
Anthony L. Jones

3205 Earl Rudder Freeway South ~ College Station, Texas 77845

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November 10, 2005

Mayor Ron Silva and Council Members:

Thank you for allowing me the opportunity to be on the agenda and discuss my project, which first started in 2001. I will give an outline of events leading up to this meeting:

I. 2001:

1. In mid 2001, I first visited with city staff in request of city sewer services for an 8.22 acres tract outside of the city limits. I was given directions to visit with the Waste Water Department to follow the necessary process for approval.
2. Waste Water assigned me to work with Mr. Josephs on this matter.
3. I was directed by Mr. Josephs to first prove the availability and capacity of the 6" sewer line at Dowling Road to obtain a recommendation to the City Council.
4. I had an engineer calculate the available capacity, which exceeded 100 housing units. My proposed 29 duplexes were only 58 housing units.
5. I received information too late to develop the property in a timely manner
6. First group of City staff.

II. 2002:

1. I purchased lots in another area and did not start working with city staff until late in the year.
2. Second group of City staff.

III. 2003 & 2004:

1. The head of Development and Planning assigned me to work with Natalie Reese on this project.
2. We worked together and were ready to go to the Council. In December, Council established a new policy not to allow City services outside of the City.
3. Third group of City staff.

IV. 2005:

1. I started the process of voluntary annexation.
2. The city limit sign was now across the street, 100 L.F., from subject property.
3. I furnished the City staff with a number of Attorney General opinions, existing case law and even a Supreme Court Definition of Adjacent and Contiguous as it related to annexation.
4. In those meetings, I was made aware that the past August the City established a new policy to furnish a 1000 gallon per minute fire flow.
5. I obtained permission from Wellborn Special Utility District for the City allowing use for a fire flow from a private 8" water line.
6. I had to obtain permission from the owner of the water line to use the line for water for fire flow only.
7. I must install a meter to measure the amount of water used to credit the owner of the line.
8. I have petitioned for the annexation process.
9. The time line for the annexation process would be 4-6 months.
10. A change of use to the property would take 3-5 months based on the timing of the request.
11. Re-zoning process would take another 4-8 weeks.
12. Platting would take another 4-8 weeks.
13. If this process was started December 1, 2005, we may obtain approval by 2007.
14. Fourth group of City staff.

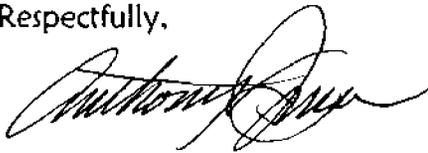
It is my request to obtain permission for sewer service, at my expense. Allow me to plat the property as a rural subdivision to construct duplexes. Develop the property to City of College Station's specifications (curb and gutter, asphalt street, sewer and water and follow the building ordinances). This was the process I started in 2001 and was led to believe that sewer would be available and the construction of duplexes would harmonize with the existing duplexes and fourplexes that exist on abutting property.

I would, at the Council's request, follow through with the annexation process. Given approval, I would be in the construction stage when the annexation process was complete. This would allow me to start the platting process now. I would develop the property, construct the duplexes and have them ready to occupy prior to September of 2006.

I respectfully request that the Council allow me direction and permission to go forward with my requested process. When the project is complete, the duplexes would be in the City and developed to the City's specifications.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Anthony L. Jones", written in a cursive style.

Anthony L. Jones

Enclosures: Plat of 8.22 acres
Aerial showing location
Proposed duplex layout



Scale: 1" = 100'

David Scott Borsack
 39.873 Acres
 3350/238

Lillian John Kurz
 208.25 Acres
 2662/312

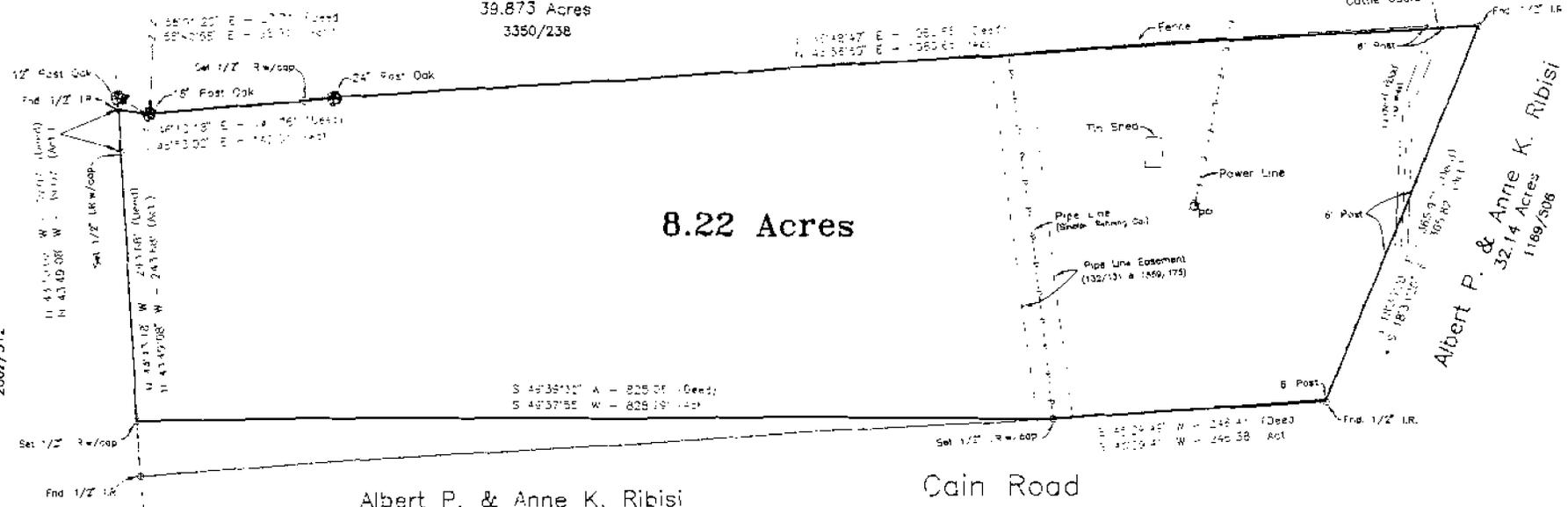
8.22 Acres

Albert P. & Anne K. Ribisi
 32.14 Acres
 1169/506

Albert P. & Anne K. Ribisi
 32.14 Acres
 1169/506

Cain Road

TONY JONES



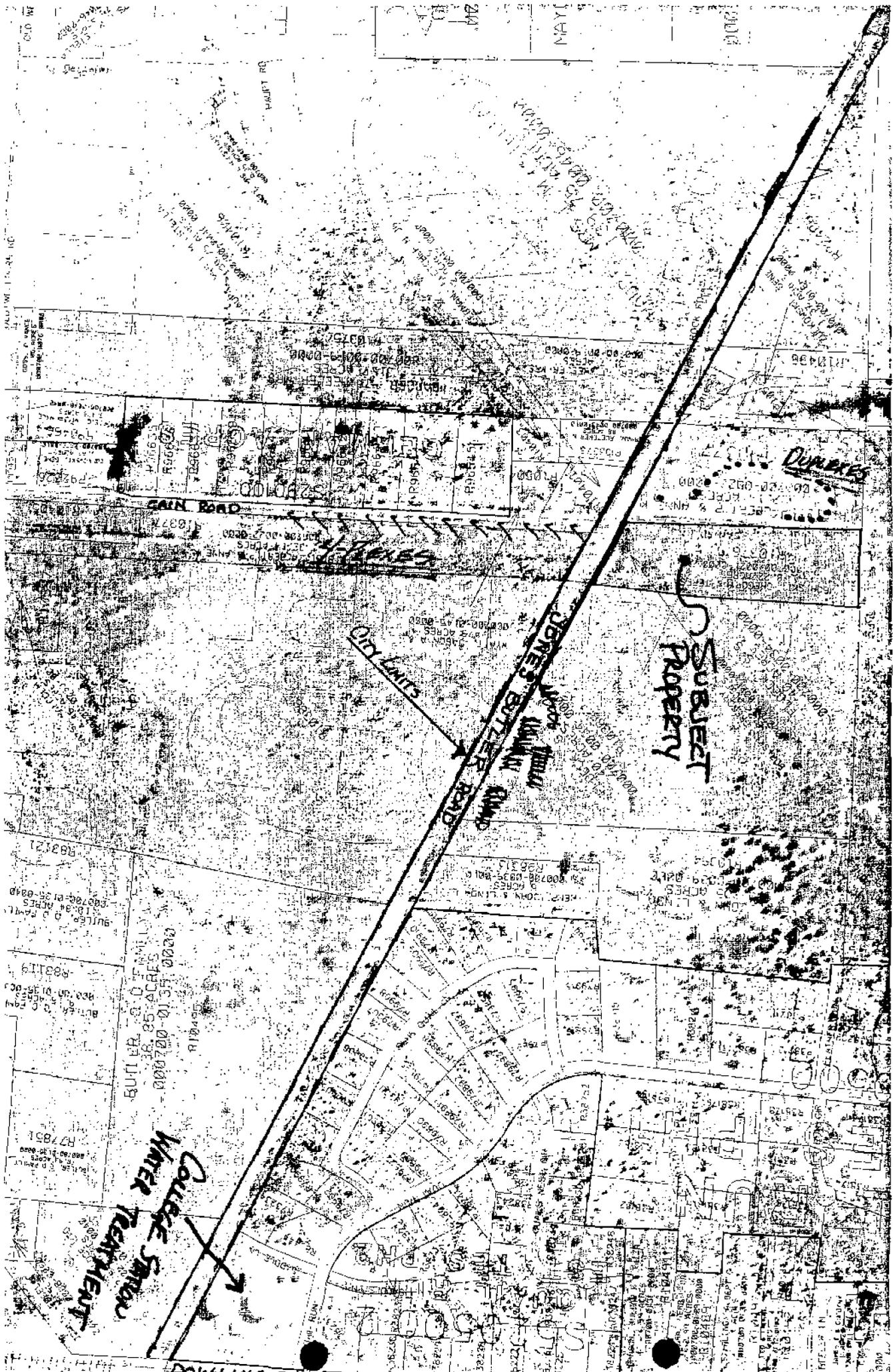
* Plat bearing used as basis of bearing

Being a 8.22 acre tract of land, lying and being situated in the CRAWFORD BURNETT SURVEY, A-7, Brazos County, Texas. Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision, on September 22, 2000. I further certify that no improvements on this property encroach on adjacent property nor do any improvement on adjacent property encroach on this property, except as shown.

Donald D. Garrett

8.22 ACRE TRACT
 CRAWFORD BURNETT SURVEY, A-7
 BRAZOS COUNTY, TEXAS

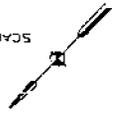
Wellman, Dan



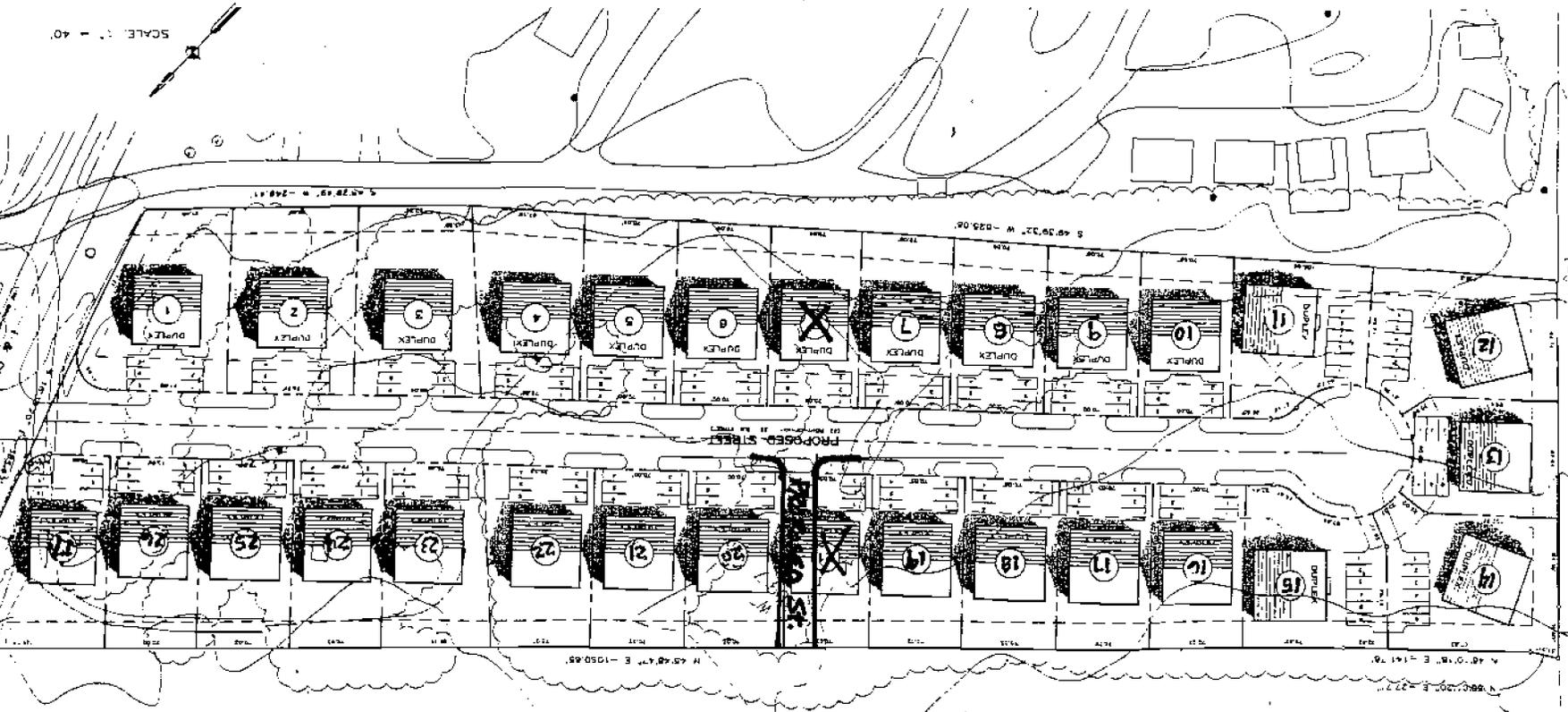
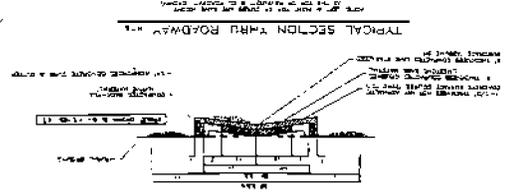
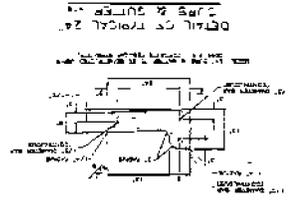
A REVISED CONCEPTUAL PLAN
FOR THE DEVELOPMENT OF
AN 8.22 ACRE TRACT

CRAWFORD BURNETT SURVEY - ABSTRACT NO. 7
BRAZOS COUNTY, TEXAS

SCALE 1" = 40'



THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS A PART OF THE CONTRACT DOCUMENTS FOR THE DEVELOPMENT OF THE TRACT DESCRIBED HEREIN.



N 431.000' W - 18.00'

N 155.150' W - 13.80'

N 880.000' E - 27.7'

N 40.000' E - 141.70'

N 40.487' E - 1050.45'

S 48.500' W - 225.00'

S 48.750' W - 248.11'

1/4" DWY ROAD

PROPOSED STREET

PROPOSED STREET

1 DUPLEX

2 DUPLEX

3 DUPLEX

4 DUPLEX

5 DUPLEX

6 DUPLEX

7 DUPLEX

8 DUPLEX

9 DUPLEX

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