 6 foot wide sidewalk required for 390 feet on Barron Road amounting to approximately \$11,700.
<b>Bicycle Connectivity:</b>	N/A
<b>Impact Fees:</b>	The subject tract is located within the Spring Creek Sanitary Sewer Impact Fee Area. Currently the fees are \$144.0/ Living Unit Equivalent. Impact fees are payable at time of building permit.

## REVIEW CRITERIA

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

UDO Section 12-8.3.K.5.b 'Fee in Lieu of Construction'- The purpose of this section is to allow a developer the option to pay a fee in lieu of construction the required sidewalk, if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development.

Based on the criteria to request a fee in lieu, section C, reads; "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". An impending Capital Improvement Project would allow the applicant the option to request to pay into the fund based on the criteria. The Capstone and Barron Road Realignment project is currently an active, Capital Improvement Project and will construct the sidewalks on Barron Road along this property.

**STAFF RECOMMENDATIONS**

Staff recommends approval of the discretionary item for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks. This section of property will have sidewalks constructed with the Capital Improvement Project, Capstone and Barron Road Alignment. Staff recommends approval of the Development Plat.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Development Plat



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## FINAL PLAT APPLICATION

(Check one)	<input type="checkbox"/> Minor (\$700)	<input type="checkbox"/> Amending (\$700)	<input checked="" type="checkbox"/> Final (\$932)	<input type="checkbox"/> Vacating (\$932)	<input type="checkbox"/> Replat (\$932)
Is this plat in the ETJ?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Is this plat Commercial	<input checked="" type="checkbox"/>	or Residential <input type="checkbox"/>
<b>MINIMUM SUBMITTAL REQUIREMENTS:</b>					
<input checked="" type="checkbox"/> <del>N/A</del>	\$700-\$932 Final Plat Application Fee (see above).				
<input checked="" type="checkbox"/> <del>N/A</del>	\$233 Waiver Request to Subdivision Regulations Fee (if applicable).				
<input checked="" type="checkbox"/>	\$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).				
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.				
<input checked="" type="checkbox"/>	Copy of plat. (A signed mylar original must be submitted after approval.)				
<input checked="" type="checkbox"/> <del>N/A</del>	Grading, drainage, and erosion control plan with supporting drainage report.				
<input checked="" type="checkbox"/>	Public infrastructure plan and supporting documents (if applicable).				
<input checked="" type="checkbox"/> <del>N/A</del>	Copy of original deed restrictions/covenants for replats (if applicable).				
<input checked="" type="checkbox"/>	Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.				
<input checked="" type="checkbox"/>	The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.				
<b>NOTE:</b> A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.					

Date of Optional Preapplication or Stormwater Management Conference 1-21-15

NAME OF PROJECT Cityview Southwest

ADDRESS 005401-0022-0010

SPECIFIED LOCATION OF PROPOSED PLAT:

West corner of the intersection of Barron Road and William D. Fitch Parkway

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

Name Paul Murphy E-mail paul@themurphylegalgroup.com  
Street Address 12633 State Highway 30  
City College Station State TX Zip Code 778458  
Phone Number 979.690.0800 Fax Number 979.690.0808

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

Name Anthony M. Dyson E-mail paul@themurphylegalgroup.com  
Street Address 1 Lori Lane  
City College Station State TX Zip Code 77845  
Phone Number 979.690.0800 Fax Number 979.690.0808

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joseph P. Schultz, P.E. E-mail joe@schultzengineeringllc.com  
Street Address 2730 Longmire, 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 \_\_\_\_\_ and Page No. \_\_\_\_\_

Total Acreage 7.91 Total No. of Lots 1 R-O-W Acreage 0

Existing Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

Number of Lots By Zoning District 1 / SC \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

\_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

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: N/A

City Project Number (if known): N/A

Date / Timeframe when submitted: N/A

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

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

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:

There is an imminent capitol improvement along Barron Road

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.

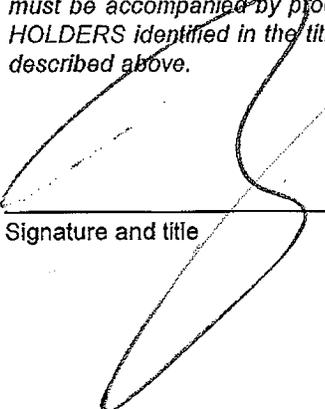
Requested Oversize Participation \_\_\_\_\_

<p style="text-align: center;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>  N/A  </u> Streets</p> <p><u>  390  </u> Sidewalks</p> <p><u>  820  </u> Sanitary Sewer Lines</p> <p><u>  N/A  </u> Water Lines</p> <p><u>  N/A  </u> Channels</p> <p><u>  N/A  </u> Storm Sewers</p> <p><u>  N/A  </u> Bike Lanes / Paths</p>	<p style="text-align: center;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p>ACREAGE:</p> <p><u>  N/A  </u> No. of acres to be dedicated + \$ _____ 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>  N/A  </u> No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p><u>  N/A  </u> (date) Approved by Parks &amp; Recreation Advisory Board</p>
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**NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.**

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

\_\_\_\_\_  
Signature and title



3-28-14  
\_\_\_\_\_  
Date

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

\_\_\_\_\_  
Property Owner(s)

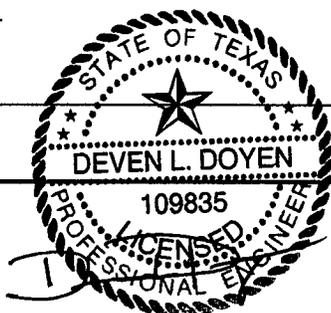
1/22/16  
\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

01/22/16  
\_\_\_\_\_  
Date



## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

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

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

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

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

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

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

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Additional certification for Floodway Encroachments:**

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).**

**Residential Structures:**

D. I, \_\_\_\_\_, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

E. I, \_\_\_\_\_, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

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

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

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

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

Existing

Proposed

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

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

~~N/A~~ Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

- ~~N/A~~ Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
- Sewer Design Report.
- Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- ~~N/A~~ Water Design Report and/or Fire Flow Report.
- ~~N/A~~ Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
- ~~N/A~~ Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
- ~~N/A~~ Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
- ~~N/A~~ Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
- ~~N/A~~ Drainage Report with a Technical Design Summary.
- Erosion Control Plan (must be included in construction plans).

~~N/A~~ All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

- Are there impact fees associated with this development?  Yes  No  
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way?  Yes  No  
If yes, TxDOT permit must be submitted along with the construction documents.

**NOTE:**

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

Print Form



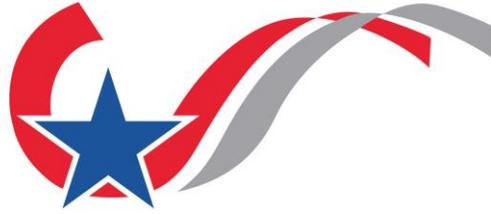


## Legislation Details (With Text)

**File #:** 16-0762      **Version:** 10      **Name:** Sweetwater Forest Replat  
**Type:** Final Plat      **Status:** Agenda Ready  
**File created:** 11/16/2016      **In control:** Planning and Zoning Commission Regular  
**On agenda:** 12/15/2016      **Final action:**  
**Title:** Presentation, possible action, and discussion regarding a discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for Sweetwater Forest Phase 1 Lot 14 -R being a replat of Sweetwater Forest Phase 1 Lots 14 and 15 consisting of 1 residential lot on approximately 2.8 acres located at 4412 Regal Oaks Drive. Case #FP2016-000037  
**Sponsors:** Tiffany Cousins  
**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 discretionary item to request payment into the sidewalk fund, and public hearing, presentation, possible action, and discussion regarding a Final Plat for Sweetwater Forest Phase 1 Lot 14 -R being a replat of Sweetwater Forest Phase 1 Lots 14 and 15 consisting of 1 residential lot on approximately 2.8 acres located at 4412 Regal Oaks Drive. Case #FP2016-000037



CITY OF COLLEGE STATION

**FINAL PLAT**  
**for**  
**Sweetwater Forest Block 1, Lot 14R**  
**being a replat of**  
**Sweetwater Forest Block 1, Lots 14 & 15**  
**FP2016-000037**

**SCALE:** 1 lot on approximately 2.8 acres

**LOCATION:** 4412 Regal Oaks Drive  
College Station, TX 77845

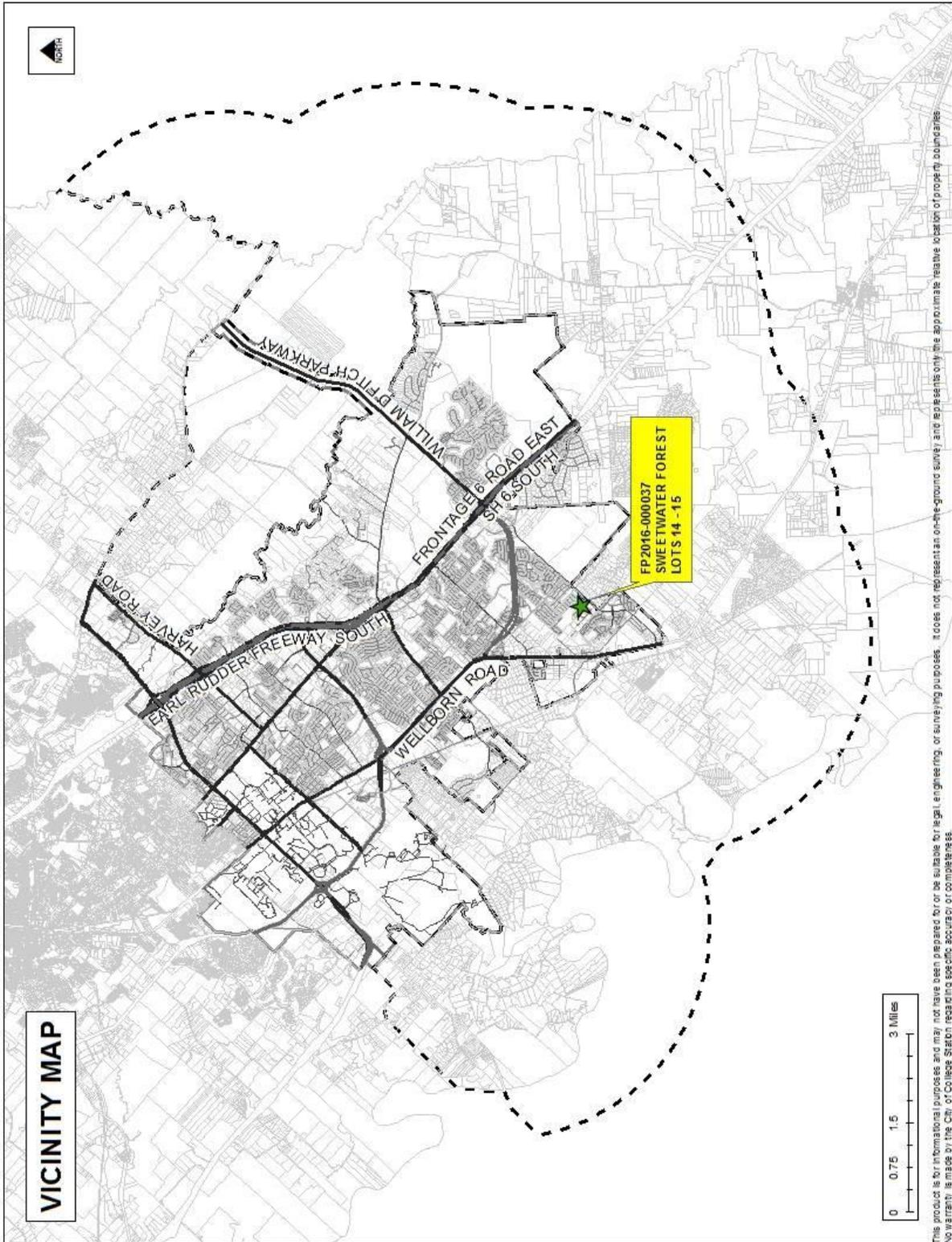
**ZONING:** E Estate

**APPLICANT:** Kevin McClure, McClure and Browne

**PROJECT MANAGER:** Tiffany Cousins, Staff Planner  
[TCousins@cstx.gov](mailto:TCousins@cstx.gov)

**PROPERTY OVERVIEW:** The proposed Final Plat is a replat to consolidate 2 lots into 1 lot.

**RECOMMENDATION:** Staff recommends approval of the Final Plat and approval of the Fee in Lieu of Construction of Sidewalks (UDO section 12.8.3.K.5.b.3.d)





## DEVELOPMENT HISTORY

- Annexation:** June 21, 1995
- Zoning:** A-O Agricultural Open upon annexation (1995);  
Rezoned to A-OR Rural Residential (2000);  
A-OR Rural Residential renamed to Estate (2014).
- Preliminary Plat:** The Preliminary Plat for Sweetwater Forest Subdivision was approved by the Planning and Zoning Commission on January 6, 2000.
- Site Development:** The Final Plat for Sweetwater Forest Subdivision was filed for record on August 8, 2001.

## COMMENTS

- Parkland Dedication:** As an additional residential lot is not being created, there is no parkland dedication requirement.
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks on Regal Oaks Drive and Forest Ridge Drive are exempt because they are local/residential streets and have not been identified on the in Bicycle, Pedestrian, and Greenways Master Plan or a neighborhood, district, or corridor plan. Sidewalks are proposed in the Pedestrian Master Plan for Greens Prairie Road West. The applicant is requesting to pay fees in lieu of constructing the sidewalk. The fee is \$5 a square foot at 102.5 feet for a 6-foot sidewalk, being approximately \$3,075.
- Bicycle Connectivity:** Bikes lanes are proposed in the Bicycle, Pedestrian, and Greenways Plan on Greens Prairie Road West. Bike lanes will be constructed when Greens Prairie Road is widened.
- Impact Fees:** There are currently no impact fees for this area.

## REVIEW CRITERIA

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

UDO Section 12-8.3.K.5.b 'Fee in Lieu of Construction' – The purpose of this section is to allow a developer the option to pay a fee in lieu of constructing the required sidewalk, if the Planning and Zoning Commission deems there is an existing condition that would prevent the construction at the time of development.

Based on the criteria to request a fee in lieu, Greens Prairie Road West qualifies for sidewalk fees in lieu because it is an existing street constructed to a rural section that is not identified on the Thoroughfare Plan with an Estate/Rural context. The Thoroughfare Context Zone is classified as Suburban.

## STAFF RECOMMENDATIONS

Staff recommends approval of the discretionary item for the UDO Section 12-8.3.K.5.b Fee in Lieu of Construction of Sidewalks and staff recommends approval of the Final Plat.

**SUPPORTING MATERIALS**

1. Application
2. Copy of Final Plat



CITY OF COLLEGE STATION  
Home of Texas A&M University

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

### FINAL PLAT APPLICATION

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

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

#### MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- ~~\$233 Waiver Request to Subdivision Regulations Fee (if applicable).~~
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Copy of plat. (A signed mylar original must be submitted after approval.)
- Grading, drainage, and erosion control plan with supporting drainage report.
- Public infrastructure plan 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.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

**NOTE:** A paid tax certificates from City of College Station, Brazos County and College Station I.S.D. will be due at the time of the mylar submittal prior to filing the plat.

Not a minor replat.  
Fees are paid.  
\$700+\$233  
\$933 ✓

Tiffany Cousins  
JC.

Date of Optional Preapplication or Stormwater Management Conference \_\_\_\_\_

NAME OF PROJECT Sweetwater Forest Subdivision Replat

ADDRESS 4412 Regal Oaks Drive

#### SPECIFIED LOCATION OF PROPOSED PLAT:

Lot 14-15, Sweetwater Forest Subdivision

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

Name Same as Owner E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name Coy and Tessa Wright E-mail \_\_\_\_\_  
Street Address 4412 Regal Oaks Drive  
City College Station State TX Zip Code 77845  
Phone Number 979.492.3112 Fax Number \_\_\_\_\_

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kevin McClure E-mail kevinm@mcclurebrowne.com  
Street Address 1008 Woodcreek Drive  
City College Station State TX Zip Code 77845  
Phone Number 979.693.3838 Fax Number 979.639.2554

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 \_\_\_\_\_ and Page No. \_\_\_\_\_

Total Acreage 2.789 Total No. of Lots 1 R-O-W Acreage -0-

Existing Use Residential Proposed Use Residential

Number of Lots By Zoning District \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Average Acreage Of Each Residential Lot By Zoning District:

2.789 / Estate \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_ \_\_\_\_\_ / \_\_\_\_\_

Floodplain Acreage none

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

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

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

- Yes
- No

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

Project Name: \_\_\_\_\_  
City Project Number (if known): \_\_\_\_\_  
Date / Timeframe when submitted: \_\_\_\_\_

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

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

*Requesting a waiver for sidewalk and sidewalk fee.*

Regarding the waiver request, explain how:

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

*This is an established neighborhood (zoned estate) with the existing street consisting of pavement, ditches and no sidewalks.*

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

*The subdivision is large acreage and intended to be a rural setting. The sidewalk will not connect to any existing sidewalks or pathways and is not part of the Pedestrian Plan.*

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

*The subdivision is large acreage and intended to be a rural setting. There are no existing sidewalks in the subdivision.*

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

*The subdivision is large acreage and intended to be a rural setting. The sidewalk will not connect to any existing sidewalks or pathways and is not part of the Pedestrian Plan.*

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;"><b>Total Linear Footage of Proposed Public:</b></p> <p><u>  0  </u> Streets</p> <p><u>  0  </u> Sidewalks</p> <p><u>  0  </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;"><b>Parkland Dedication due prior to filing the Final Plat:</b></p> <p><b>ACREAGE:</b></p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;"><b>OR</b></p> <p><b>FEE IN LIEU OF LAND:</b></p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks &amp; Recreation Advisory Board</p>
--	---

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

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

\_\_\_\_\_  
Signature and title

\_\_\_\_\_  
Date 9/20/16

## CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

### Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
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9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to \_\_\_\_\_ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

9/26/16

### Engineer Certification:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

9/26/16

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

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

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

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

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

Jeffery L. Robertson  
Engineer

9/26/16  
Date

Initial

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

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

B. I, \_\_\_\_\_, certify to the following:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

Additional certification for Floodway Encroachments:

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

\_\_\_\_\_  
Engineer

\_\_\_\_\_  
Date

**Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).**

**Residential Structures:**

D. I, \_\_\_\_\_, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**Commercial Structures:**

E. I, \_\_\_\_\_, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

**OR**

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

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

\_\_\_\_\_  
Engineer / Surveyor

\_\_\_\_\_  
Date

Conditions or comments as part of approval: \_\_\_\_\_

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

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

Existing

Proposed

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

Existing

Proposed

Alleys.

Easements.

A number or letter to identify each lot or site and each block (numbered sequentially).

Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.

Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:

Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).

Sewer Design Report.

Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)

Water Design Report and/or Fire Flow Report.

Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)

Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.

Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.

Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.

Drainage Report with a Technical Design Summary.

Erosion Control Plan (must be included in construction plans).

All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.

Are there impact fees associated with this development?  
Impact fees must be paid prior to building permit.

Yes

No

Will any construction occur in TxDOT rights-of-way?  
If yes, TxDOT permit must be submitted along with the construction documents.

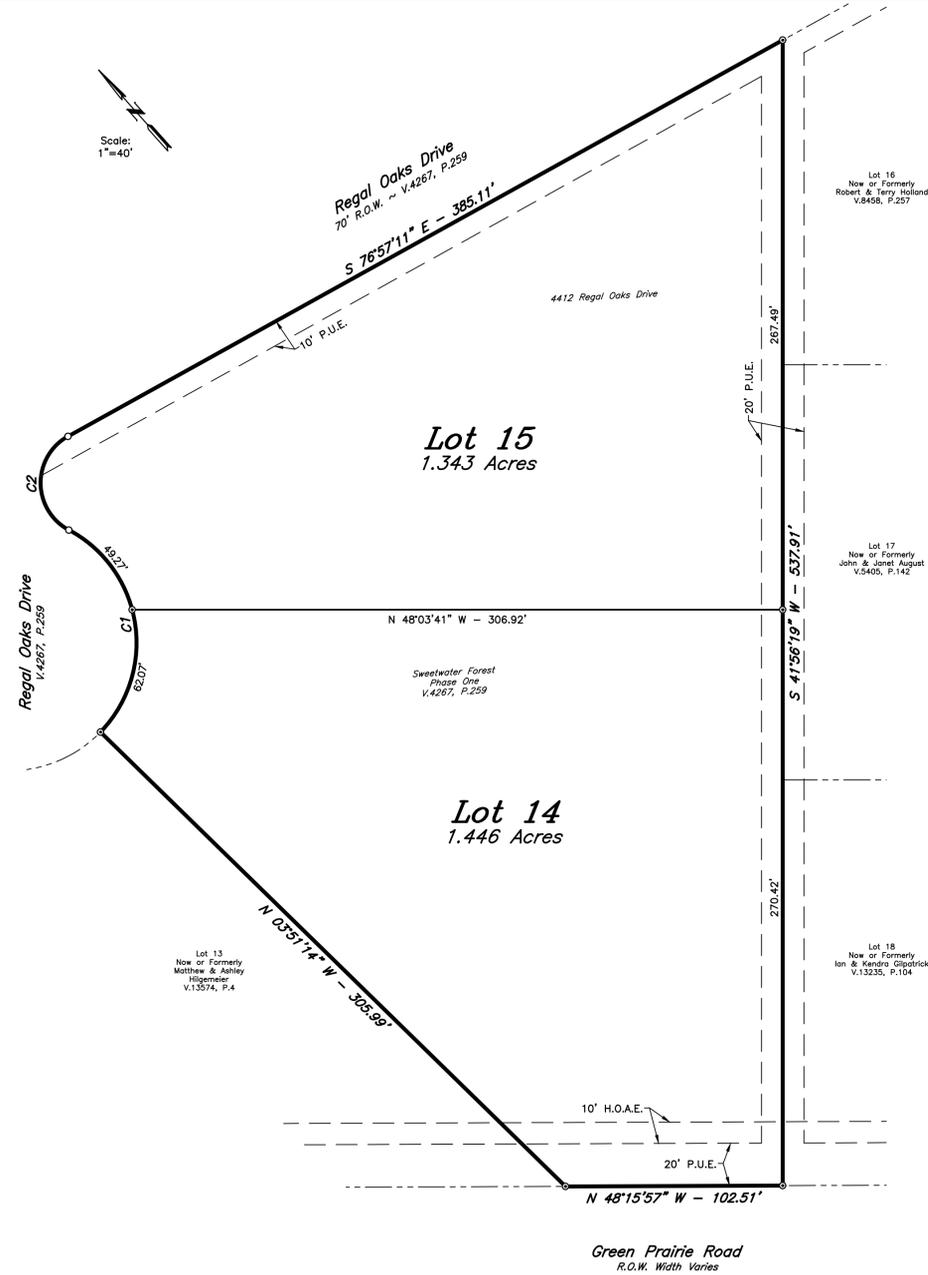
Yes

No

**NOTE:**

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

Print Form



VICINITY MAP

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Final Plat of SWEETWATER FOREST, PHASE ONE, recorded in Volume 4267, Page 259, Official Records of Brazos County, Texas.
- According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
- Notes from the Brazos County Health Department:
  - No onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.
  - All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the private sewage facility regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public or private wells on the subdivision plat or within 150 feet of the subdivision boundary.
  - Any potential OSSF site within a 100-year flood plain is subject to special planning requirements. The OSSF shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment. Planning materials shall indicate how tank flotation is eliminated.
- Wellborn Special Utility District will provide water service for the subdivision.
- The building setback requirements are established by the City of College Station Unified Development Ordinance.
- All distances shown along curves are arc lengths.
- No lot shall have driveway access to Greens Prairie Road.
- Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
  - ⊙ - 1/2" Iron Rod Found (CM)
  - - 3/4" Iron Pipe Found (CM)
- Abbreviation:
  - H.O.A.E. - Homeowners' Association Esmt.
  - P.U.E. - Public Utility Easement
  - CM - Controlling Monument

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	106°19'19"	60.00'	111.34'	80.09'	N 32°59'07" E	96.04'
C2	123°13'22"	25.00'	53.77'	46.26'	N 41°26'08" E	43.99'

**ORIGINAL PLAT**

LOTS 14 & 15, SWEETWATER FOREST, PHASE ONE  
AS RECORDED IN VOLUME 4267, PAGE 259

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Coy A. Wright and Tessa M. Wright, owners and developers of the land shown on this plat, and designated herein as the LOT 14-R, SWEETWATER FOREST, PHASE ONE Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

\_\_\_\_\_  
Coy A. Wright

\_\_\_\_\_  
Tessa M. Wright

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Coy A. Wright and Tessa M. Wright known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 CITY ENGINEER

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

\_\_\_\_\_  
City Engineer  
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

\_\_\_\_\_  
Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

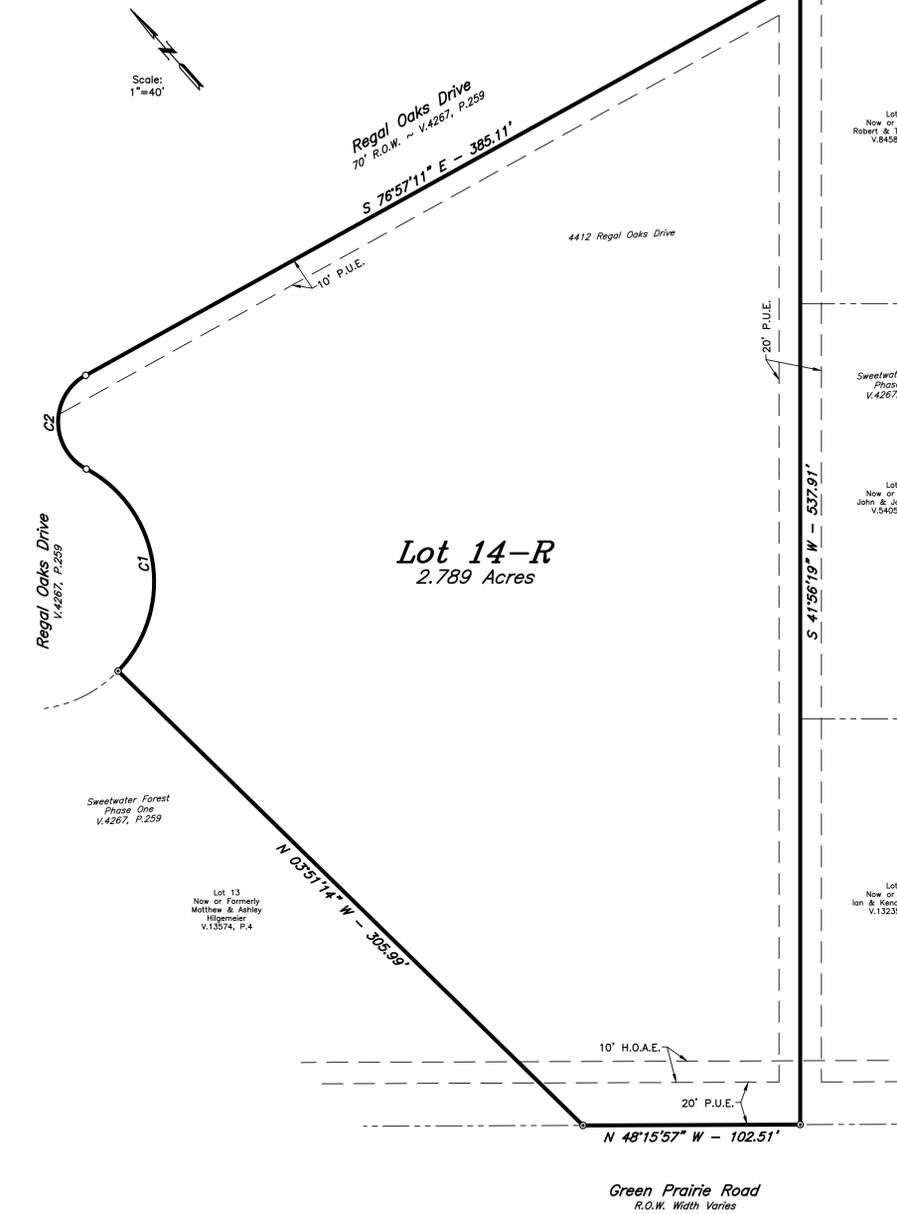
\_\_\_\_\_  
County Clerk  
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plot 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



**REPLAT**

**FINAL PLAT**

**LOT 14-R  
SWEETWATER FOREST  
PHASE ONE**

BEING A REPLAT OF LOTS 14 & 15,  
SWEETWATER FOREST, PHASE ONE, RECORDED  
IN VOLUME 4267, PAGE 259

**2.789 ACRES**

ROBERT STEVENSON SURVEY, A-54  
BRAZOS COUNTY, TEXAS

SEPTEMBER, 2016

SCALE: 1" = 40'

Owner:  
Coy and Tessa Wright  
4412 Regal Oaks Drive  
College Station, TX 77845  
979.492.3112

Surveyor: Kevin R. McClure, Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

