

ORDINANCE No. 91
AN ORDINANCE SETTING FORTH CERTAIN REGULATIONS GOVERNING SUB-DIVISIONS BEING OBTAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS: That the following regulations governing sub-divisions are hereby adopted:

SECTION A
PROCEDURE

General
 Application by the owner, or his authorized representative, for approval of a plan of sub-division of land shall be made in writing to the City Planning Commission of the City of College Station, Texas. The Plan of sub-division shall be such as to meet the minimum requirements as detailed herein under Section B.

A preliminary plat shall be submitted for examination; and to receive consideration at the next subsequent meeting of the commission, shall be filed with the

Secretary of the Commission not less than five days prior to such meeting. Previous to submission of a preliminary plat, subdividers are invited to discuss with the Planning Commission or its staff preliminary studies or sketches or problems.

Tentative Approval
 After reference of the preliminary plat to the technical adviser of the Commission for review and report as to street and lot layout, and other features of the plan, and as to compliance with these regulations, and after such negotiations with the applicant for changes in the plan as the Commission may deem advisable, the Commission shall, within a reasonable time, pass upon the preliminary plat as originally submitted or modified and, if approved, shall express its tentative approval, and if disapproved, shall express its disapproval and its reasons therefor.

If such action be one of approval, such approval shall not constitute a final acceptance of the plat and shall not be noted on the plat, but shall be deemed merely an expression of approval of the layout submitted on the preliminary plat. The final approval of the final plat for record will be considered only after the requirements outlined herein under Section C shall have been fulfilled.

Preliminary Plat
 Three copies of the preliminary plat shall accompany the written application submitted to the Commission. The plat shall comply with the provisions, contained in the information and accompanied by the material required under the provisions of Section D, and as may be required by the Commission in pursuance of such provisions.

Final Plat
 The final or record subdivision plat shall be prepared and submitted to the Commission in triplicate by the owner of the property or his authorized representative within one year after the approval of the preliminary plat; otherwise the approval of the preliminary plat shall become null and void unless an extension of time is applied for and the application is granted by the Commission.

The final plat shall comply with and shall contain the following as required under Section E, and shall be accompanied by such other data or material as is described in Section E. Three reproductions of all final or record plats and of the index sheet, if any, shall be furnished.

Endorsement
 All forms, such as endorsements, dedications and certificates, insofar as required to be entered on the plat, shall be in accordance with the standards of the Commission, as on file in the office of its

Secretary and except where otherwise required or permitted, shall be signed by the owner of the property. The duplicate and triplicate of the final plat shall contain all signatures, endorsements, dedications and certificates and shall be left with the commission for its files or transmission to other departments.

GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN
 The following shall be considered as minimum requirements and will ordinarily be varied by the Commission only under the conditions and circumstances set forth in these regulations.

1. Conformity to Official Plan or Map
 Subdivisions shall be in harmony with the master plan and/or the official map of the city.

2. Relation to Adjoining Street System
 In so far as the master plan or official map does not indicate the size, location, direction and extent of a street, and subject to the regulations hereinafter specified regarding definite minimum widths, the arrangement of streets in a subdivision shall provide for the continuation of the principal streets in the adjoining subdivisions. Where the subdivision is not subdivided, and shall be of a width at least as great as that of such existing streets. A. Where, in the opinion of the Commission, topographical conditions make such continuance or conformity impracticable, or B, in cases where the subdivision itself adopts a plan or plat of a neighborhood or area of which the subdivision is a part and this plan or plat provided coordinates with the street system of the city different from that of said continuations or projections of existing streets and the subdividers' plat conforms to such neighborhood or area plan or plan of the Commission, the Commission may approve the subdividers' plat.

Where the plat submitted covers only a part of the subdividers' tract, a sketch of the prospective future street system of the unsubdivided part shall be furnished and the street system of the part subdivided shall be considered in the light of adjustments and connections with the street system of the part not subdivided.

Where a tract is divided into lots of an acre or more, the commission may require an arrangement of lots and streets such as to permit a later subdivision in conformity with the street requirements specified in these regulations.

3. Access
 There shall be no reserve strips controlling access to streets, except where the control of such strips in definitely placed in the city under conditions approved by the Commission. The subdividing of the land shall be such as to provide each lot, by means of either a public street or way or permanent easement, with satisfactory access to an existing public highway or to a thoroughfare as shown on an official map or master plan.

4. Street Widths
 The minimum width for main thoroughfares shall be as shown on the city's master plan or official map shall, when not indicated on such master plan or official map, be not less than sixty (60) feet for minor streets, fifty (50) feet; and for local service streets, not over four hundred (400) feet in length, forty (40) feet. These widths shall be measured from lot line to lot line. In cases where the width of a street is less than the minimum width impracticable, the Commission may modify the above requirements. A half street along adjoining property may be approved.

5. Rounding Street Corners
 Whenever necessary to permit the construction of curbs having a minimum radius of 25 feet at street corners without curtailing the sidewalk to less than normal width, the property line at such street corners shall be rounded or otherwise set back sufficiently to permit such construction. Normally the radius on the property line shall be not less than ten (10) feet. Larger radii may be required by the Commission, when, in its opinion, such is advisable.

6. Easements
 Except where alleys of not less than

fifteen (15) feet are provided for the purpose, the Commission may require easements, not exceeding six (6) feet, on each side of all rear lot lines, and on each side of all utility lines, in the opinion of the Commission, advisable, for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, or for electric lines, or greater width may be required along the lines of or across lots where necessary for the extension of the existing or planned utilities.

If in the opinion of the Commission the most suitable and reasonable locations for such utility lines are not shown on the master plan or official map, or if the location of such utilities on routes elsewhere is not shown, the Commission may require the dedication of public easements for the same as part of the plat or by the filing of supplementary instruments which will show the location of such utilities.

Streets designed to have one end permanently closed (Cuis de sac) shall be provided with a minimum radius for the roadway having a minimum radius for the outside curb of at least thirty (30) feet.

8. Grade of Streets
 Streets shall not exceed five per cent for main thoroughfares and five per cent for minor streets; nor be less than one per cent for streets of lesser character. Variation from these grades may, however, be permitted by the Commission where advisable to adjust to topographical conditions.

9. Intersection Angles
 As far as practicable, acute angles between streets at their intersections are to be avoided. The angle between streets of more than ten degrees in a street line occurs at any point between two intersecting streets of reasonably long radius is to be introduced.

10. Block Lengths
 Intersecting streets shall be so laid out that blocks between street lines shall be not more than twelve hundred (1200) feet in length; except that where, in the opinion of the Commission, extraordinary conditions unquestionably justify a departure from this minimum, the Commission may require or permit greater distances between street lines. Blocks of less than one hundred (100) feet in length, the Commission may require, at or near the middle of the block, a public cross walk not less than fifteen (15) feet in width for foot traffic.

11. Block Widths
 The width of blocks preferably shall be such as to align two tiers of lots, unless exceptional conditions are, in the opinion of the Commission, such as to render this requirement impracticable.

12. Lot Arrangement
 In all quadrangular lots, and so far as practicable all other lots, the side lines shall be at right angles to street lines or radial to curved street lines. An arrangement placing adjacent lots at right angles to each other shall be avoided where practicable.

13. Lot Sizes
 The minimum dimensions for residence lots shall be such that in no case shall a residence lot contain less than Five thousand square feet (5,000). Corner lots shall have such extra width as will permit establishment of building lines on both streets. Where alleys are shown, the Commission may limit the depth of lot for the purpose of preventing future alley lots or buildings or may require the establishment of building lines along the alley adequate for the conversion of such alley into a minor street.

14. Building Restrictions
 If the subdivision does not lie within the force and effect of an existing zoning ordinance, the Commission may require provision for minimum front, side and rear yards.

15. Neighborhood Unit
 These regulations concerning minor and local street and court widths, dead-end streets, block lengths and widths, and the size of lots, may be modified by the Commission in the case of a plat for a new town or other large tract of land which provides a community plan with a building-development plan and recreational or other community open spaces adequate, in the opinion of the Commission, for the circulation, recreational, light and air needs of the tract when fully developed and populated and which provides for such legal restrictions or other legal status as will assure the carrying out of the plan in its entirety.

16. Tree Planting
 The planting of street trees is optional with the subdivider, but if done, planting plans in duplicate must be submitted to the Commission and receive its approval before the planting of street trees is begun.

17. Public Open Spaces
 Where a small park or other neighborhood recreational open space shown on an official map or a plan made and adopted by the Commission is located in whole or in part in the applicant's subdivision, the Commission may require the dedication or reservation of such open space within the subdivision for park, playground or other recreational purposes, in those cases in which the Commission deems such requirement to be reasonable.

such building lines, minimum yard and use restrictions will be imposed.

SECTION F
DEFINITIONS

For the purpose of these regulations, certain words used herein are defined as follows:

Plat—The map, drawing or chart on which the subdividers' plan of subdivision is presented and which he submits for approval and intends in final form to record.

Master Plan—The comprehensive plan made by the planning commission or other official planning organ which indicates the general locations recommended for various functional classes of public works, places and structures (streets, parks, public buildings, etc.).

Official Map—The map on which the planned locations, particularly of streets are indicated with detail and exactness so as to furnish the basis for property acquisition or building restriction.

Building Line—A line on a plat indicating the limit beyond which buildings or structures may not be erected.

Passed and approved this 12th day of Sept., A. D. 1946.

Ernest Langford, Mayor
 Approved: N. M. McGinnis, City Sec'y

—PAULEE—
 (Continued From Page 3)
 dollars to the winner. Mona's friends knew that she could sing and dared her to compete. Mona was terrified at the idea but at fourteen fear vanishes promptly in the face of a "dare". So she marched up and sang—"Reaching for the Moon"—an auspicious and significant title. And the moment the audience burst into enthusiastic applause and the manager presented her with the prize, Mona decided to be a singer.

The decision was easily made but the realization was hard won. To begin with, the depression hit the country and there was no money in the Paulee family for vocal lessons. Jobs were difficult to find—almost impossible when you were an inexperienced girl. But Mona found one in a bakery and poorly though it was—twelve dollars a week—she stuck to it in order to pay for the lessons she needed.

Miss Paulee's activities have not been confined to opera. She has appeared as soloist on the Ford Hour, the Coca Cola Hour, the Columbia Broadcasting System's "Invitation to Music," "The Music America Loves Best" and on "World of Song". On the last-named program, featuring former winners of the "Metropolitan Opera Auditions of the Air," Miss Paulee was guest soloist four times—three in less than two months.

—PIANISTS—
 (Continued From Page 3)
 feat of commendation from the Navy Department.

On the basis of their experience with GIs, Whittemore and Lowe are including in each appearance of their present concert tour a group of numbers they found to be most popular with service personnel. In all, they now have a repertoire of 175 numbers in their own arrangements, of which seventeen are of the popular school.

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