



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/96756716075>
Phone: 888 475 4499 and Meeting ID: 967 5671 6075

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

June 17, 2021

6:00 PM

City Hall Council Chambers

This meeting will offer both in--person and remote participation following both the City's Guidelines for in--person, virtual attendance, and the speaker protocol in the agenda. Capacity in Council Chambers is limited and those signing up to speak will have reserved seating. In the event maximum capacity is reached, citizens may attend the meeting virtually as provided on the meeting agenda. The city uses a third--party vendor to help host the meeting and if the call--in number is not functioning, access will be through the internet link only.

1. Call to Order, Pledge of Allegiance, Consider Absence Request.

2. Hear Visitors.

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. An individual who wishes to address the Commission regarding any item on the agenda shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. The visitor 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.)

3. Informational Agenda

3.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

3.2. Discussion of Minor / Amending Plats approved by Staff:

- University Park; Block T, Lots 15A-R1, 15A-R2 & 15A-R3 ~ Case #FPCO2020-000016

Sponsors: Alma Guerra

3.3. Presentation and discussion regarding an update on items heard:

- A Comprehensive Plan Amendment from Wellborn Preserve - Open to Wellborn Commercial on approximately two acres located at 3970 Gus Roy Road. The Planning & Zoning Commission heard this item on May 20, 2021 and the motion to approve failed (2-5). The City Council heard this item on June 10, 2021 and voted (7-0) to deny the request.

3.4. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, June 24, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m.
- Thursday, July 1, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 8, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Cornelius)
- Thursday, July 15, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

3.5. Presentation and discussion of proposed changes to the Comprehensive Plan Future Land Use & Character Map, which is a part of the 10-year update. (Note: Discussion of this item is scheduled for the June 24, 2021 City Council Meeting on the workshop agenda – subject to change.)

Sponsors: Alyssa Halle-Schramm

Attachments:

1. Memo
2. Future Land Use Category Descriptions
3. Map Book
4. Table of Proposed Changes

3.6. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

4. Consent Agenda

All matters listed under the 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. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. June 3 2021

- 4.2. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Phase 501 on approximately 13.5 acres, generally located northwest of the intersection at Feather Run and Deacon Drive West. Case #FP2020-000008

Sponsors: Jesse Dimeolo

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Final Plat

- 4.3. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Phase 202 on approximately 15.1 acres, generally located northwest of the intersection at Feather Run and Deacon Drive West. Case #FP2019-000028

Sponsors: Rachel Lazo

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Final Plat

- 4.4. Presentation, discussion, and possible action regarding a Final Plat for Creek Meadows Section 1A, Phase 3 on approximately 8 acres, generally located southwest of the intersection of Victoria Avenue and Creek Meadows Boulevard North. Case #FP2020-000022

Sponsors: Erika Bridges

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Final Plat

- 4.5. Presentation, discussion, and possible action regarding a Final Plat for Creek Meadows Section 1A, Phase 4 on approximately 7 acres, generally located southwest of the intersection of Victoria Avenue and Creek Meadows Boulevard North. Case #FP2020-000023

Sponsors: Erika Bridges

Attachments: 1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Final Plat

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

6. **Regular Agenda**

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.

8. **Adjourn**

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 11, 2021 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 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."



MEMORANDUM

June 17, 2021

TO: Members of the Planning & Zoning Commission

FROM: Alyssa Halle-Schramm, AICP, Long Range Planning Administrator

SUBJECT: Comprehensive Plan 10-Year Update – Proposed Future Land Use & Character Map Changes

Item:

Presentation and discussion of proposed changes to the Comprehensive Plan Future Land Use & Character Map, which is a part of the 10-year update. (Note: Discussion of this item is scheduled for the June 24, 2020 City Council Meeting on the workshop agenda – subject to change.)

Summary:

This item is a preliminary review of the proposed changes to the Comprehensive Plan Future Land Use & Character Map. Staff will highlight major changes and asks that the Planning & Zoning Commission provide direction in advance of public engagement efforts beginning later this summer.

Background:

The Next 10 initiative was a robust public engagement effort that identified the successes and shortcomings of the City's Comprehensive Plan. It resulted in a 10-Year Evaluation & Appraisal Report that recommends modifications in response to changing conditions. These recommendations stem from numerous discussions with citizens, stakeholders, the Comprehensive Plan Evaluation Committee, and City staff. The City Council accepted the report in October 2020 and staff have been working to implement the recommended changes, including amendments and updates to the plan's text and maps.

One of the most significant maps within the Comprehensive Plan is the Future Land Use & Character Map. This map illustrates the desired future uses and character within the City Limits and the City's Extraterritorial Jurisdiction. An interdisciplinary team of City staff including planning, engineering, transportation, economic development, and water services worked together to refine the Future Land Use & Character map. The team considered existing development patterns and zoning, known incoming and future development proposals,

projected future uses and population projections, the City's economic development goals, and existing and projected infrastructure capacity to refine the Future Land Use & Character Map.

Staff will present the entire updated Comprehensive Plan and its maps for consideration and recommendation by the Planning & Zoning Commission in September and possible adoption by City Council in October 2021. This timeline allows for adoption of the Comprehensive Plan in advance of the Impact Fee Studies being presented in November 2021. This is key as the land uses, densities, and population projections in the updated Comprehensive Plan effect the demands placed on the City's water, wastewater, and roadway infrastructure and may necessitate potential infrastructure improvements that will be identified within the Impact Fee Studies. Staff from Planning & Development Services have been coordinating efforts with Water Services and the respective consultant teams to ensure these efforts are aligned. This preview of the Future Land Use & Character Map serves as a check to confirm City staff are on the right track with the proposed land use changes.

The proposed Future Land Use & Character Map is available for your review in a Map Book format. There are three components that work in tandem: 1) the **Future Land Use category descriptions**, 2) the **Map Book**, and 3) the **table of proposed changes**.

- 1) The **Future Land Use category descriptions** include narrative descriptions of each proposed land use category. Major changes to the categories that are depicted on the Future Land Use & Character Map include a reduction in the number of categories (from 25 to 17), the addition of new categories (Neighborhood Center and Mixed Residential), the combining of similar residential land uses, the refinement of Natural & Open Areas based on more recent data including flood data, and general map clean-up items.
- 2) The **Map Book** is a city-wide map of the proposed Future Land Use & Character Map divided into grids. For each detailed grid page, you will see a side-by-side comparison of the existing and proposed land uses. The proposed changes are numbered and have corresponding descriptions within the table of proposed changes.
- 3) The **table of proposed changes** is numbered based on the grid location in the Map Book. All proposed changes are assigned a number and have a corresponding description. Numbers 1-6 are used multiple times to reflect changes that apply in multiple areas, such as the refinement of Natural & Open Areas. All changes are categorized by one of three types: "clean-up item," "change in use," or "reclassification." "Reclassification" was chosen for areas that were previously classified as Urban or Urban Mixed Use land uses because these categories were overhauled into Urban Center, Neighborhood Center, and Urban Residential. "Reclassification" was also selected for the previous Restricted Suburban and General Suburban land uses because these were combined into one category named Suburban Residential.

City staff will host a variety of public engagement efforts on the Comprehensive Plan update beginning in late July and running through early September 2021. This will include an interactive mapping tool for the public to also provide direct comment on proposed changes to the Future Land Use & Character Map. The proposed Comprehensive Plan text edits and other maps will

also be available for public review and comment during that time. All virtual public engagement efforts and the interactive map will be available in late July at cstx.gov/TheNext10

Supporting Materials:

1. Future Land Use Category Descriptions
2. Proposed Future Land Use Map Book
3. Table of Proposed Changes

FUTURE LAND USE CATEGORY DESCRIPTIONS

The following Future Land Use category descriptions are from the 10-Year Comprehensive Plan Evaluation & Appraisal Report, accepted by City Council on October 8, 2020.

Existing categories		Proposed categories	Map color
Mixed Use Centers			
1	Urban Mixed Use	Urban Center	
2	Village Center (unmapped)	Neighborhood Center	
Commercial Areas			
3	General Commercial	General Commercial	
4	Suburban Commercial	Neighborhood Commercial	
5	Business Park	Business Center	
Neighborhood and Residential Areas			
6	Urban	Urban Residential	
7	NEW	Mixed Residential	
8	Restricted Suburban	Suburban Residential	
	General Suburban		
9	Estate	Estate Residential	
10	Neighborhood Conservation	Neighborhood Conservation	
Institutional and Special Districts			
11	Texas A&M University	Texas A&M University	
12	Institutional/Public Utilities	Institutional/Public	
13	Medical Use	Medical	
14	Wellborn Preserve (open) Wellborn Estate (open) Wellborn Business Wellborn Commercial Wellborn Preserve Wellborn Estate Wellborn Restricted Suburban Wellborn Suburban	Wellborn	
Limited Development Areas			
15	Natural (protected)	Parks and Greenways	
16	Natural (reserved)	Natural & Open Areas	
17	Rural	Rural	

FUTURE LAND USE CATEGORY DESCRIPTIONS

Urban Center

Areas that are appropriate for the most intense development and mix of uses arranged in a compact and walkable pattern. These areas will tend to consist of multi-story residential, commercial, and office uses that may be mixed vertically within mixed-use structures or horizontally in an integrated manner. Urban Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

Building Height: 5 stories average

Mobility: Walking, biking, transit, automobile.

Intent

- Create and reinforce walkable activity centers with small blocks that are connected to surrounding development and include a mix of complementary uses.
- Accommodate a mix of building types including freestanding and attached structures that frame attractive pedestrian zones between buildings and streets.
- Encourage commercial uses along primary streets.
- Encourage vertical mixed-use structures with ground-floor retail in appropriate locations such as along major corridors.
- Support multifamily residential as a secondary component of a center.
- Encourage shared surface parking located behind buildings or to the side of buildings; structured parking; and on-street parking where possible.



Neighborhood Center

Areas that are appropriate for a mix of uses arranged in a compact and walkable pattern at a smaller scale than Urban Centers. These areas consist of residential, commercial, and office uses arranged horizontally in an integrated manner and may be mixed vertically within structures. Neighborhood Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

Height: 3 stories average

Mobility: Walking, biking, transit, automobile.

Intent

- Create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses.
- Accommodate a mix of building types that frame attractive pedestrian spaces.
- Encourage commercial uses along primary streets.
- Support vertical mixed-use structures with ground-floor retail in appropriate locations such as along corridors or major intersections
- Support multi-family residential as a secondary component of a center.
- Encourage shared surface parking located behind or to the side of buildings, with some limited parking in front of buildings; structured parking; and on-street parking where possible.



FUTURE LAND USE CATEGORY DESCRIPTIONS

General Commercial

Concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

Height: 1-2 stories average

Mobility: Primarily automobile, but accessible by walking, biking, and transit.

Intent

- Accommodate a wide range of commercial uses.
- Concentrate future commercial development at major intersections.
- Provide connectivity to surrounding bicycle and pedestrian networks and provide safe pedestrian facilities within sites.
- Encourage transitions in building height and mass when adjacent to residential neighborhoods.
- Support multi-family residential as secondary uses on a site.
- Encourage shared surface parking



Neighborhood Commercial

Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and located adjacent to major roads along the fringe of residential areas. Design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses.

Height: 1-2 stories average

Mobility: Primarily automobile, but accessible by walking, biking, and transit.

Intent

- Accommodate limited commercial services compared to General Commercial.
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and nearby public uses (schools, parks, etc.).
- Support some residential use that is compatible with the surrounding neighborhood character.
- Encourage transitions in building height and mass when adjacent to residential neighborhoods.
- In a walkable neighborhood context, locate new buildings near the street and accommodate parking to the side or rear of buildings with some limited parking in front of buildings and accommodate on-street parking where possible.



FUTURE LAND USE CATEGORY DESCRIPTIONS

Business Center

Areas that include office, research, or industrial uses that may be planned and developed as a unified project. Generally, these areas need convenient access to arterial roadways.

Height: Varies

Mobility: Primarily automobile

Intent

- Accommodate a variety of large footprint buildings.
- Accommodate commercial and service uses within Business Centers.
- Accommodate pedestrian, bicycle, and transit connectivity to and within Business Centers.
- Provide buffering through landscaping and building placement where large-scale employment sites are adjacent to residential areas.



Urban Residential

Areas that are appropriate for a range of high density multi-family and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area.

Height: 3 stories average

Mobility: Walking, biking, transit, automobile.

Intent

- Accommodate a wide range of attractive multi-family housing for a diverse population. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development.
- Provide vehicular and pedestrian connectivity between developments.
- Accommodate streetscape features such as sidewalks, street trees, and lighting.
- Support commercial, service, office uses, and vertical mixed-use within redevelopment areas.



FUTURE LAND USE CATEGORY DESCRIPTIONS

Mixed Residential

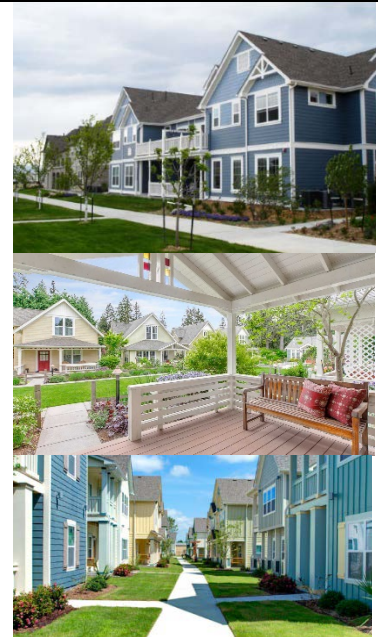
Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, and small (3-12 unit) multi-family buildings, and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

Height: Varies (generally 2-3 stories)

Mobility: Walking, biking, transit, automobile.

Intent

- Accommodate a walkable pattern of small lots, small blocks and well-connected street pattern.
- Accommodate streetscape features such as sidewalks, street trees, and lighting.
- Encourage community facilities, parks, and greenways within neighborhoods
- Support neighborhoods with a mix of housing types and where larger or more dense housing is located near community facilities or adjacent to commercial or neighborhood centers



Suburban Residential

Primarily single-family residential areas that consist of low to moderate density single-family lots. These areas may also include limited townhomes, duplexes, other housing types, and some non-residential uses that are compatible with surrounding single-family areas. Development types tend to be highly consistent within a subdivision or neighborhood.

Height: 1-2 stories average

Mobility: Primarily automobile, but accessible by walking, biking, and transit to surrounding neighborhood services and centers.

Intent

- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support neighborhoods with a mix of housing types
- Encourage community facilities, parks, and greenways within neighborhoods
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments



FUTURE LAND USE CATEGORY DESCRIPTIONS

Estate Residential

Primarily single-family residential areas that have a low level of development activities. These areas are appropriate for very low-density residential lots one-acre or greater lot sizes or average 20,000 square feet lots when clustered around open space.

Height: 1-2 story average

Mobility: Primarily automobile

Intent

- Support a wide range of lot sizes, long blocks, and curvilinear streets. Buildings tend to be located greater than 30 feet from a fronting street.
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments



Neighborhood Conservation

Residential areas that are essentially “built-out” and are not likely to be the focus of extensive infill development or redevelopment. These areas often were platted before current development regulations were in place often resulting in non-conforming situations. These areas are appropriate for overlays or zoning classifications that provide additional character protection and address non-conforming issues.

Height: 1-2 stories

Mobility: Walking, biking, transit, automobile. On-street parking and private off-street parking.

Intent

- Maintain the existing housing stock, lot patterns, and character of neighborhoods.
- Support infill housing that fits-in with neighboring homes (scale, placement, use, etc). Address non-conforming lot issues through flexible development regulations.
- Maintain established trees



FUTURE LAND USE CATEGORY DESCRIPTIONS

Texas A&M University Areas owned by Texas A&M University and are appropriate for campus development as described in the Texas A&M Campus Master Plan and related documents.	

Institutional/Public Areas that are, and are likely to remain, in some form of institutional or public activity. Examples include schools, libraries, municipal facilities, and major utilities.	

Medical Areas appropriate for medically-related uses and supporting office, commercial, and residential uses. The medical land use designation surrounding Rock Prairie and State Highway 6 is further detailed in the Medical District Master Plan, which envisions a wide array of medical and supporting services and activities concentrated in the district. This includes the two major hospitals in close proximity to residential neighborhoods, neighborhood centers, offices, and commercial uses. Height: Varies Mobility: Walking, biking, transit, automobile.	

Wellborn The Wellborn Community Plan envisions the future of Wellborn to maintain its rural character with open space that is both privately and publicly held. The area will continue as a place where neighborhood commercial uses support surrounding low-density residential properties. Height: Varies Mobility: Primarily automobile	

FUTURE LAND USE CATEGORY DESCRIPTIONS

Parks and Greenways

Areas that are permanently protected from development. Such areas are preserved for their natural function or for parks, recreation, or greenways opportunities. These areas include, publicly owned open space, conservation easements, and public parks.

Natural & Open Areas

This land use designation is generally for areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains, riparian buffers, common areas, and open space. The boundaries of the Natural & Open Areas land use are representative and the exact location of floodplains are determined during the development process.

Intent

- Conserve environmentally sensitive land.
- Buffer incompatible land uses with open space.
- Develop a connected open space network through the city for recreation.

Rural

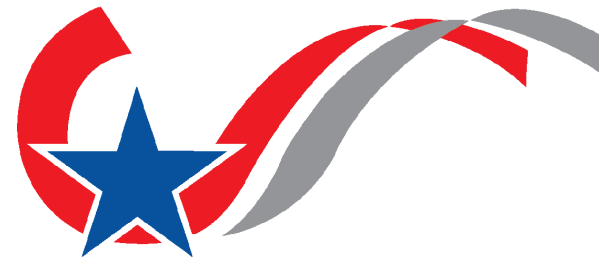
Areas that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, should have very limited development activities. These areas will tend to include a mix of large acreages (ranches and farmsteads) and limited large-lot (two acre or larger) residential developments. Open space is the dominant feature of these areas.

Height: Varies

Mobility: Primarily automobile

[DRAFT]

FUTURE LAND USE & CHARACTER
MAP BOOK



CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT

JUNE 2021

Overview & Map Book Guide

The proposed changes to the Comprehensive Plan Future Land Use & Character map stem from numerous discussions with citizens, stakeholders, the Comprehensive Plan Evaluation Committee, and City staff throughout 2019 and 2020 during The Next 10 evaluation of the City's Comprehensive Plan.

There are three components to this Map Book that work in tandem: 1) the **Future Land Use category descriptions**, 2) the **Map Book**, and 3) the **table of proposed changes**.

- 1) The **Future Land Use category descriptions** include narrative descriptions of each proposed land use category. Major changes to the categories that are depicted on the Future Land Use & Character Map include a reduction in the number of categories (from 25 to 17), the addition of new categories (Neighborhood Center and Mixed Residential), the combining of similar residential land uses, the refinement of Natural & Open Areas based on more recent data including flood data, and general map clean-up items.
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NOTE: City staff will host a variety of public engagement efforts on the Comprehensive Plan Update beginning in late July and running through early September 2021. This will include an interactive mapping tool for the public to provide direct comment on proposed changes to the Future Land Use & Character Map. The proposed Comprehensive Plan chapter edits will also be available for public review and comment during that time. All virtual public engagement efforts and the interactive map will be available in late July at cstx.gov/TheNext10.

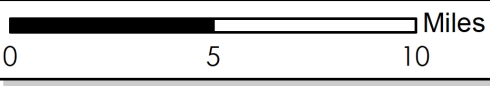
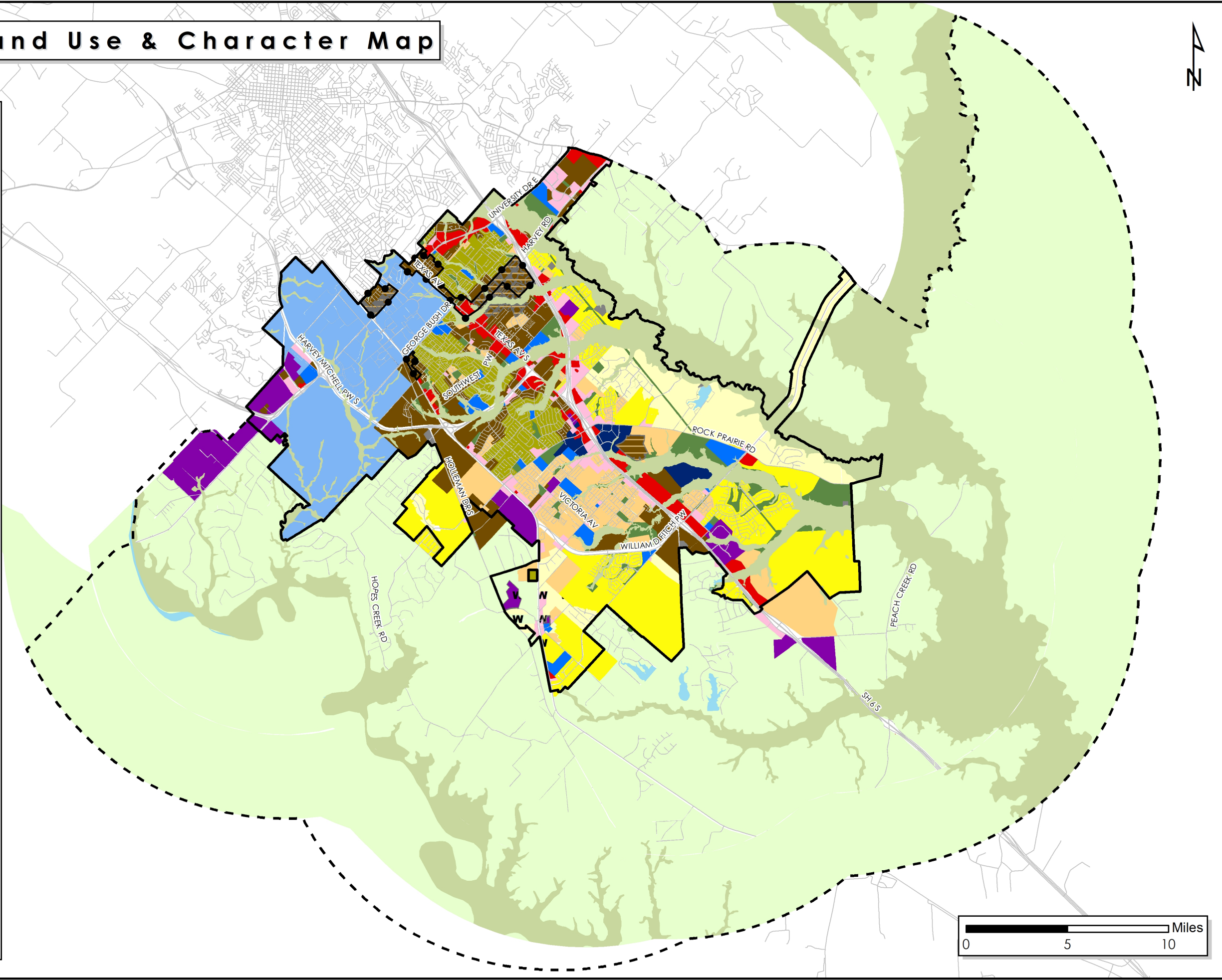
Comments & Questions:

Alyssa Halle-Schramm
Long Range Planning Administrator
Phone: 979-764-3826
Email: aschramm@cstx.gov

Existing Future Land Use & Character Map

Future Land Use & Character

- Urban
- Urban Mixed Use
- General Commercial
- Suburban Commercial
- Business Park
- General Suburban
- Restricted Suburban
- Estate
- Rural
- Neighborhood Conservation
- Medical Use
- Institutional/Public
- Utilities
- Texas A&M University
- Natural Areas - Protected
- Natural Areas - Reserved
- Water
- Wellborn Preserve - Open
- Wellborn Estate - Open
- Wellborn Business Park
- Wellborn Commercial
- Wellborn Preserve
- Wellborn Estate
- Wellborn Restricted Suburban
- Wellborn Suburban
- Redevelopment Areas
- City Limit
- 5 Mile ETJ

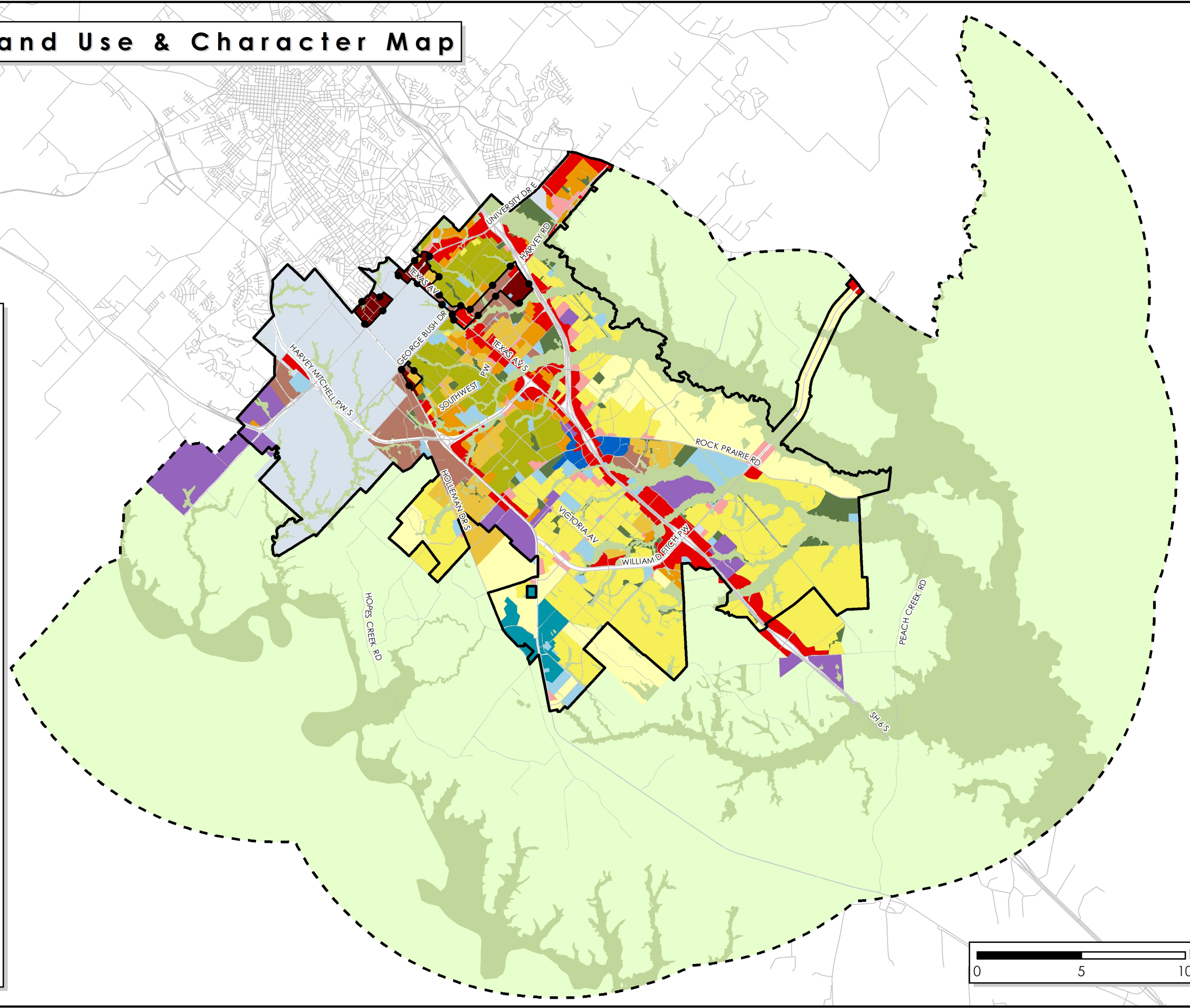


Proposed Future Land Use & Character Map

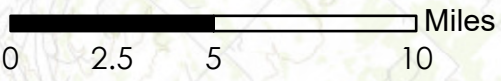
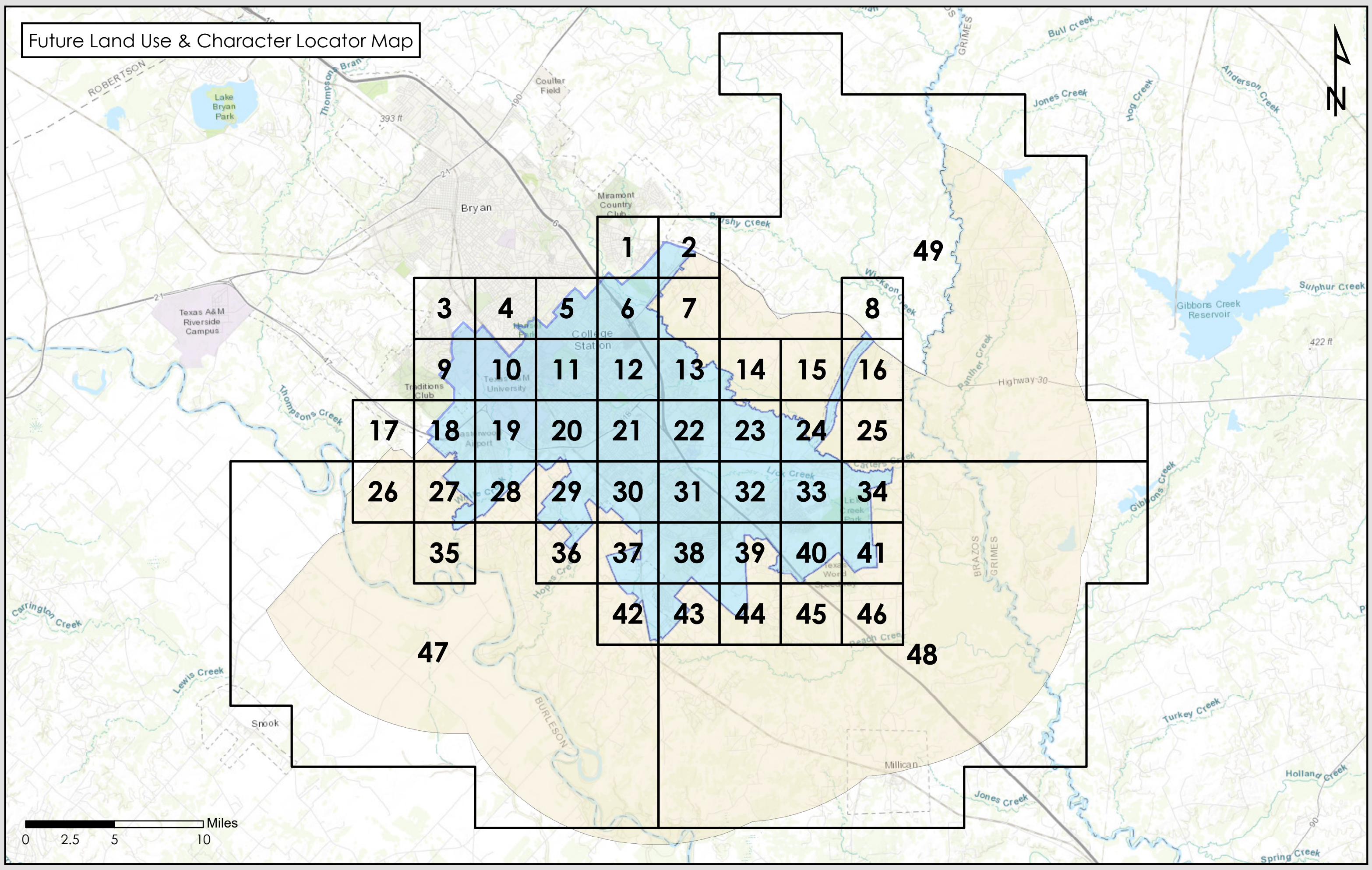


Future Land Use & Character

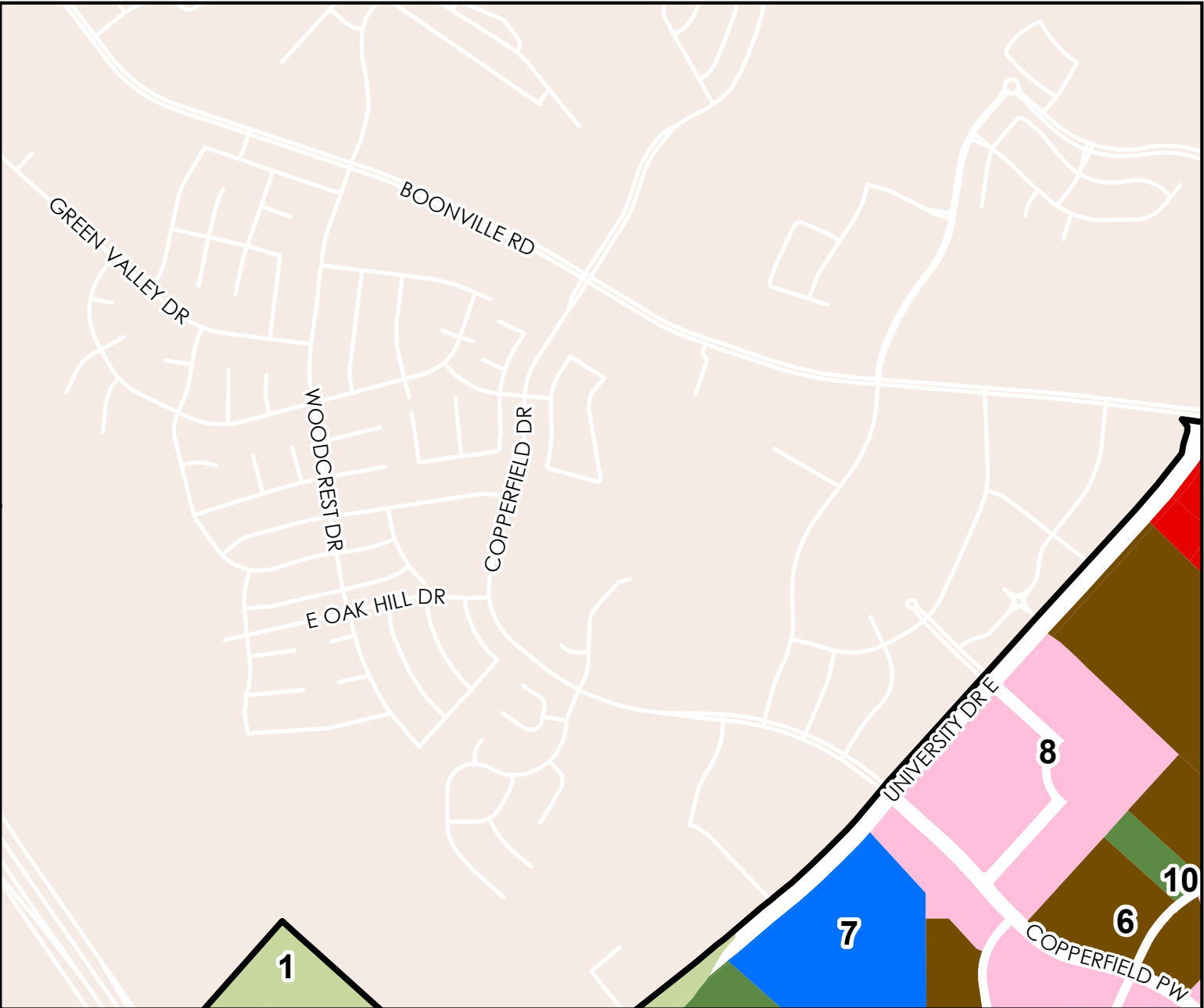
- Urban Center
- Neighborhood Center
- General Commercial
- Neighborhood Commercial
- Business Center
- Urban Residential
- Mixed Residential
- Suburban Residential
- Estate Residential
- Rural
- Neighborhood Conservation
- Medical
- Wellborn
- Institutional/Public
- Texas A&M University
- Parks & Greenways
- Natural & Open Areas
- Redevelopment Areas
- City Limit
- 5 Mile ETJ



Future Land Use & Character Locator Map



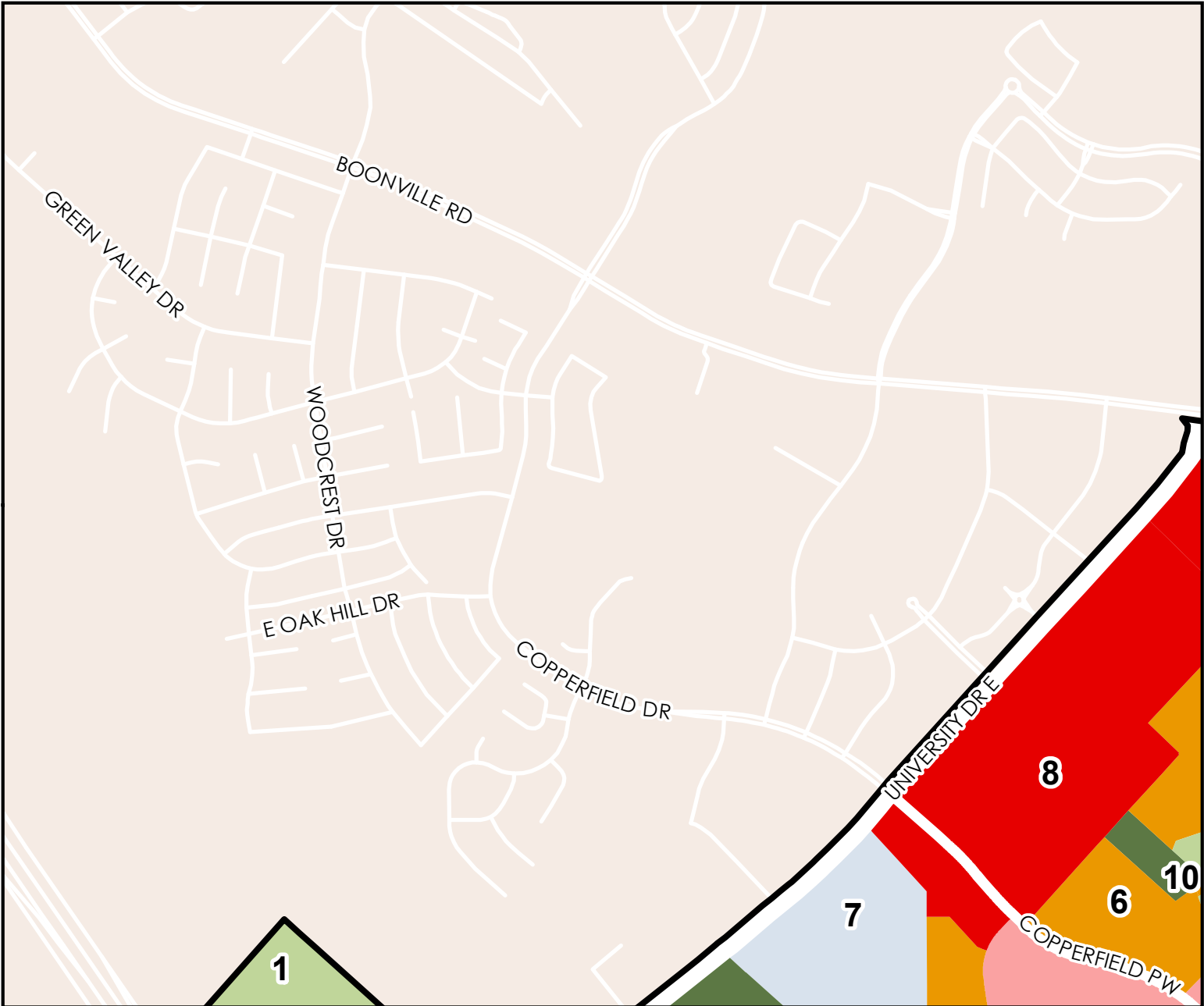
ADOPTED/CURRENT PLAN



See Page 6

PROPOSED PLAN

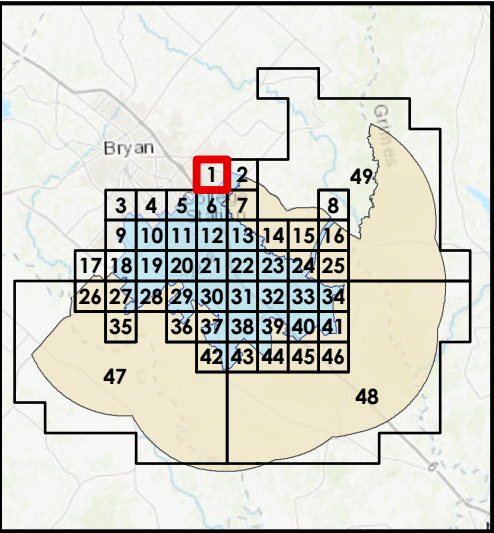
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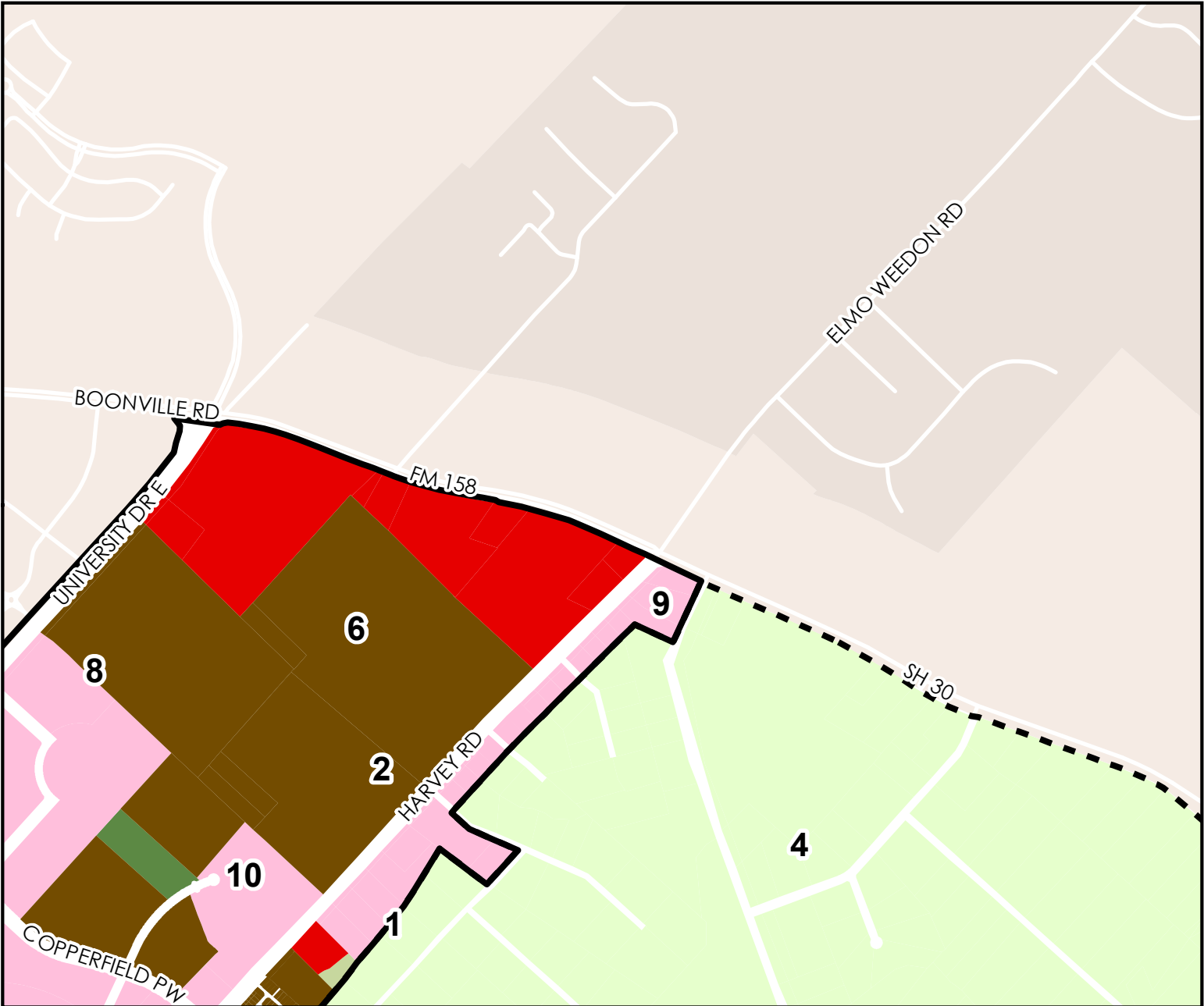
See Page 2

	Urban		Wellborn Estate - Open
	Urban Mixed Use		Wellborn Business Park
	General Commercial		Wellborn Commercial
	Suburban Commercial		Wellborn Preserve
	Business Park		Wellborn Estate
	General Suburban		Wellborn Restricted Suburban
	Restricted Suburban		Wellborn Suburban
	Estate		Redevelopment Areas
	Rural		
	Neighborhood Conservation		
	Medical Use		
	Institutional/Public		
	Utilities		
	Texas A&M University		
	Natural Areas - Protected		
	Natural Areas - Reserved		
	Water		
	Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



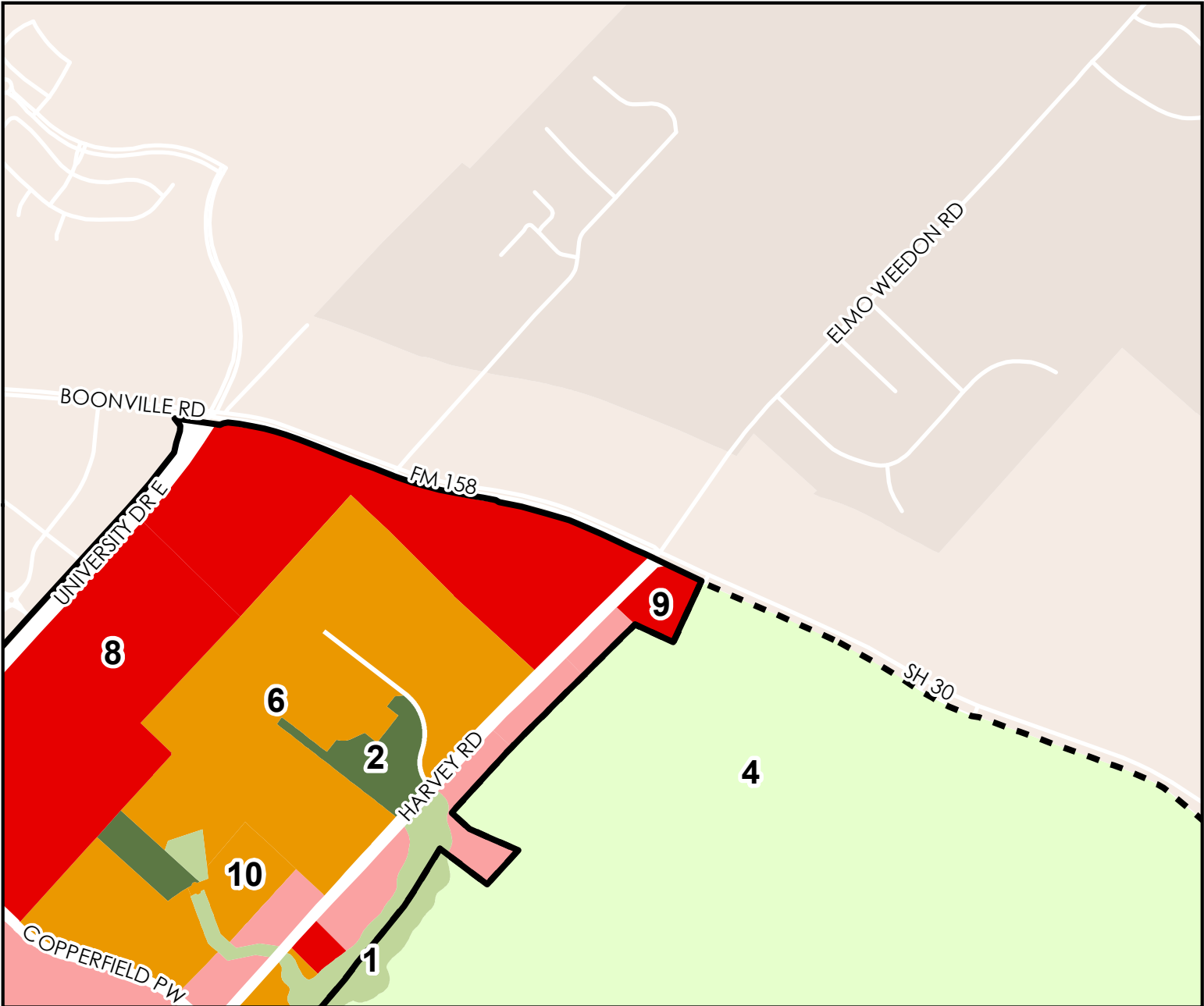
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See Page 7

PROPOSED PLAN

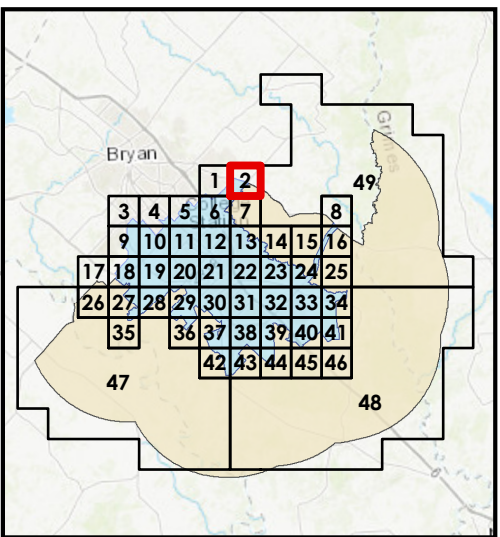
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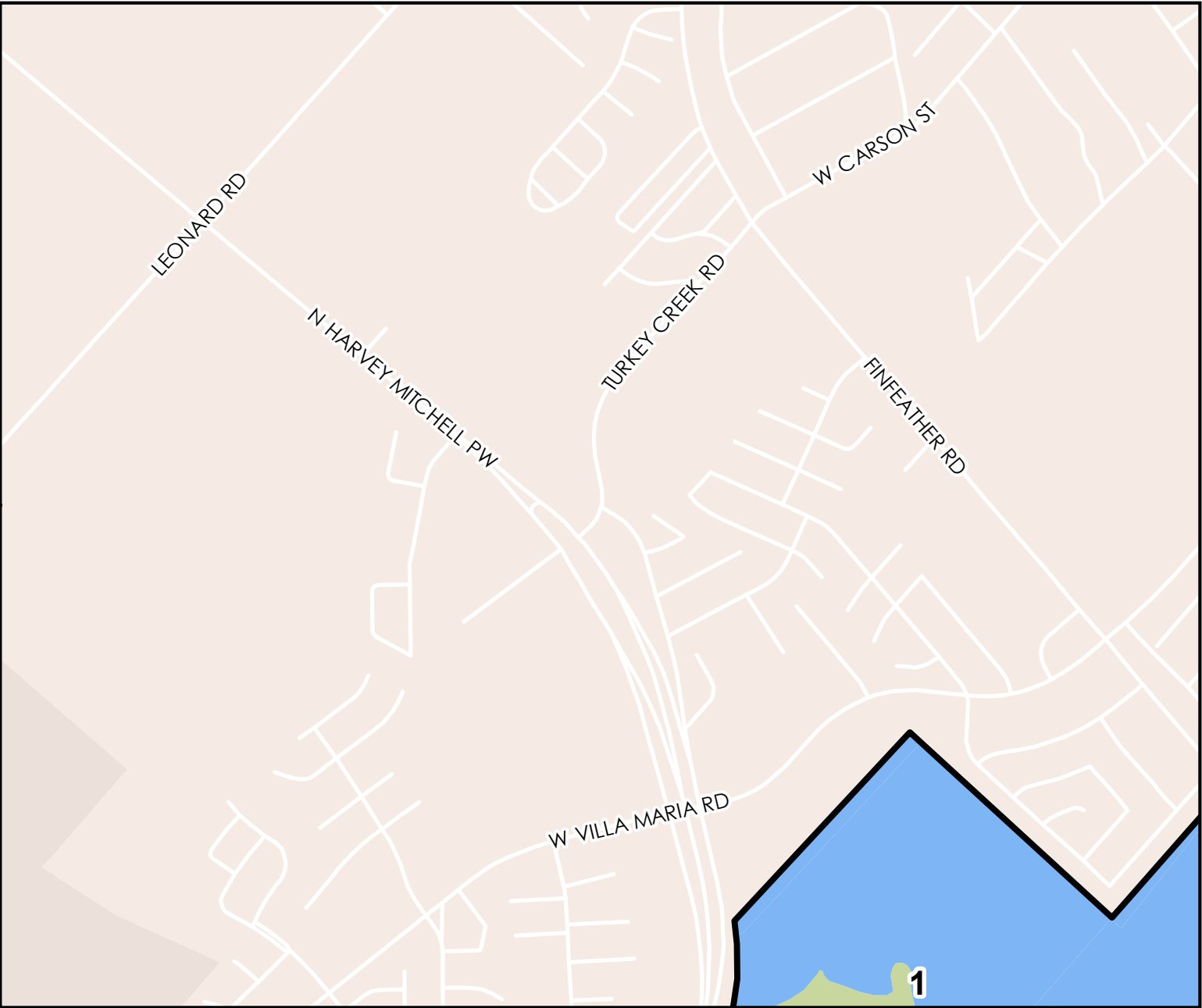
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	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



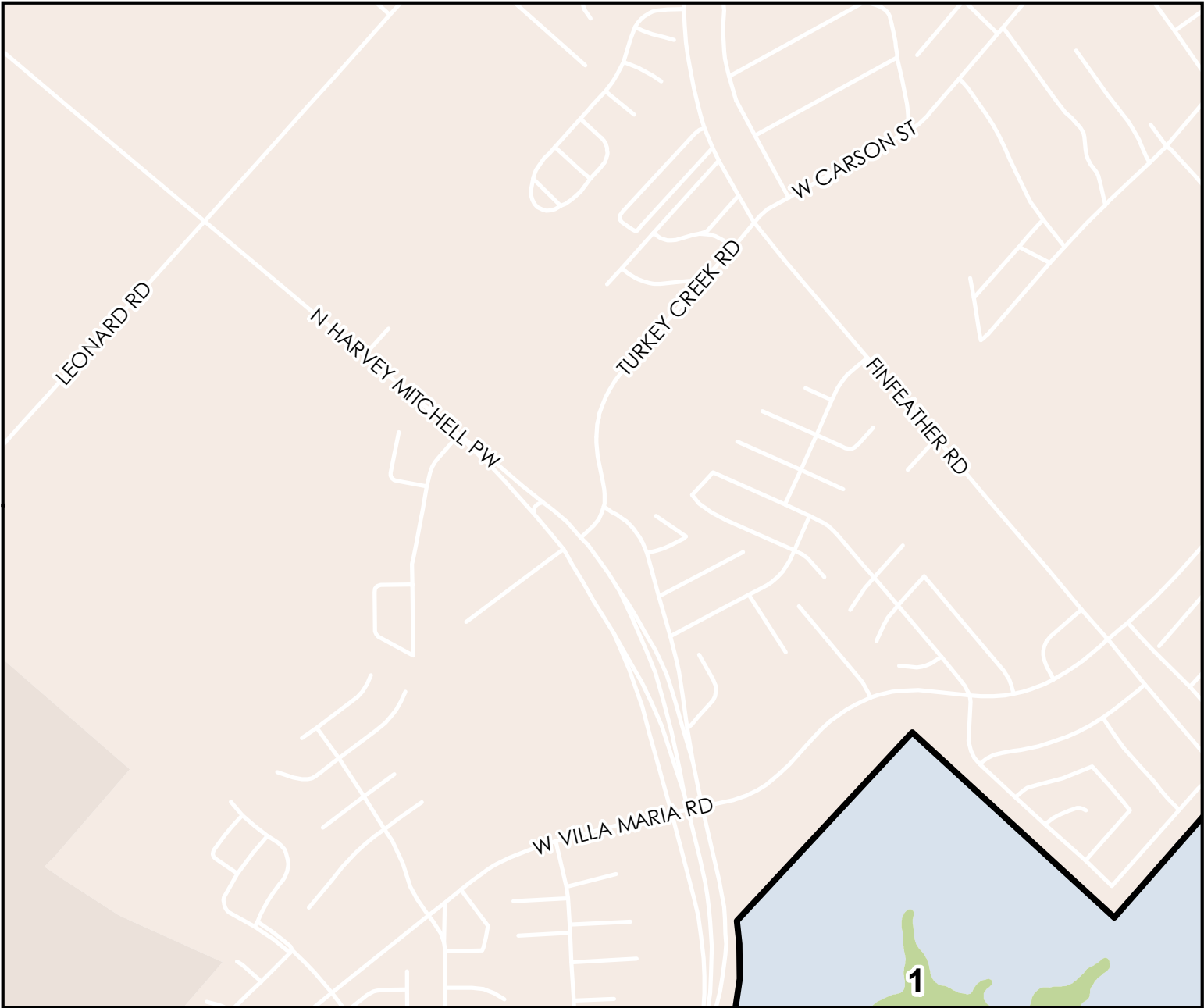
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PROPOSED PLAN

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See Page 4

Urban

Urban Mixed Use

General Commercial

Suburban Commercial

Business Park

General Suburban

Restricted Suburban

Estate

Rural

Neighborhood Conservation

Medical Use

Institutional/Public

Utilities

Texas A&M University

Natural Areas - Protected

Natural Areas - Reserved

Water

Wellborn Preserve - Open

Wellborn Estate - Open

Wellborn Business Park

Wellborn Commercial

Wellborn Preserve

Wellborn Estate

Wellborn Restricted Suburban

Wellborn Suburban

Redevelopment Areas

Urban Center

Neighborhood Center

General Commercial

Neighborhood Commercial

Business Center

Urban Residential

Mixed Residential

Suburban Residential

Estate Residential

Rural

Neighborhood Conservation

Medical

Wellborn

Institutional/Public

Texas A&M University

Parks and Greenways

Natural & Open Areas

Redevelopment Area

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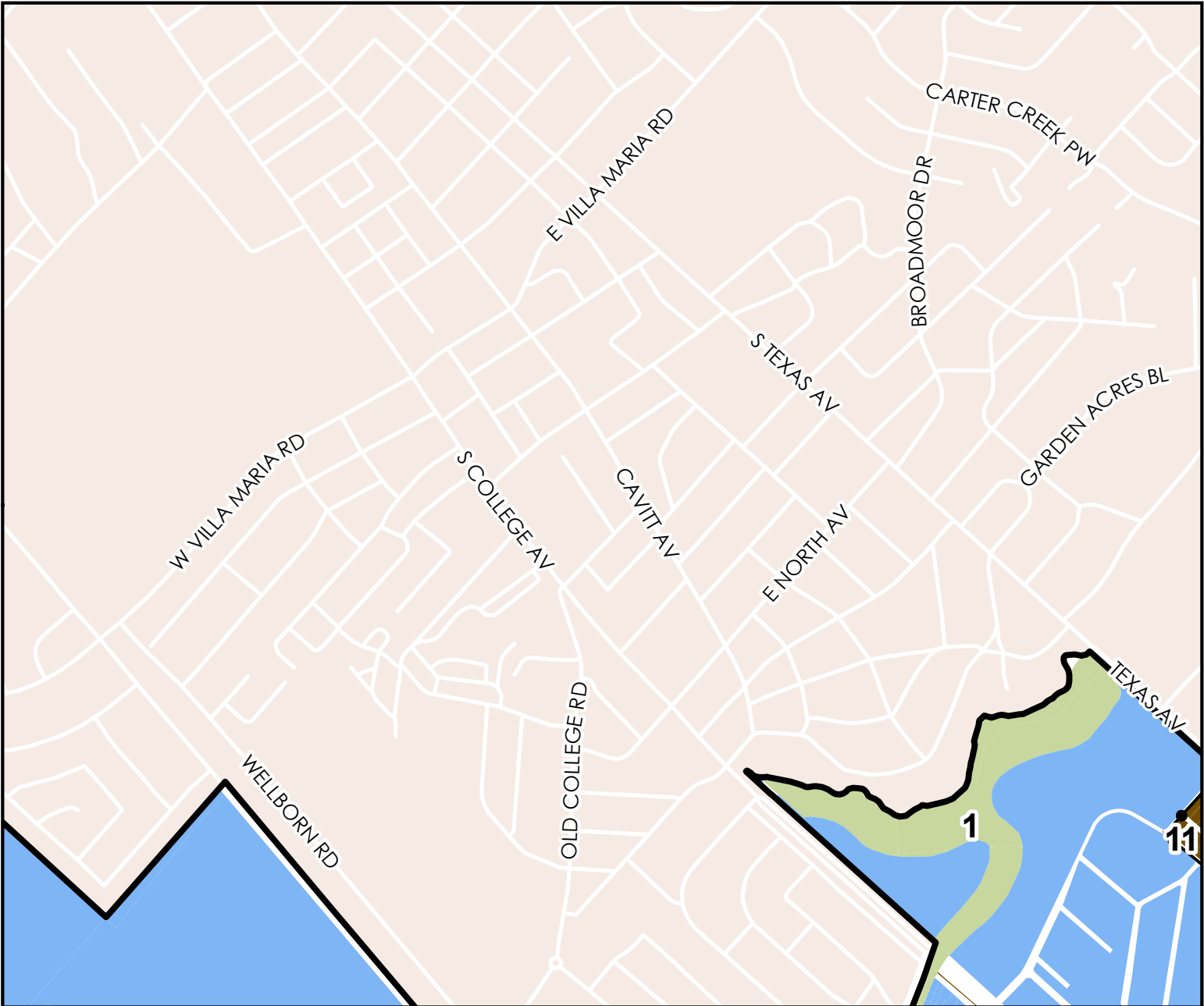
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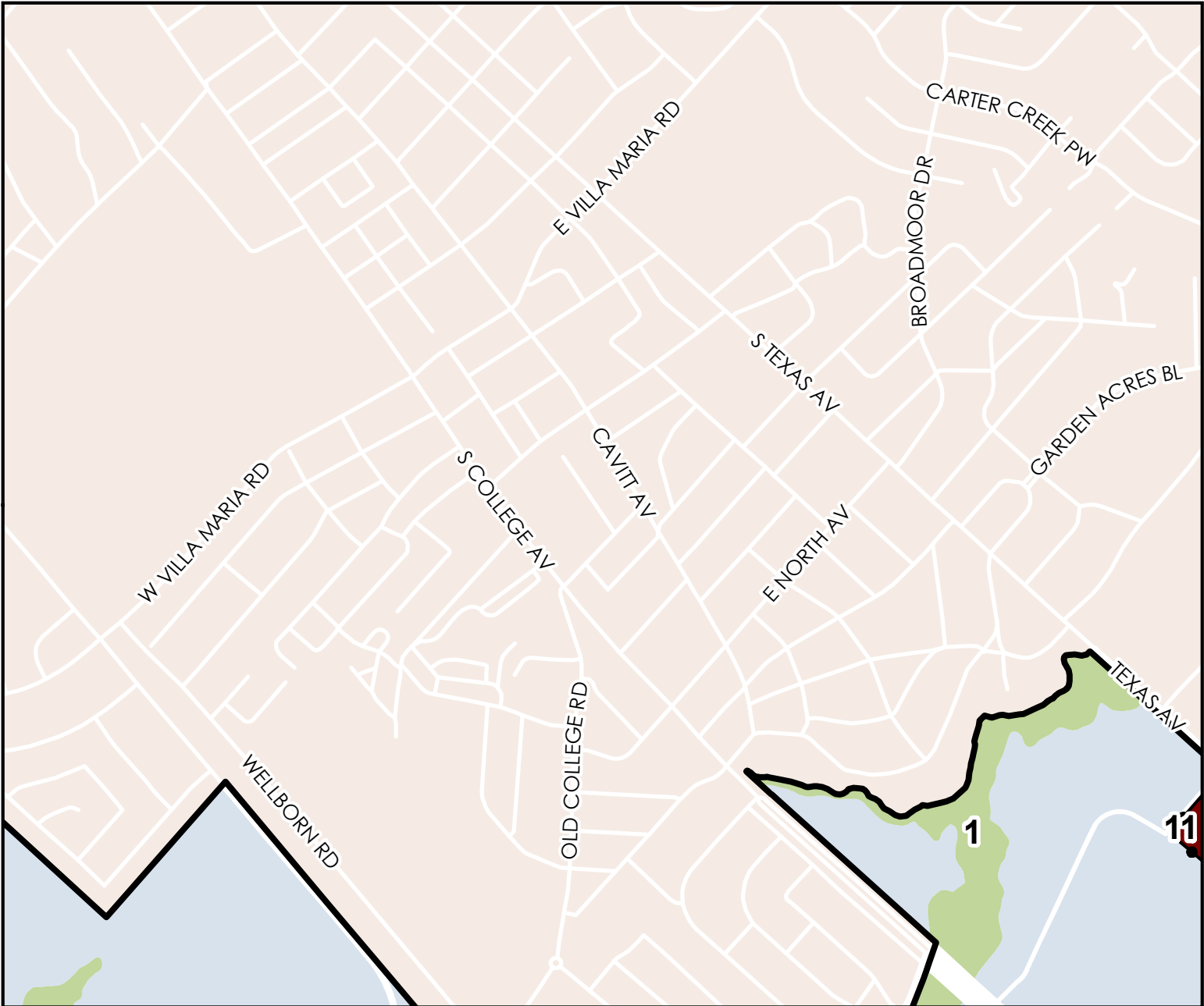
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ADOPTED/CURRENT PLAN



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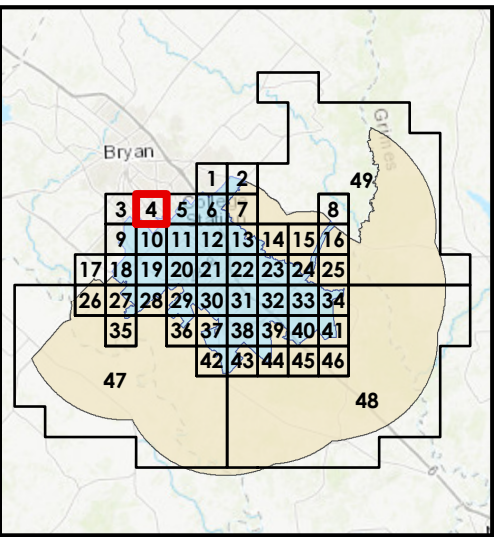
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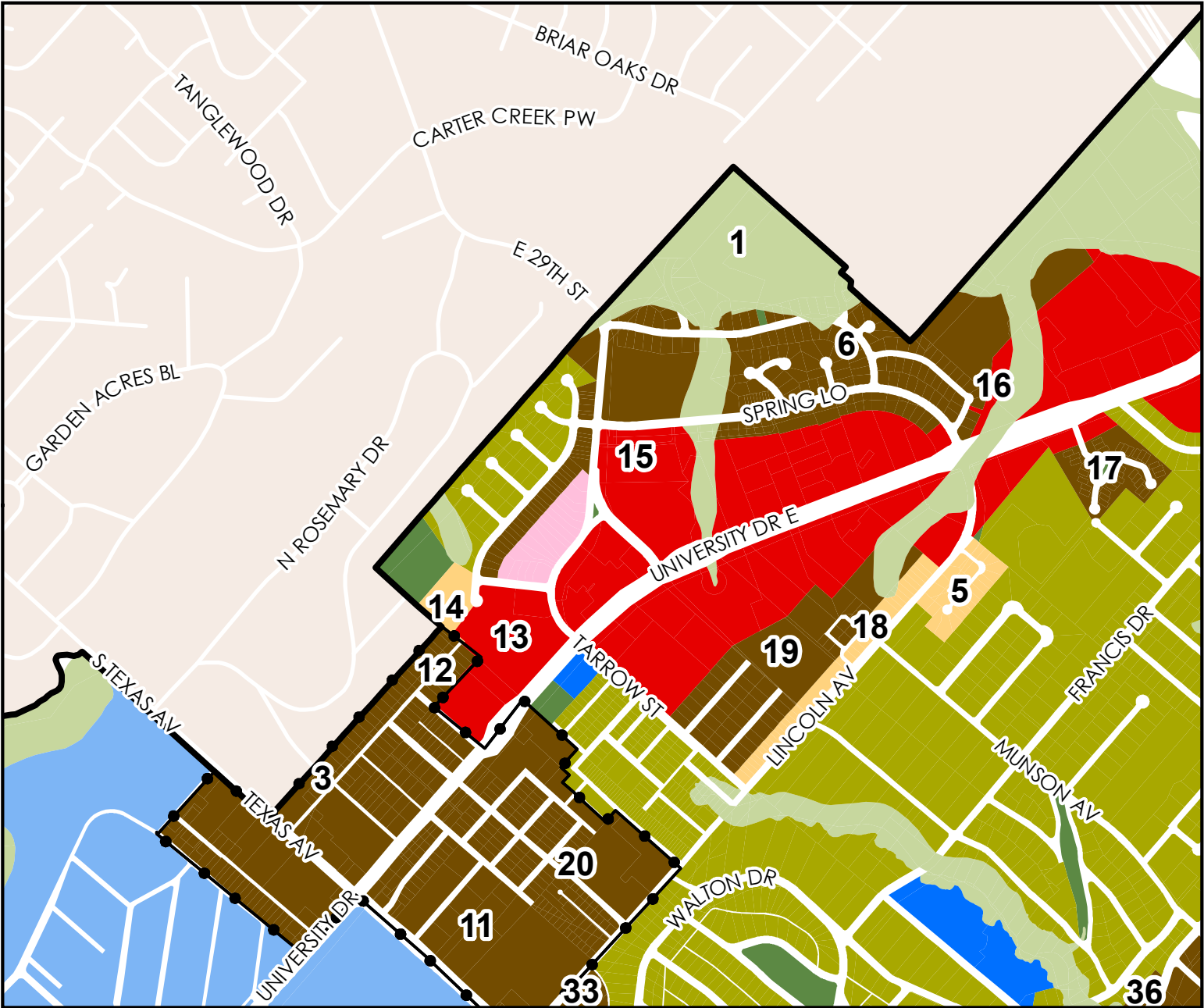
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	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



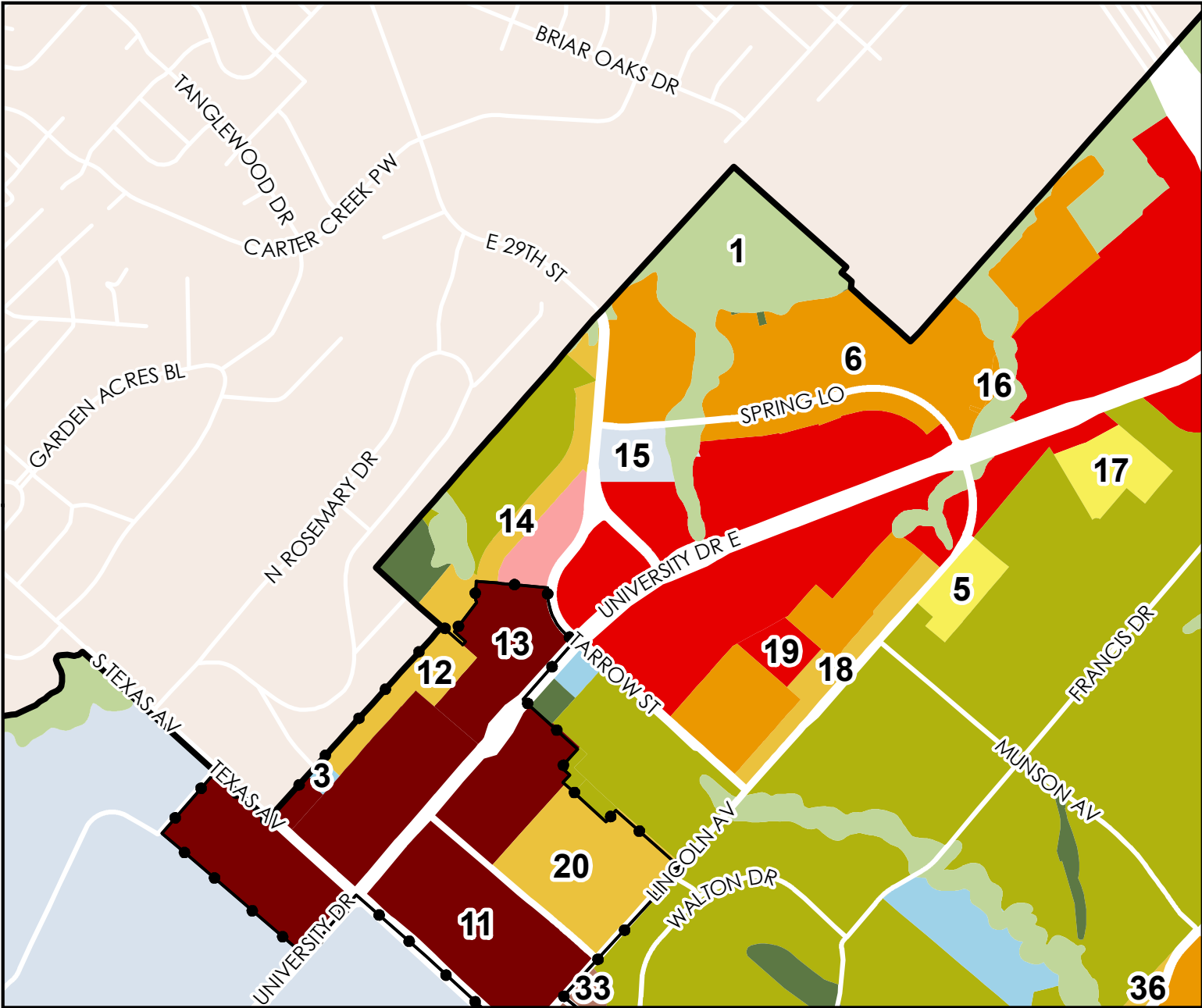
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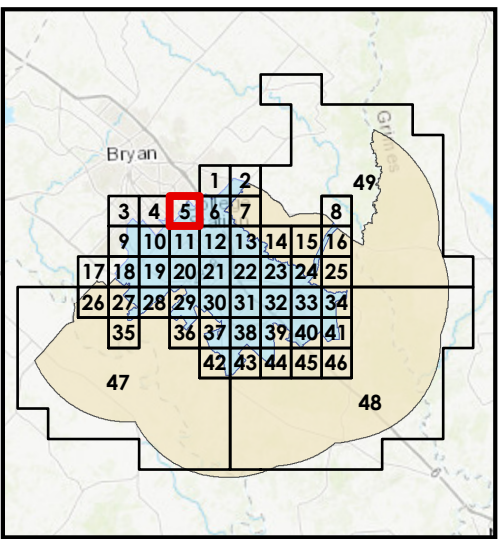
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	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

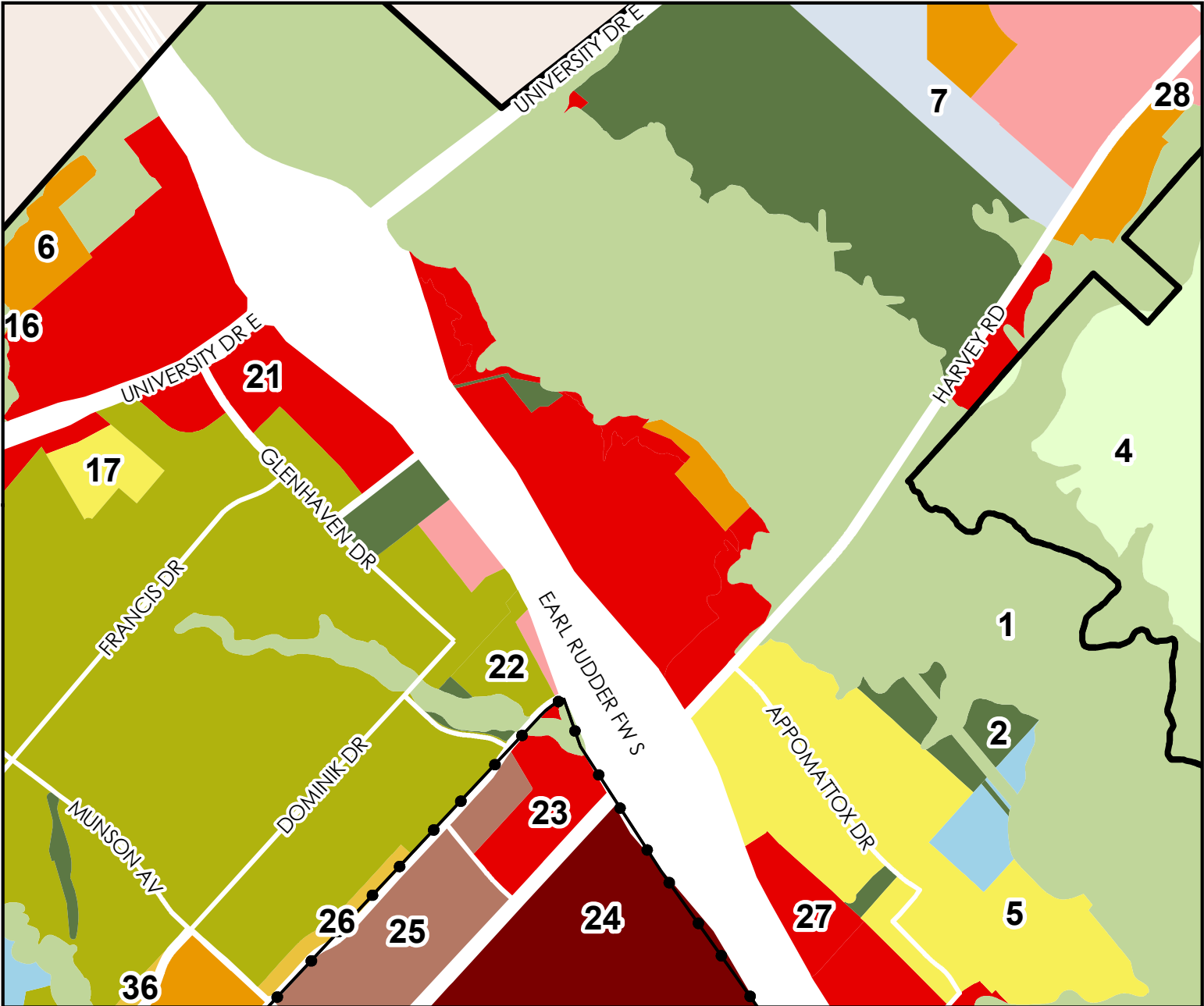
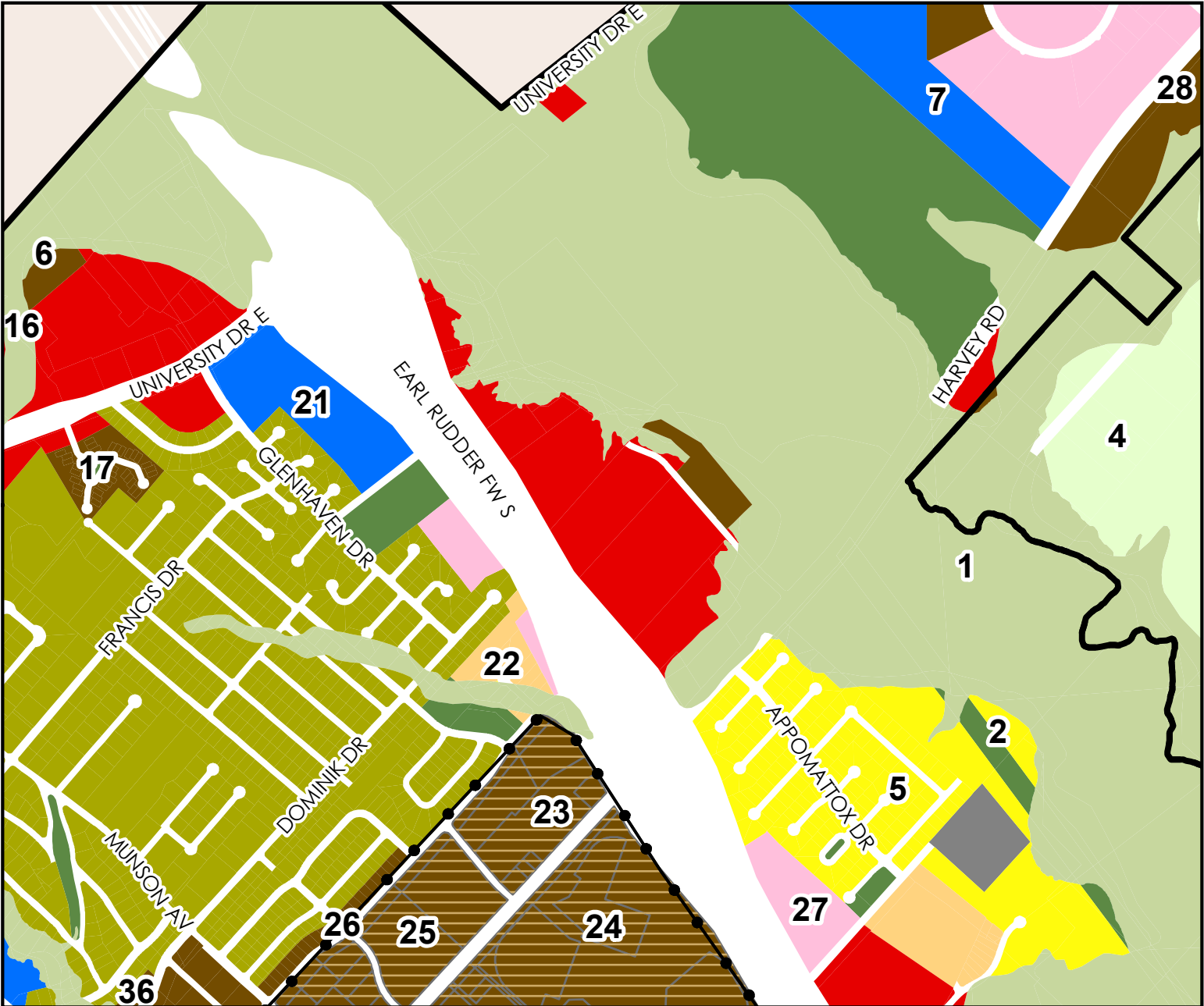


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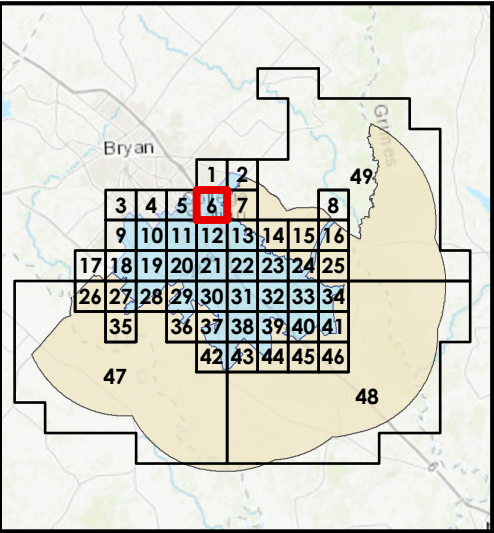
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Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

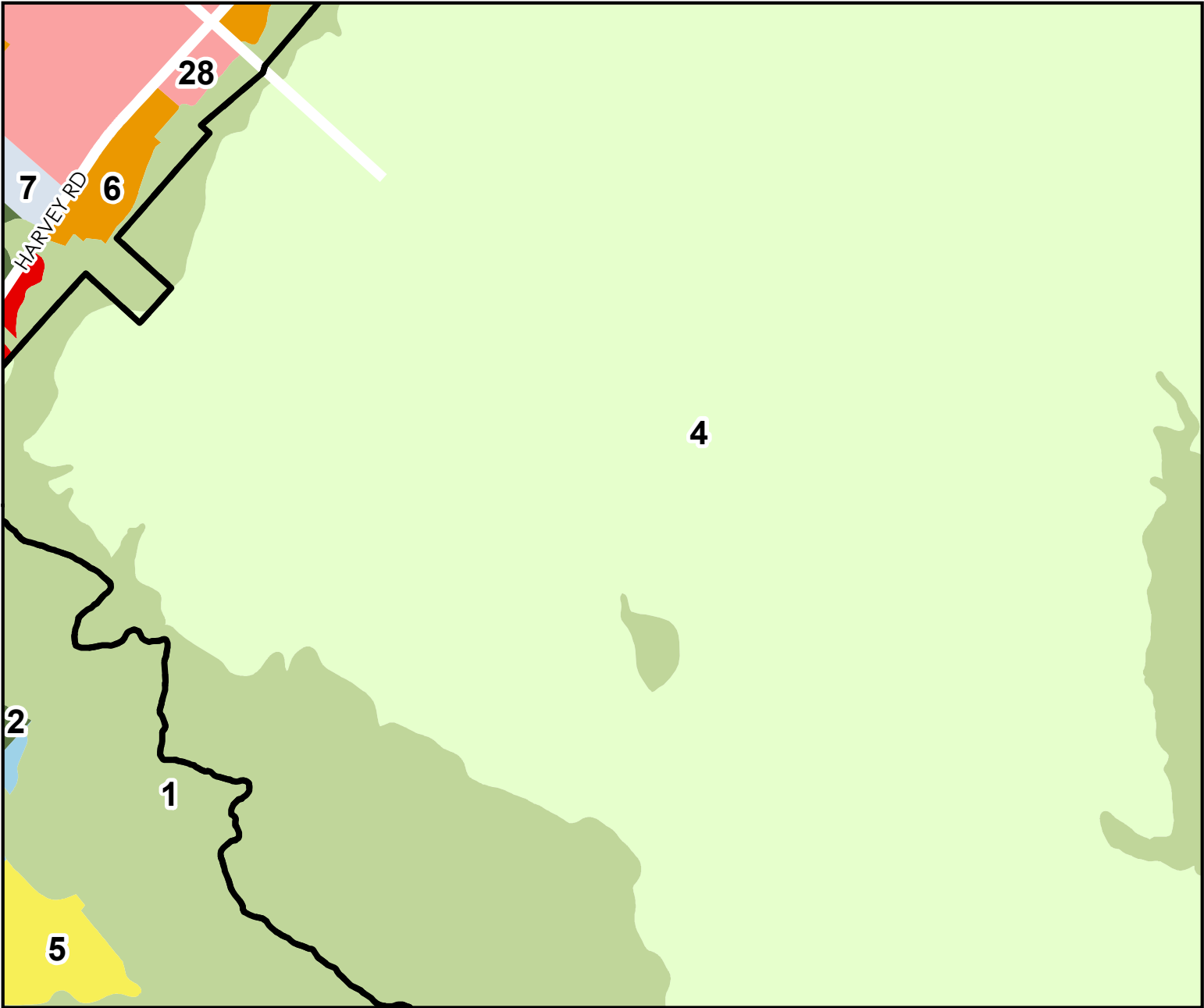
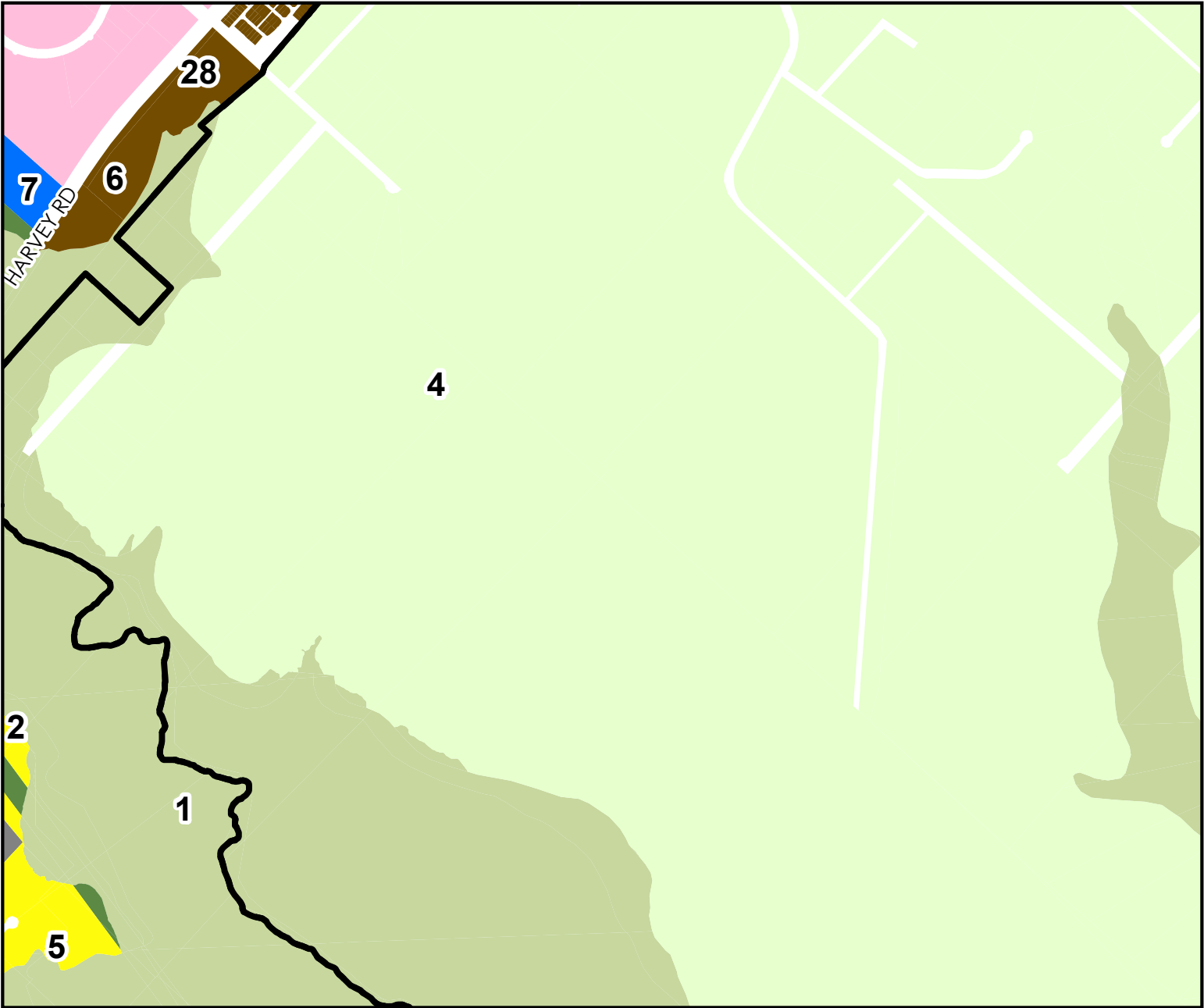


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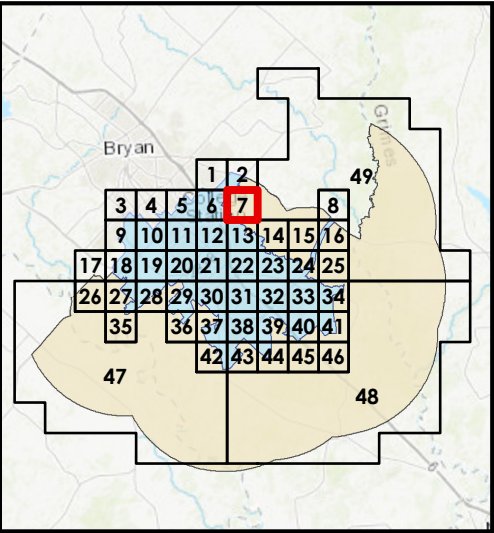
PROPOSED PLAN

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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



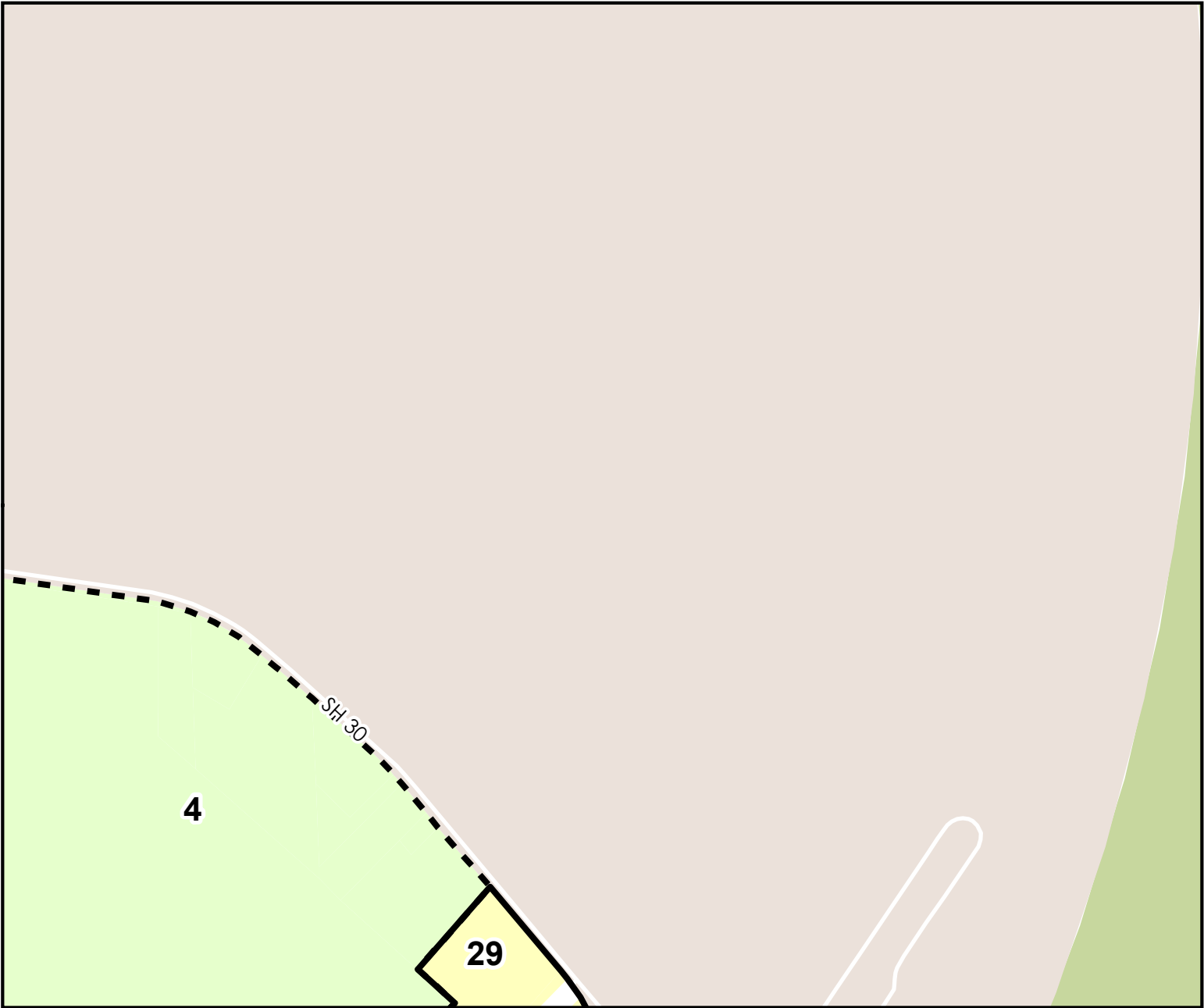
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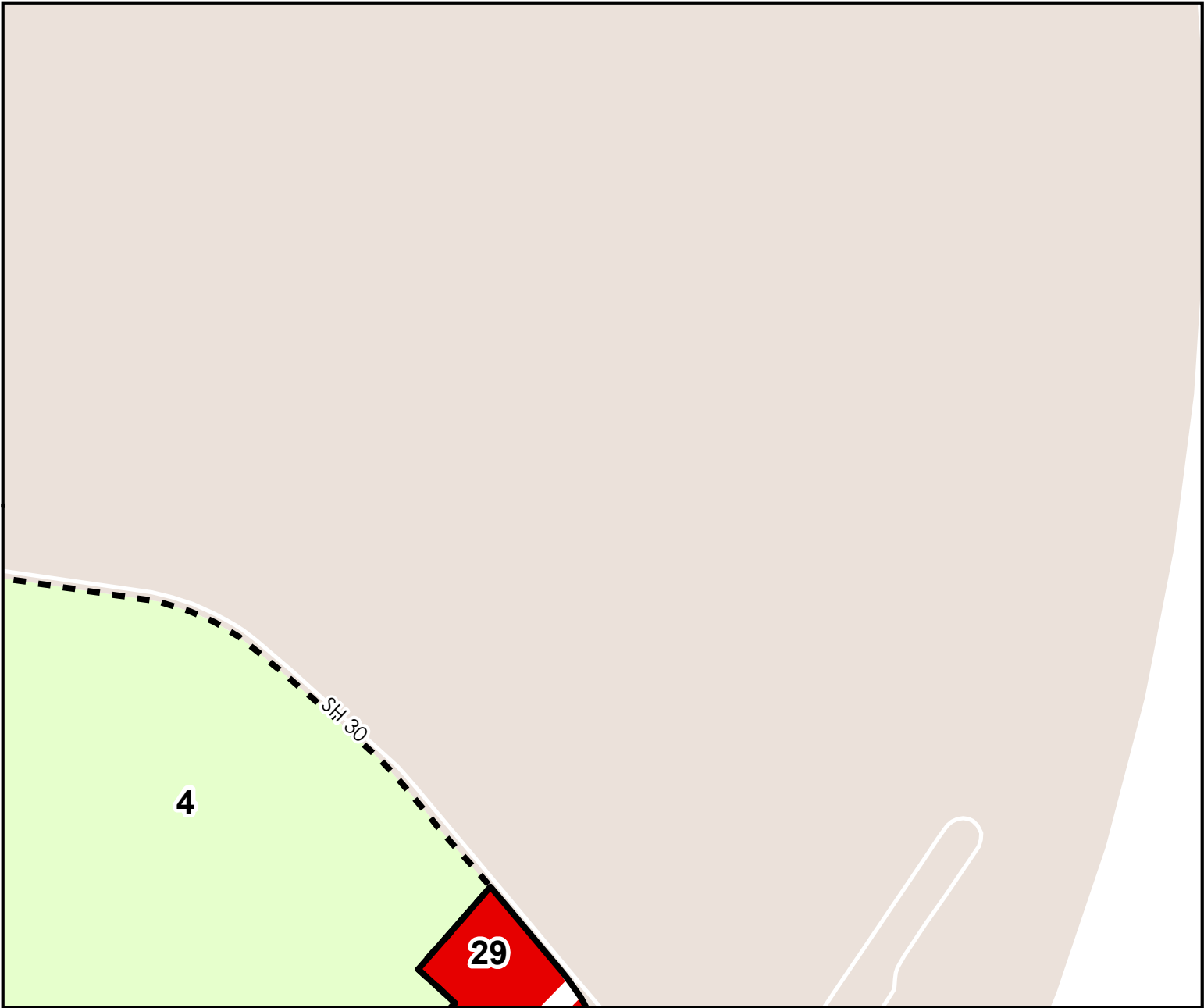
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Urban	Neighborhood Conservation	Wellborn Estate - Open	Urban Center	Rural
Urban Mixed Use	Medical Use	Wellborn Business Park	Neighborhood Center	Neighborhood Conservation
General Commercial	Institutional/Public	Wellborn Commercial	General Commercial	Medical
Suburban Commercial	Utilities	Wellborn Preserve	Neighborhood Commercial	Wellborn
Business Park	Texas A&M University	Wellborn Estate	Business Center	Institutional/Public
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban	Urban Residential	Texas A&M University
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban	Mixed Residential	Parks and Greenways
Estate	Water	Redevelopment Areas	Suburban Residential	Natural & Open Areas
Rural	Wellborn Preserve - Open		Estate Residential	Redevelopment Area

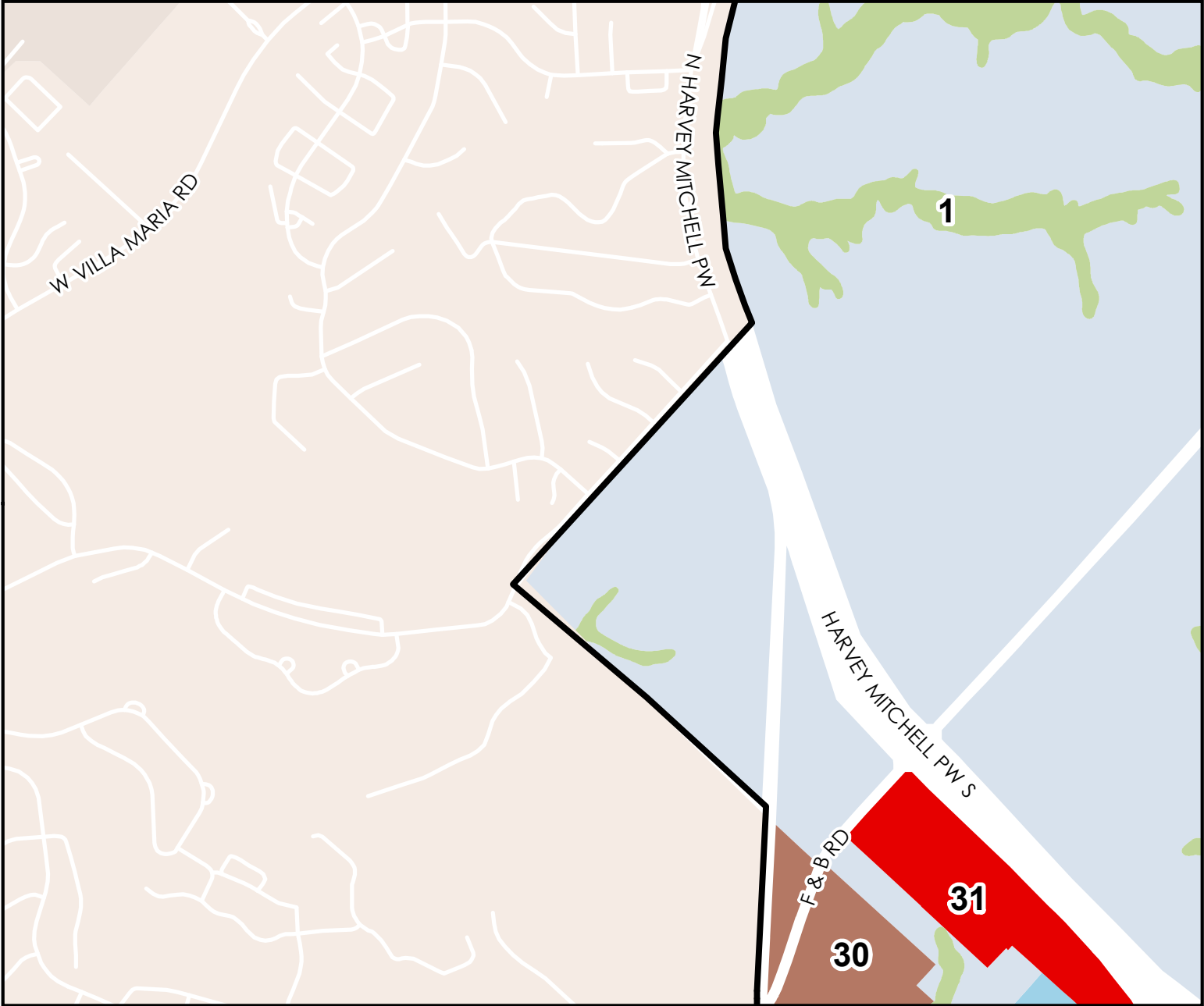
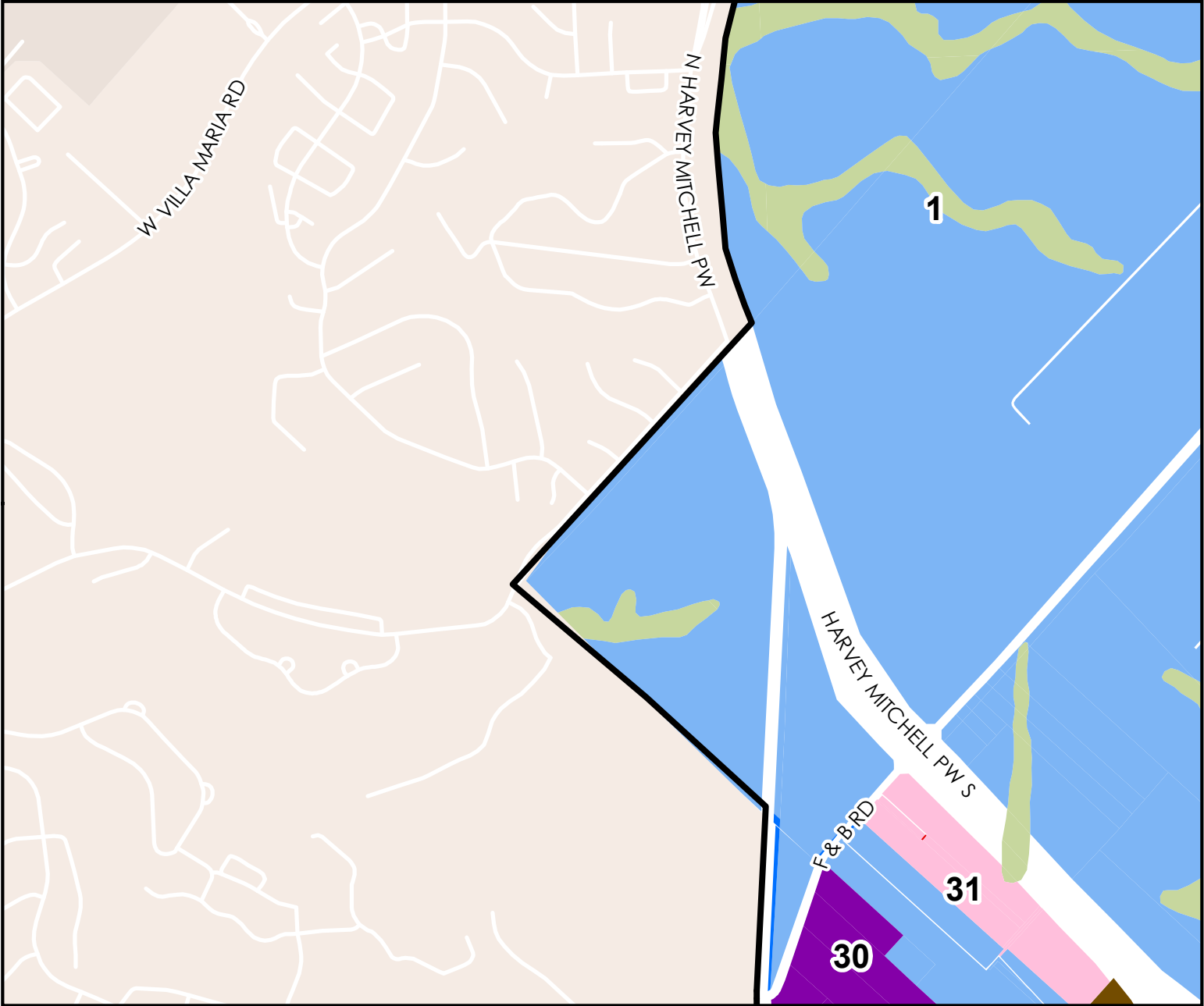
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ADOPTED/CURRENT PLAN

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PROPOSED PLAN

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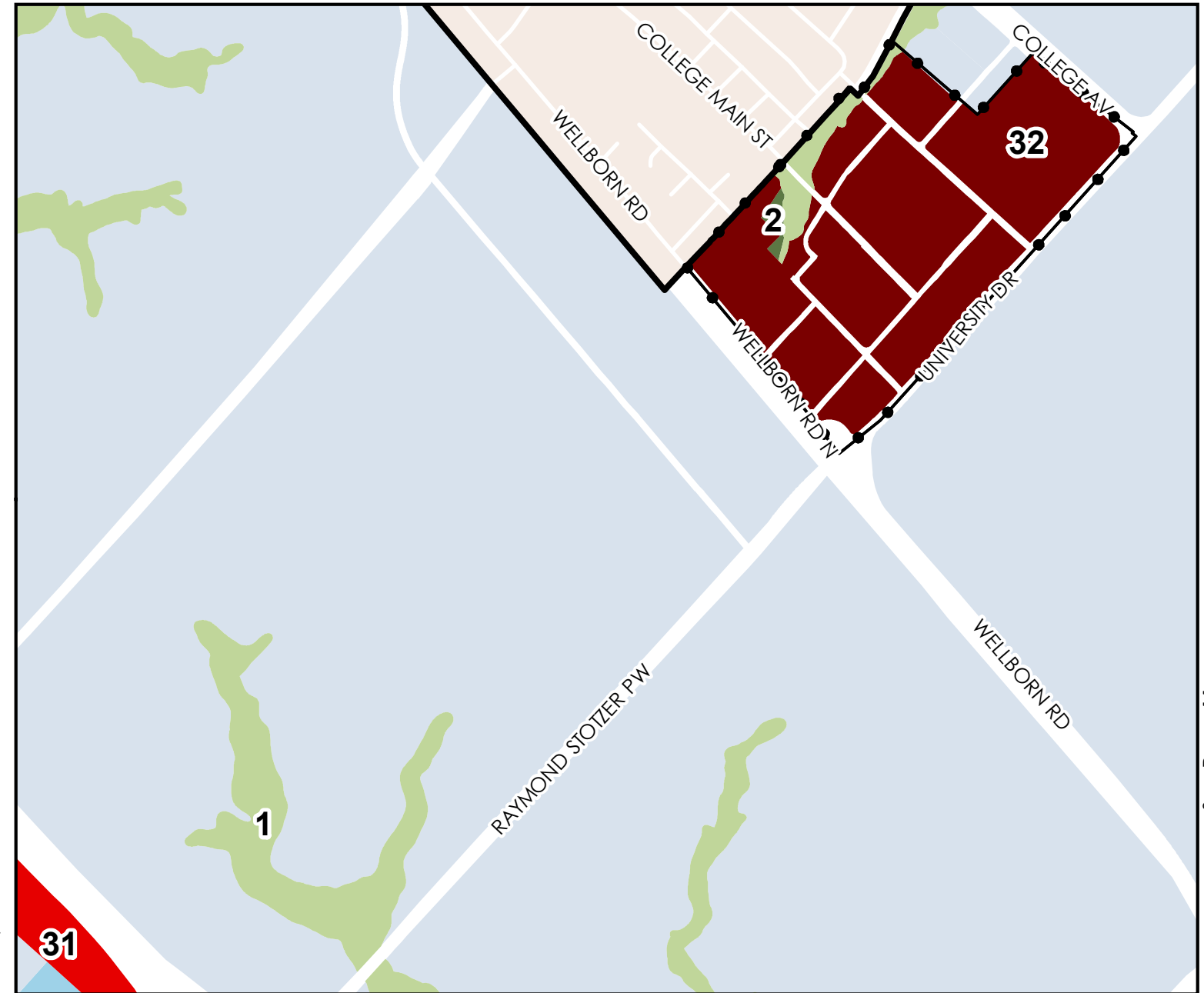
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See Page 10

Urban	Neighborhood Conservation	Wellborn Estate - Open	Urban Center	Rural
Urban Mixed Use	Medical Use	Wellborn Business Park	Neighborhood Center	Neighborhood Conservation
General Commercial	Institutional/Public	Wellborn Commercial	General Commercial	Medical
Suburban Commercial	Utilities	Wellborn Preserve	Neighborhood Commercial	Wellborn
Business Park	Texas A&M University	Wellborn Estate	Business Center	Institutional/Public
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban	Urban Residential	Texas A&M University
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban	Mixed Residential	Parks and Greenways
Estate	Water	Redevelopment Areas	Suburban Residential	Natural & Open Areas
Rural	Wellborn Preserve - Open		Estate Residential	Redevelopment Area

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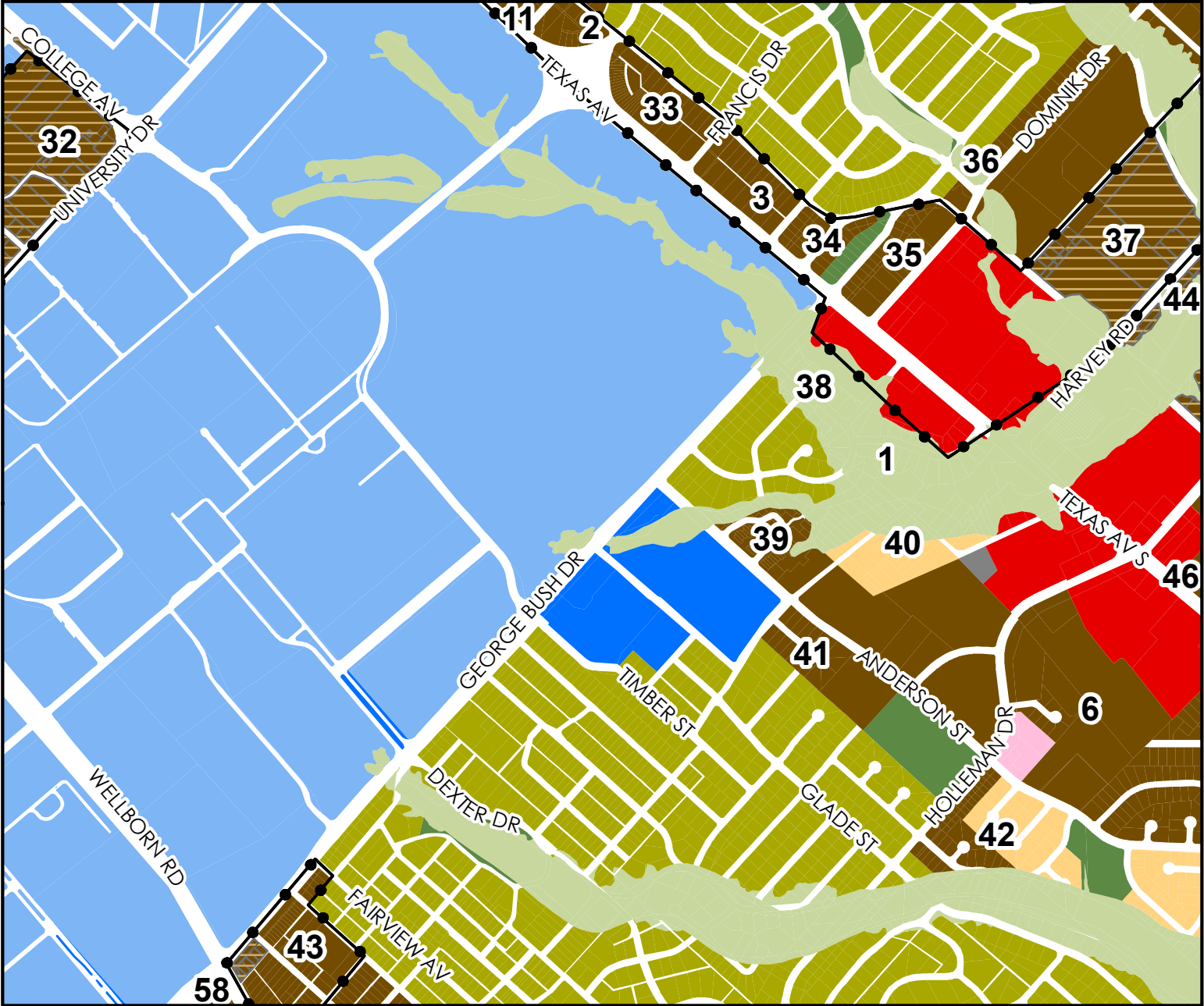
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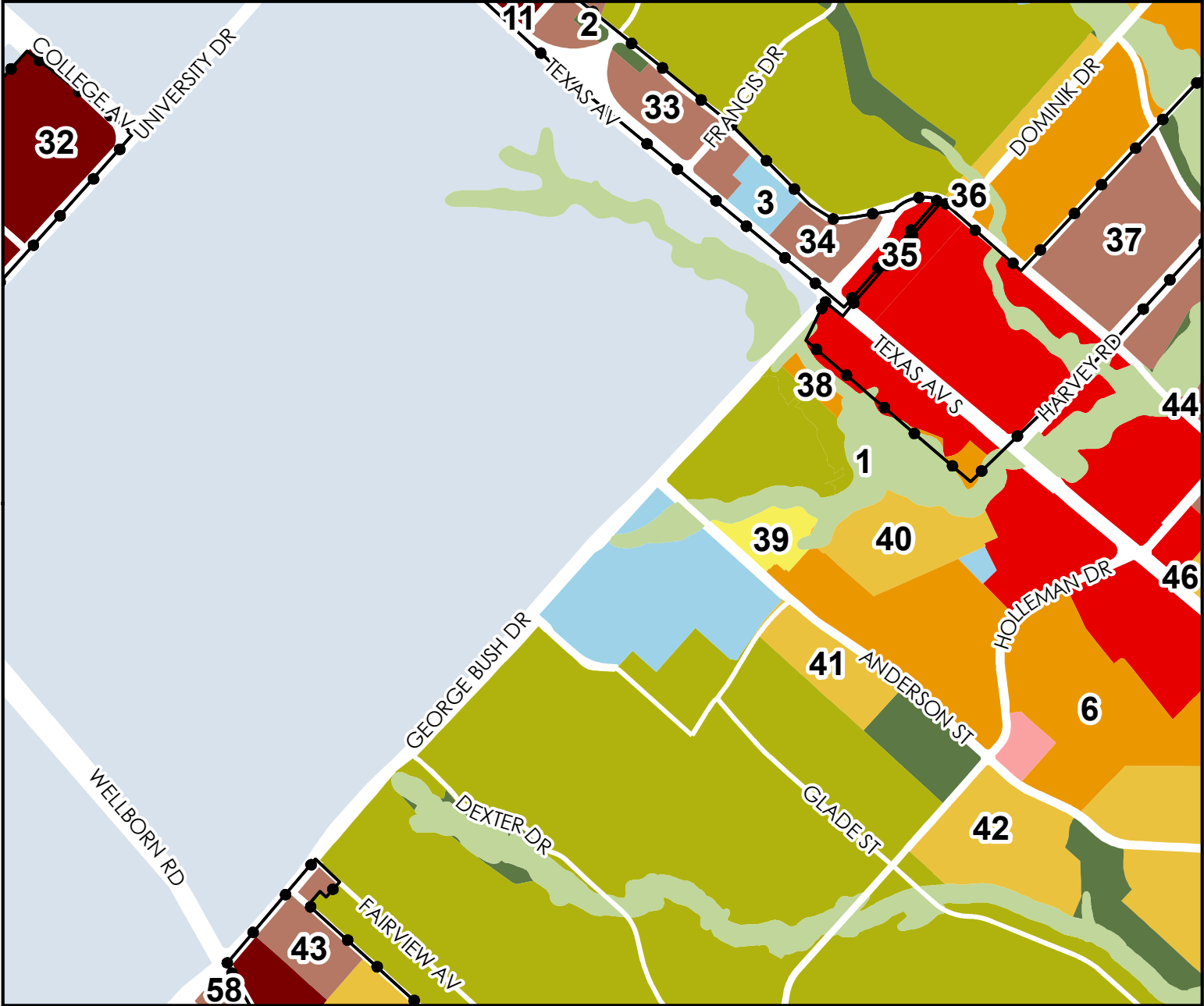
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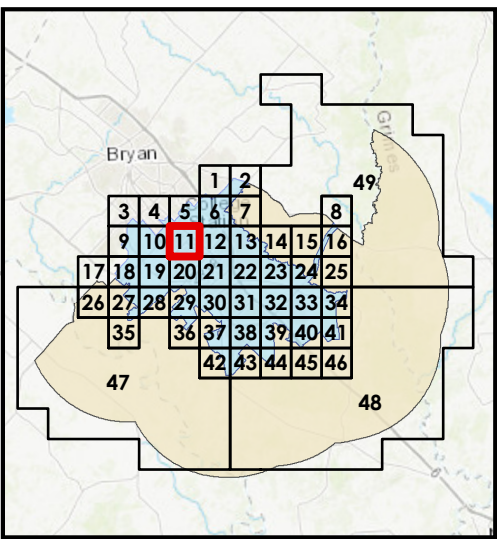
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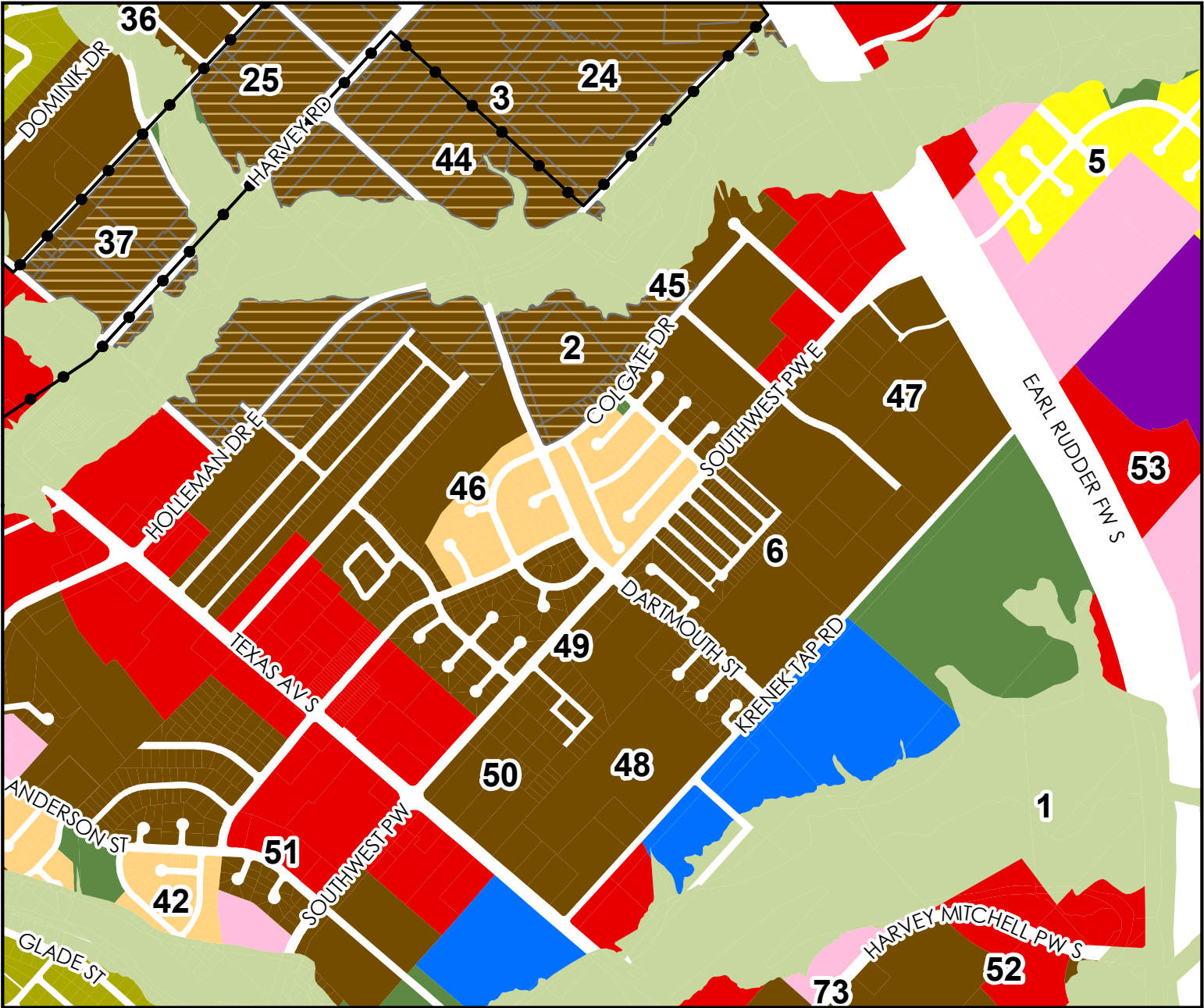
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	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
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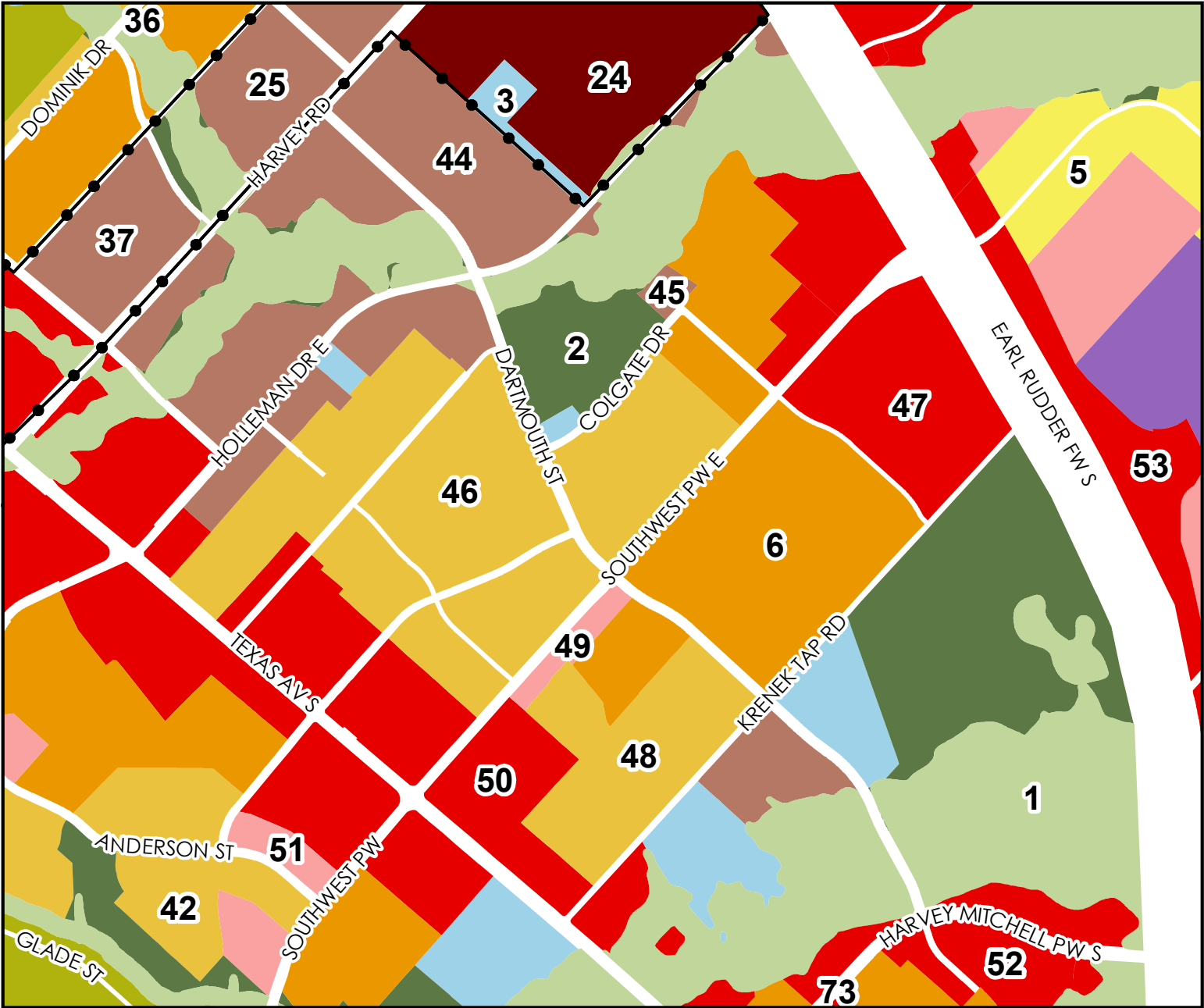
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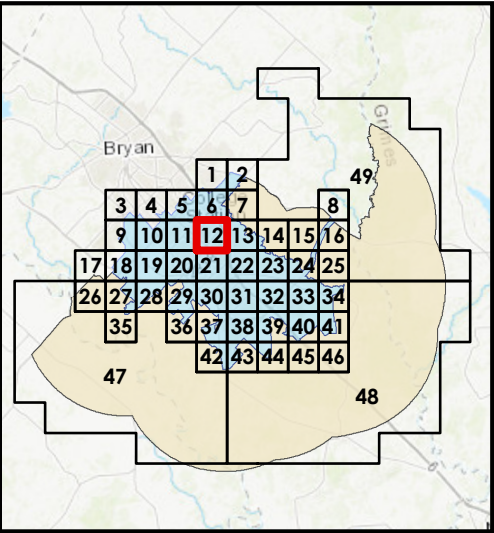
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Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area



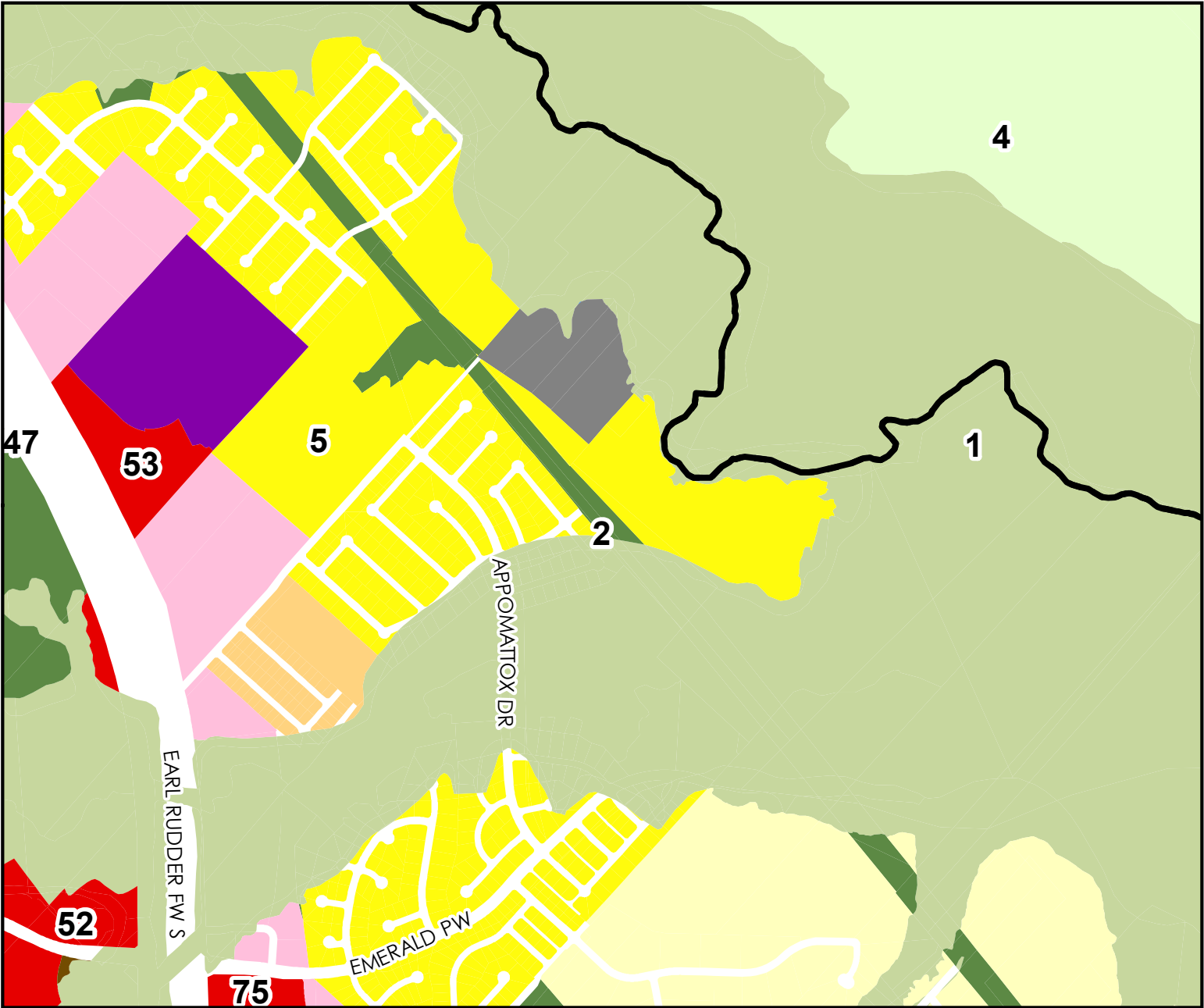
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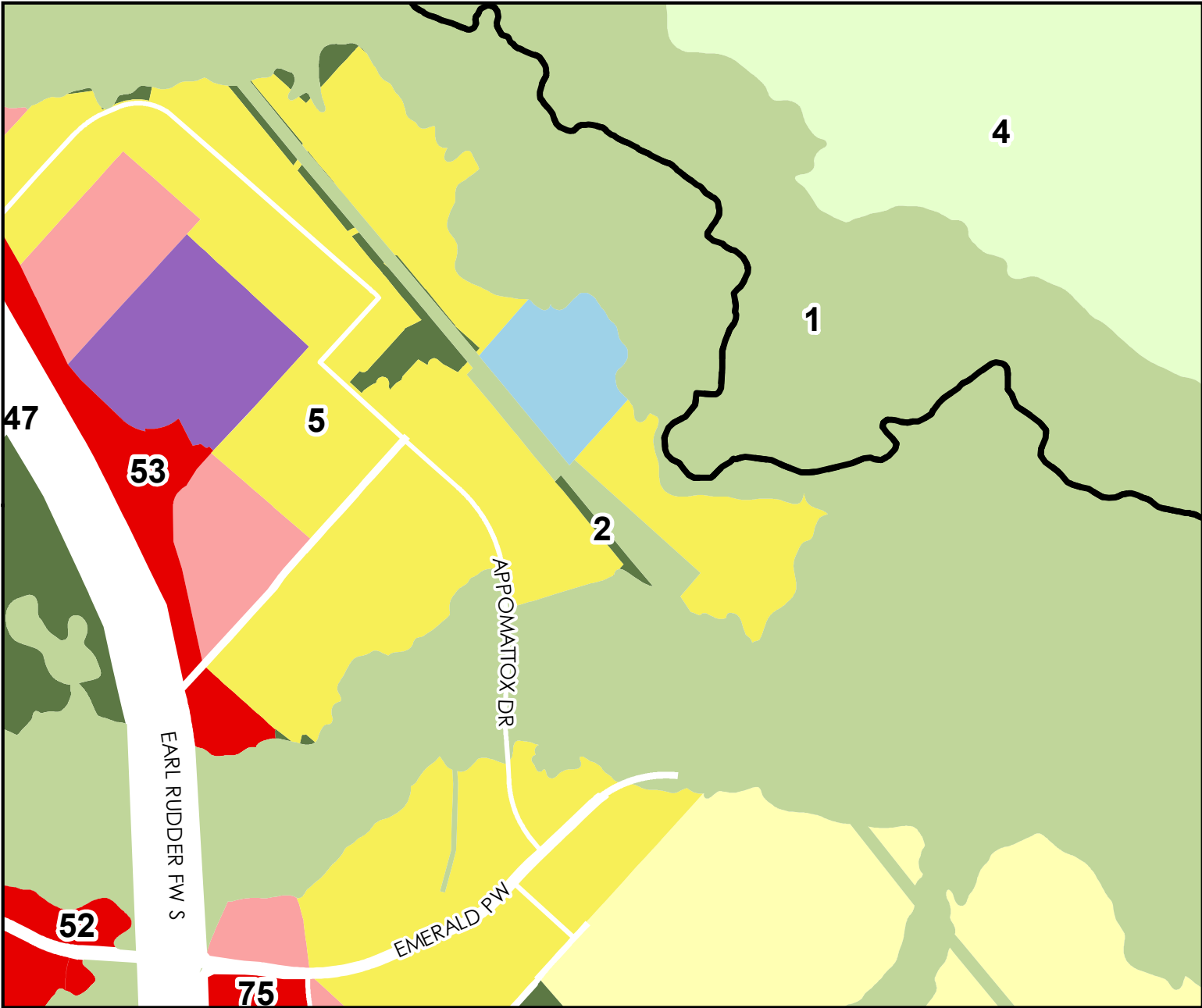
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See Page 14

Urban	Neighborhood Conservation	Wellborn Estate - Open	Urban Center	Rural
Urban Mixed Use	Medical Use	Wellborn Business Park	Neighborhood Center	Neighborhood Conservation
General Commercial	Institutional/Public	Wellborn Commercial	General Commercial	Medical
Suburban Commercial	Utilities	Wellborn Preserve	Neighborhood Commercial	Wellborn
Business Park	Texas A&M University	Wellborn Estate	Business Center	Institutional/Public
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban	Urban Residential	Texas A&M University
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban	Suburban Residential	Parks and Greenways
Estate	Water	Redevelopment Areas	Estate Residential	Natural & Open Areas
Rural	Wellborn Preserve - Open		Redevelopment Area	

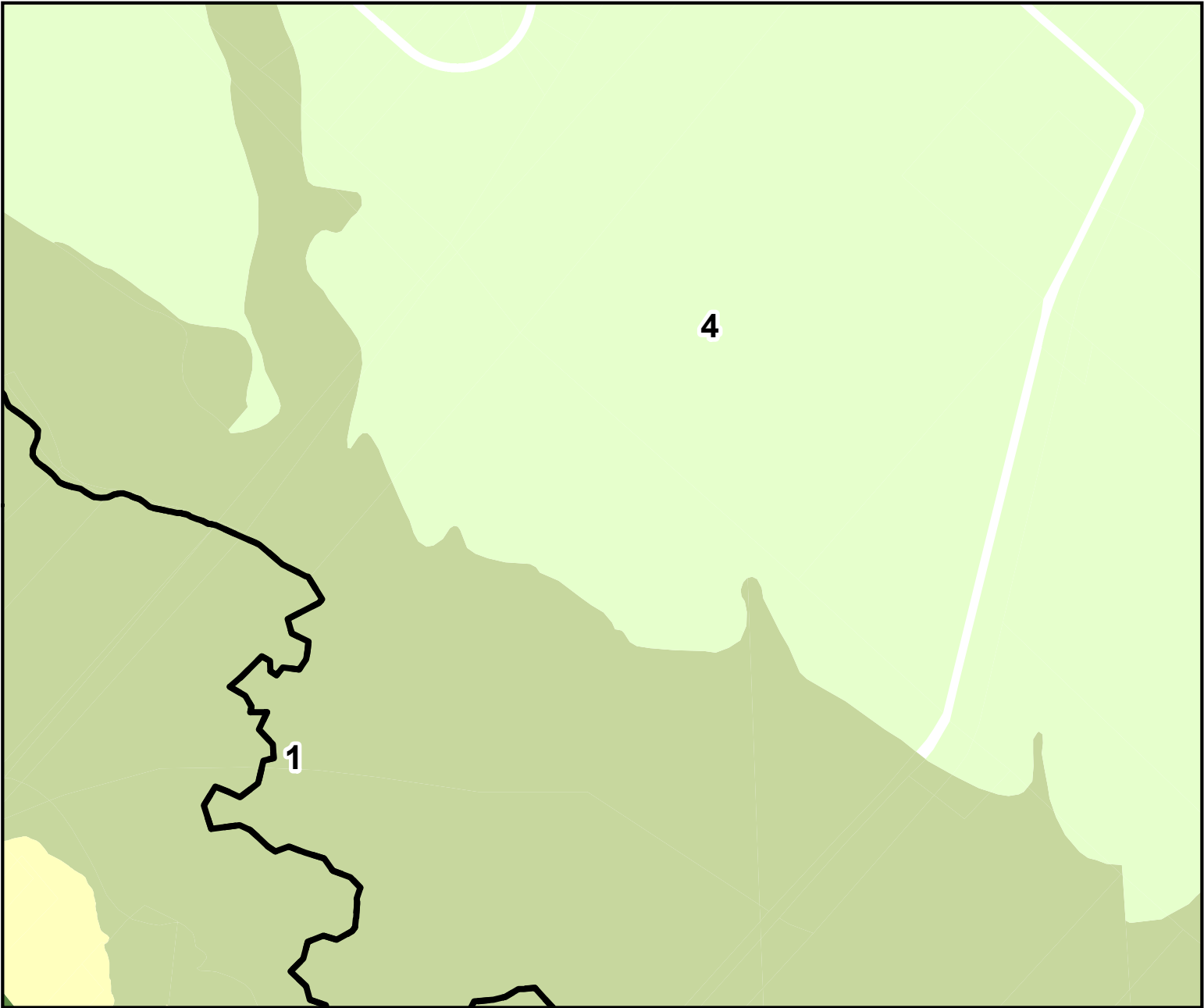
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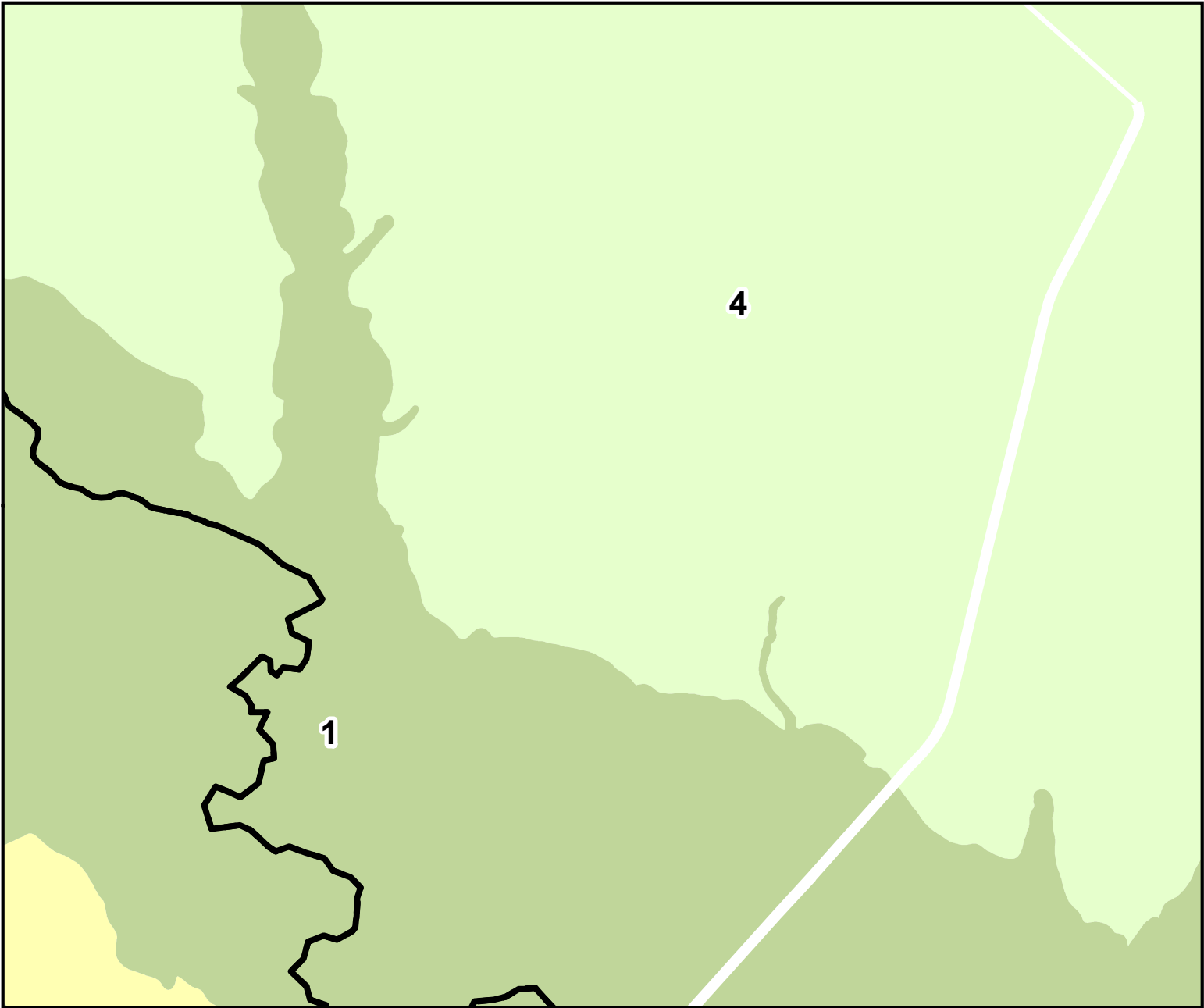
PROPOSED PLAN

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Urban

Urban Mixed Use

General Commercial

Suburban Commercial

Business Park

General Suburban

Restricted Suburban

Estate

Rural

Neighborhood Conservation

Medical Use

Institutional/Public

Utilities

Texas A&M University

Natural Areas - Protected

Natural Areas - Reserved

Water

Wellborn Preserve - Open

Wellborn Estate - Open

Wellborn Business Park

Wellborn Commercial

Wellborn Preserve

Wellborn Estate

Wellborn Restricted Suburban

Wellborn Suburban

Redevelopment Areas

Urban Center

Neighborhood Center

General Commercial

Neighborhood Commercial

Business Center

Urban Residential

Mixed Residential

Suburban Residential

Estate Residential

Rural

Neighborhood Conservation

Medical

Wellborn

Institutional/Public

Texas A&M University

Parks and Greenways

Natural & Open Areas

Redevelopment Area

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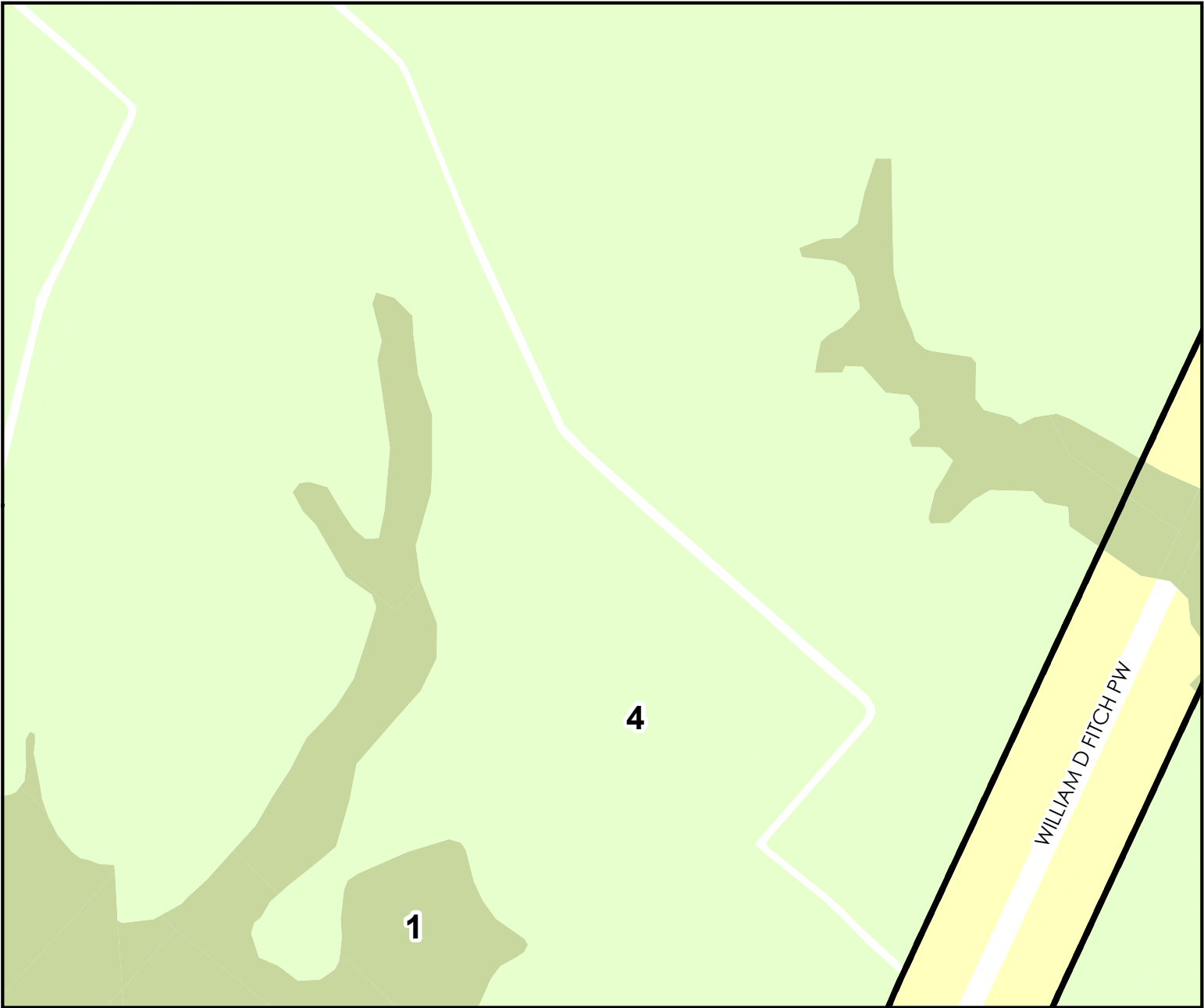
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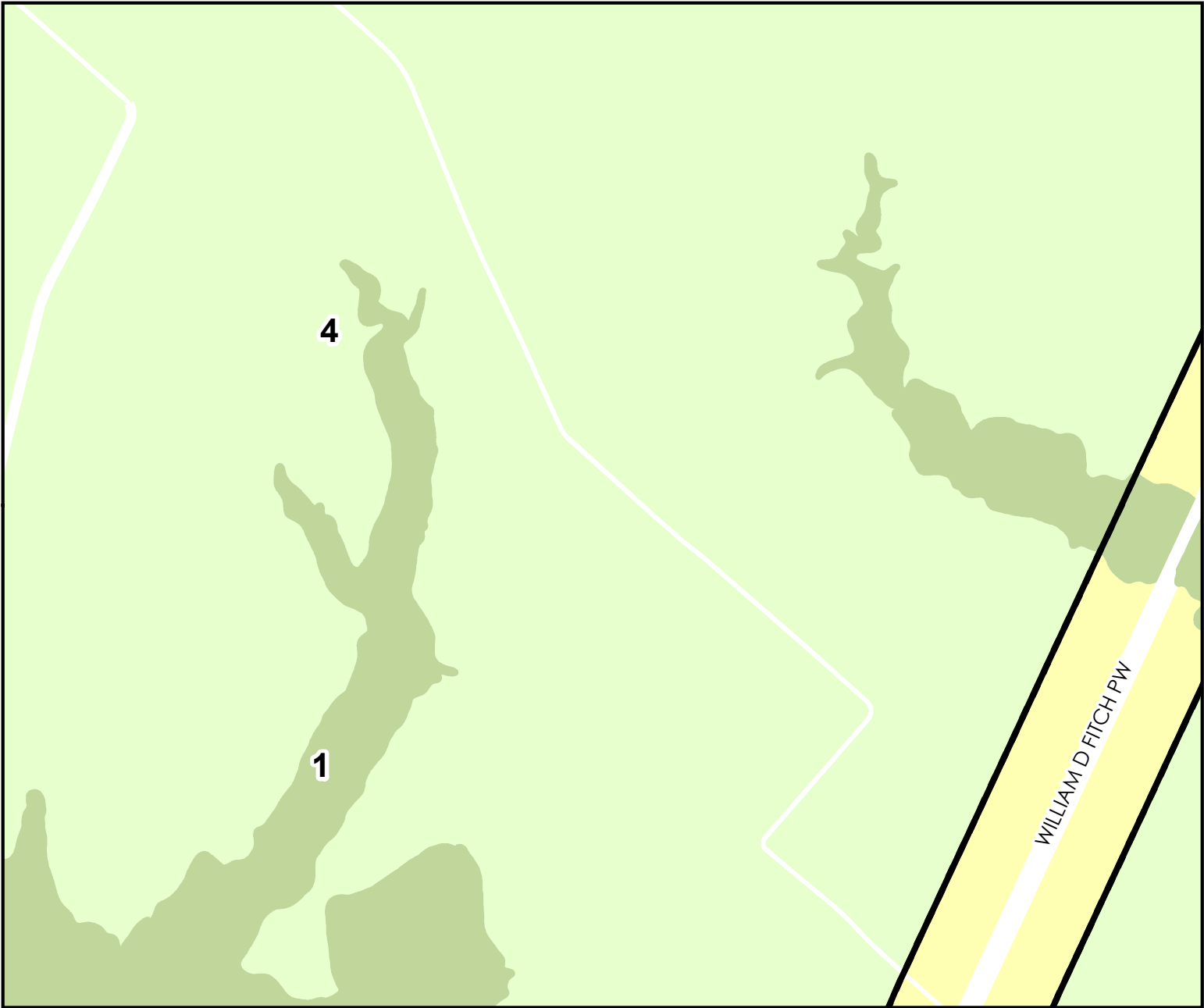
PROPOSED PLAN

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See Page 16

Urban

Urban Mixed Use

General Commercial

Suburban Commercial

Business Park

General Suburban

Restricted Suburban

Estate

Rural

Neighborhood Conservation

Medical Use

Institutional/Public

Utilities

Texas A&M University

Natural Areas - Protected

Natural Areas - Reserved

Water

Wellborn Preserve - Open

Wellborn Estate - Open

Wellborn Business Park

Wellborn Commercial

Wellborn Preserve

Wellborn Estate

Wellborn Restricted Suburban

Wellborn Suburban

Redevelopment Areas

Urban Center

Neighborhood Center

General Commercial

Neighborhood Commercial

Business Center

Urban Residential

Mixed Residential

Suburban Residential

Estate Residential

Rural

Neighborhood Conservation

Medical

Wellborn

Institutional/Public

Texas A&M University

Parks and Greenways

Natural & Open Areas

Redevelopment Area

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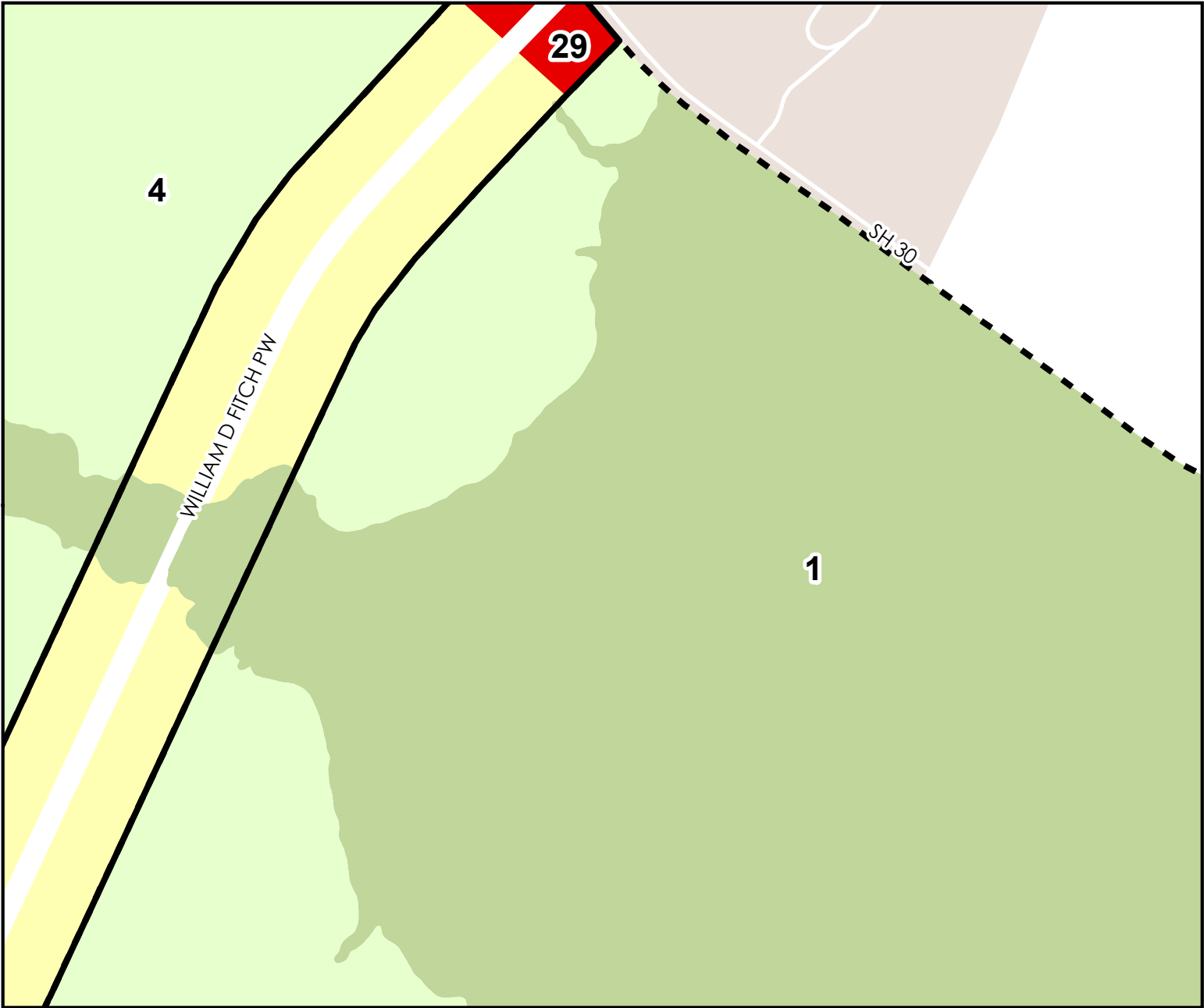
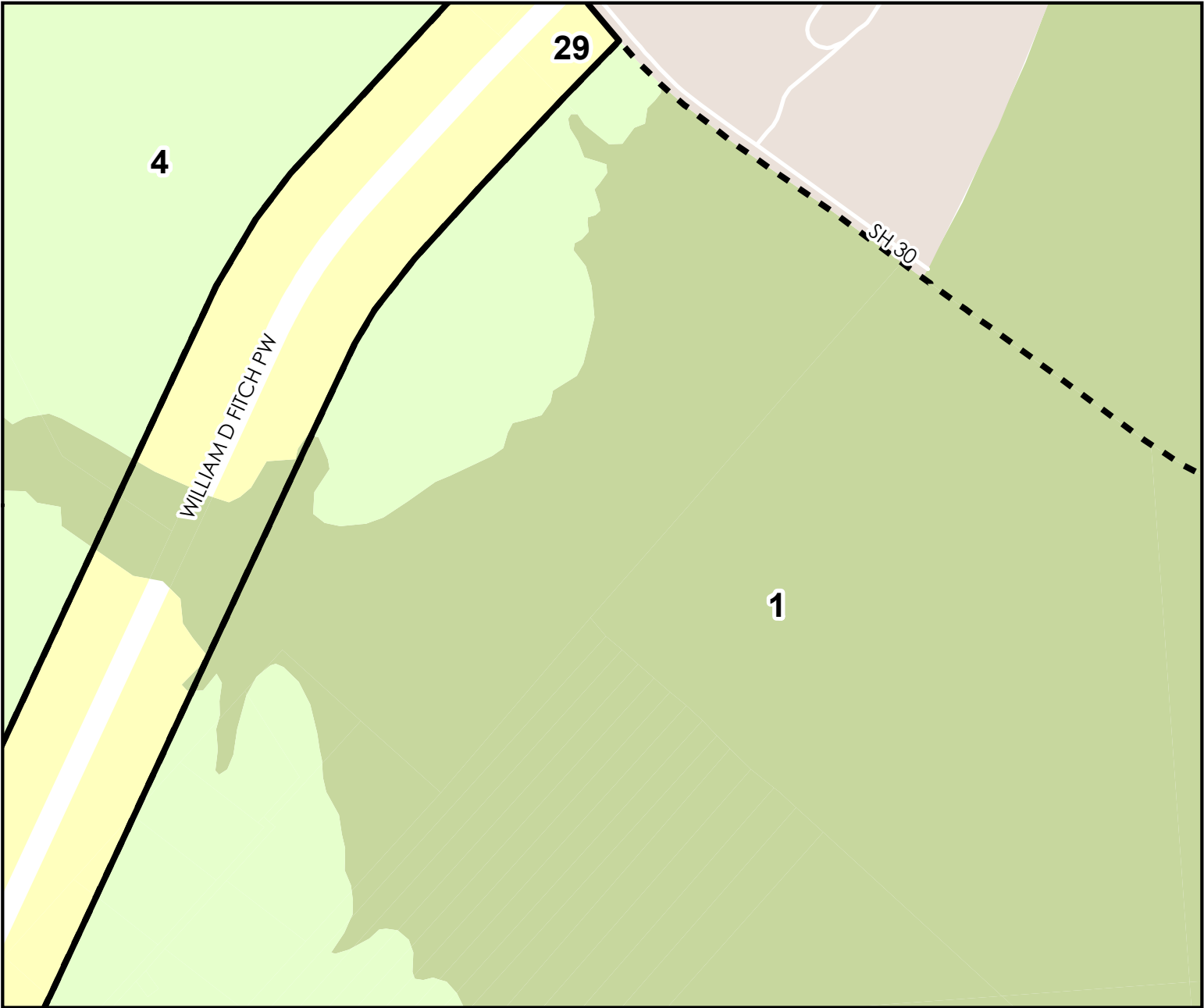
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ADOPTED/CURRENT PLAN

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PROPOSED PLAN

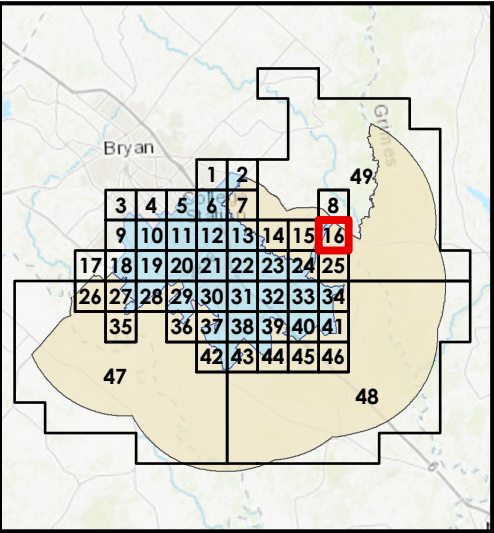
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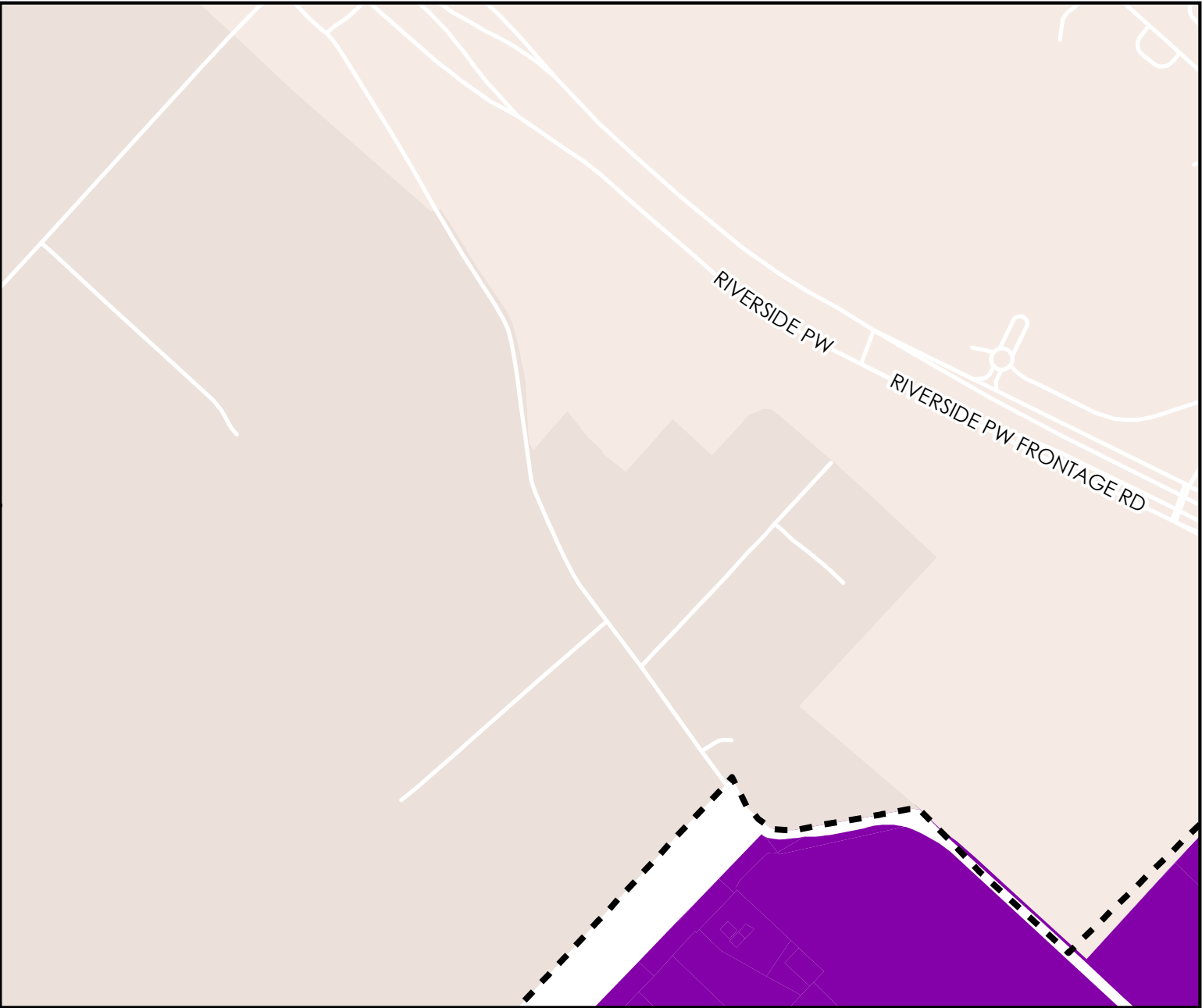
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	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



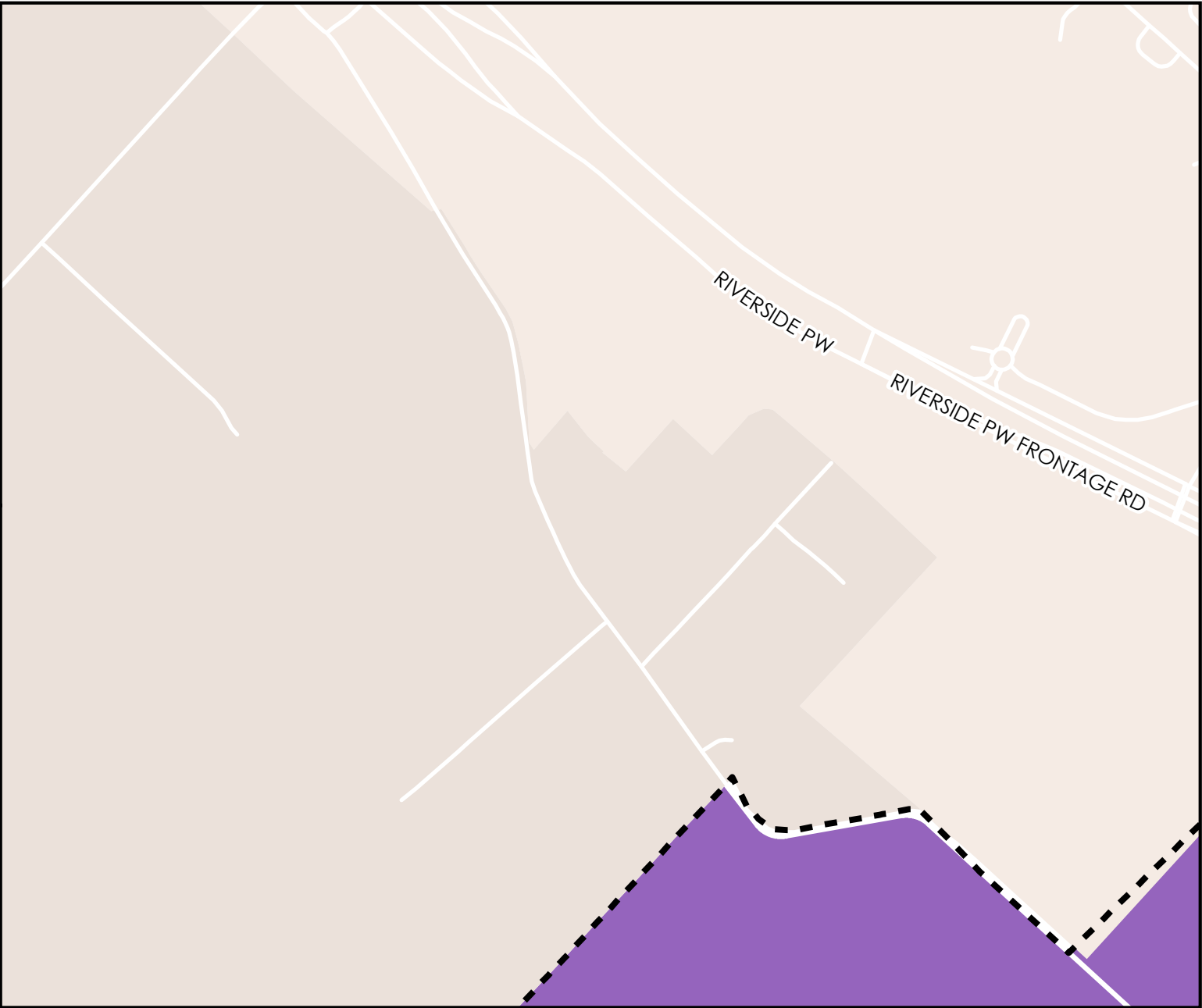
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PROPOSED PLAN

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See Page 18

Urban

Urban Mixed Use

General Commercial

Suburban Commercial

Business Park

General Suburban

Restricted Suburban

Estate

Rural

Neighborhood Conservation

Medical Use

Institutional/Public

Utilities

Texas A&M University

Natural Areas - Protected

Natural Areas - Reserved

Water

Wellborn Preserve - Open

Wellborn Estate - Open

Wellborn Business Park

Wellborn Commercial

Wellborn Preserve

Wellborn Estate

Wellborn Restricted Suburban

Wellborn Suburban

Redevelopment Areas

Urban Center

Neighborhood Center

General Commercial

Neighborhood Commercial

Business Center

Urban Residential

Mixed Residential

Suburban Residential

Estate Residential

Rural

Neighborhood Conservation

Medical

Wellborn

Institutional/Public

Texas A&M University

Parks and Greenways

Natural & Open Areas

Redevelopment Area

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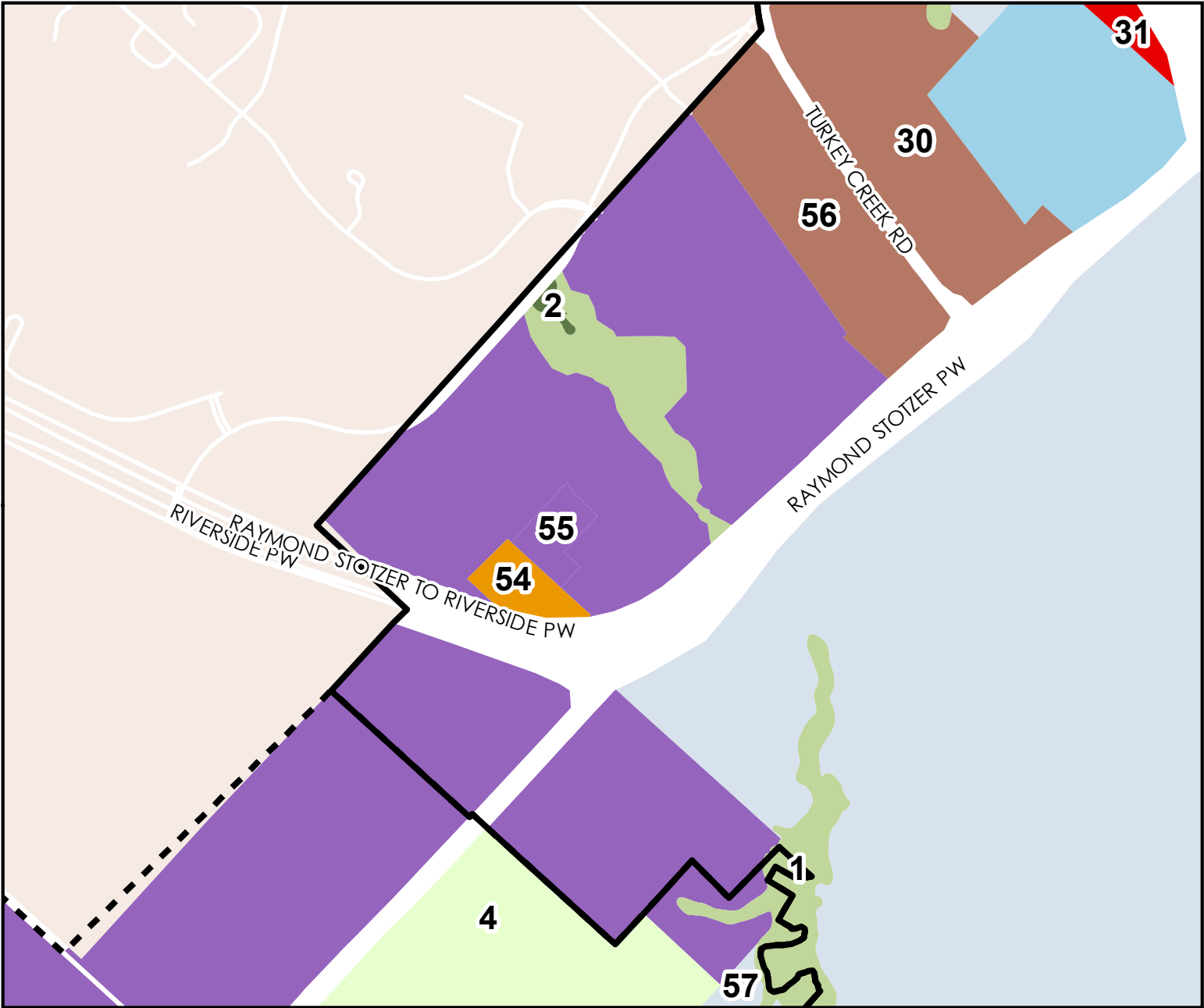
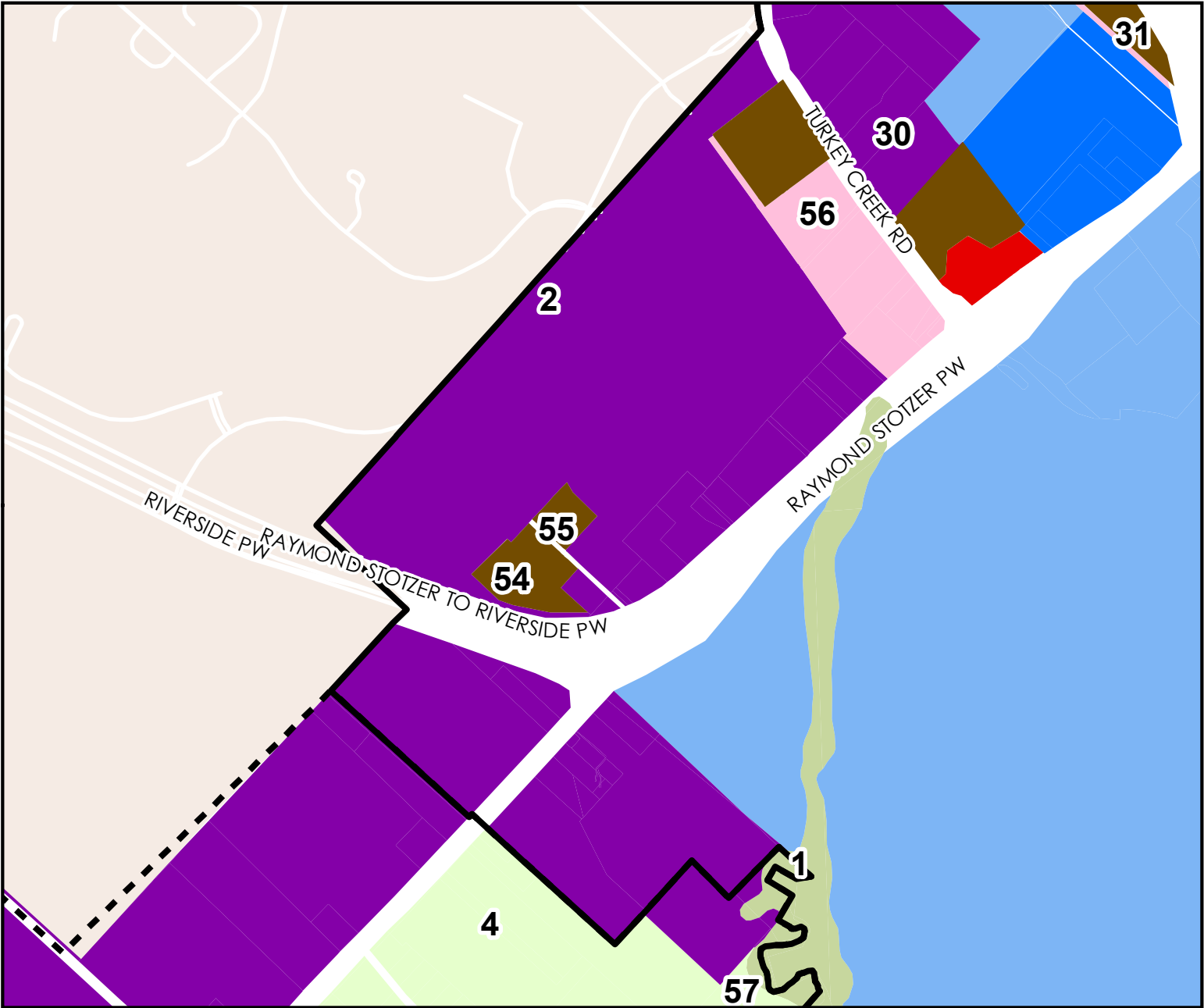
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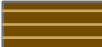
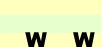
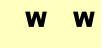
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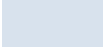
PROPOSED PLAN

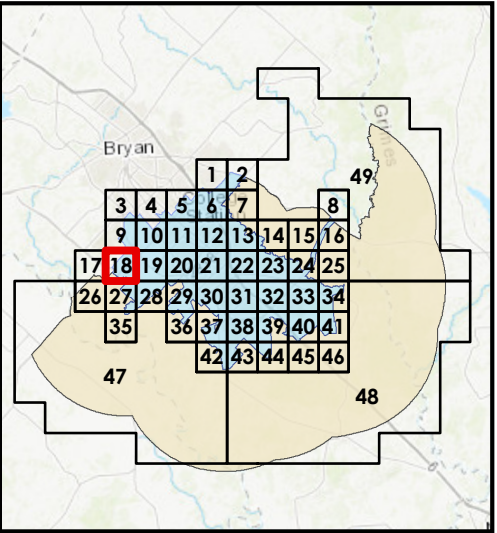
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See Page 27

 Urban	 Neighborhood Conservation	 Wellborn Estate - Open
 Urban Mixed Use	 Medical Use	 Wellborn Business Park
 General Commercial	 Institutional/Public	 Wellborn Commercial
 Suburban Commercial	 Utilities	 Wellborn Preserve
 Business Park	 Texas A&M University	 Wellborn Estate
 General Suburban	 Natural Areas - Protected	 Wellborn Restricted Suburban
 Restricted Suburban	 Natural Areas - Reserved	 Wellborn Suburban
 Estate	 Water	 Redevelopment Areas
 Rural	 Wellborn Preserve - Open	

 Urban Center	 Rural
 Neighborhood Center	 Neighborhood Conservation
 General Commercial	 Medical
 Neighborhood Commercial	 Wellborn
 Business Center	 Institutional/Public
 Urban Residential	 Texas A&M University
 Mixed Residential	 Parks and Greenways
 Suburban Residential	 Natural & Open Areas
 Estate Residential	 Redevelopment Area

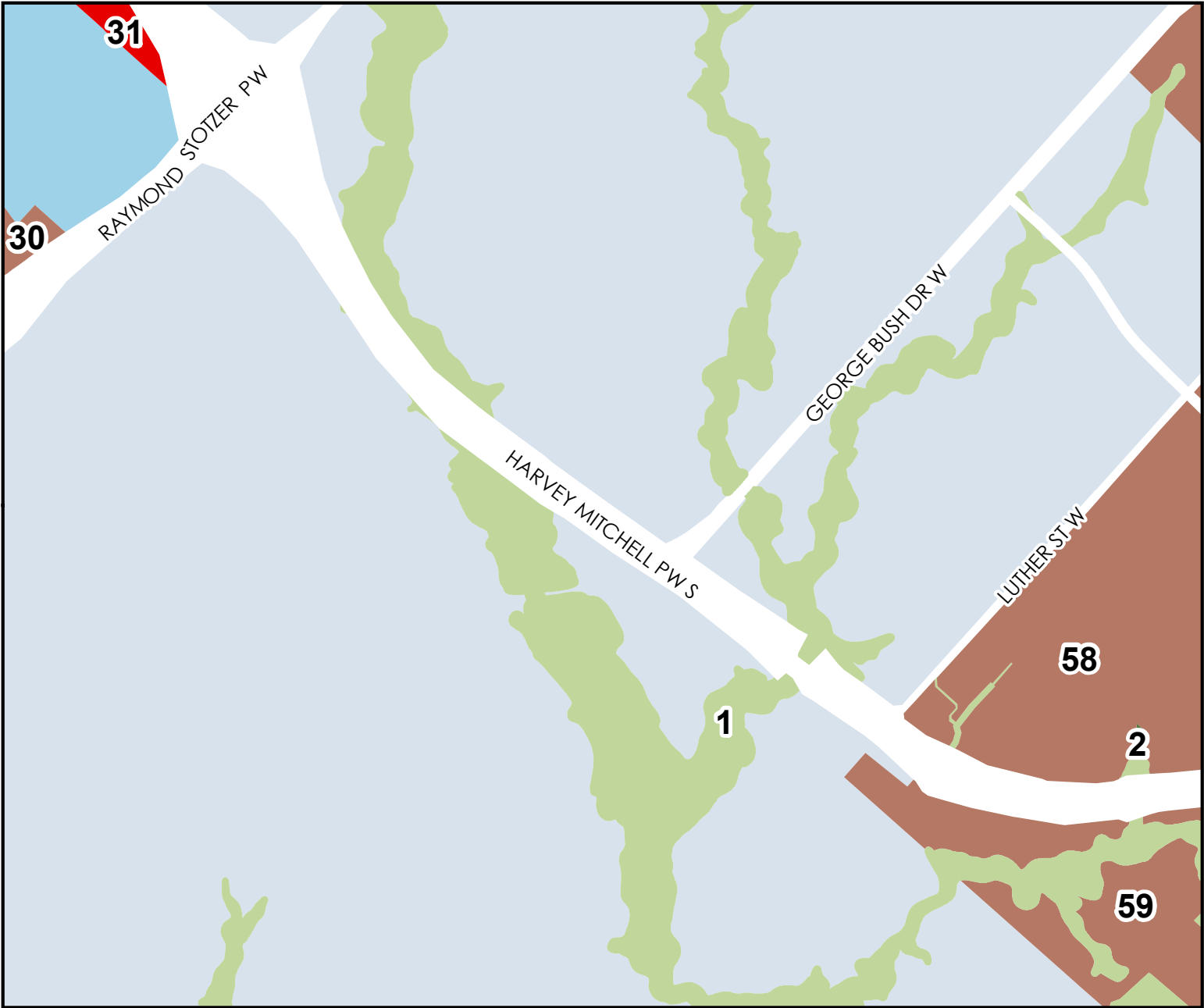
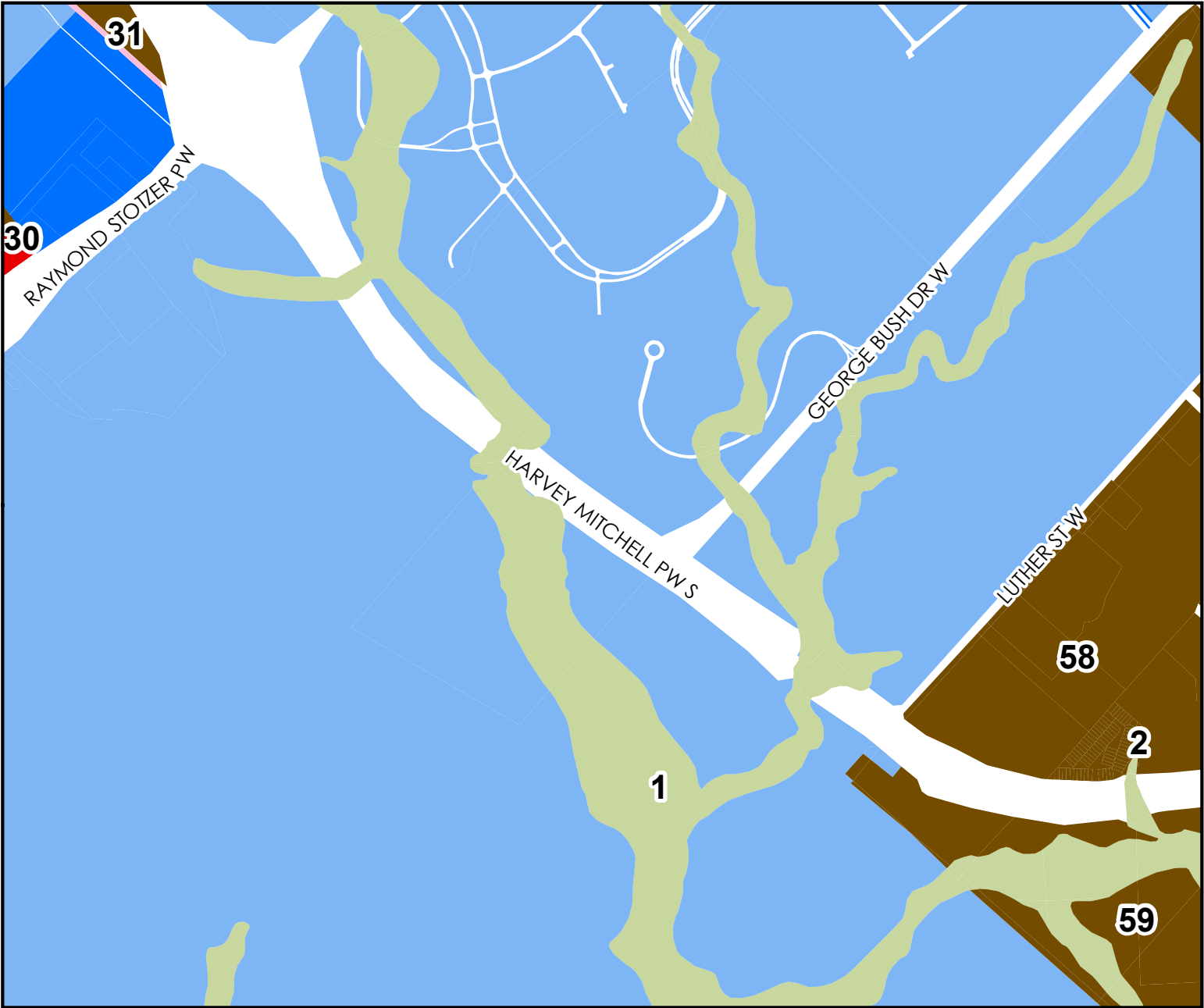


ADOPTED/CURRENT PLAN

See Page 10

PROPOSED PLAN

[DRAFT]



See Page 28

Urban

Urban Mixed Use

General Commercial

Suburban Commercial

Business Park

General Suburban

Restricted Suburban

Estate

Rural

Neighborhood Conservation

Medical Use

Institutional/Public

Utilities

Texas A&M University

Natural Areas - Protected

Natural Areas - Reserved

Water

Wellborn Preserve - Open

Wellborn Estate - Open

Wellborn Business Park

Wellborn Commercial

Wellborn Preserve

Wellborn Estate

Wellborn Restricted Suburban

Wellborn Suburban

Redevelopment Areas

Urban Center

Neighborhood Center

General Commercial

Neighborhood Commercial

Business Center

Urban Residential

Mixed Residential

Suburban Residential

Estate Residential

Rural

Neighborhood Conservation

Medical

Wellborn

Institutional/Public

Texas A&M University

Parks and Greenways

Natural & Open Areas

Redevelopment Area

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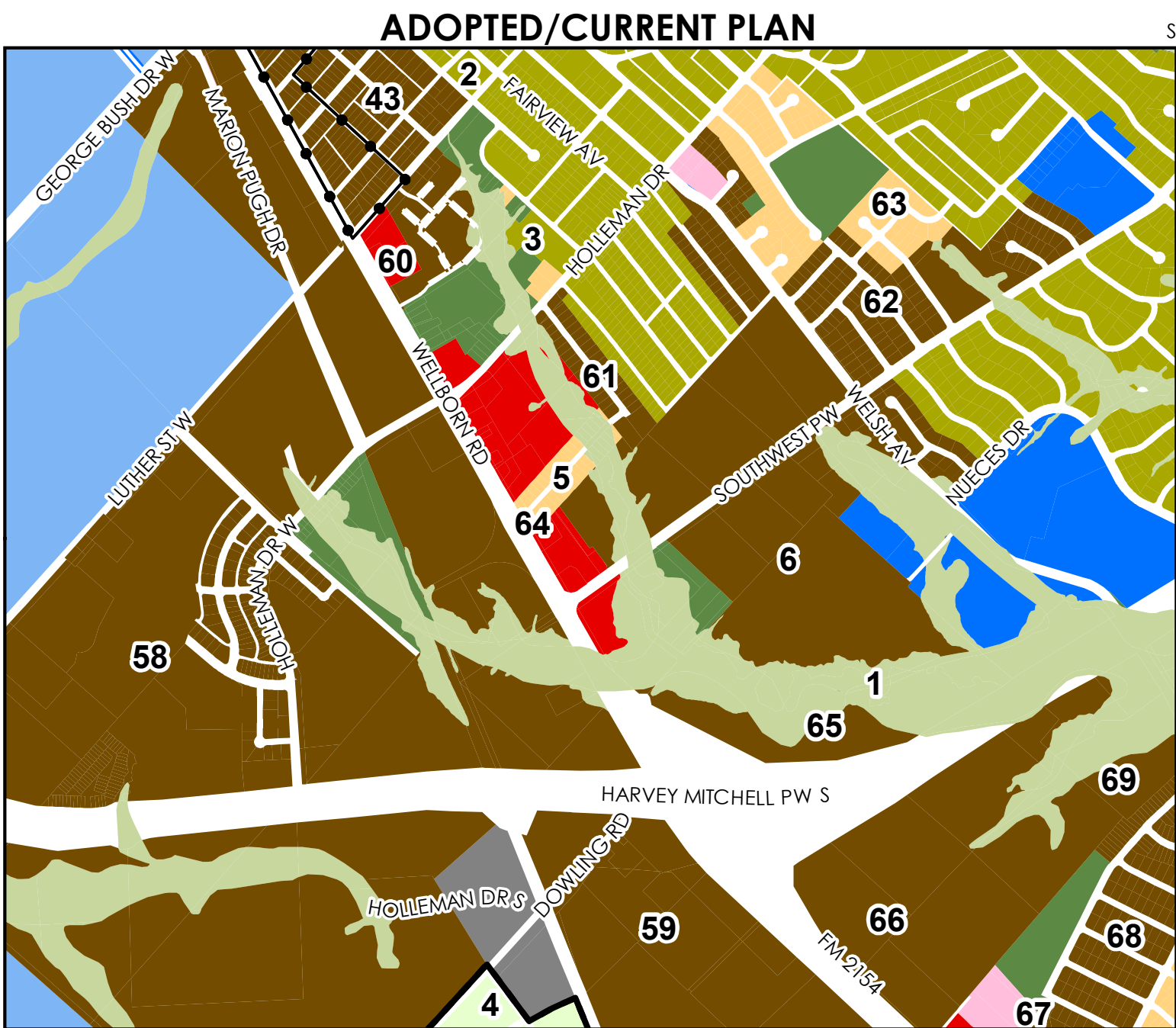
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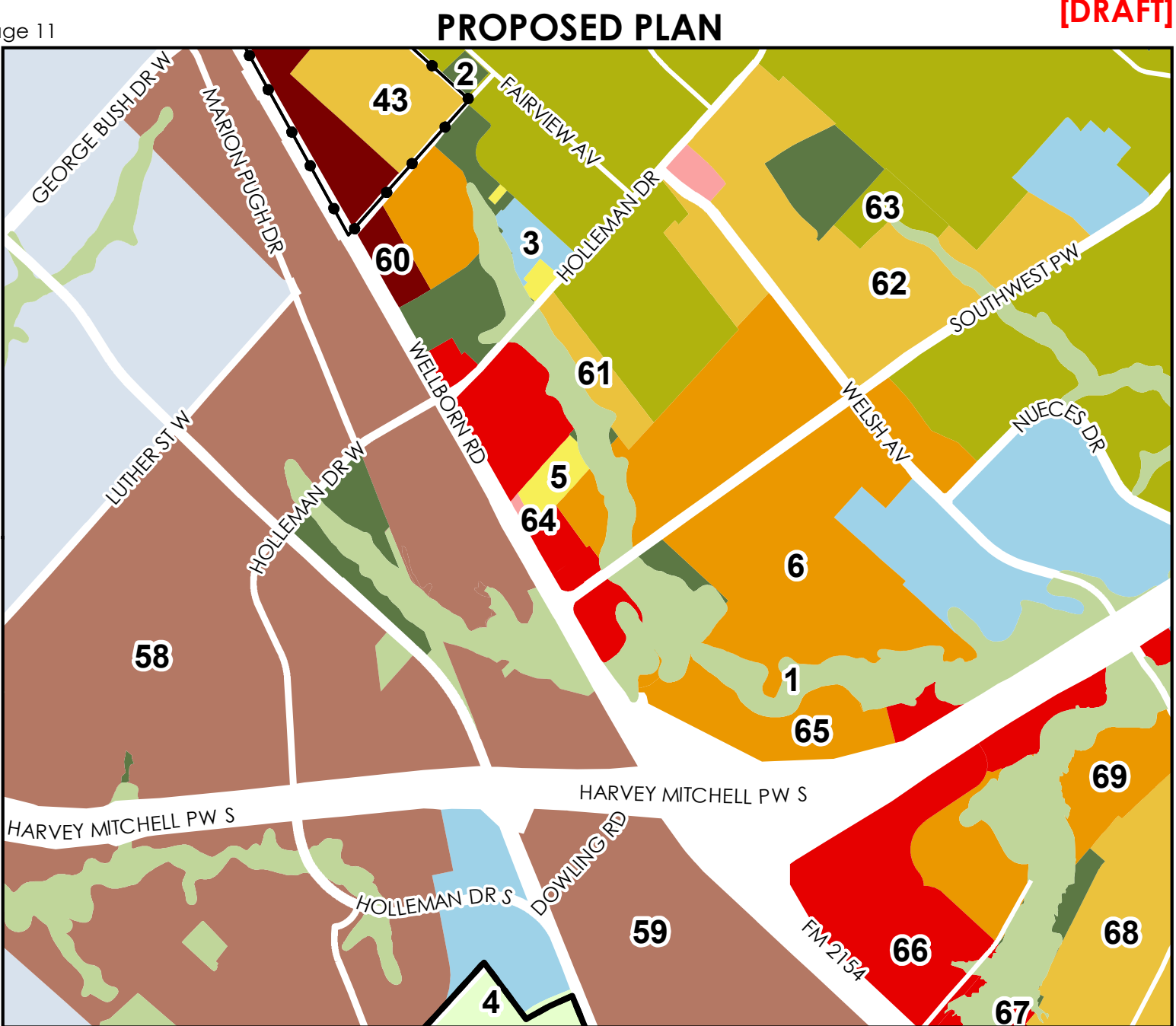
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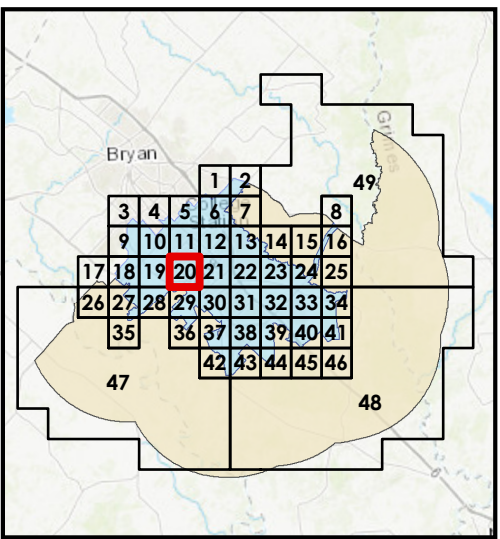
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See Page 29

	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

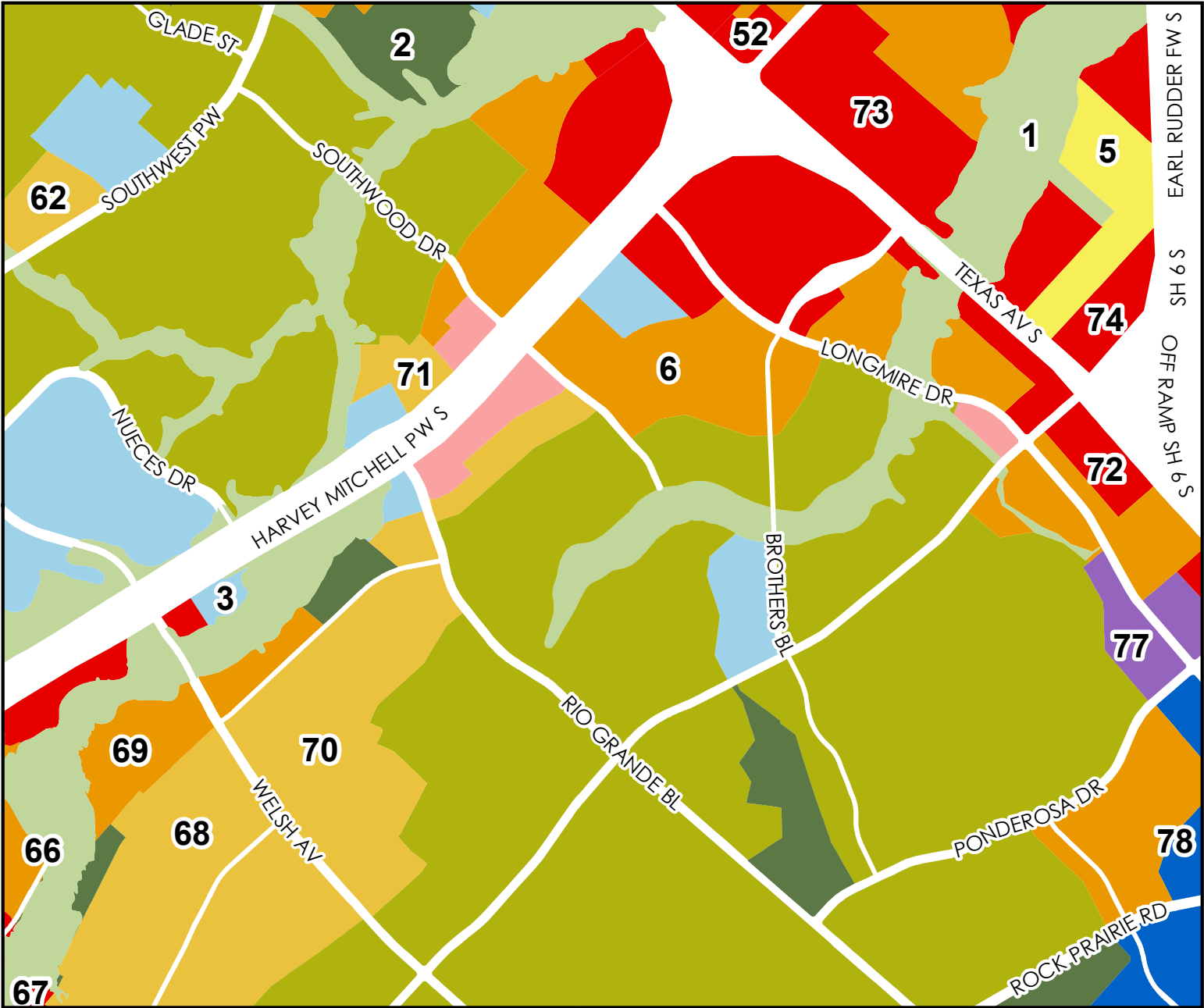
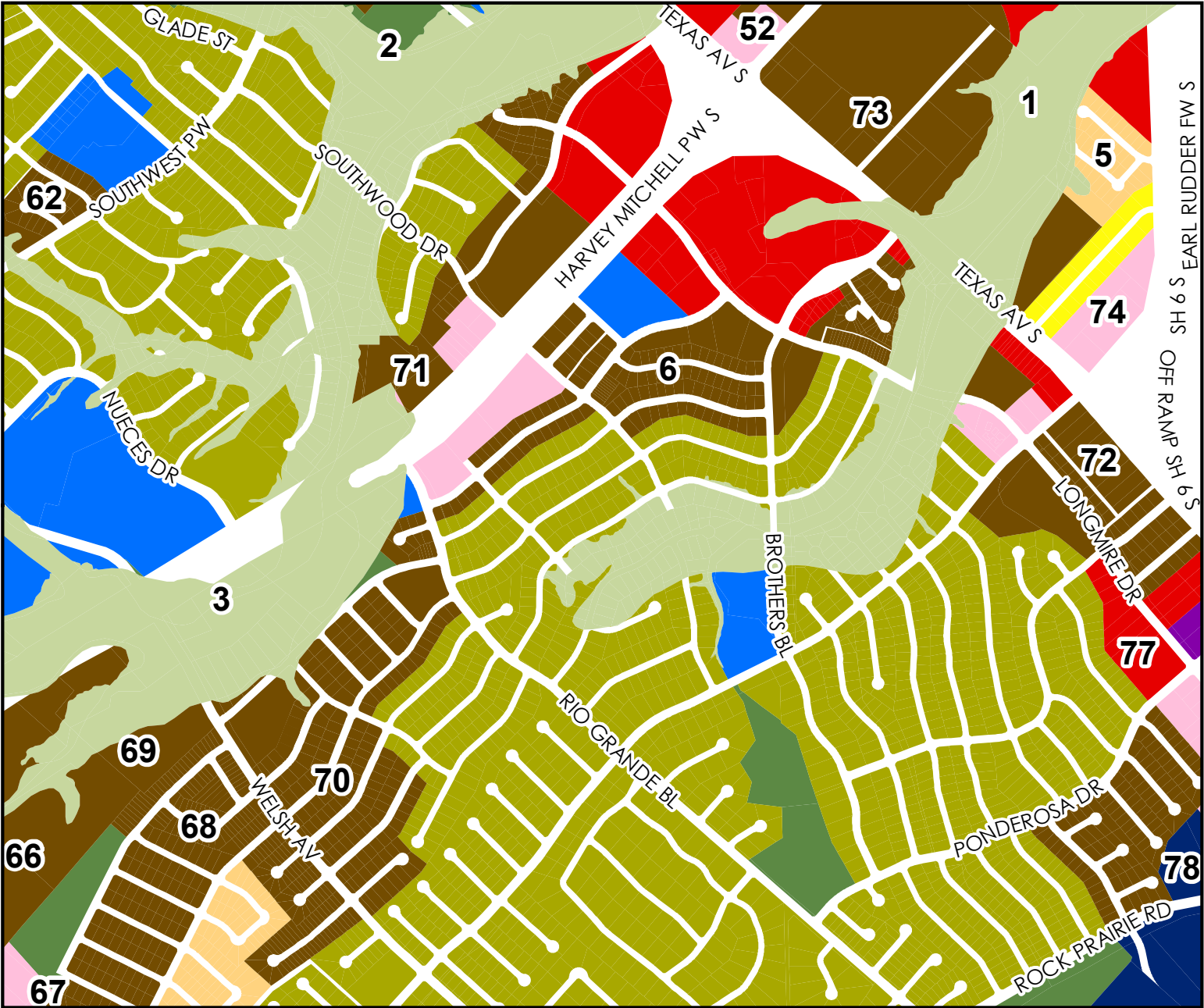


ADOPTED/CURRENT PLAN

See Page 12

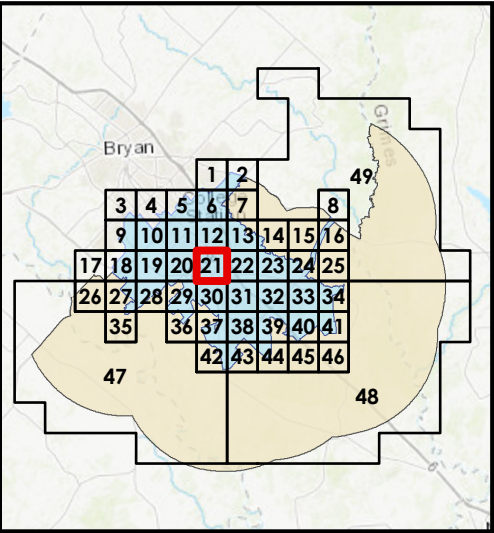
PROPOSED PLAN

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	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

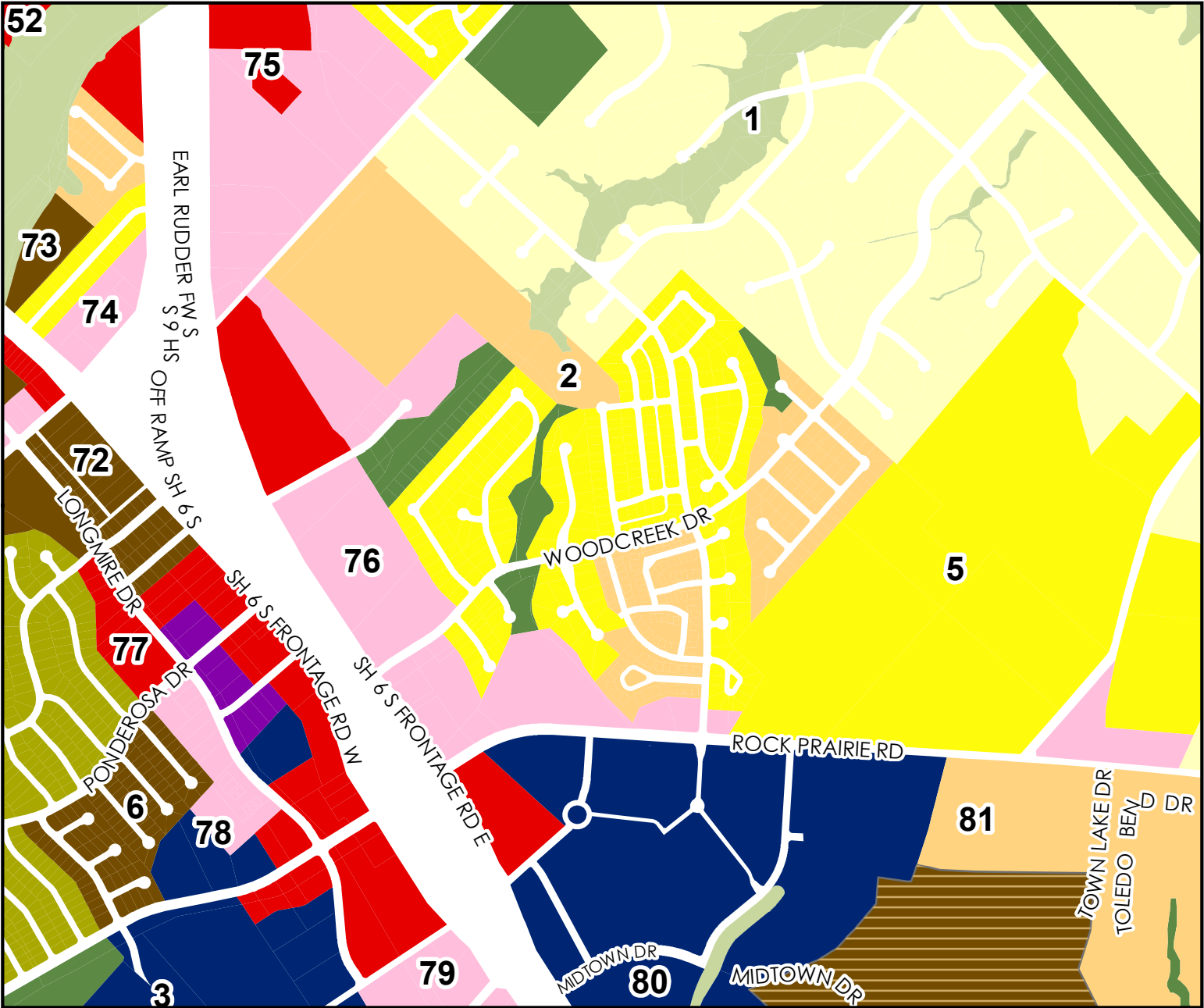


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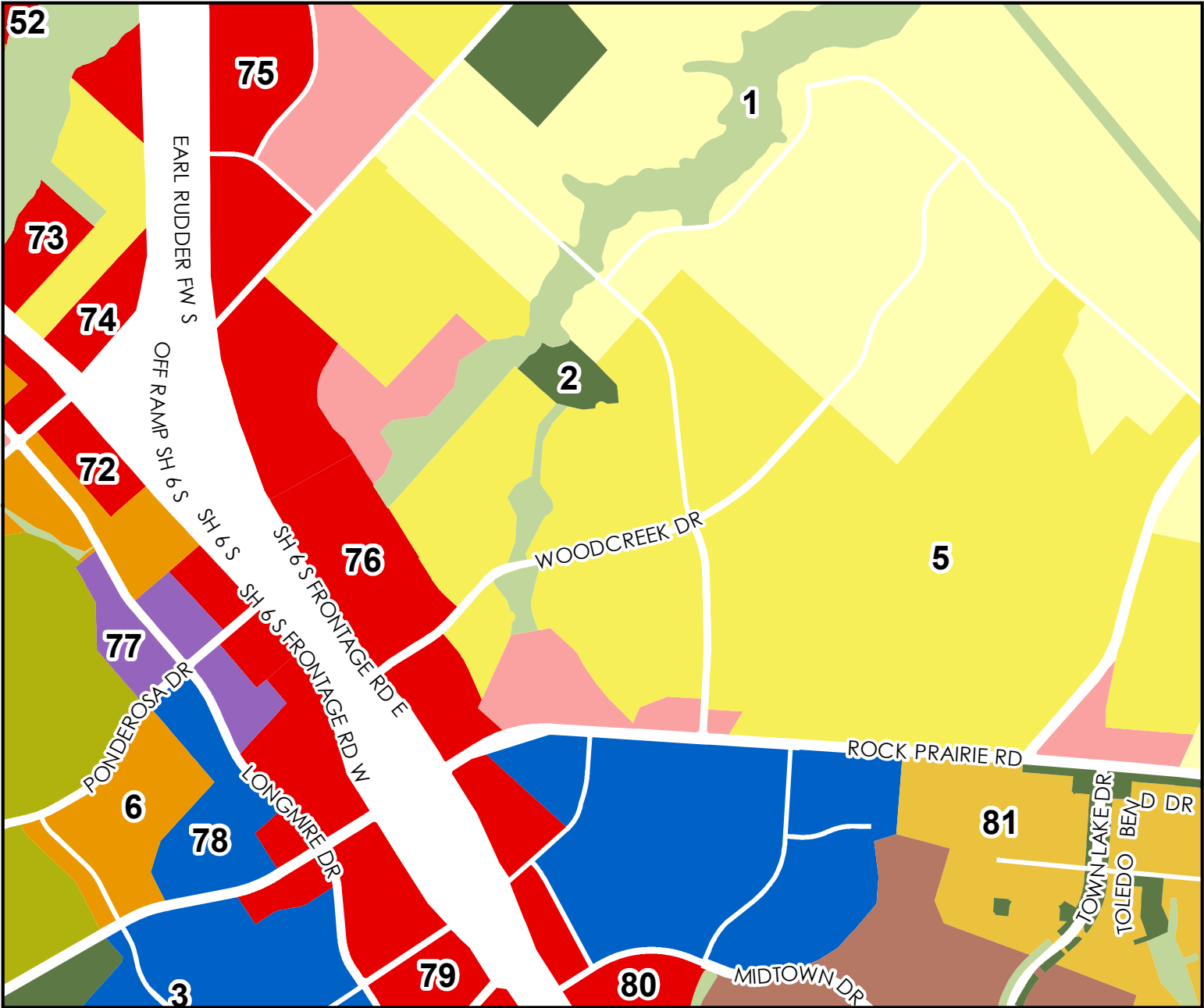
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PROPOSED PLAN

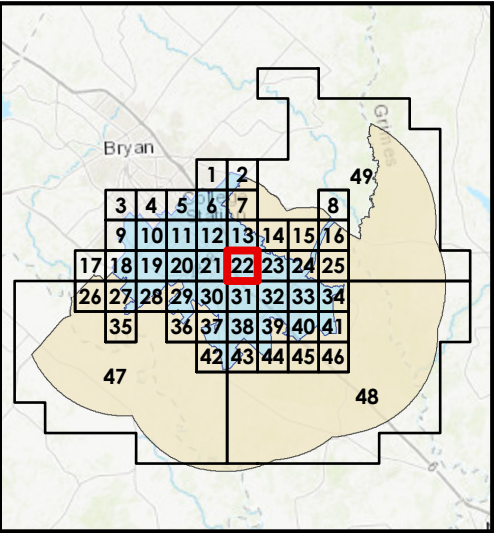
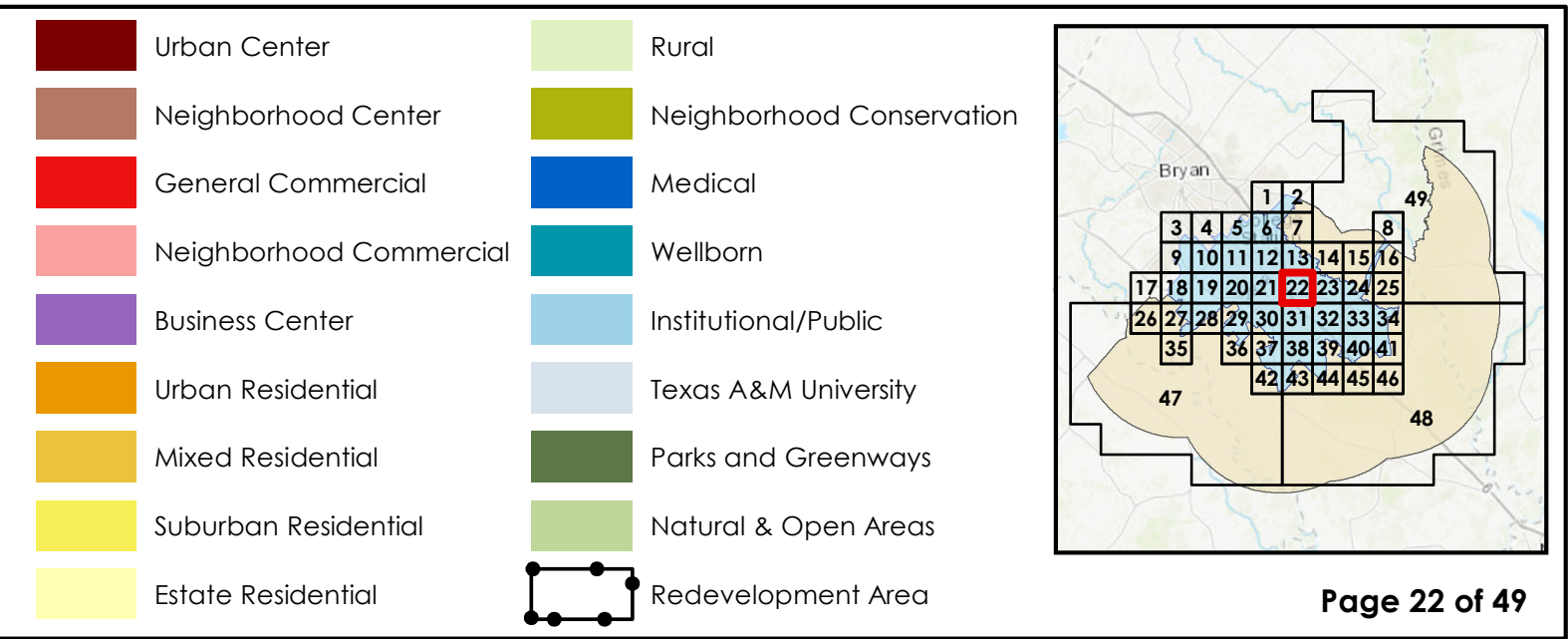
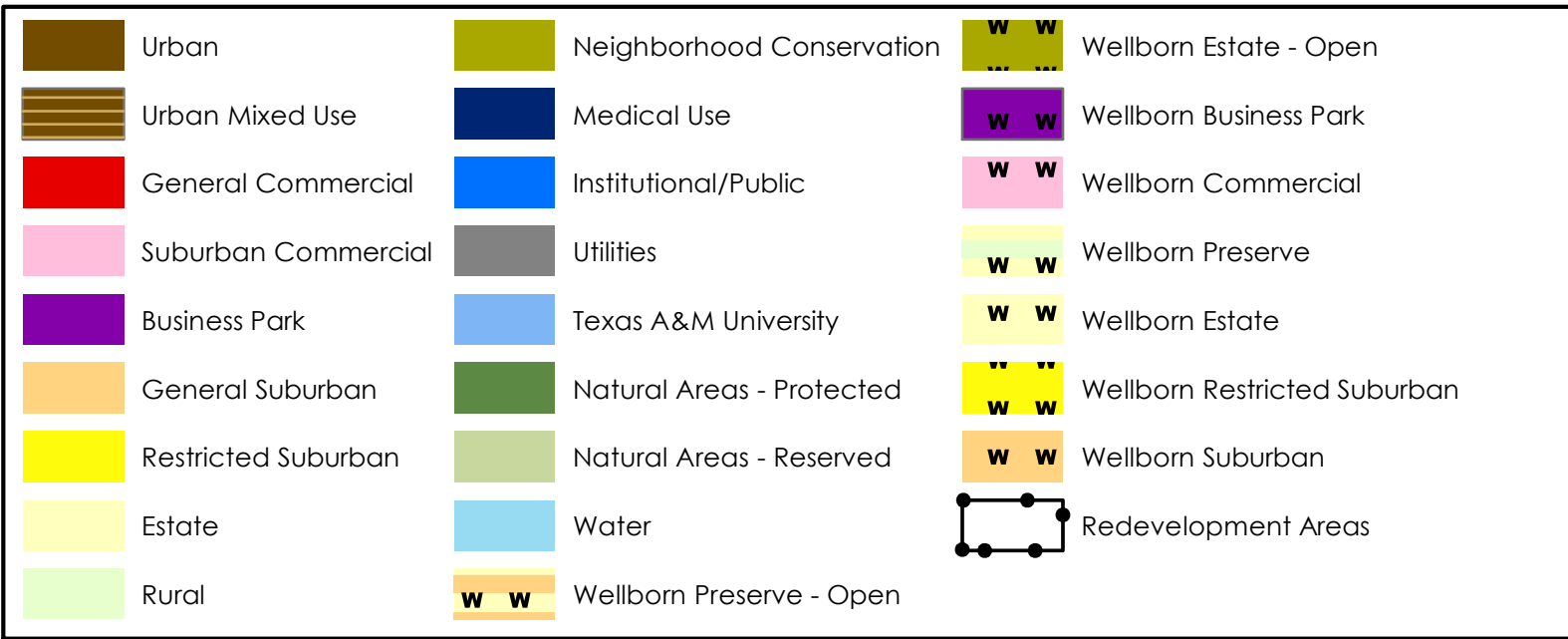
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See Page 23

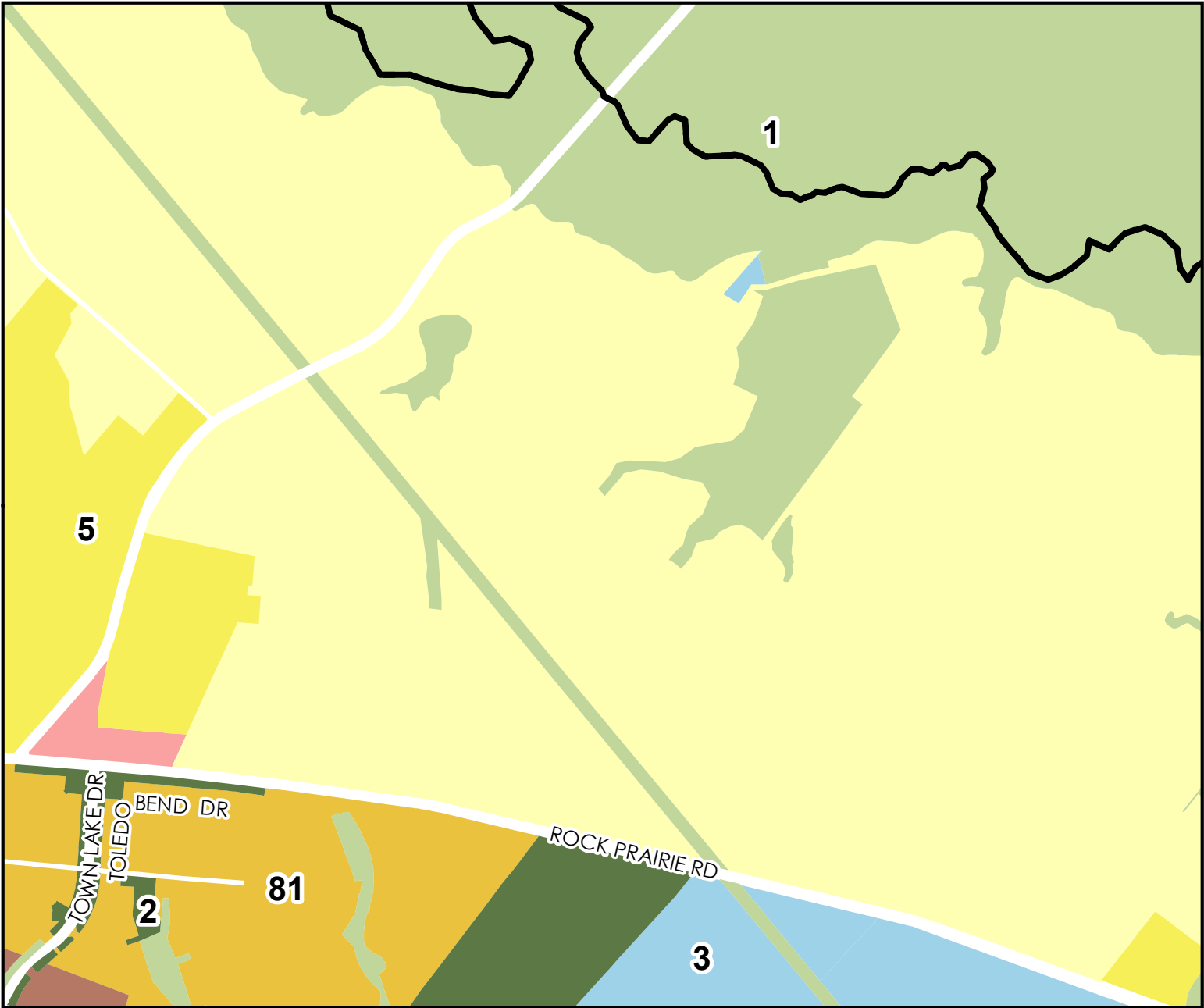
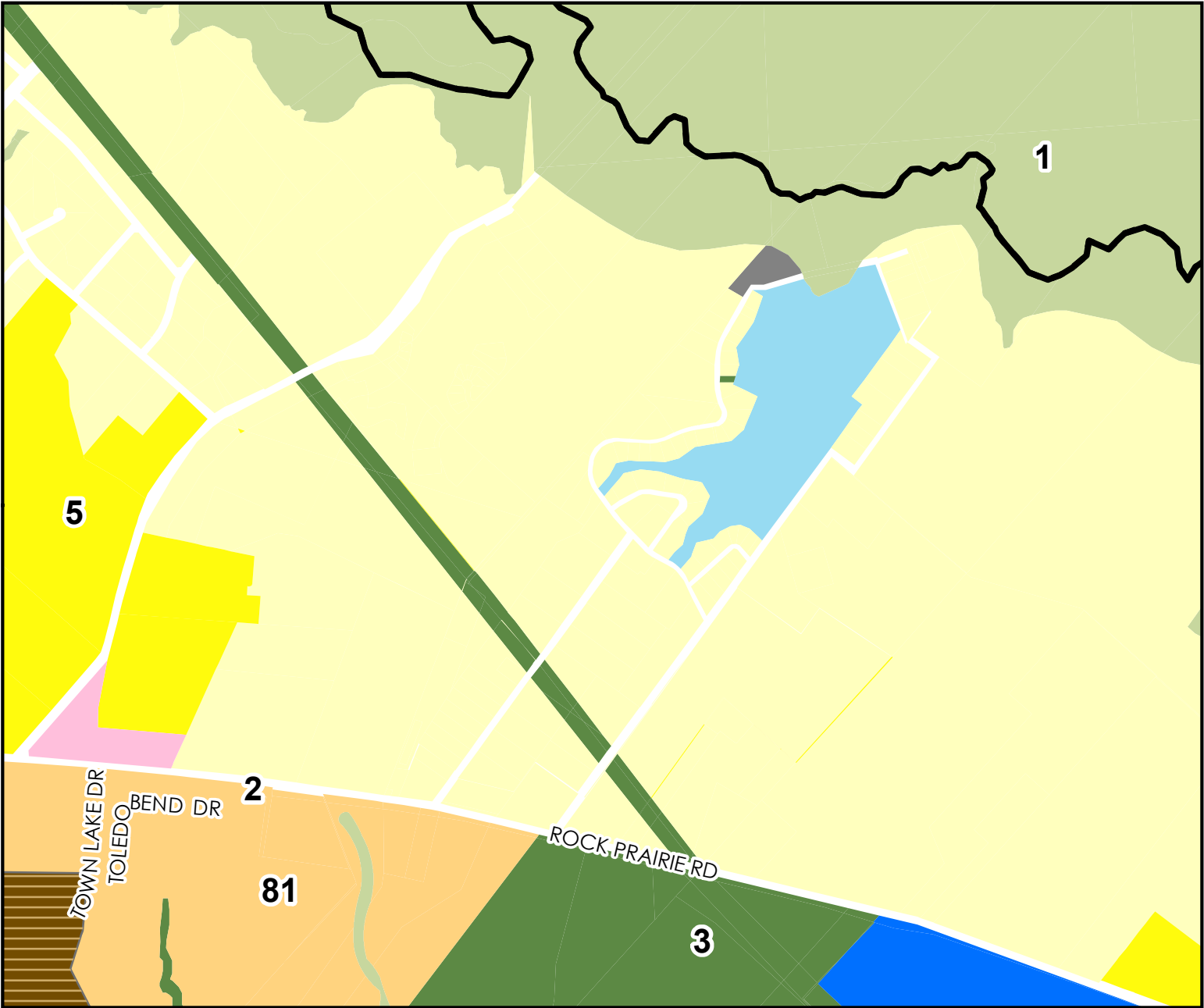


ADOPTED/CURRENT PLAN

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PROPOSED PLAN

[DRAFT]



See Page 32

Urban

Urban Mixed Use

General Commercial

Suburban Commercial

Business Park

General Suburban

Restricted Suburban

Estate

Rural

Neighborhood Conservation

Medical Use

Institutional/Public

Utilities

Texas A&M University

Natural Areas - Protected

Natural Areas - Reserved

Water

Wellborn Preserve - Open

Wellborn Estate - Open

Wellborn Business Park

Wellborn Commercial

Wellborn Preserve

Wellborn Estate

Wellborn Restricted Suburban

Wellborn Suburban

Redevelopment Areas

Urban Center

Neighborhood Center

General Commercial

Neighborhood Commercial

Business Center

Urban Residential

Mixed Residential

Suburban Residential

Estate Residential

Rural

Neighborhood Conservation

Medical

Wellborn

Institutional/Public

Texas A&M University

Parks and Greenways

Natural & Open Areas

Redevelopment Area

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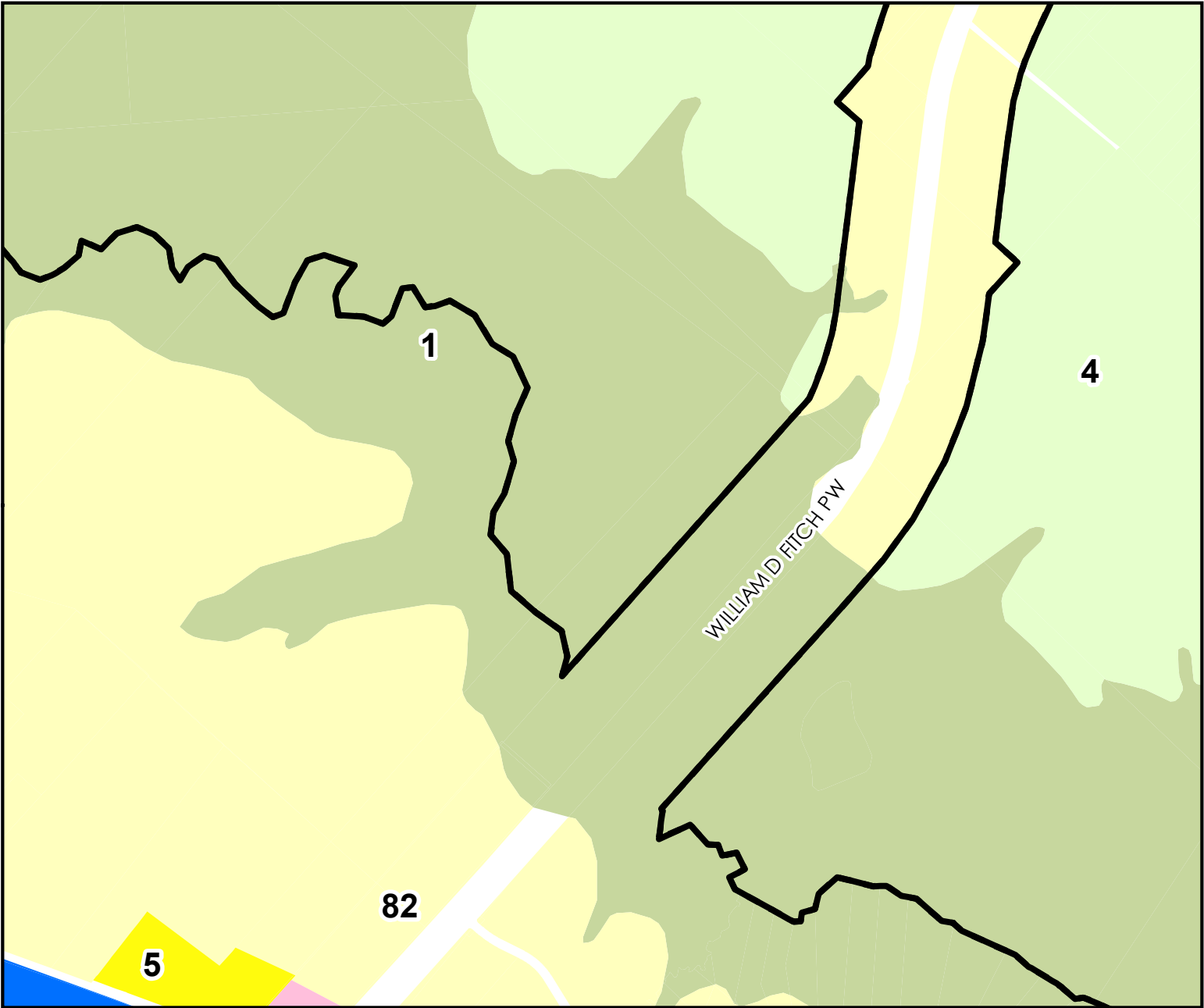
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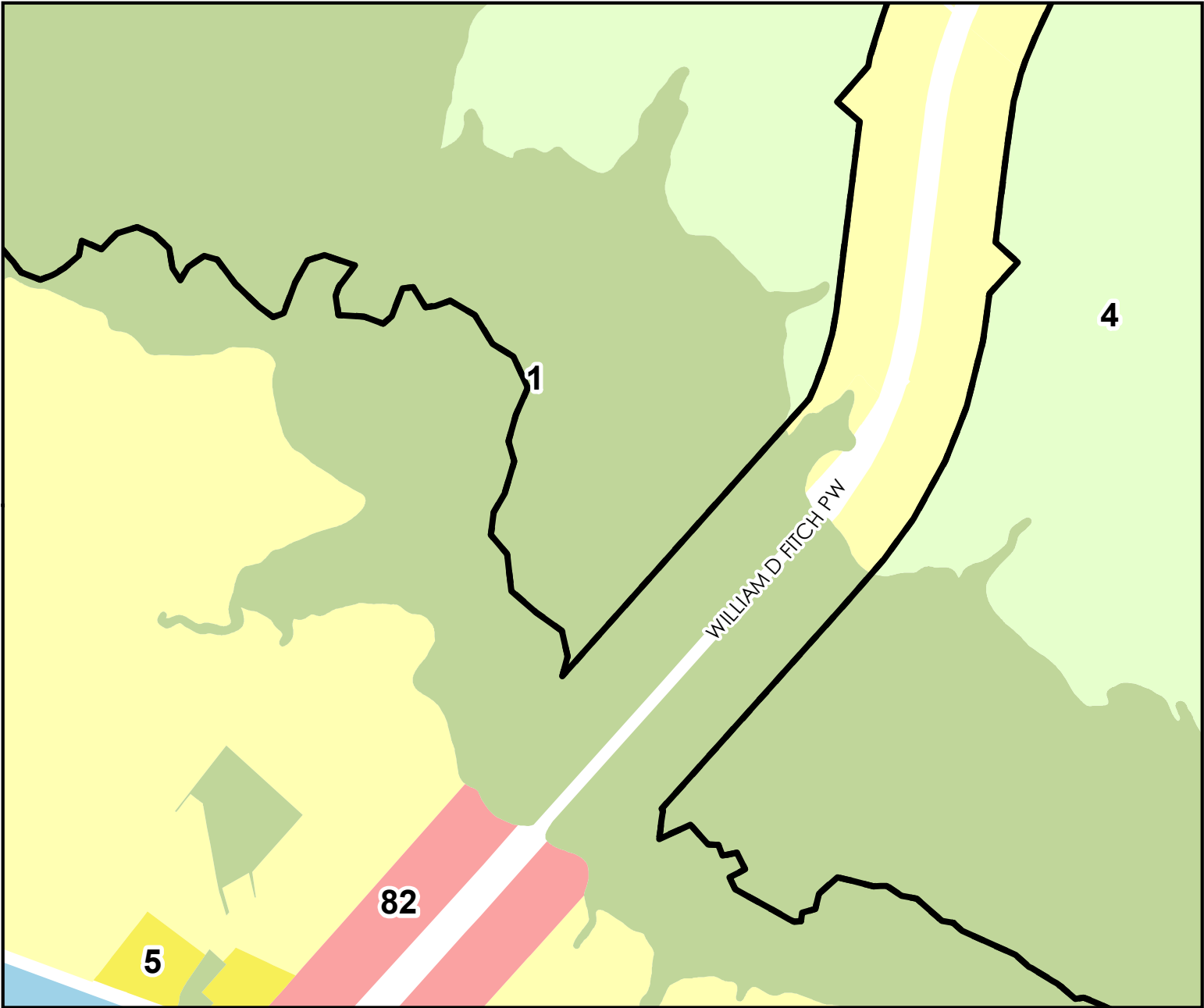
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See Page 23



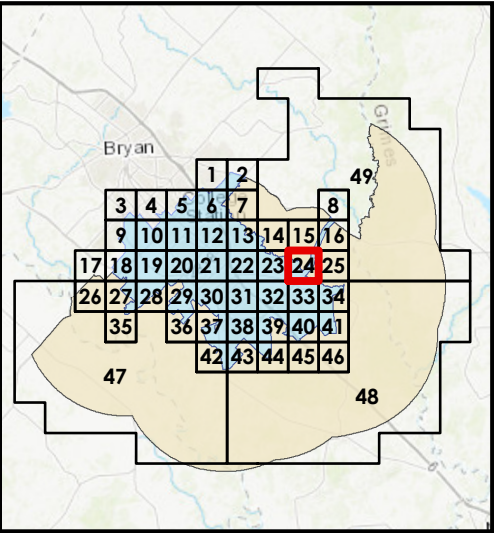
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See Page 25

Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area



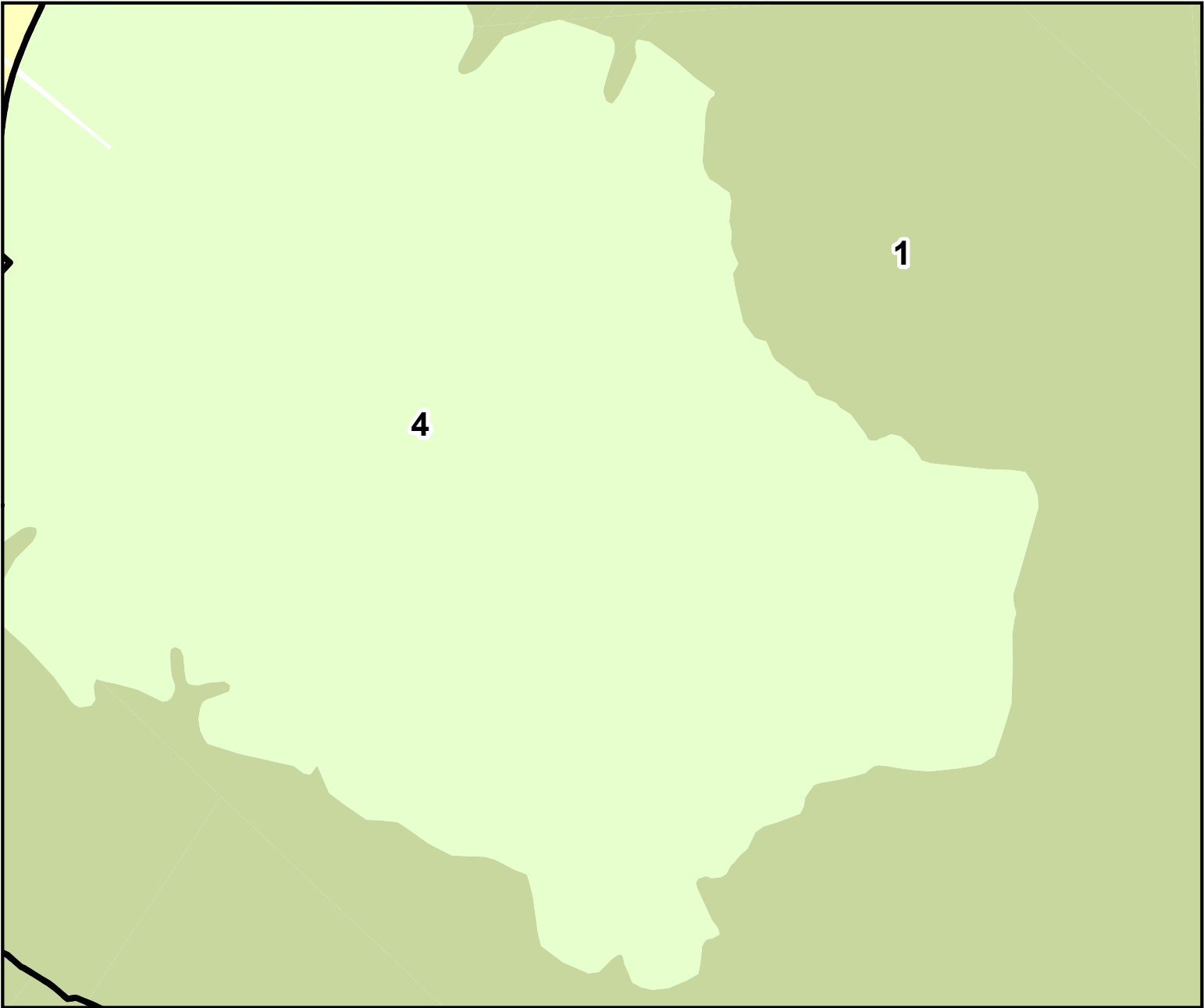
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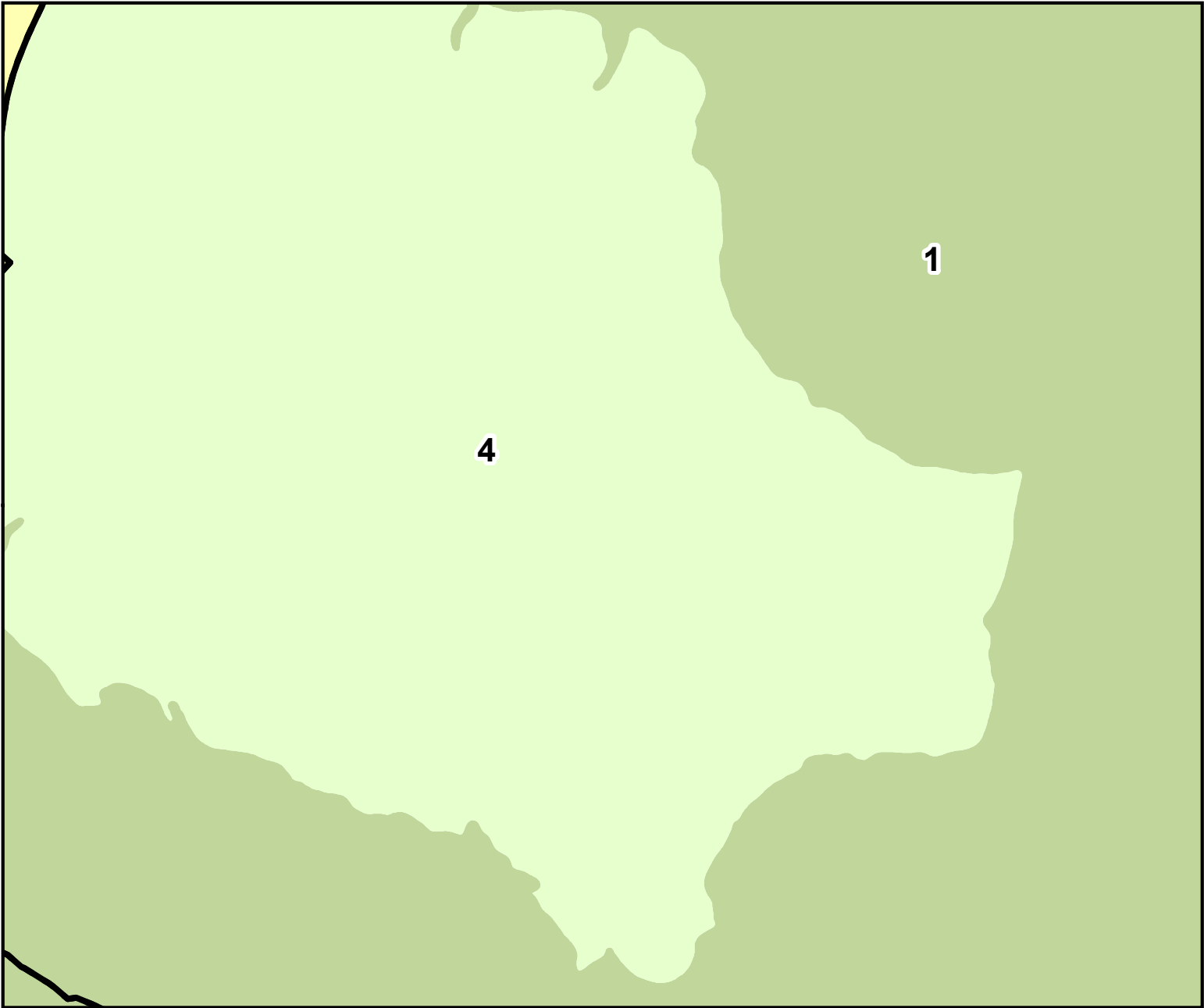
PROPOSED PLAN

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See Page 49

Urban	Neighborhood Conservation	Wellborn Estate - Open	Urban Center	Rural
Urban Mixed Use	Medical Use	Wellborn Business Park	Neighborhood Center	Neighborhood Conservation
General Commercial	Institutional/Public	Wellborn Commercial	General Commercial	Medical
Suburban Commercial	Utilities	Wellborn Preserve	Neighborhood Commercial	Wellborn
Business Park	Texas A&M University	Wellborn Estate	Business Center	Institutional/Public
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban	Urban Residential	Texas A&M University
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban	Mixed Residential	Parks and Greenways
Estate	Water	Redevelopment Areas	Suburban Residential	Natural & Open Areas
Rural	Wellborn Preserve - Open		Estate Residential	Redevelopment Area

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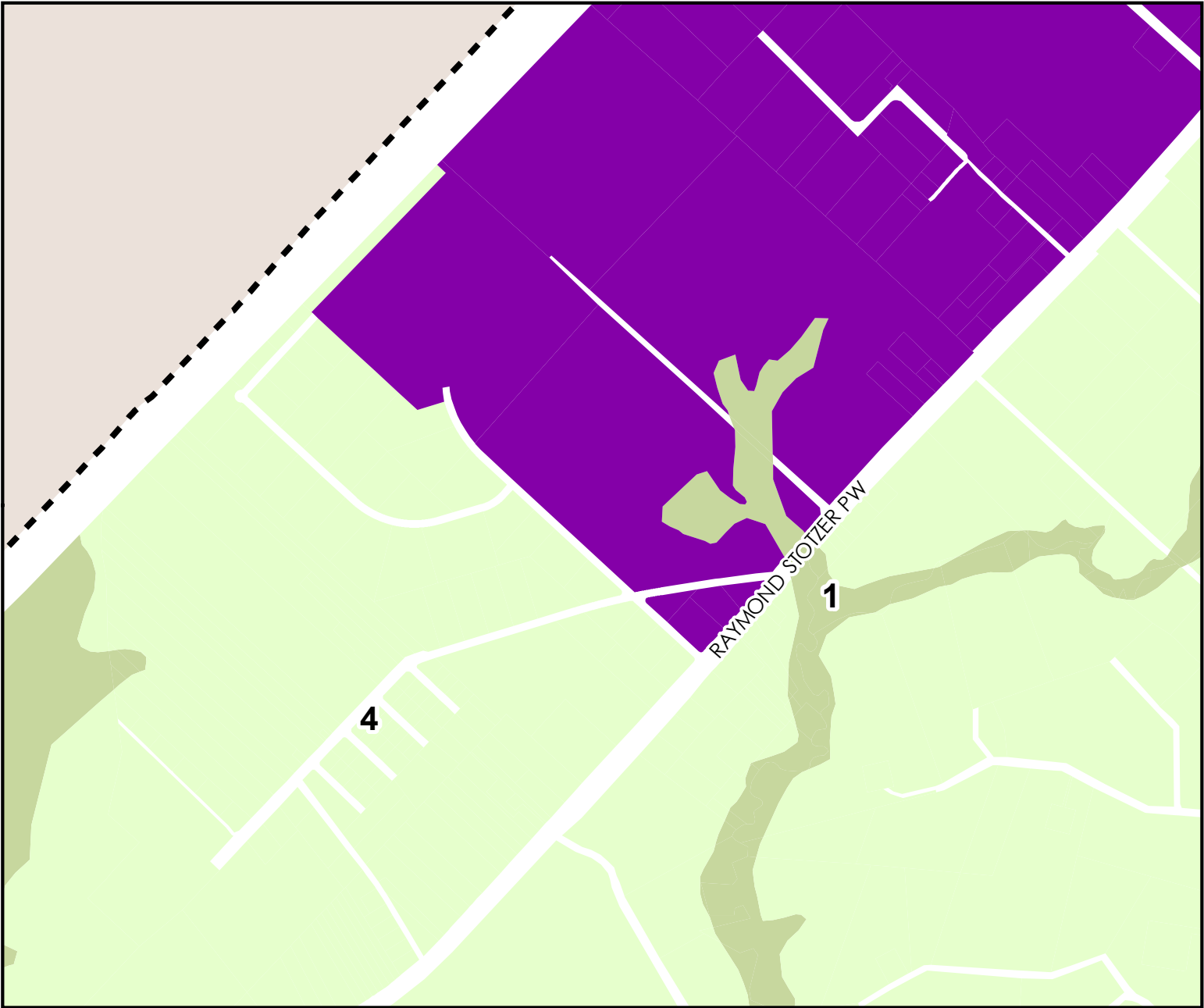
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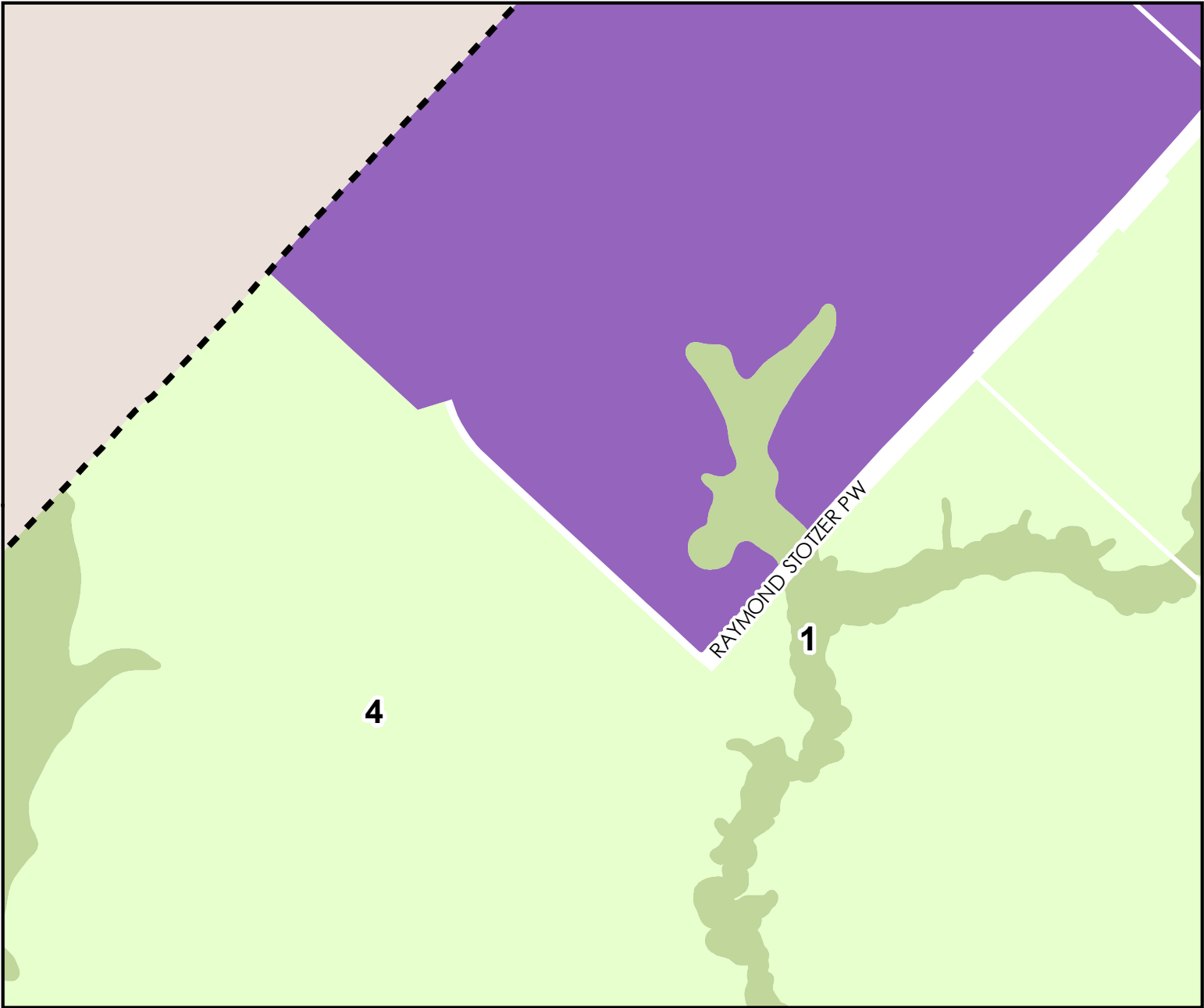
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See Page 47



See Page 27

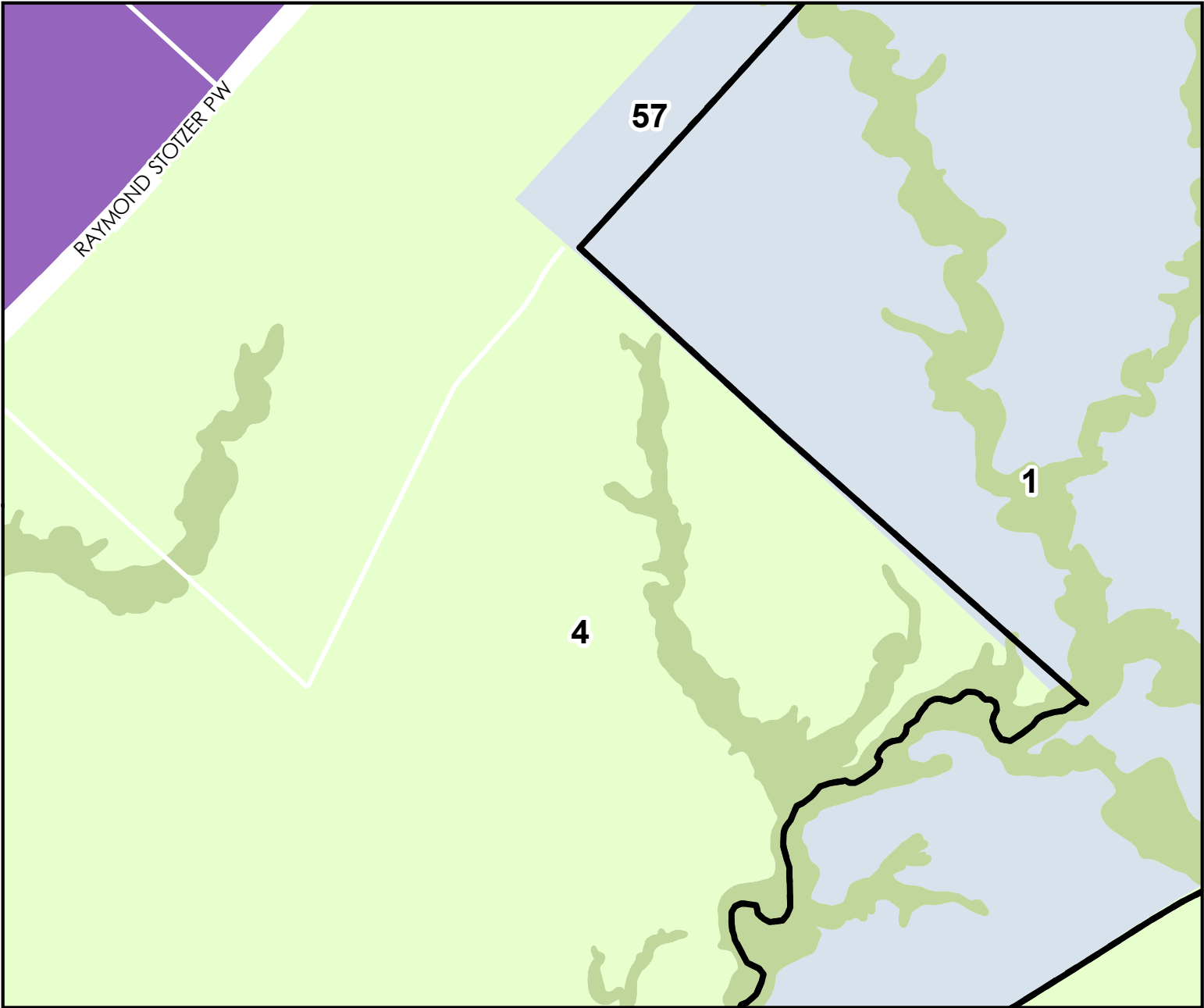
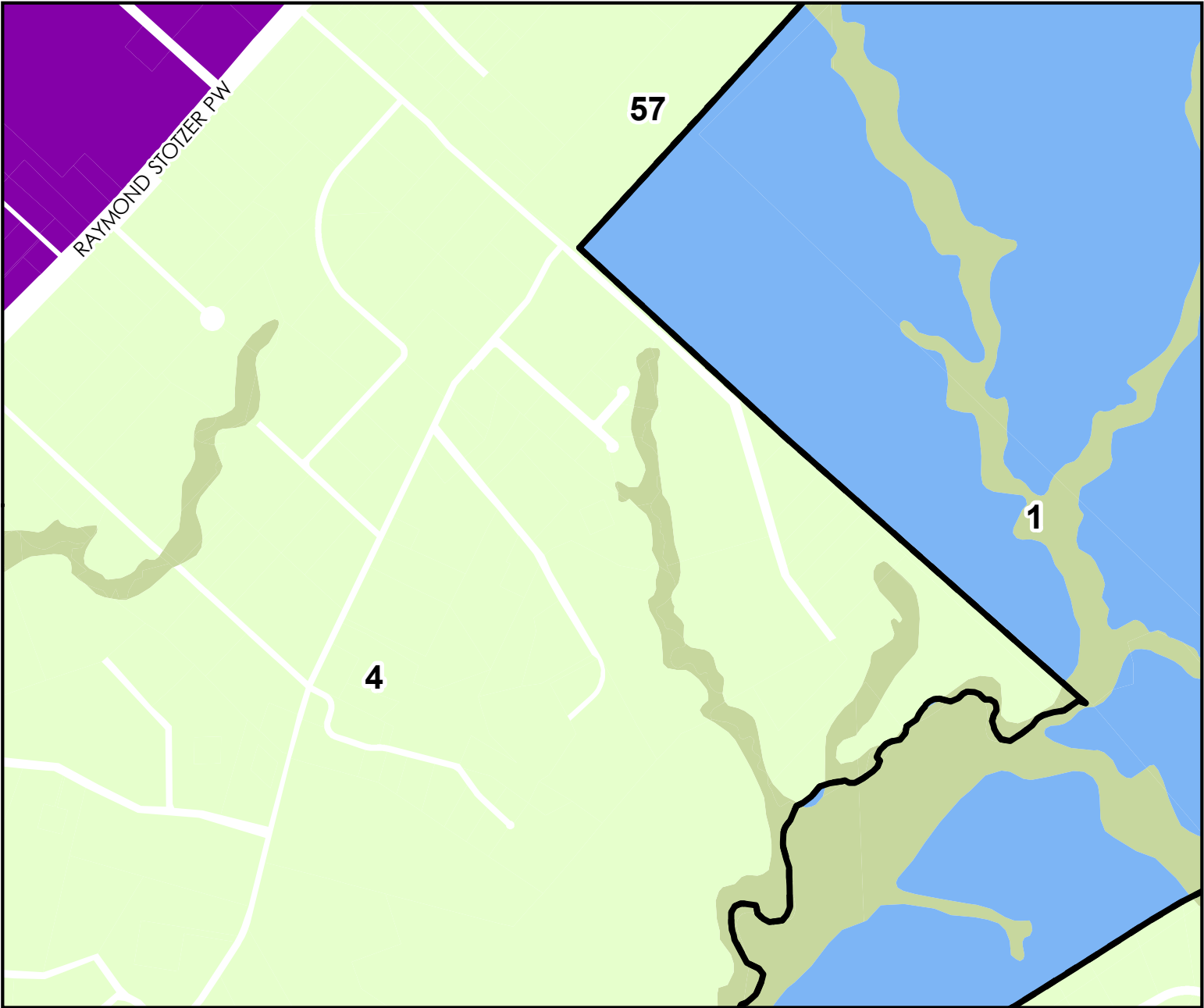
Urban	Neighborhood Conservation	Wellborn Estate - Open	Urban Center	Rural
Urban Mixed Use	Medical Use	Wellborn Business Park	Neighborhood Center	Neighborhood Conservation
General Commercial	Institutional/Public	Wellborn Commercial	General Commercial	Medical
Suburban Commercial	Utilities	Wellborn Preserve	Neighborhood Commercial	Wellborn
Business Park	Texas A&M University	Wellborn Estate	Business Center	Institutional/Public
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban	Urban Residential	Texas A&M University
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban	Mixed Residential	Parks and Greenways
Estate	Water	Redevelopment Areas	Suburban Residential	Natural & Open Areas
Rural	Wellborn Preserve - Open		Estate Residential	Redevelopment Area

ADOPTED/CURRENT PLAN

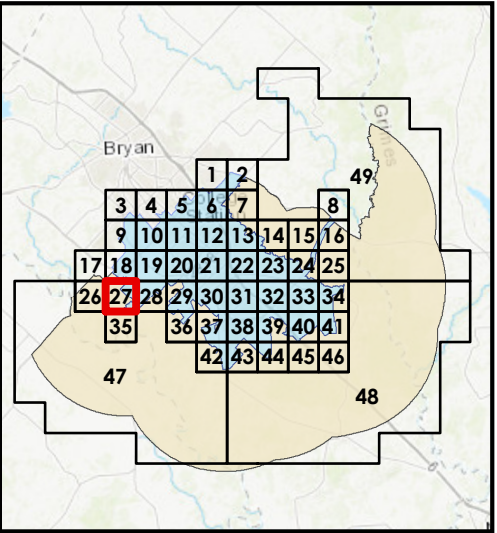
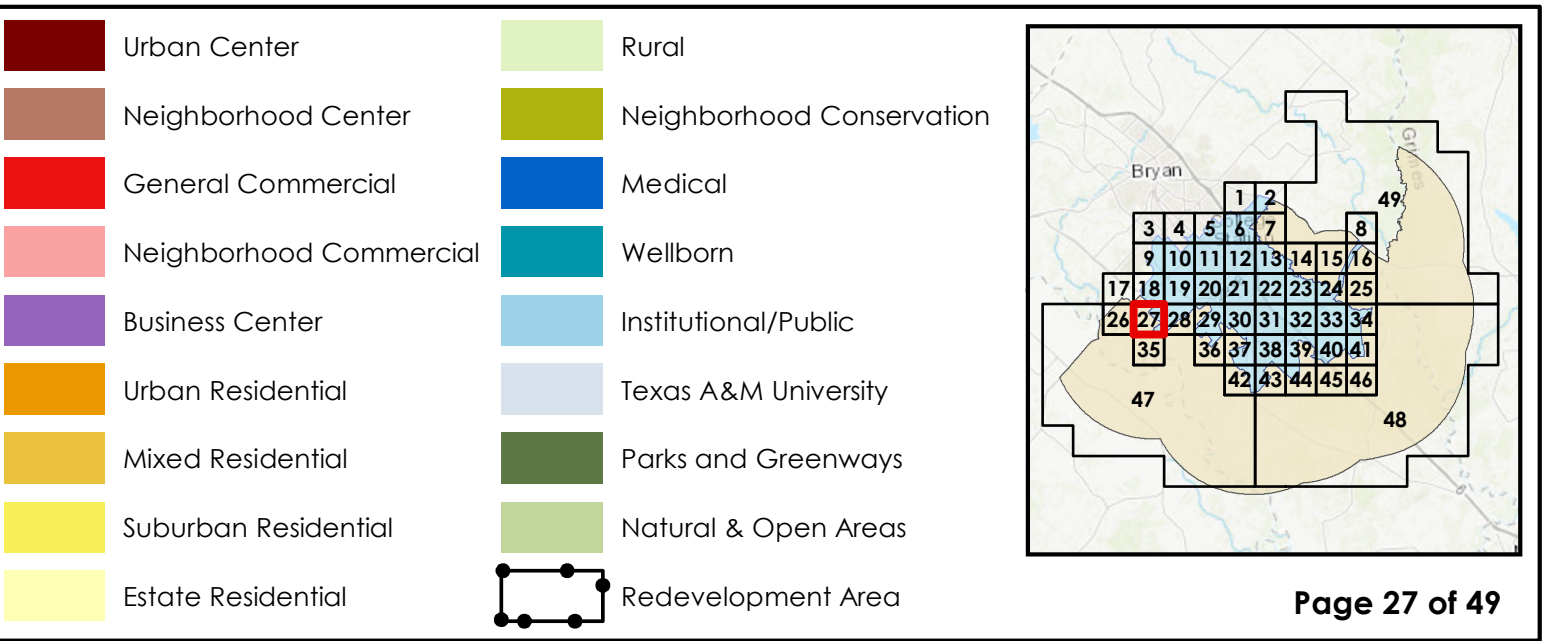
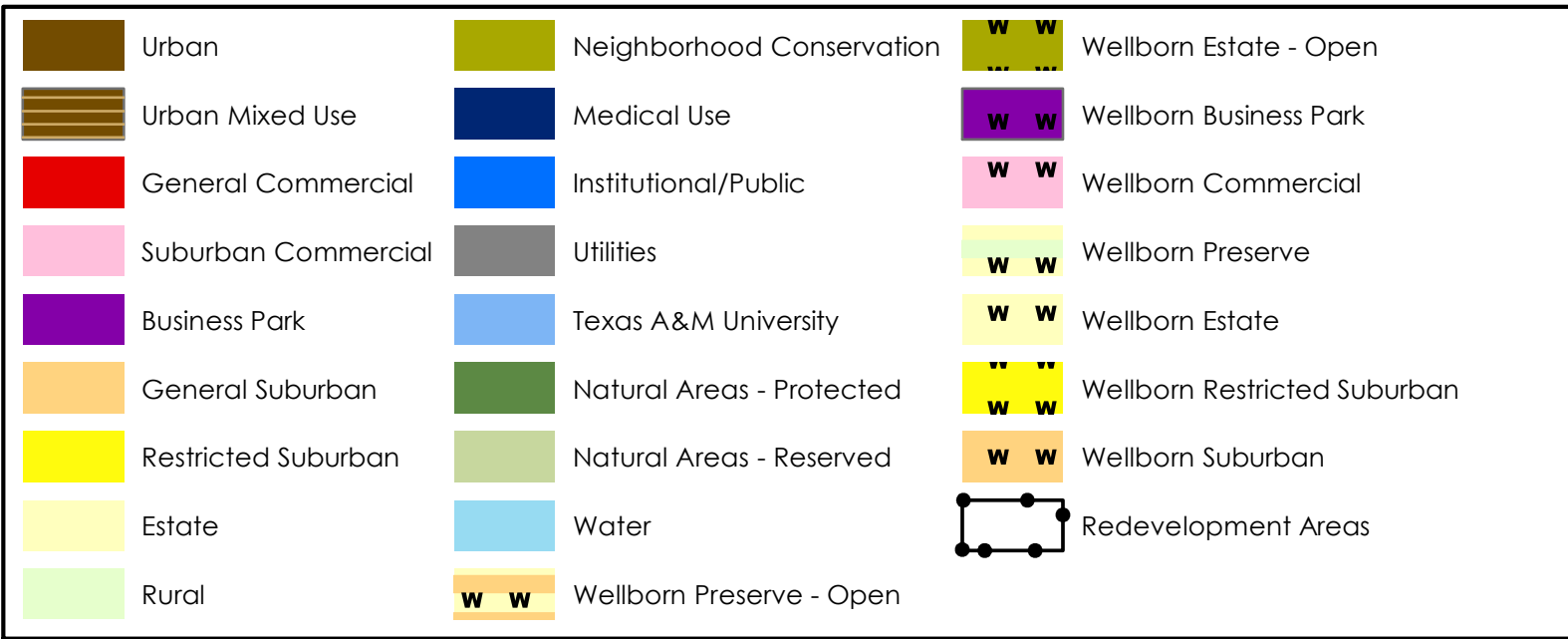
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PROPOSED PLAN

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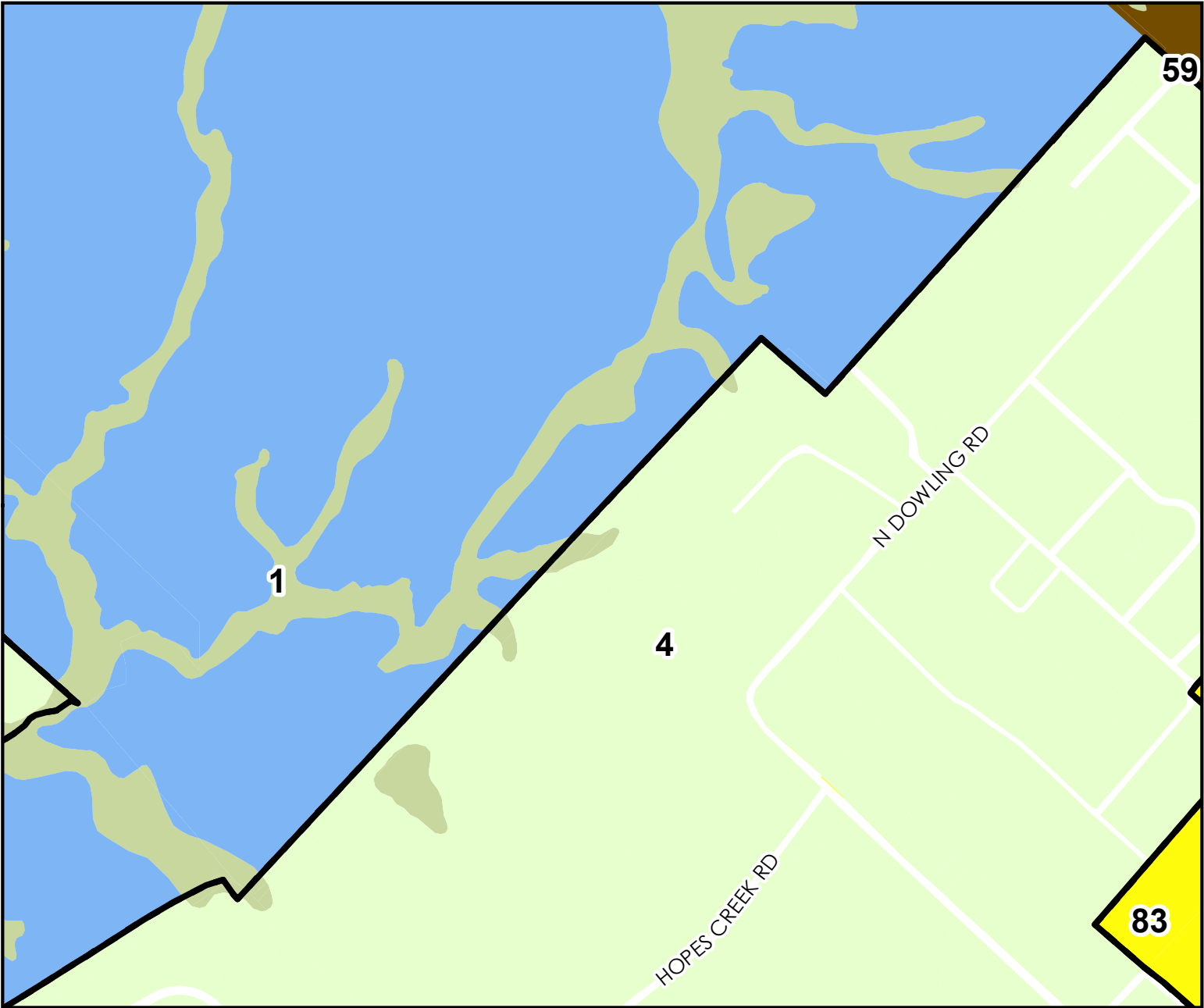
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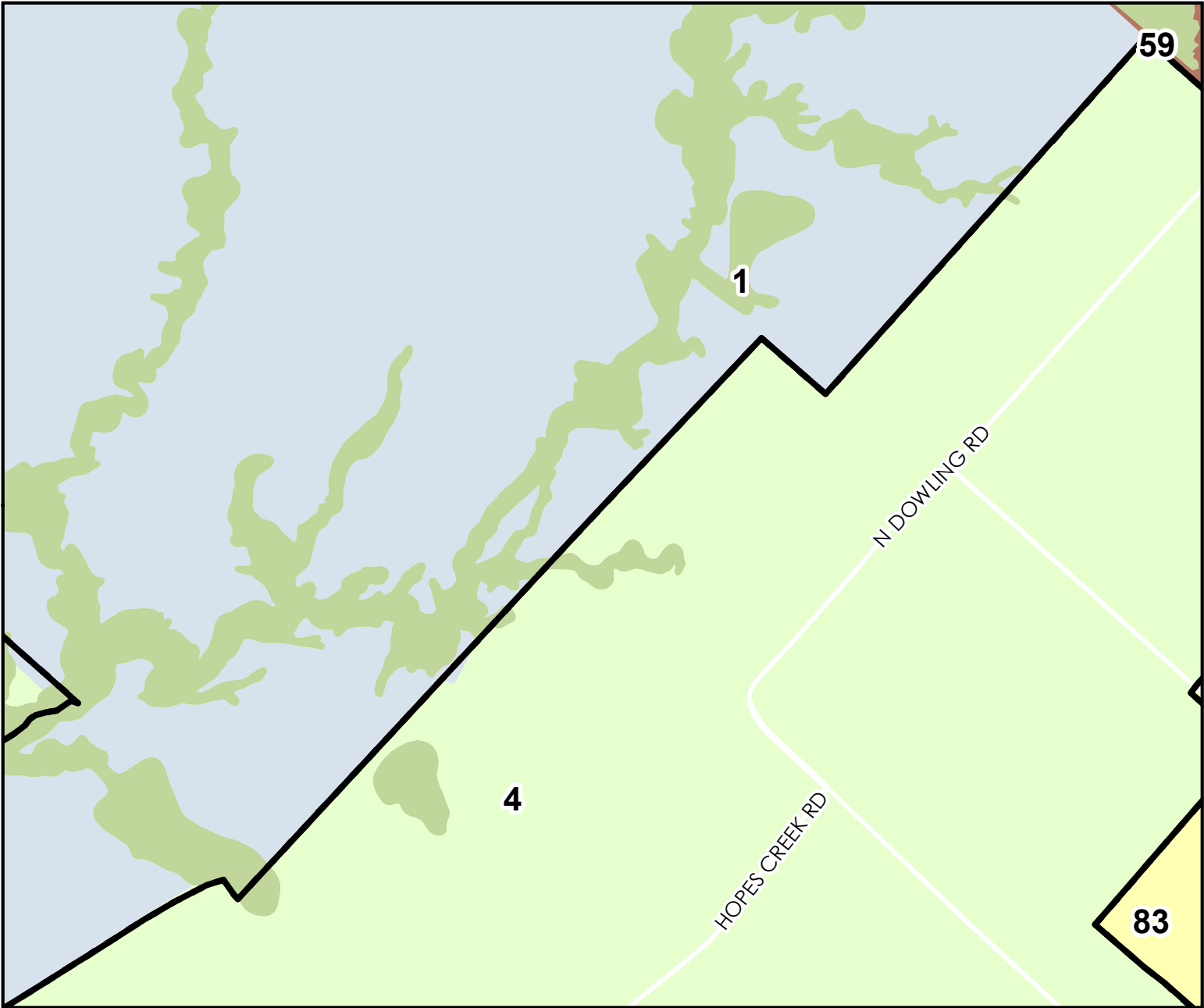
PROPOSED PLAN

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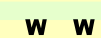
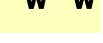
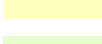
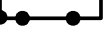
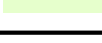
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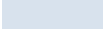
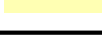


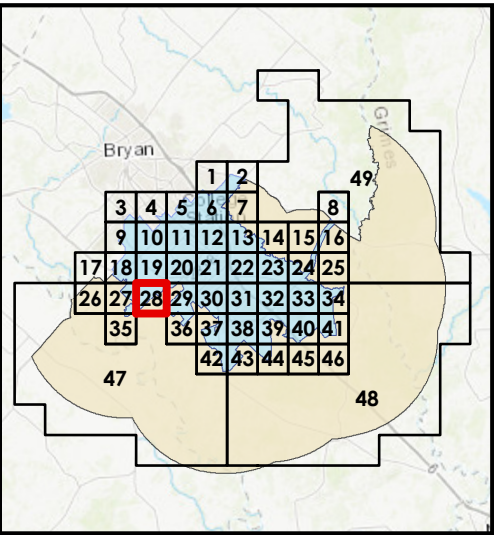
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See Page 29

	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

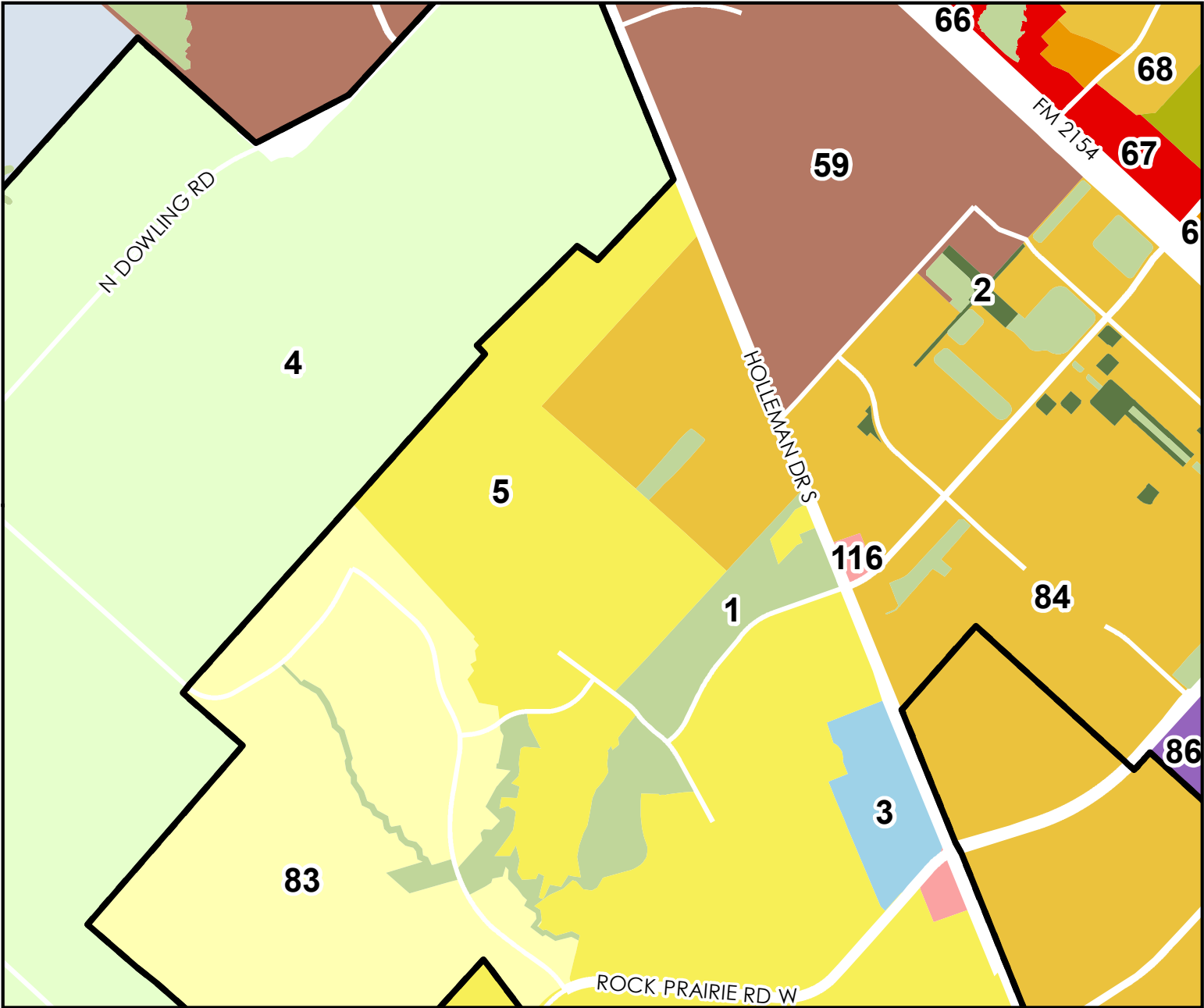
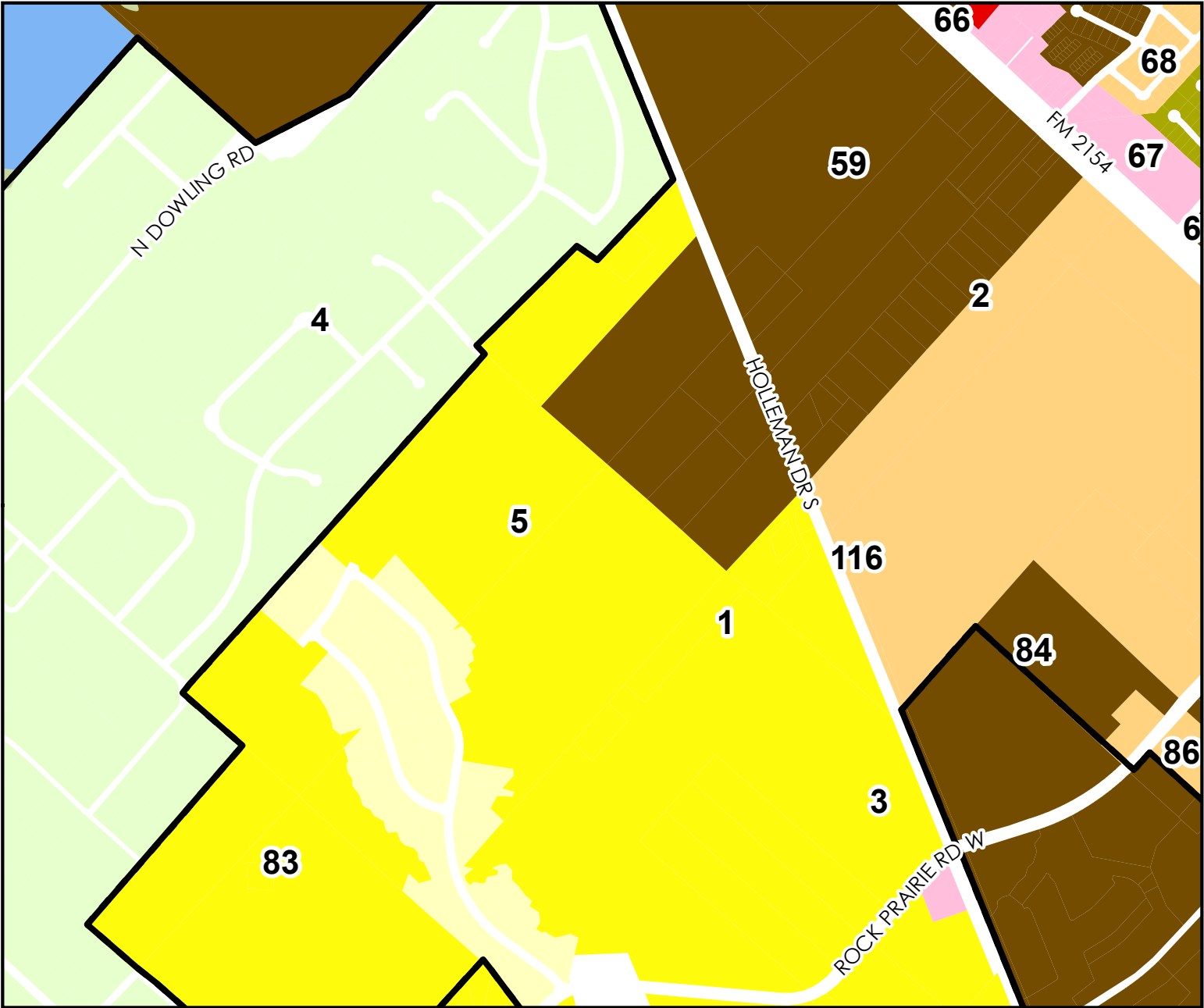


ADOPTED/CURRENT PLAN

See Page 20

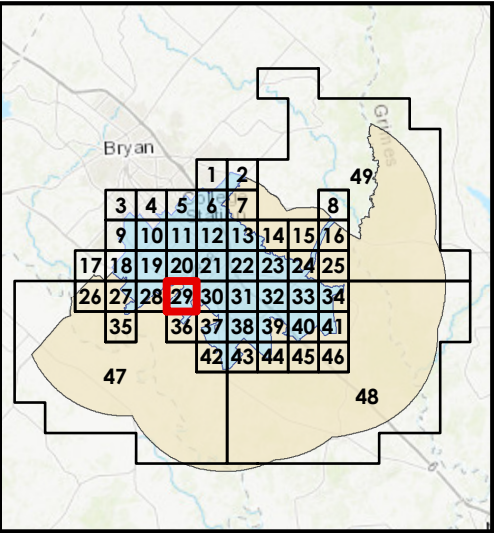
PROPOSED PLAN

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Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

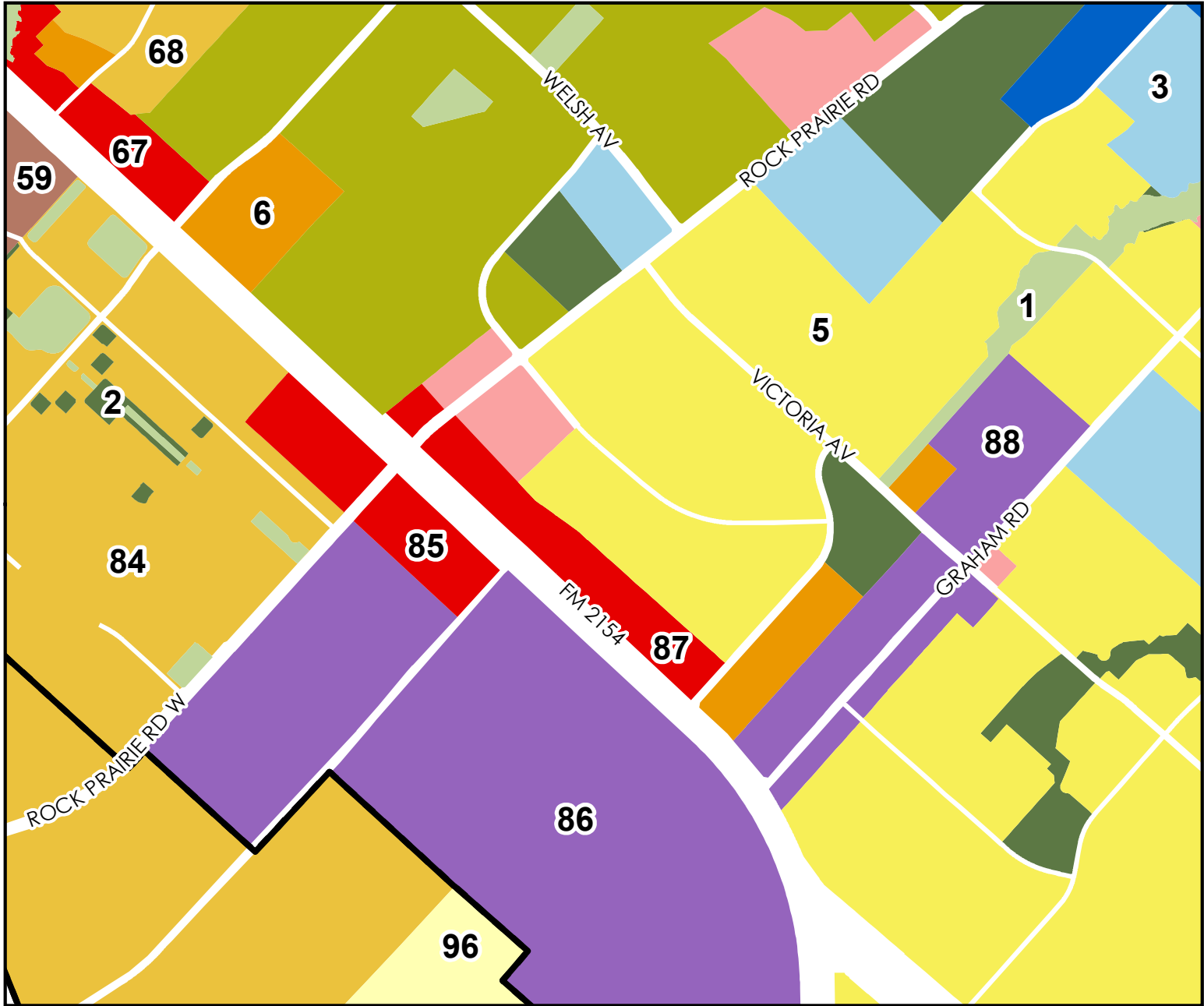
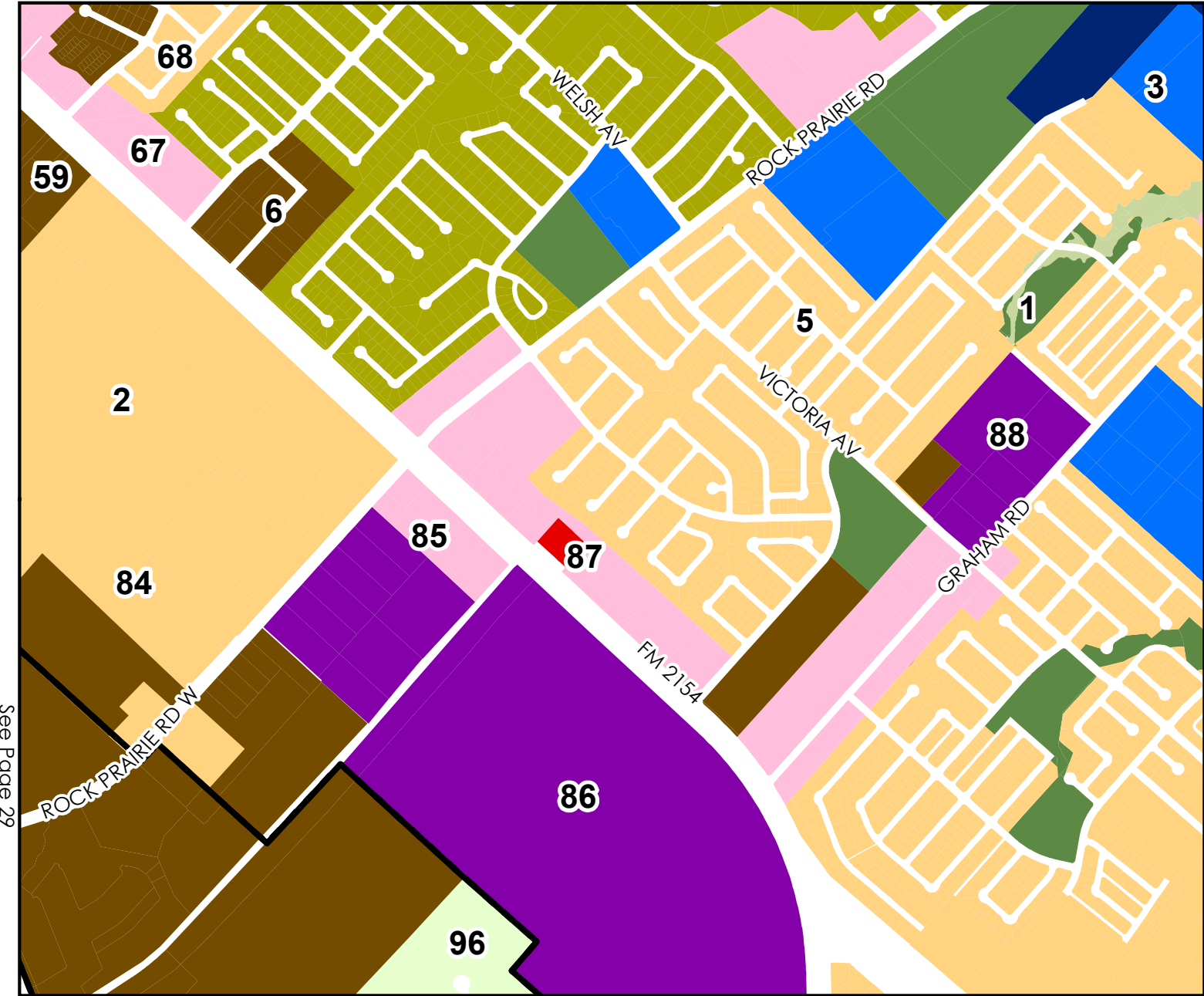


ADOPTED/CURRENT PLAN

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PROPOSED PLAN

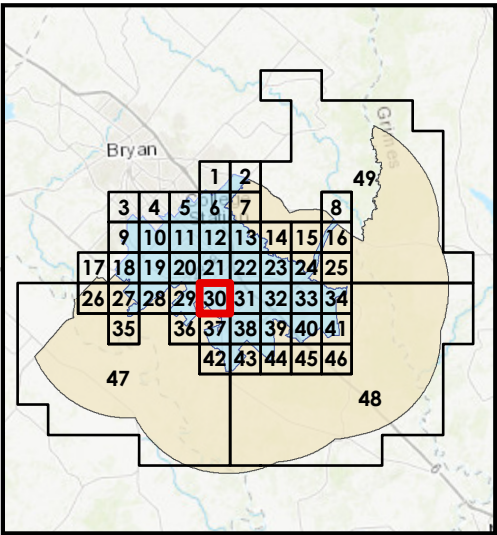
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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

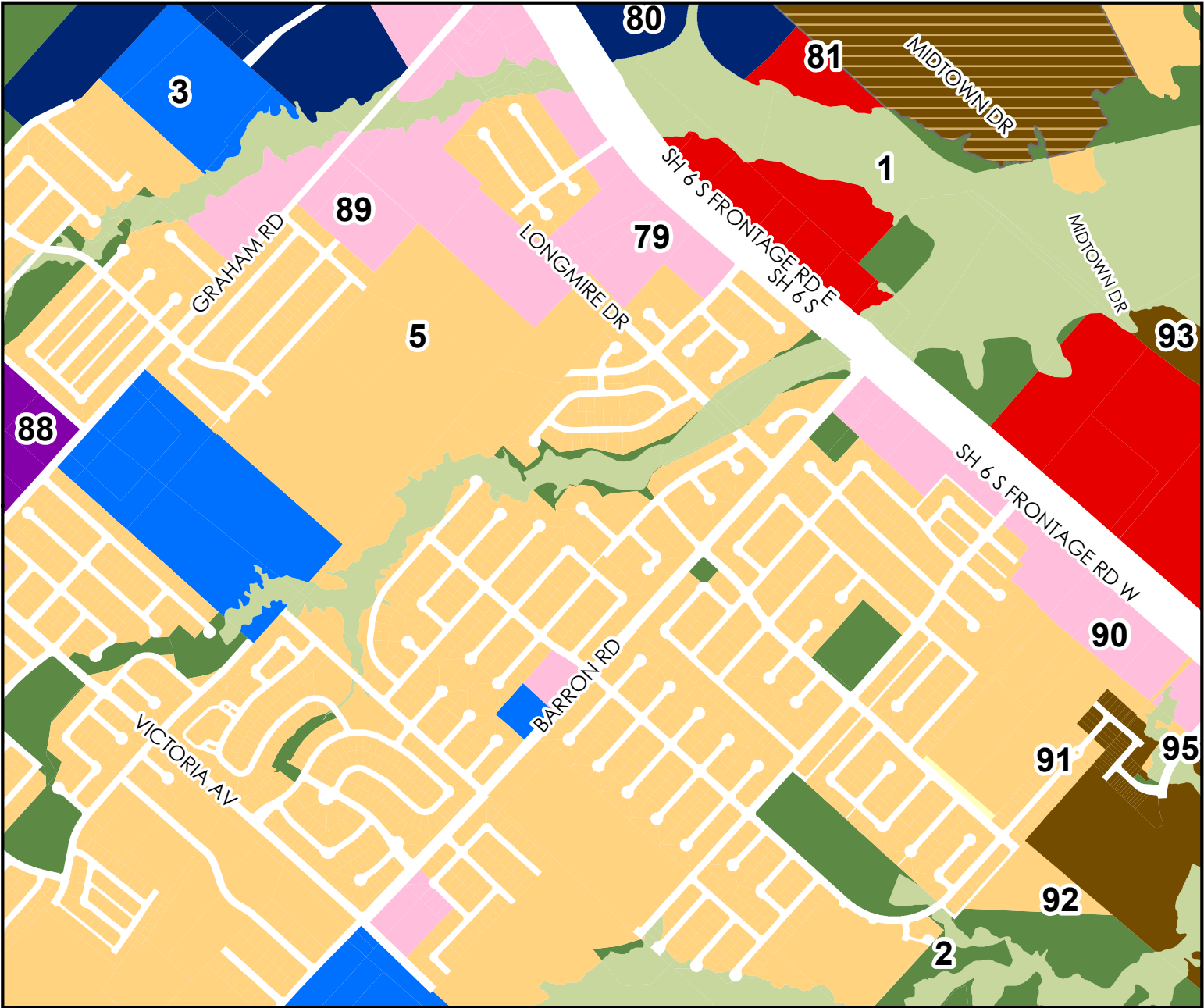


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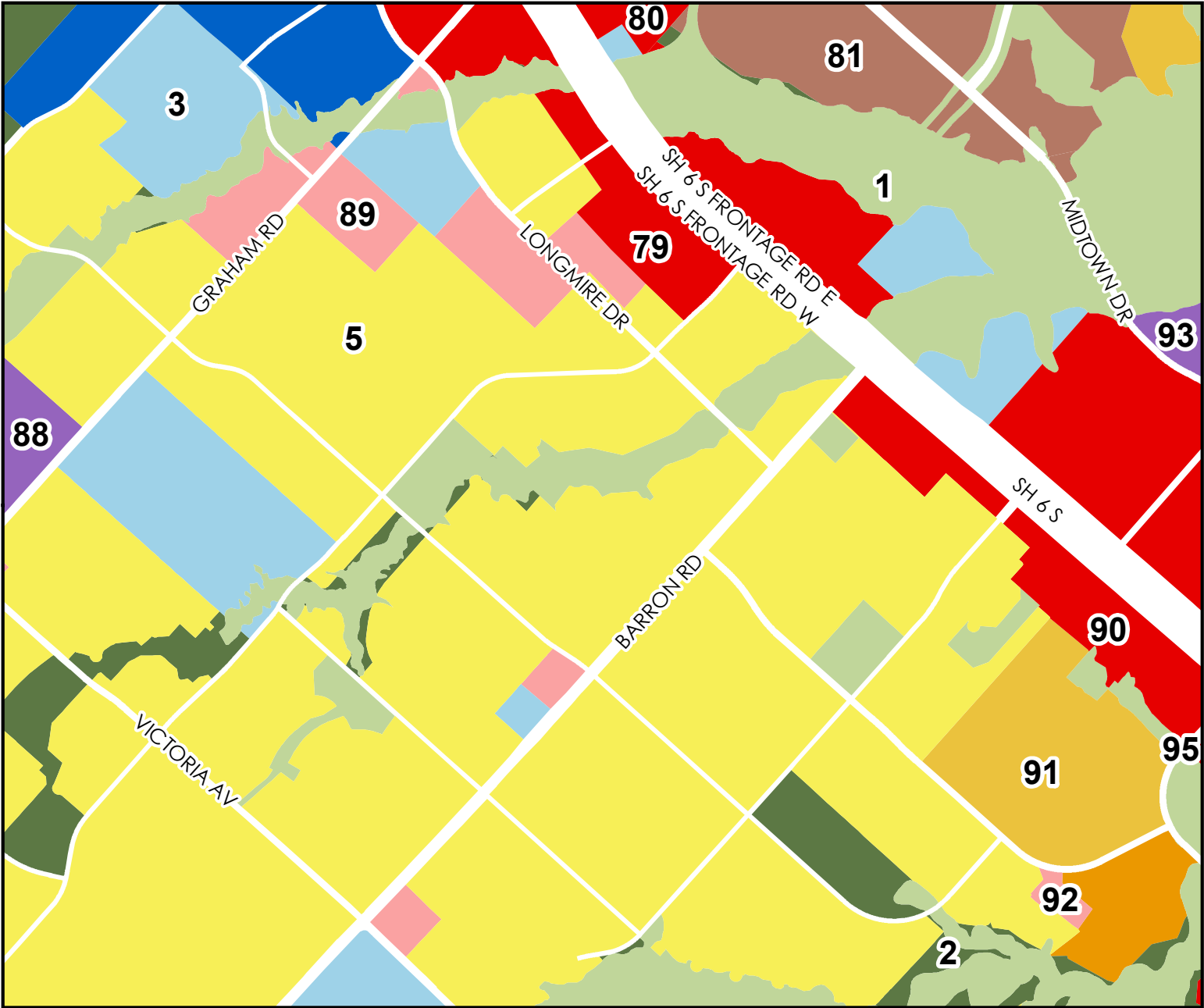
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PROPOSED PLAN

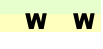
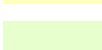
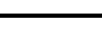
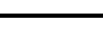
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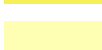
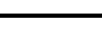


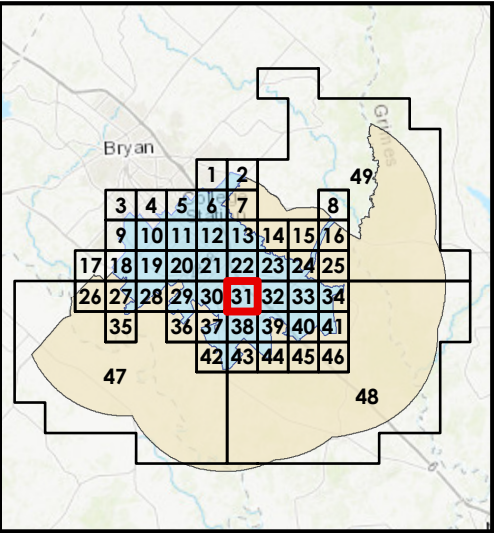
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See Page 32

	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

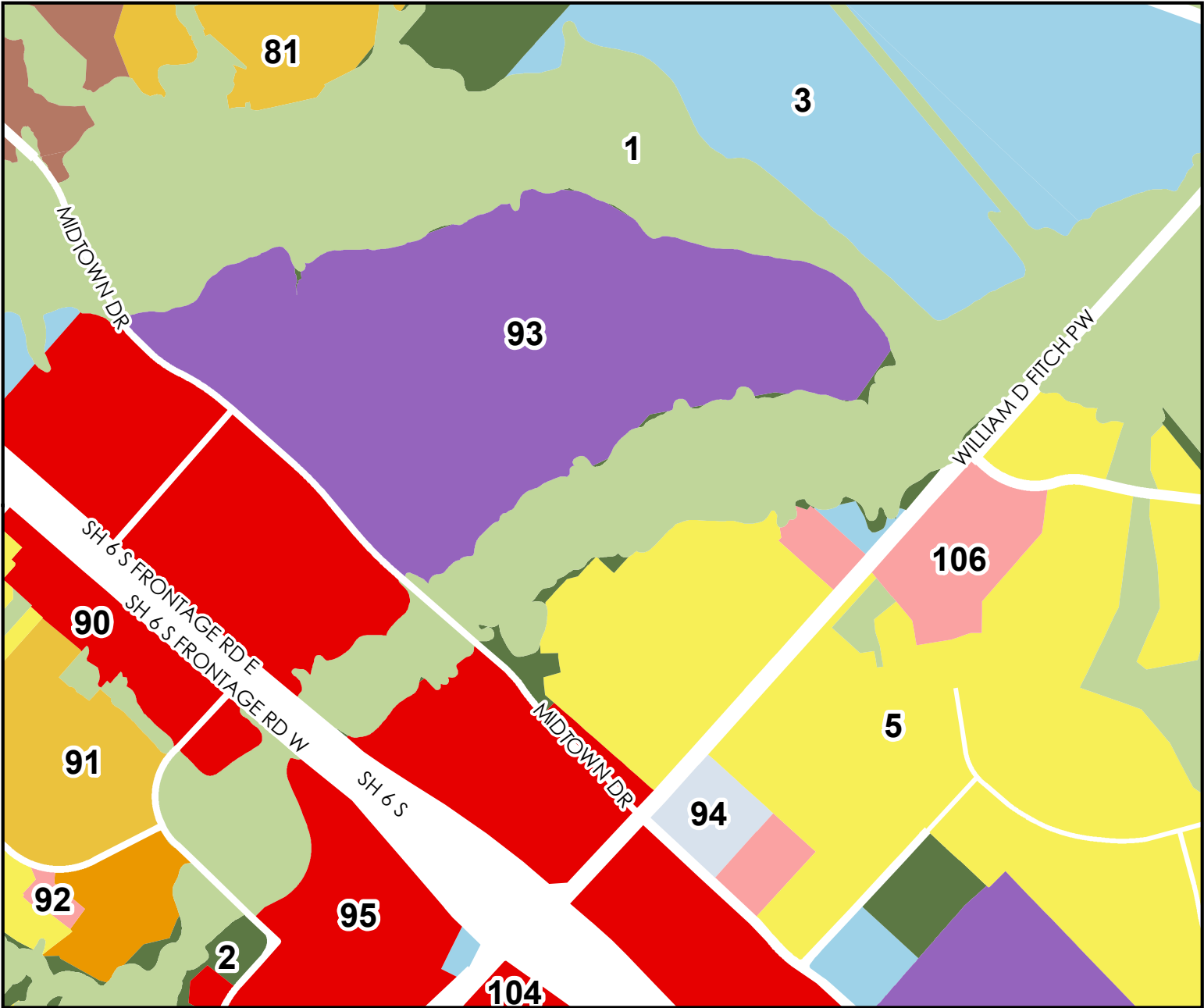
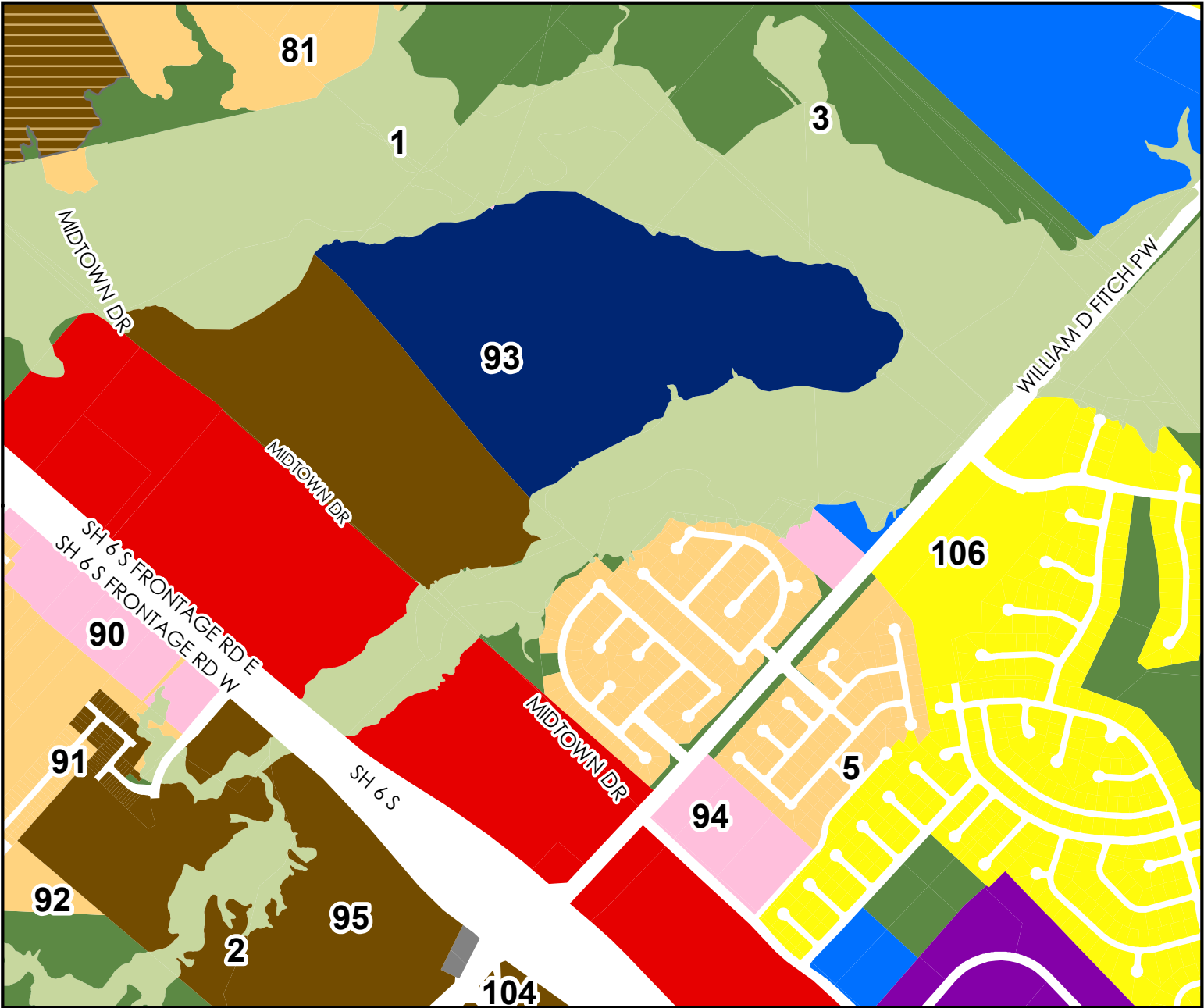


ADOPTED/CURRENT PLAN

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PROPOSED PLAN

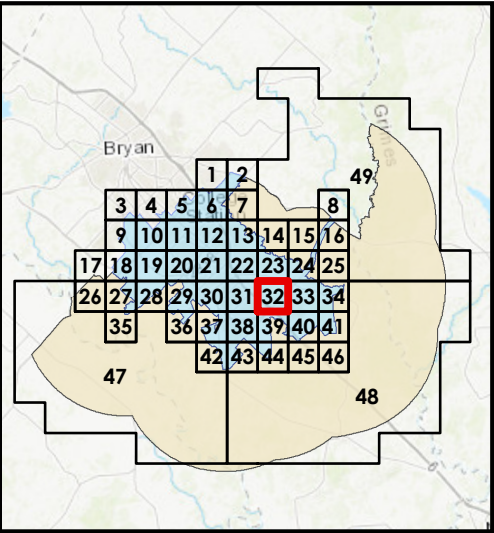
[DRAFT]



See Page 39

Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

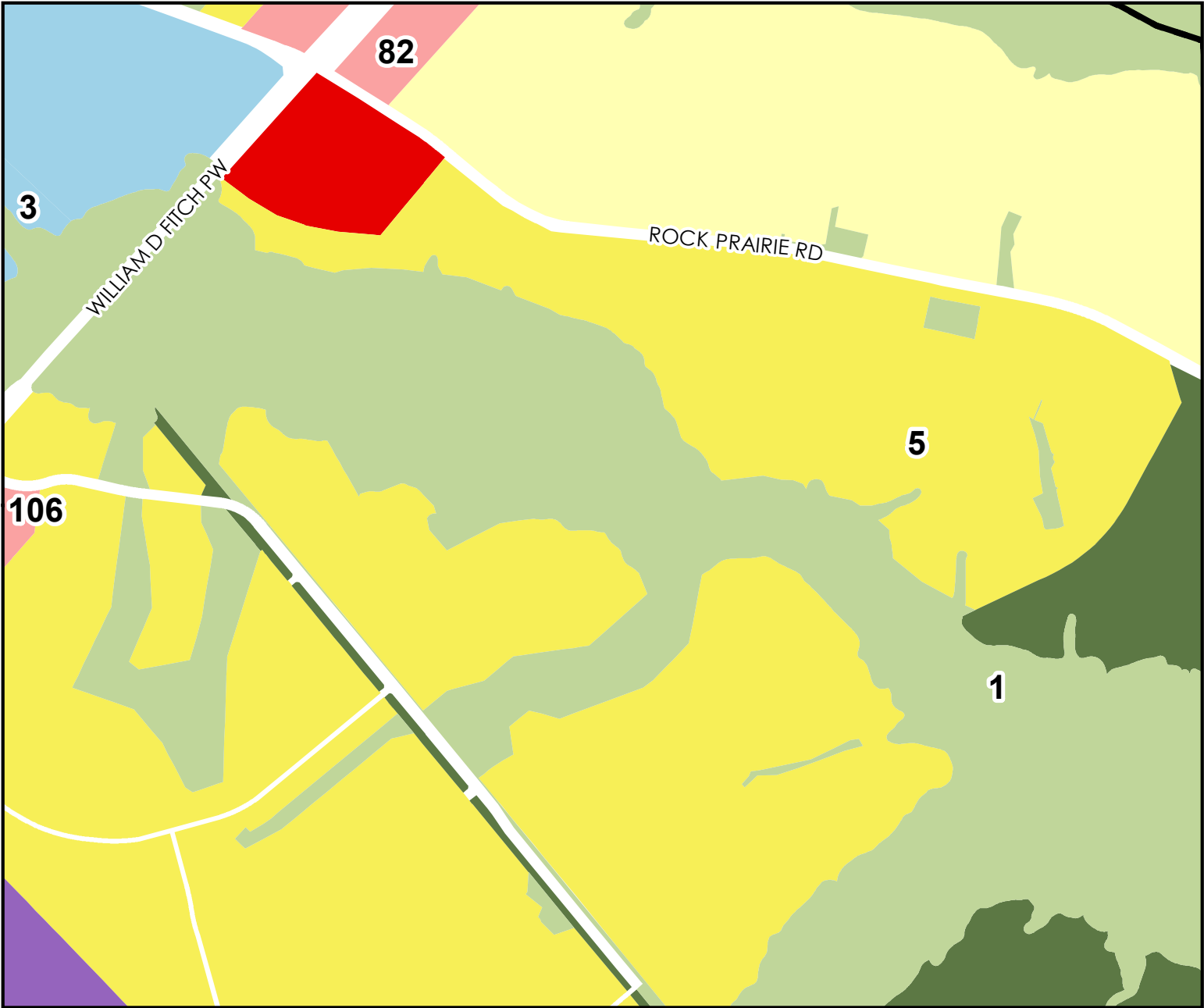
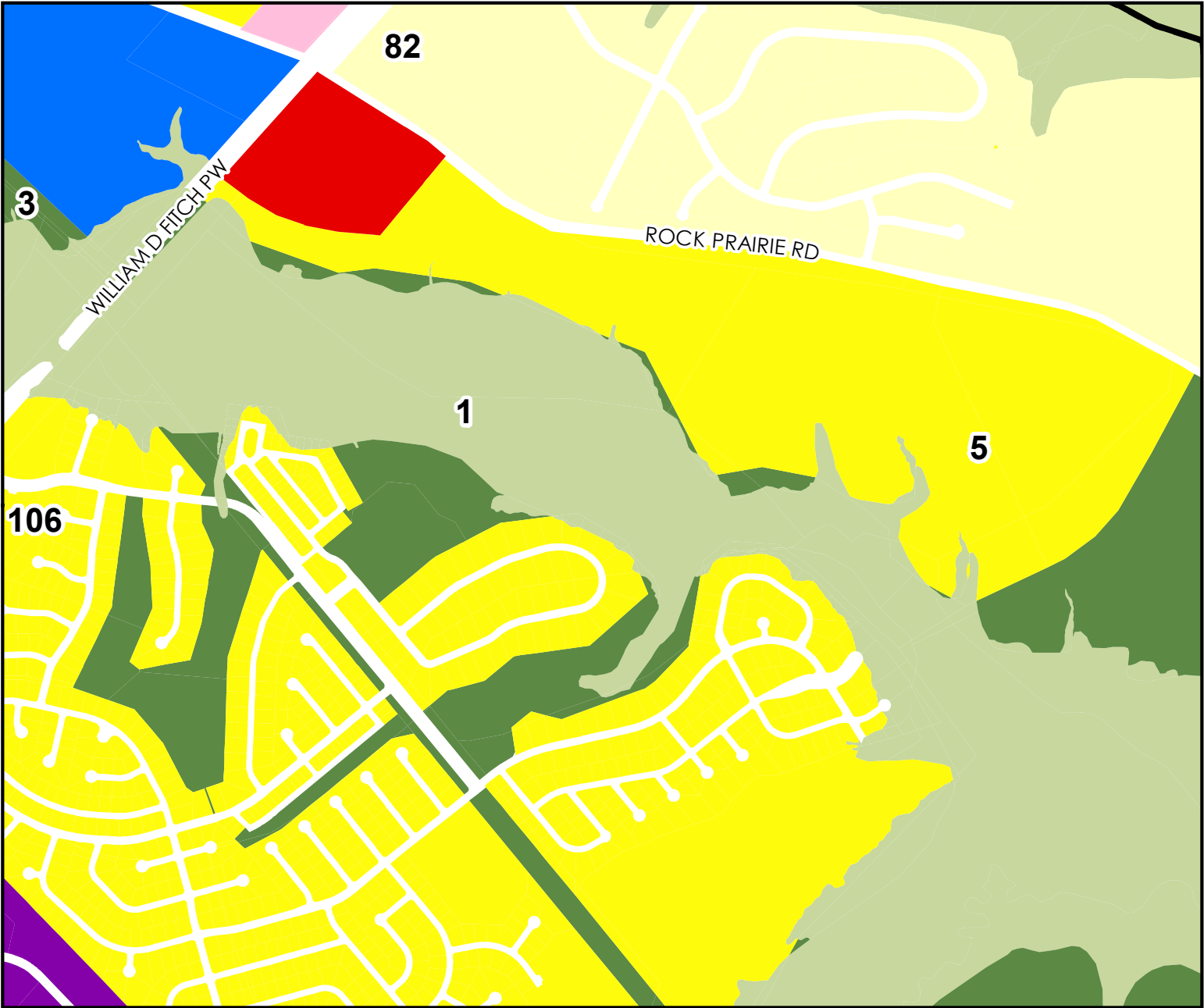


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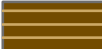
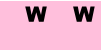
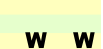
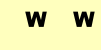
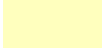
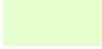
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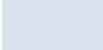
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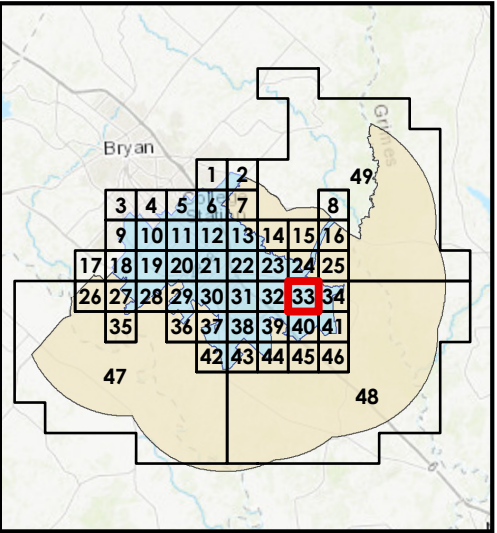
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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

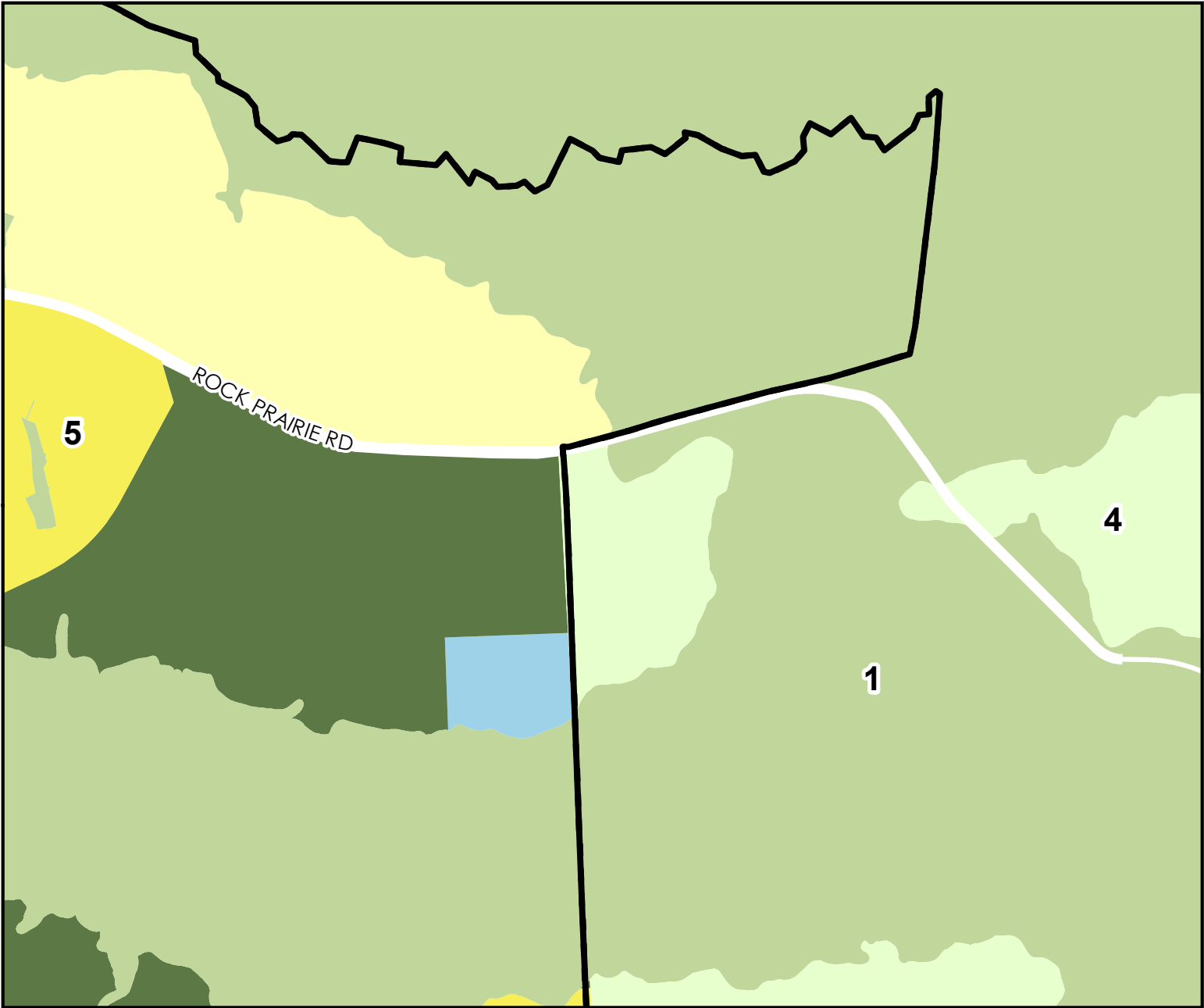
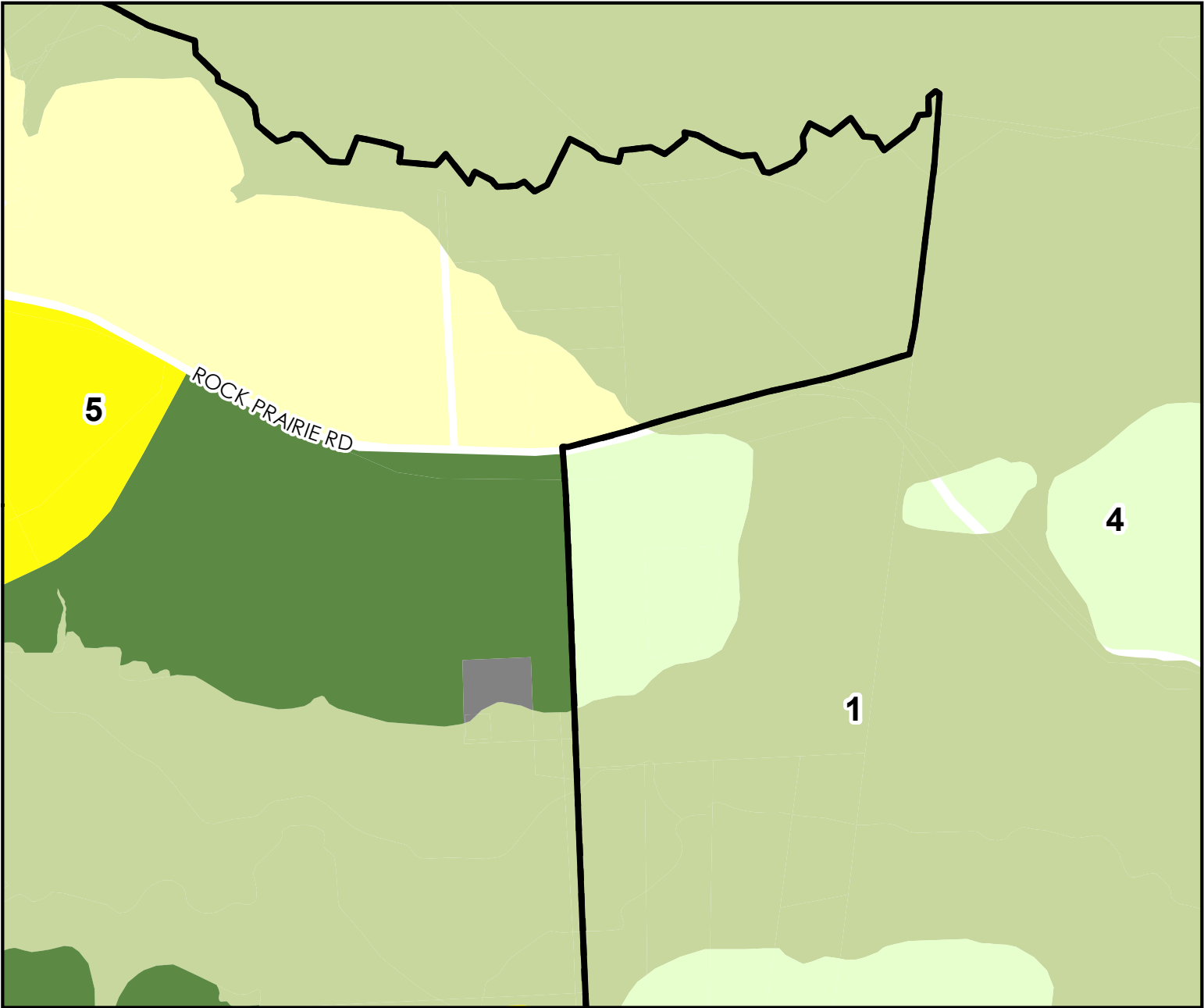


ADOPTED/CURRENT PLAN

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PROPOSED PLAN

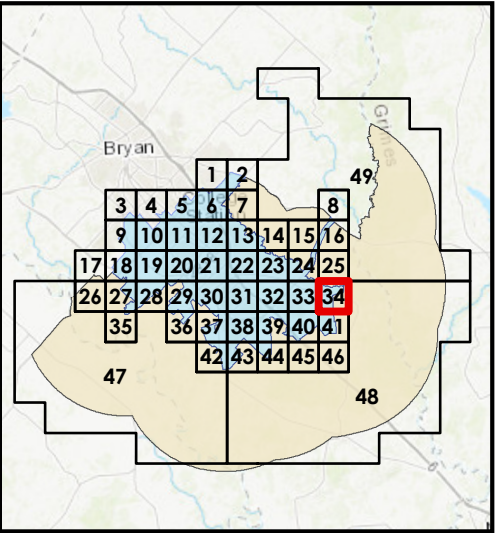
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Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

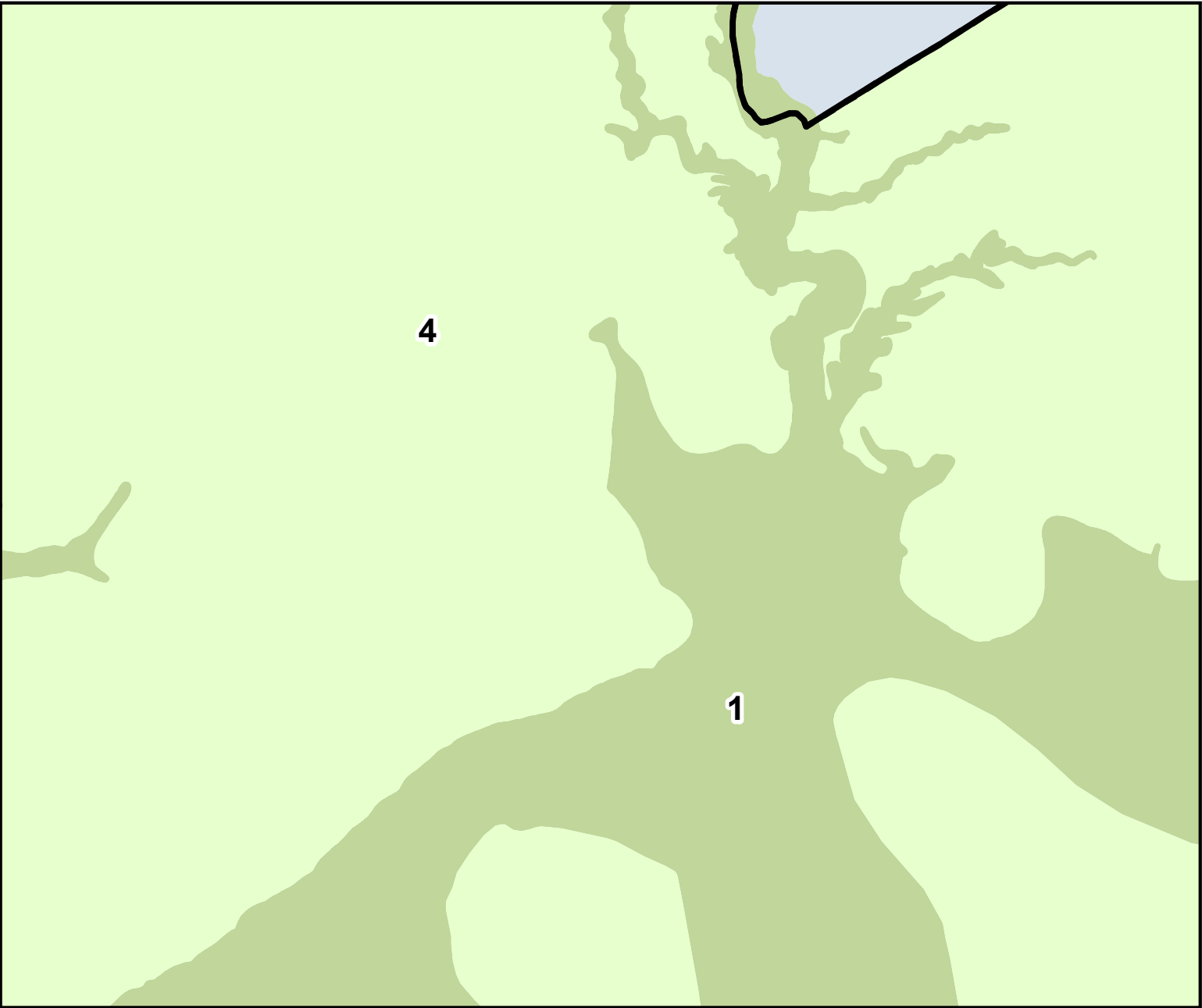
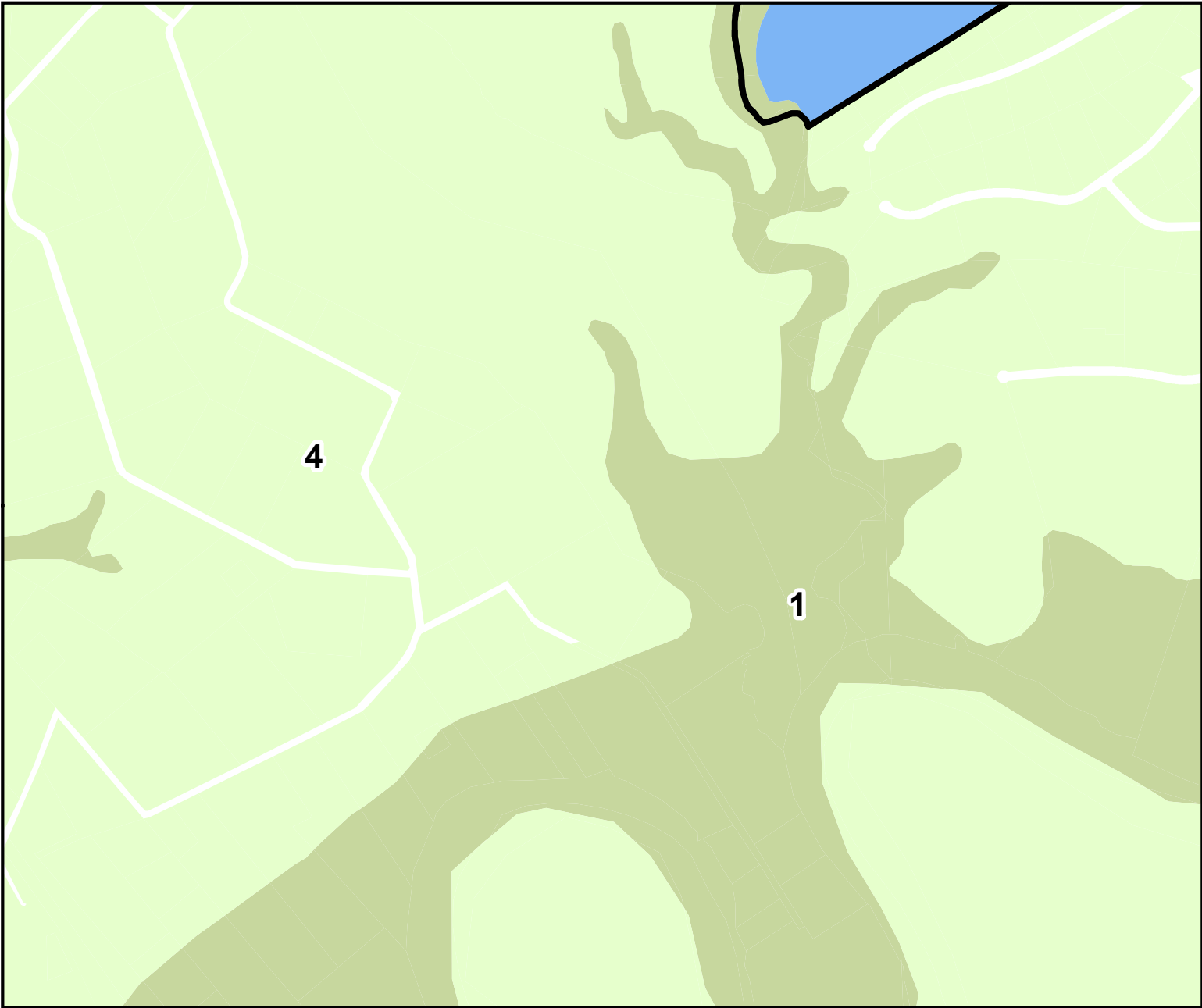


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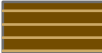
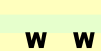
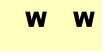
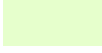
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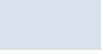
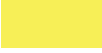
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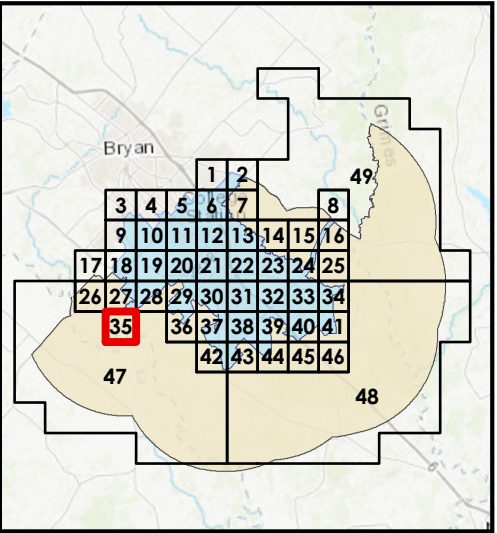
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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



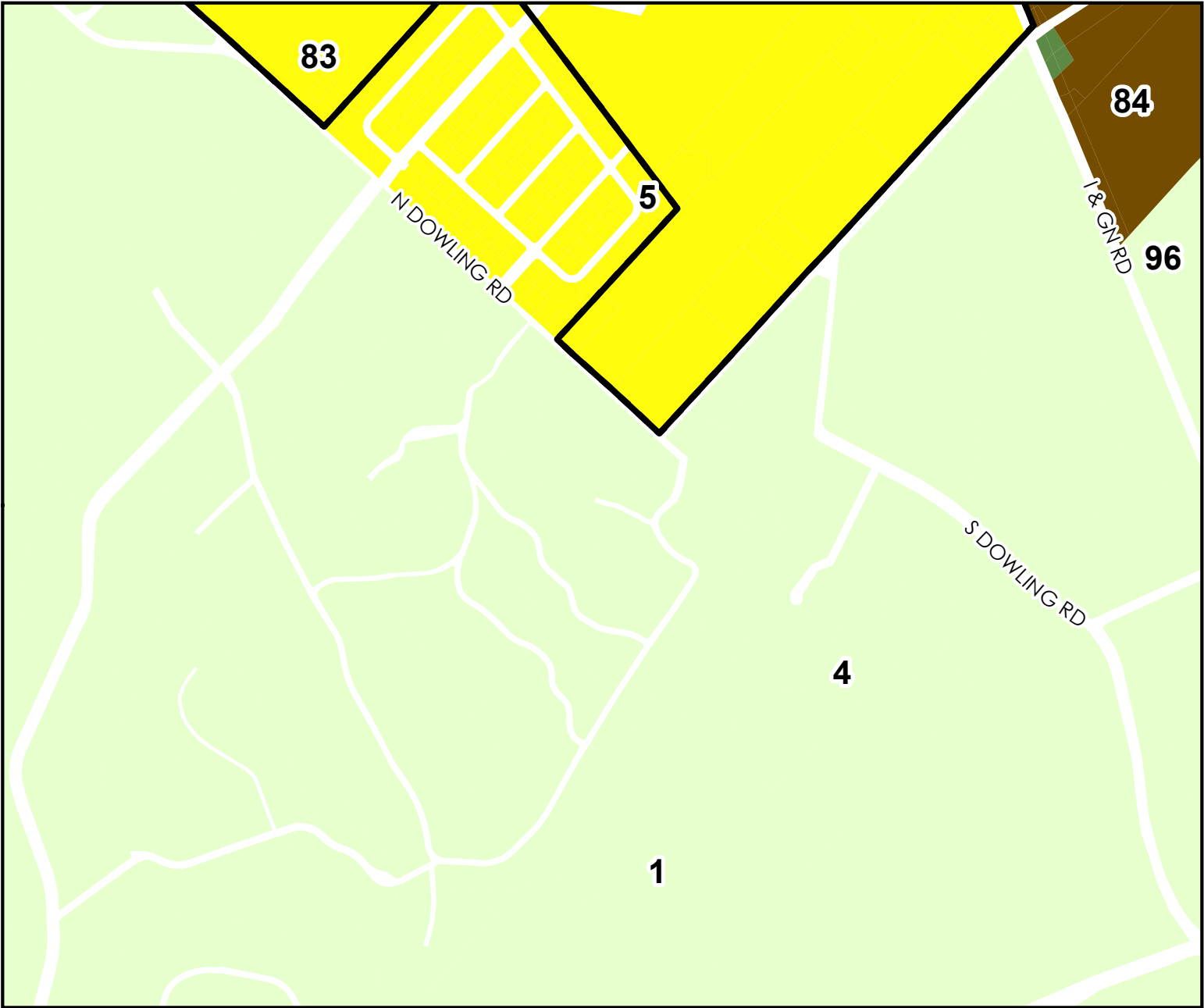
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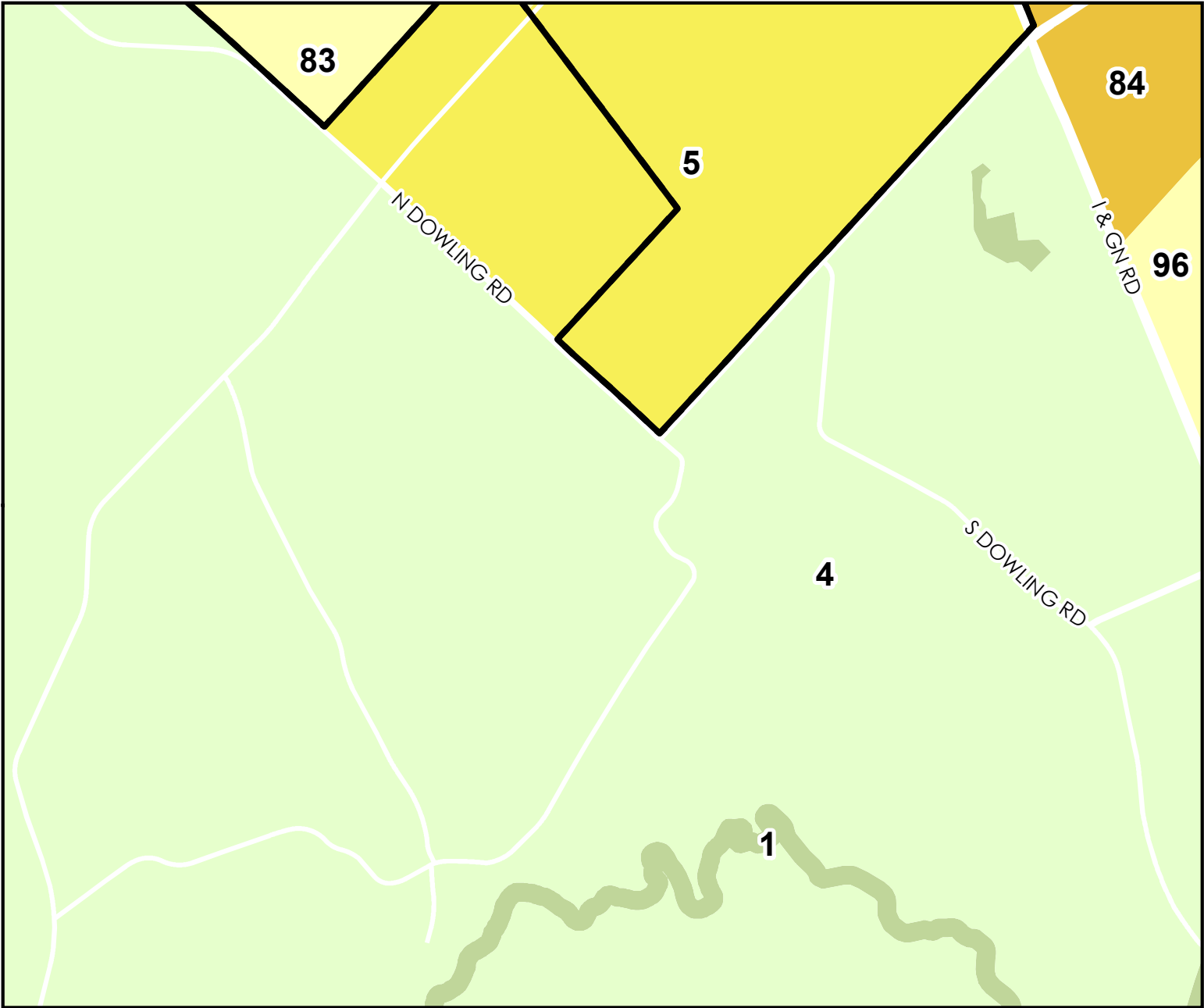
PROPOSED PLAN

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See Page 37

	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

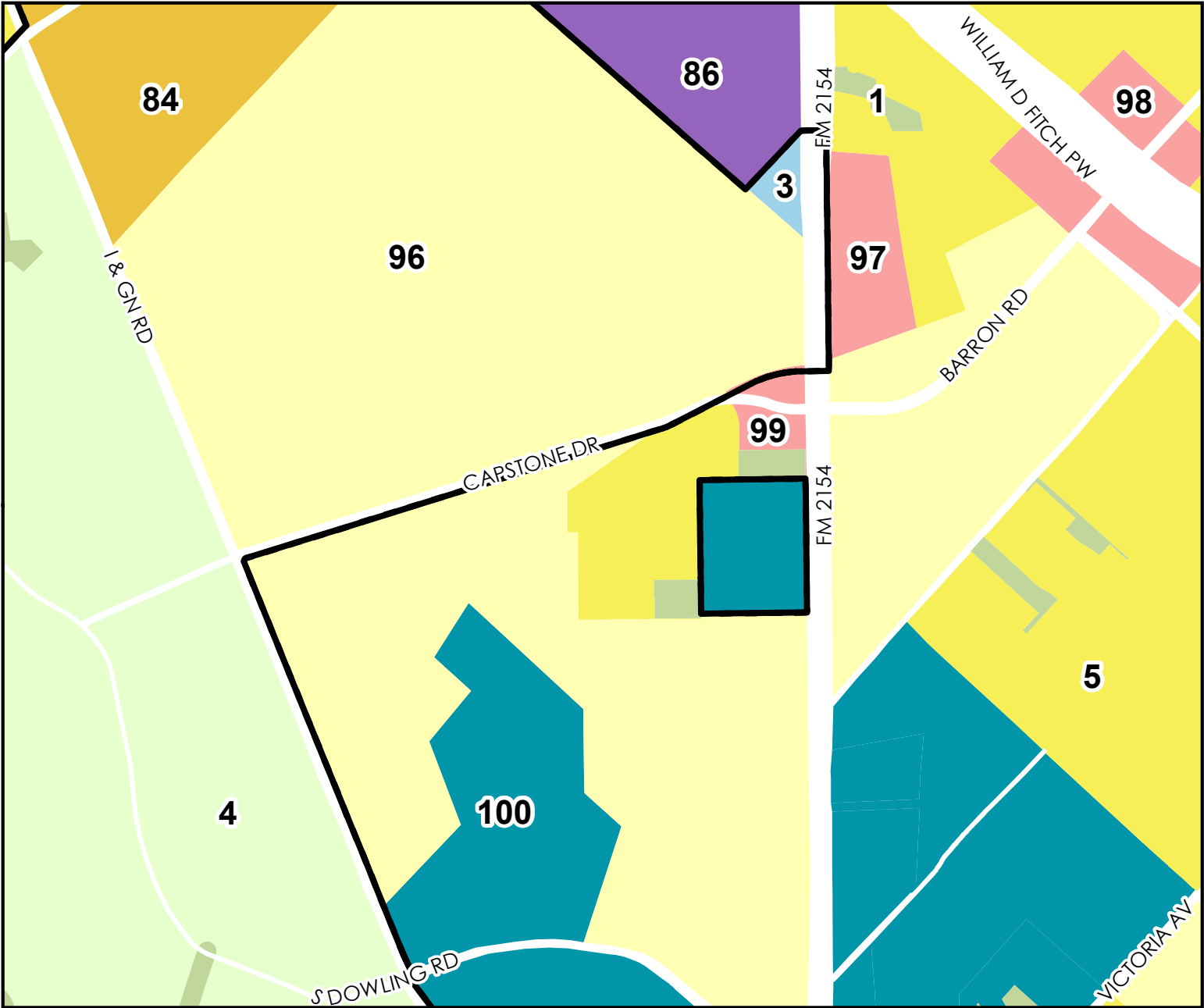
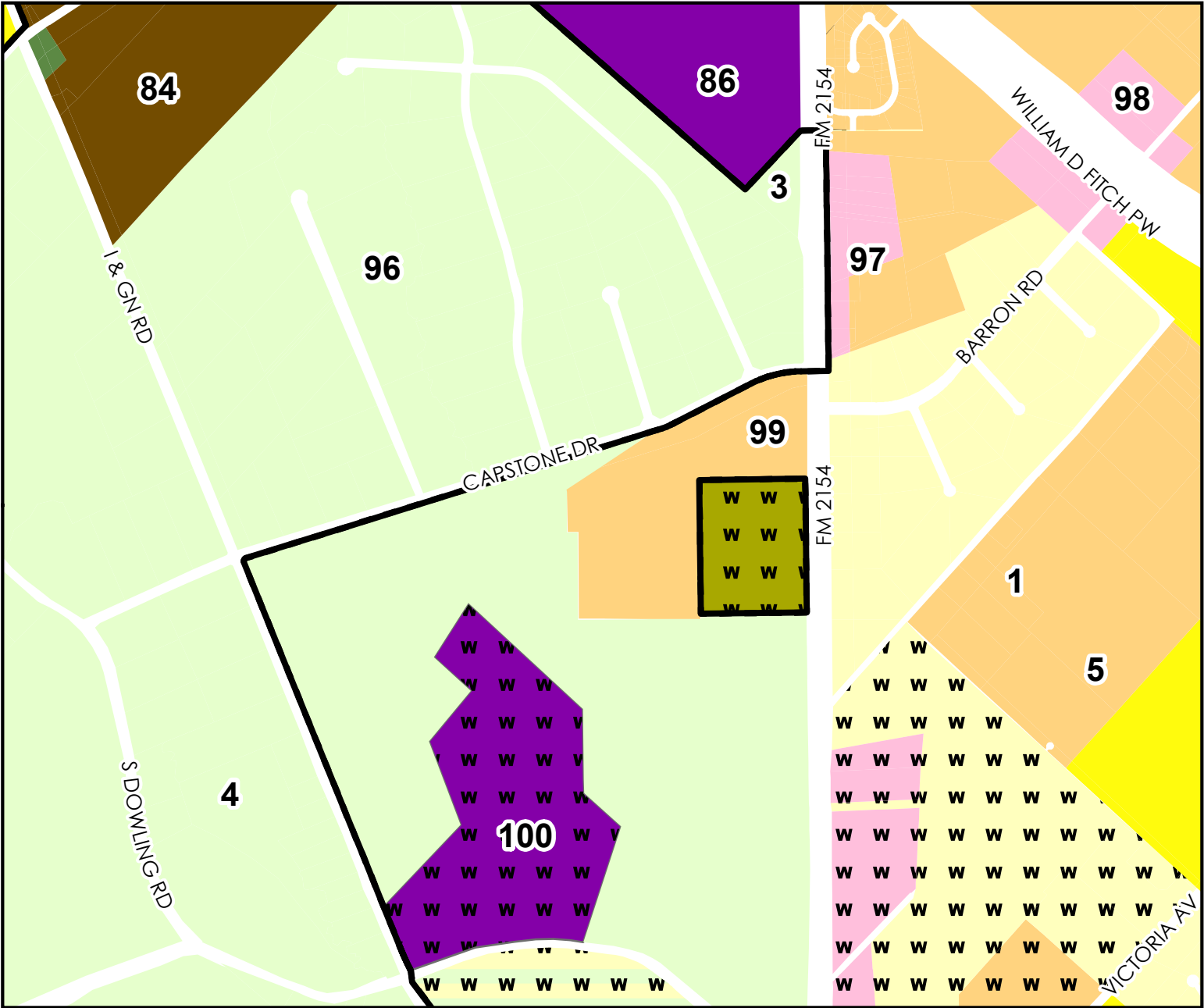
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	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

ADOPTED/CURRENT PLAN

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PROPOSED PLAN

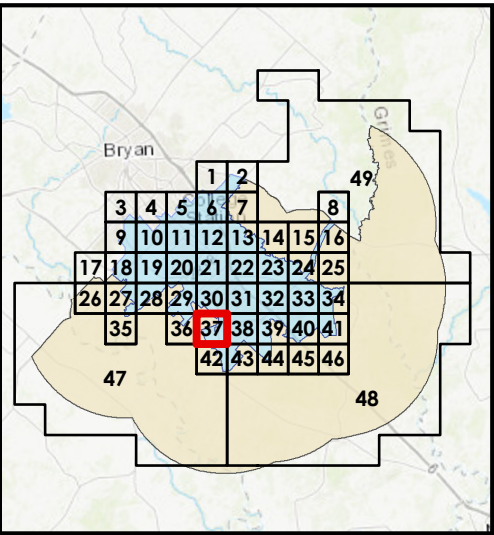
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See Page 42

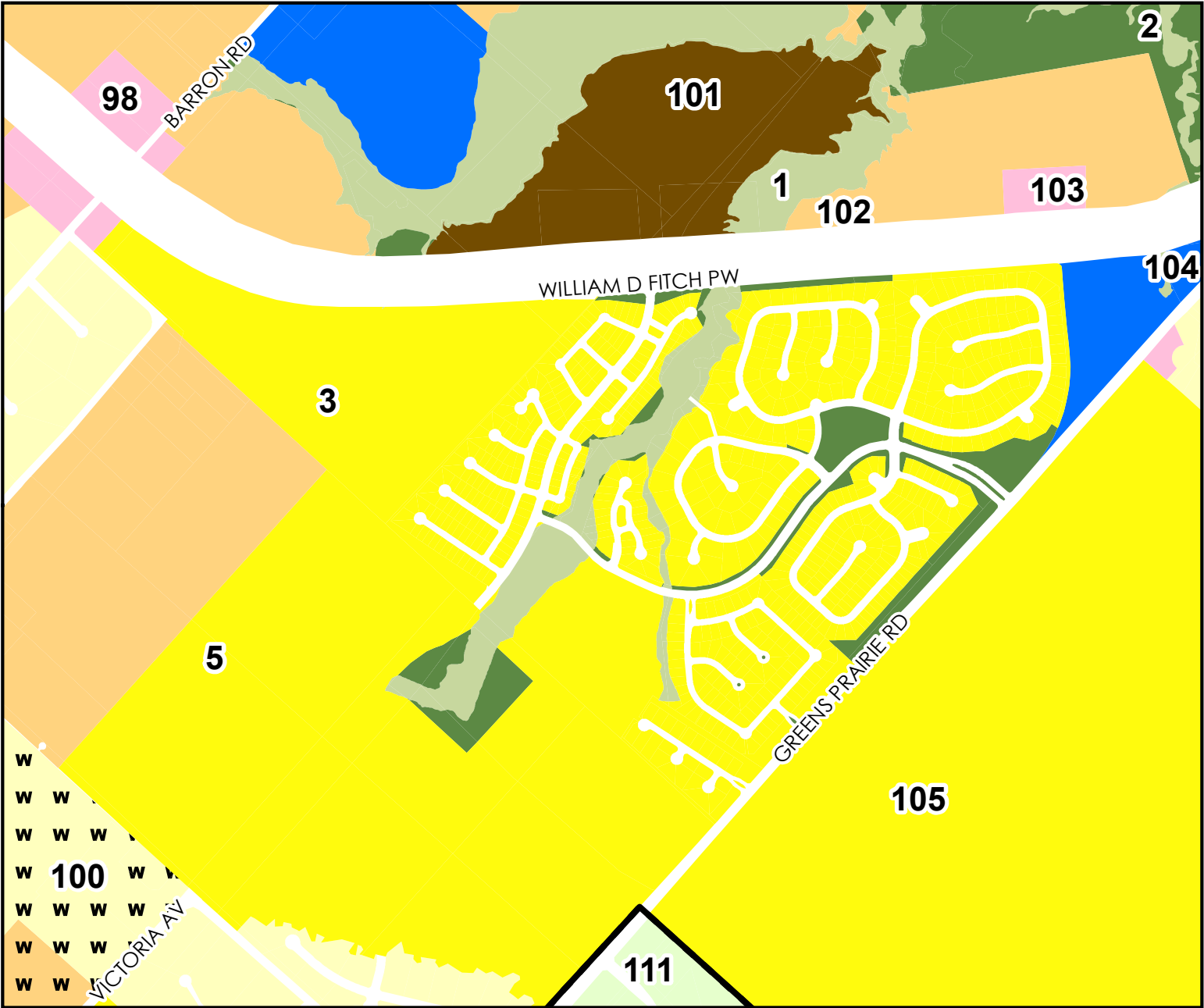
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	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area



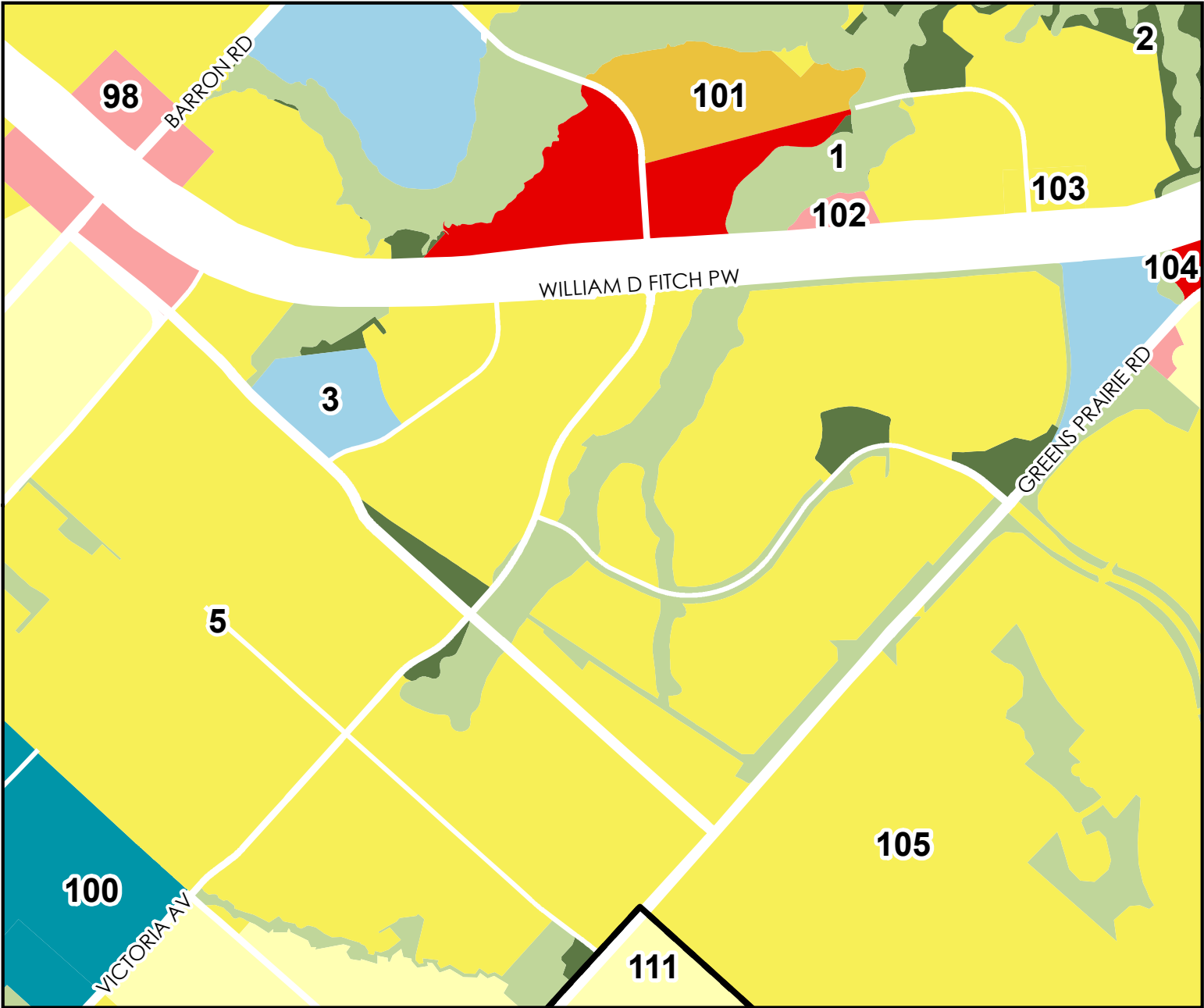
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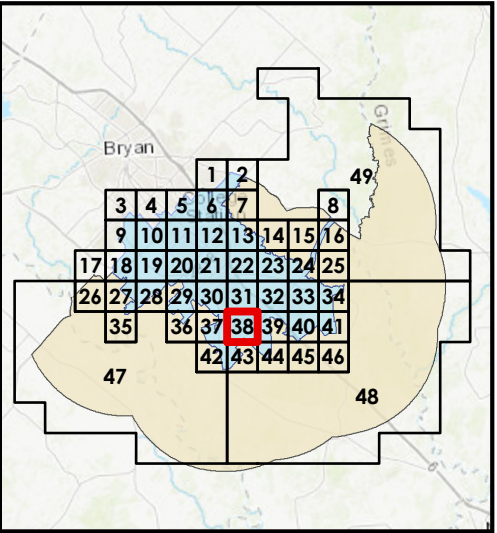
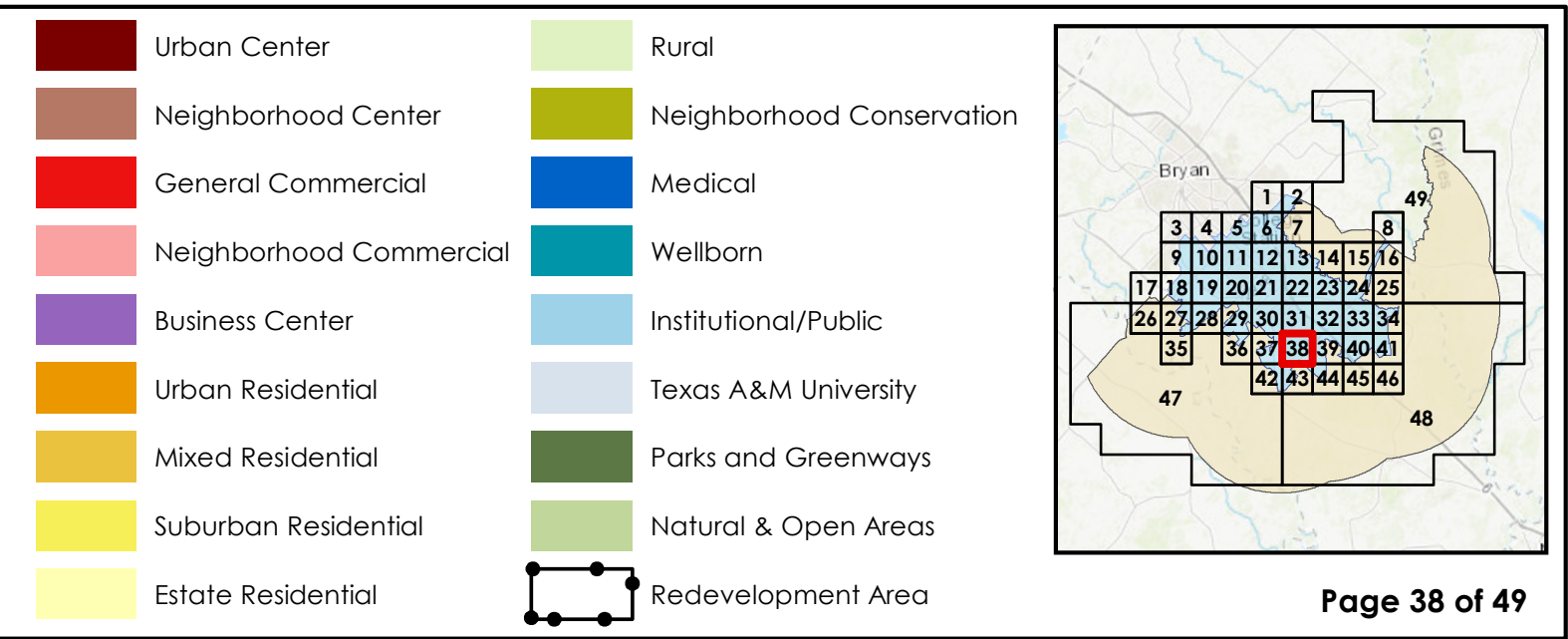
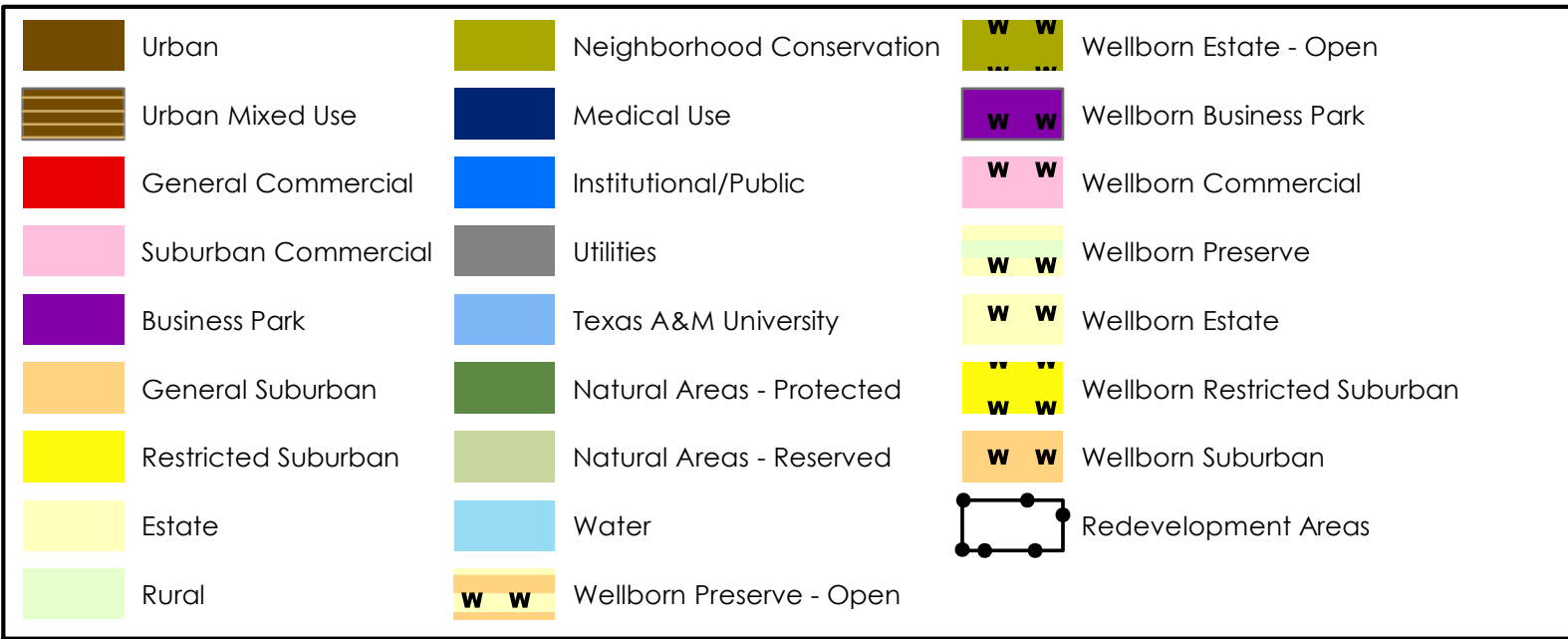


PROPOSED PLAN

[DRAFT]



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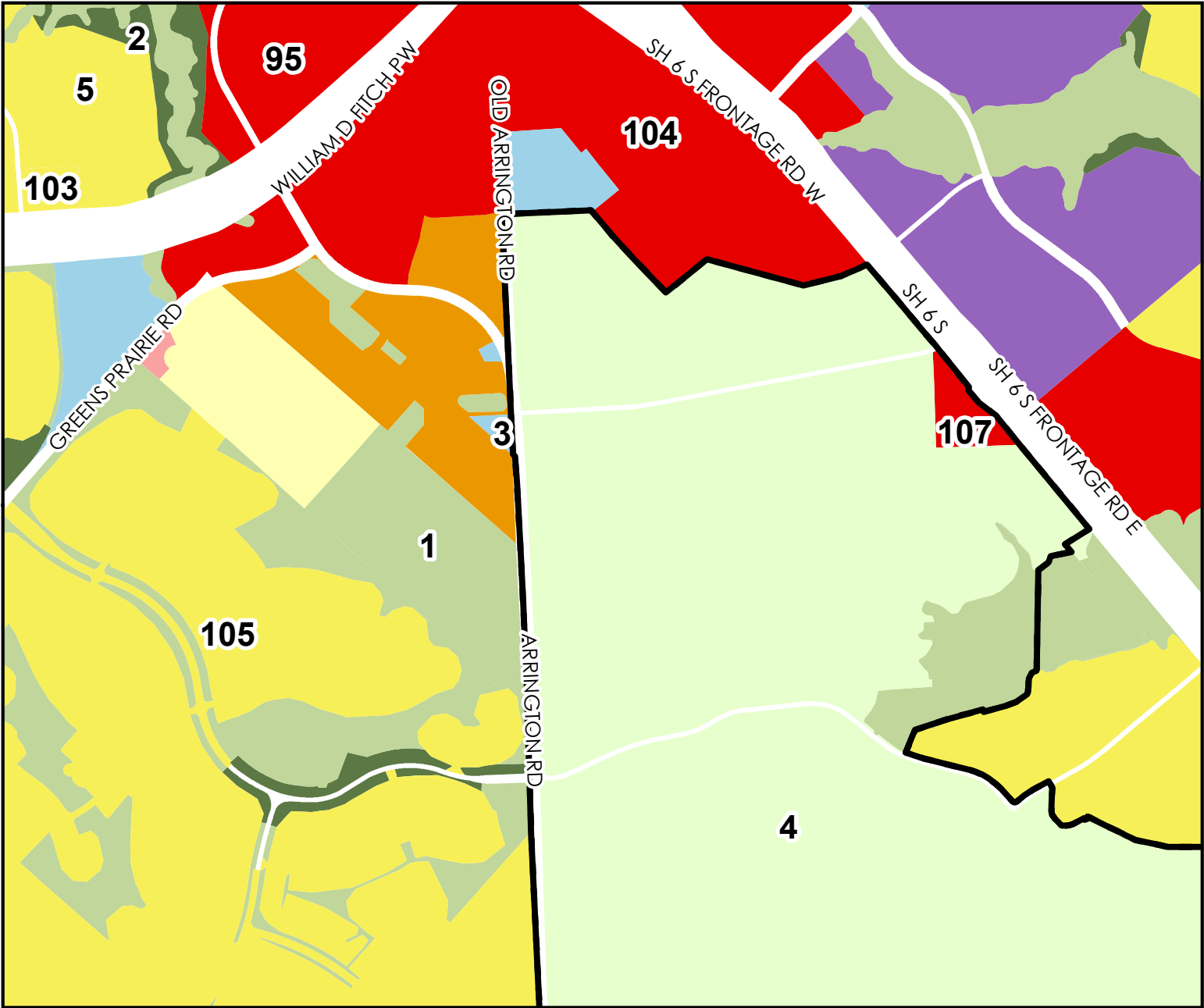
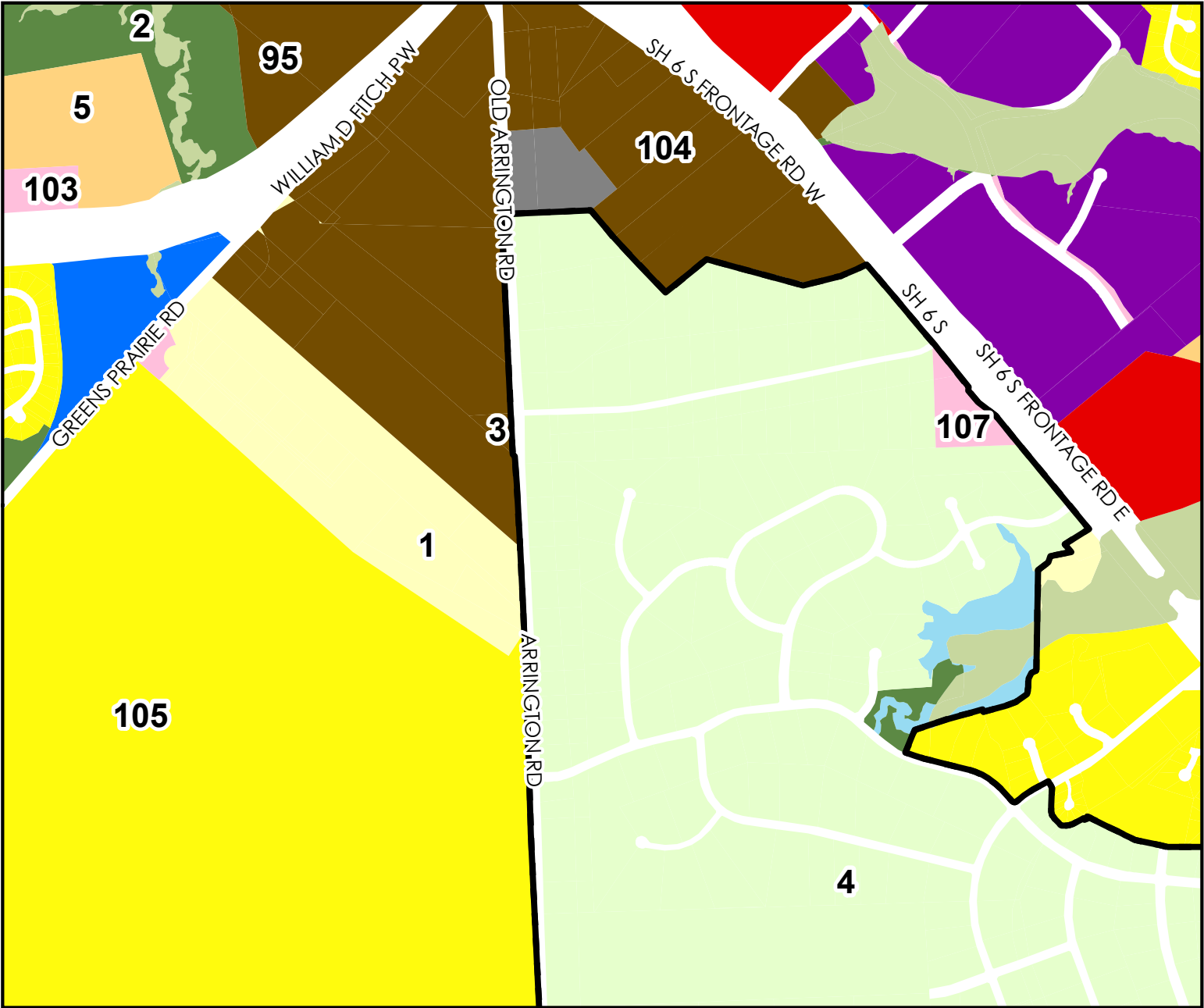


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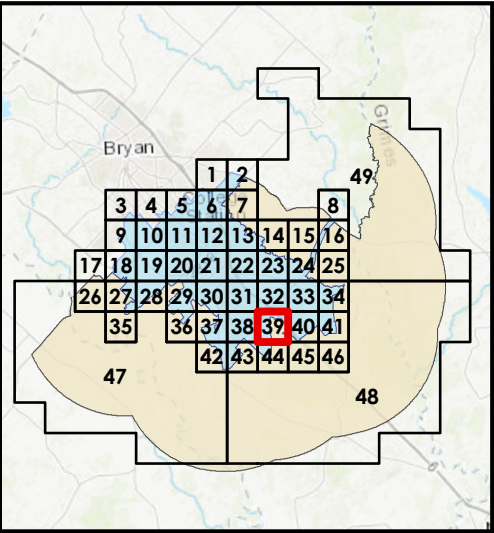
PROPOSED PLAN

[DRAFT]



	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

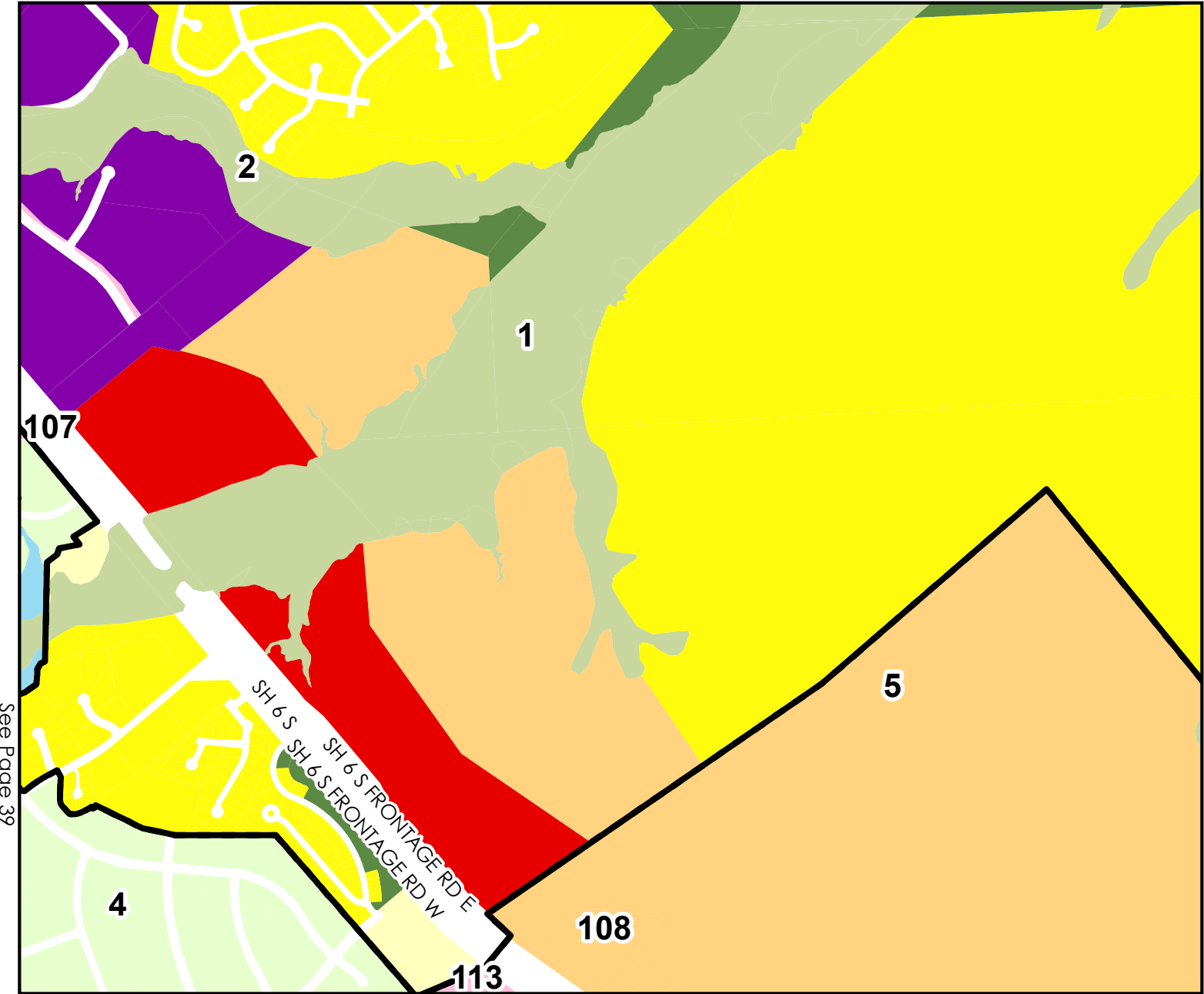


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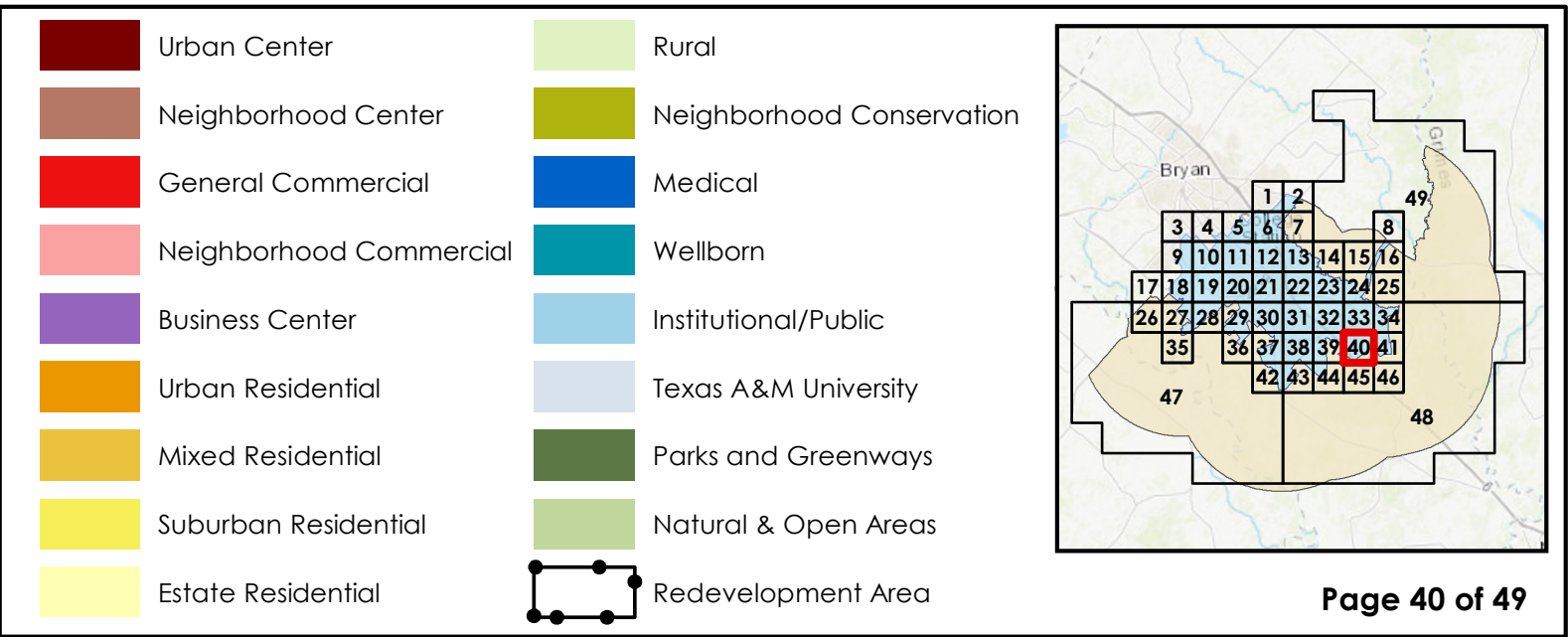
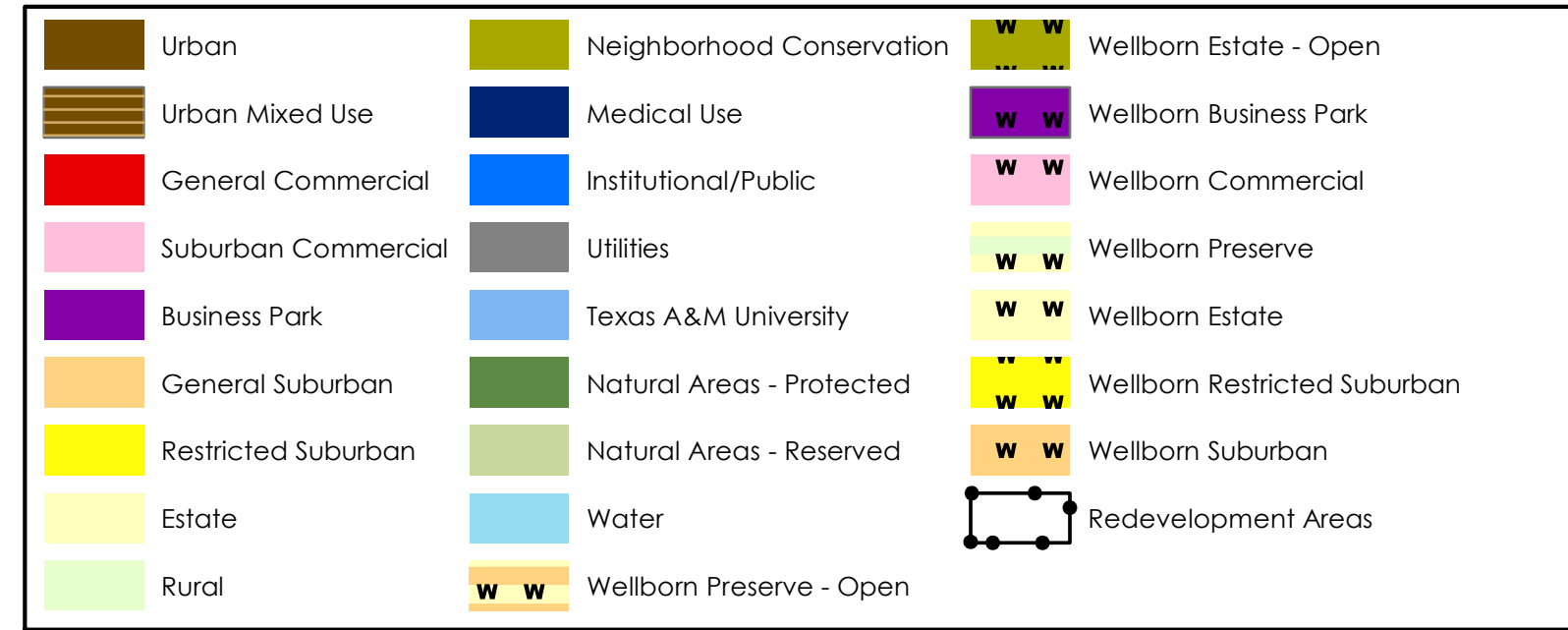
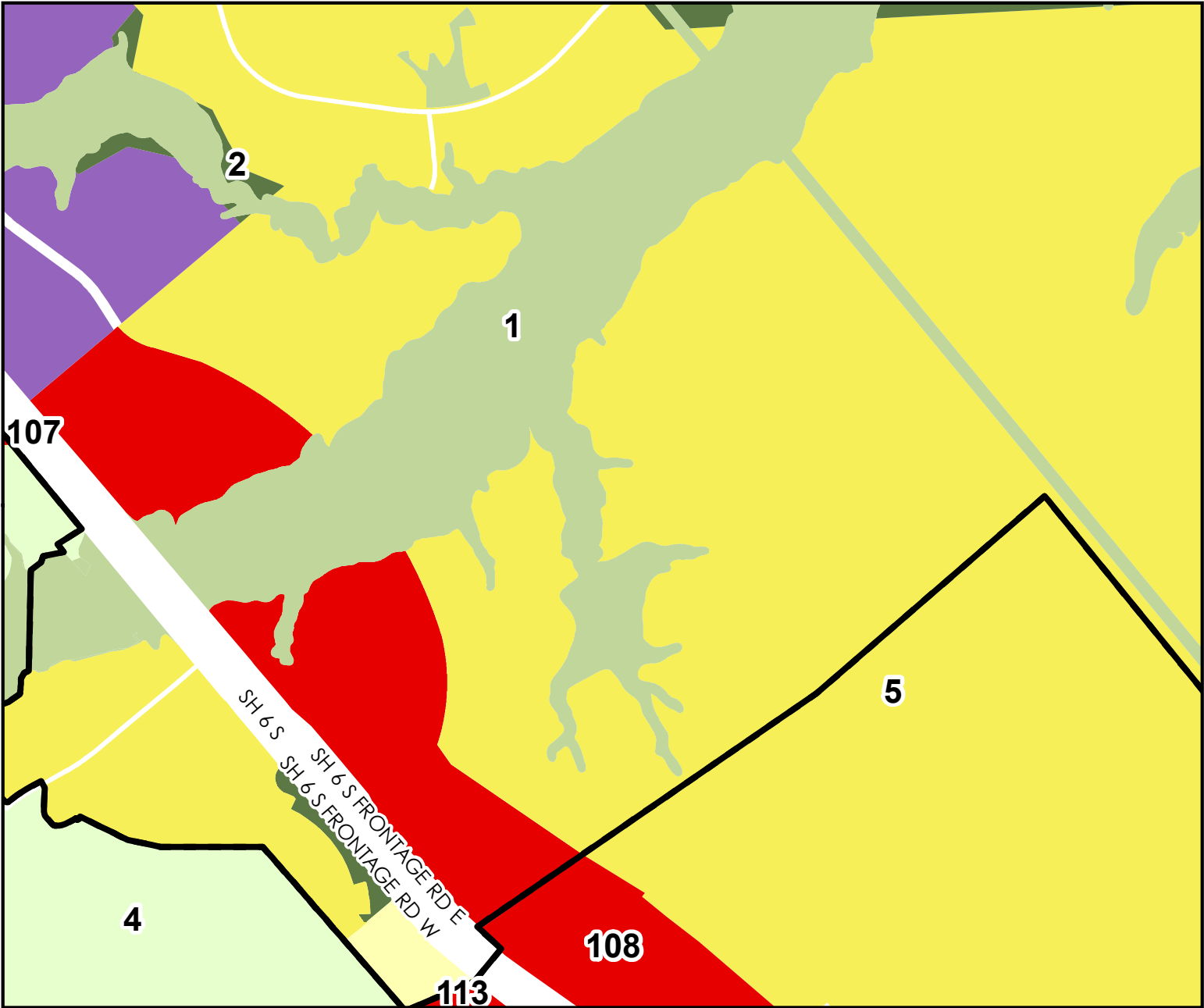
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PROPOSED PLAN

[DRAFT]



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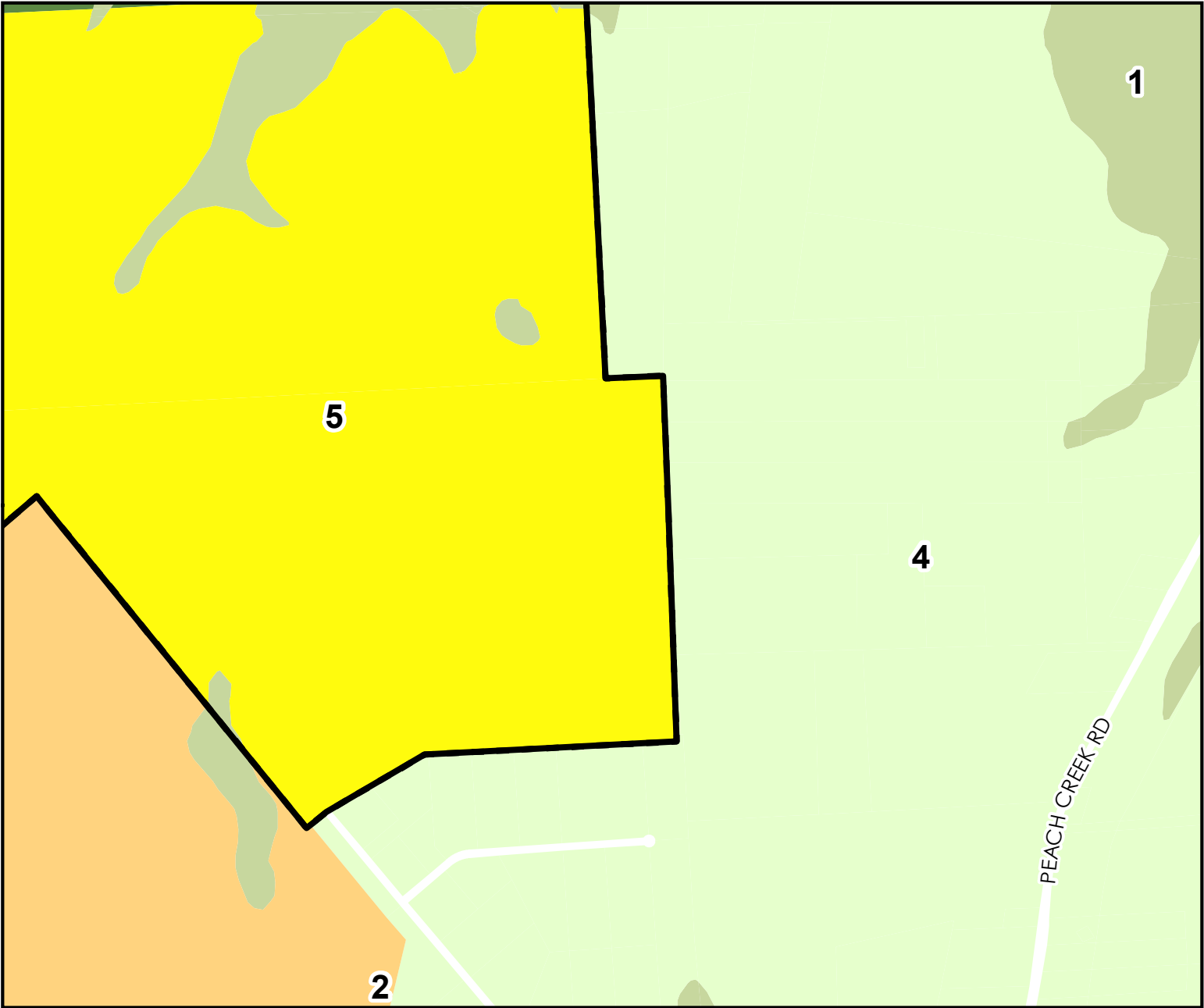
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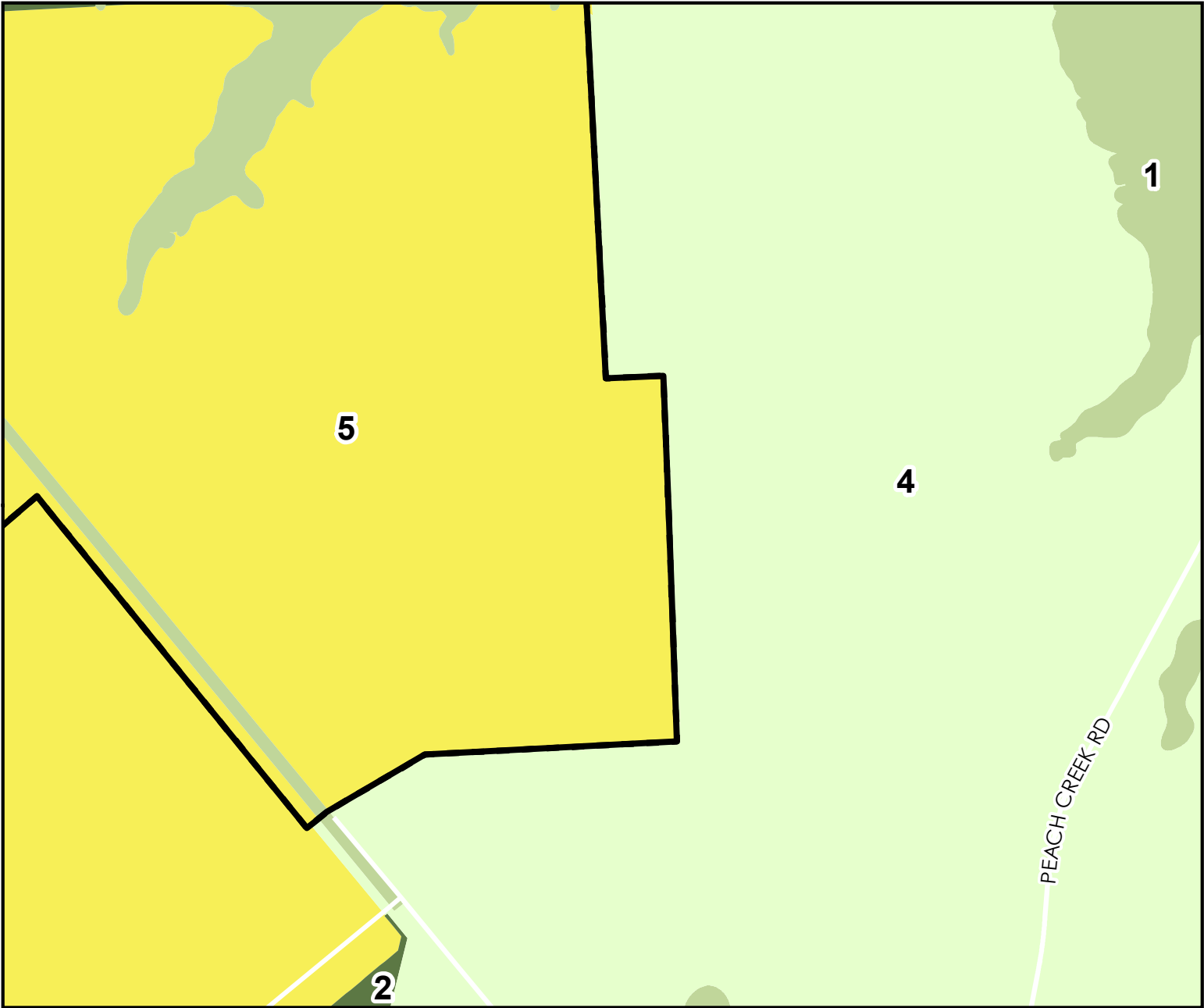
PROPOSED PLAN

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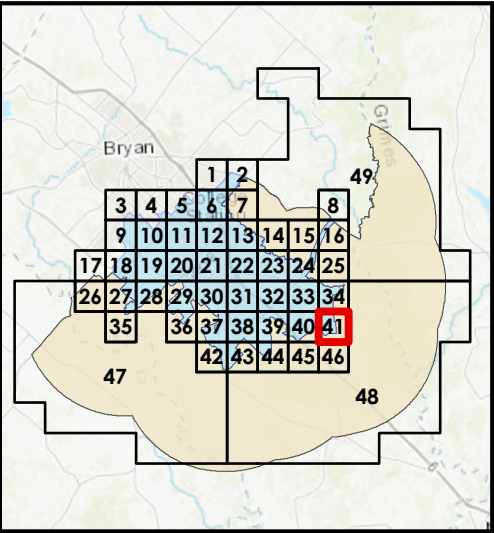
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Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area

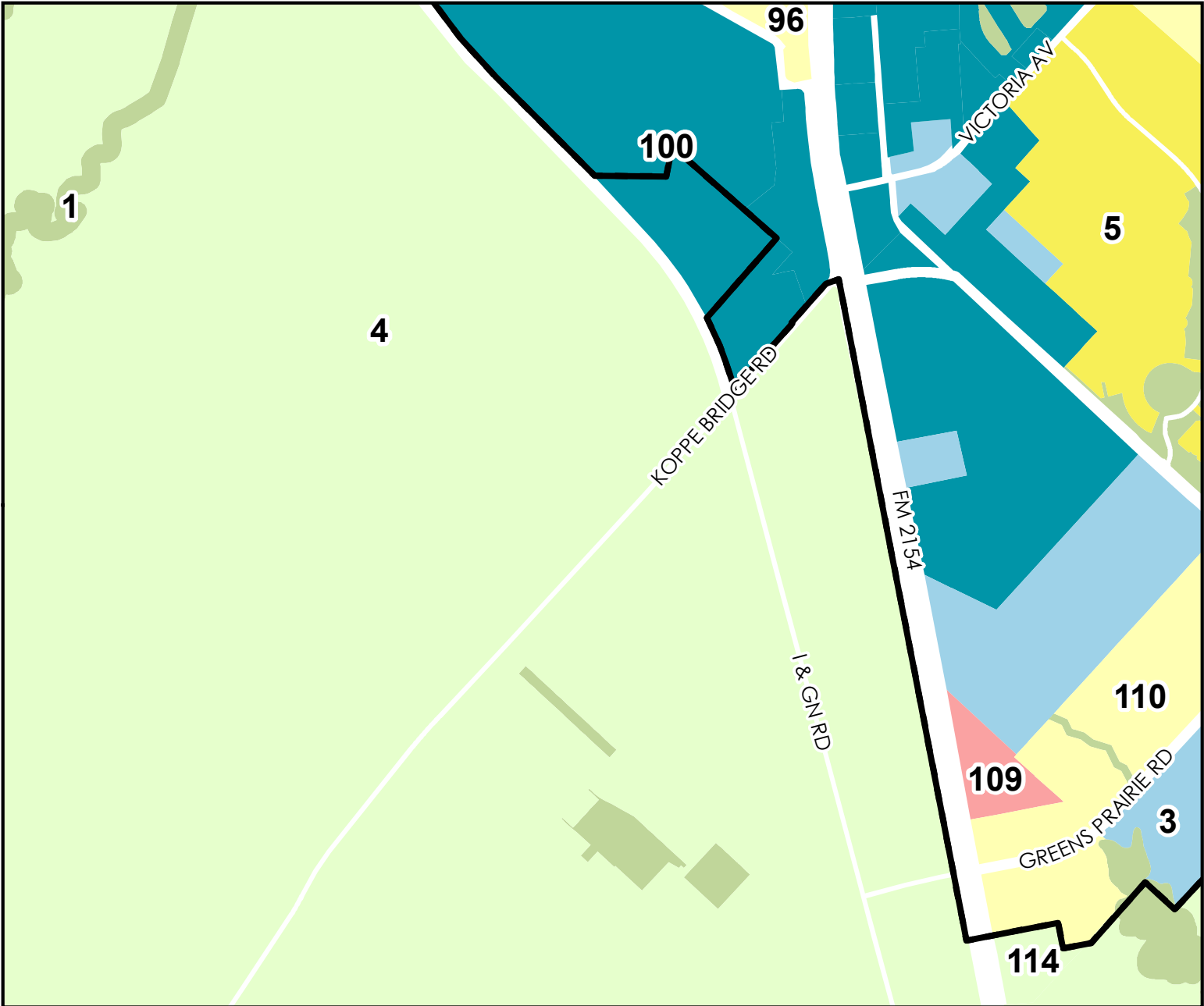
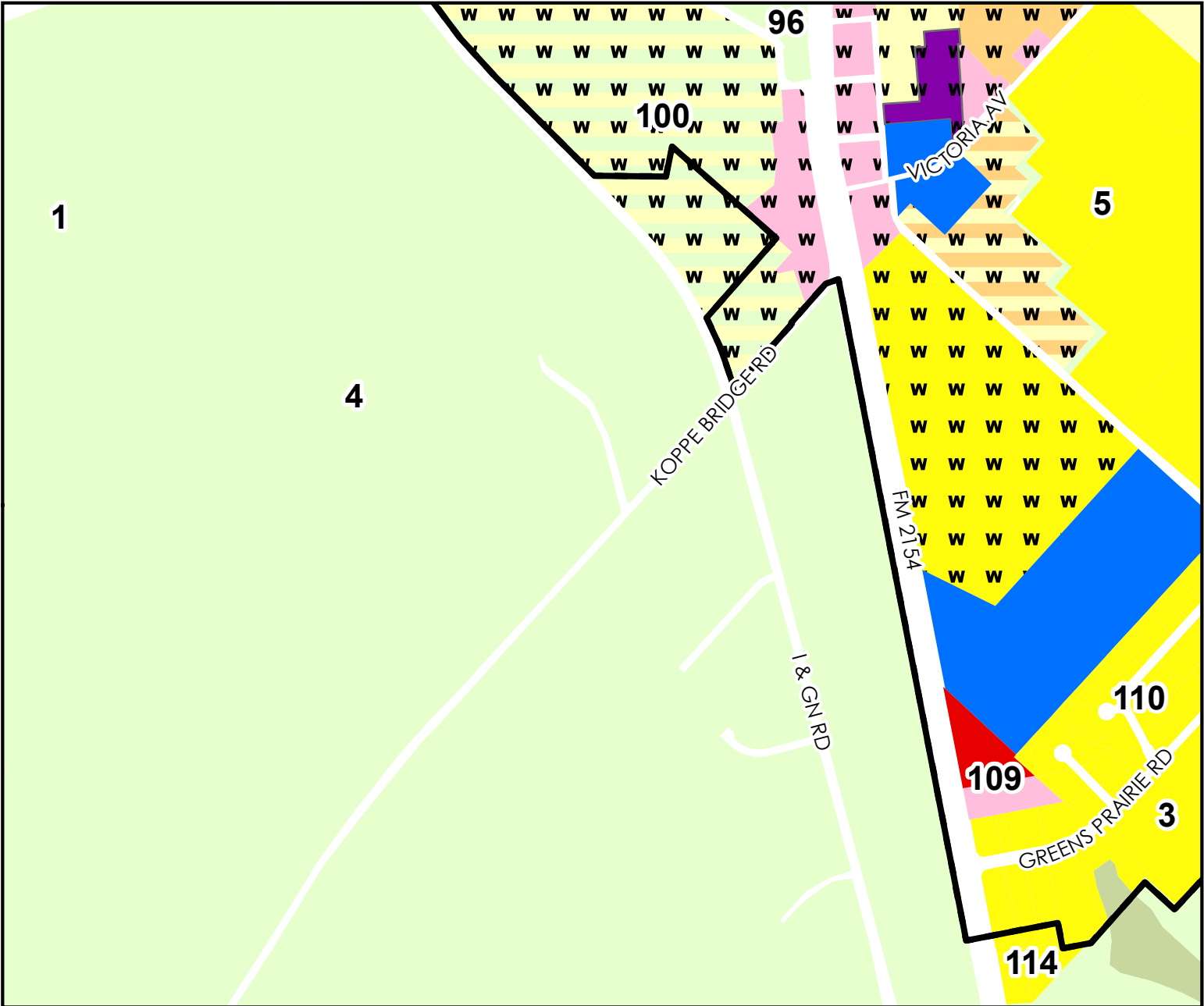


ADOPTED/CURRENT PLAN

See Page 37

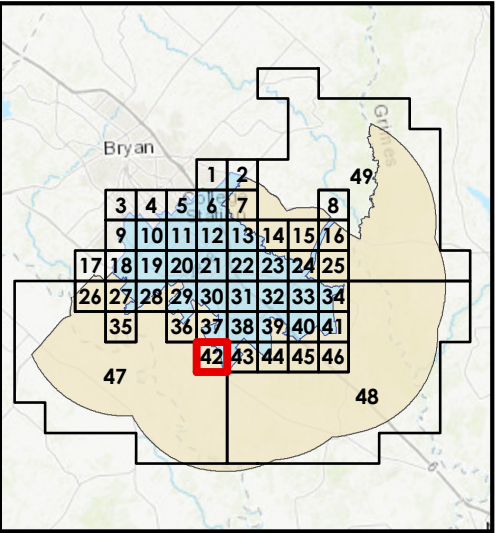
PROPOSED PLAN

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Urban	Neighborhood Conservation	Wellborn Estate - Open
Urban Mixed Use	Medical Use	Wellborn Business Park
General Commercial	Institutional/Public	Wellborn Commercial
Suburban Commercial	Utilities	Wellborn Preserve
Business Park	Texas A&M University	Wellborn Estate
General Suburban	Natural Areas - Protected	Wellborn Restricted Suburban
Restricted Suburban	Natural Areas - Reserved	Wellborn Suburban
Estate	Water	Redevelopment Areas
Rural	Wellborn Preserve - Open	

Urban Center	Rural
Neighborhood Center	Neighborhood Conservation
General Commercial	Medical
Neighborhood Commercial	Wellborn
Business Center	Institutional/Public
Urban Residential	Texas A&M University
Mixed Residential	Parks and Greenways
Suburban Residential	Natural & Open Areas
Estate Residential	Redevelopment Area



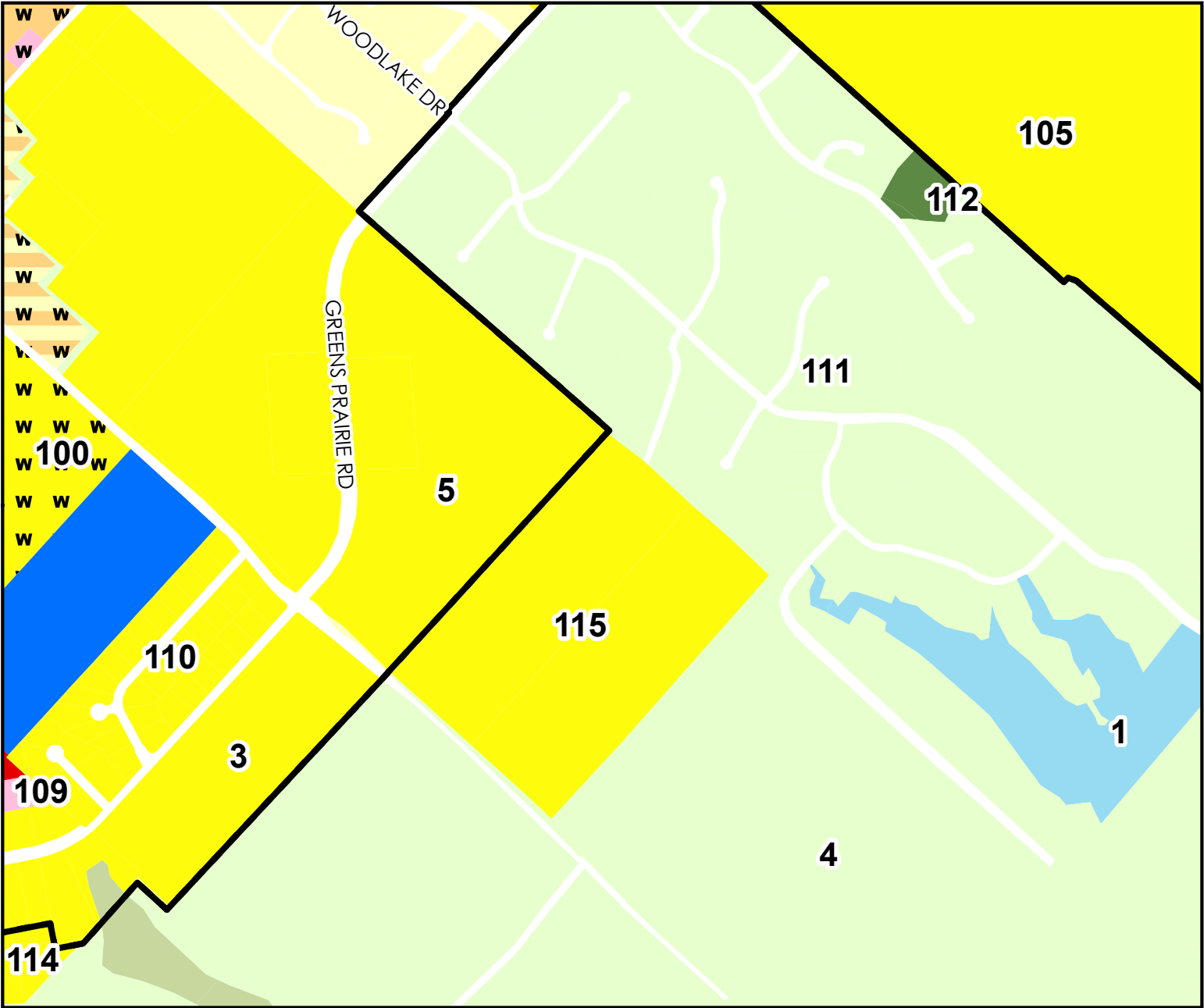
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See Page 38

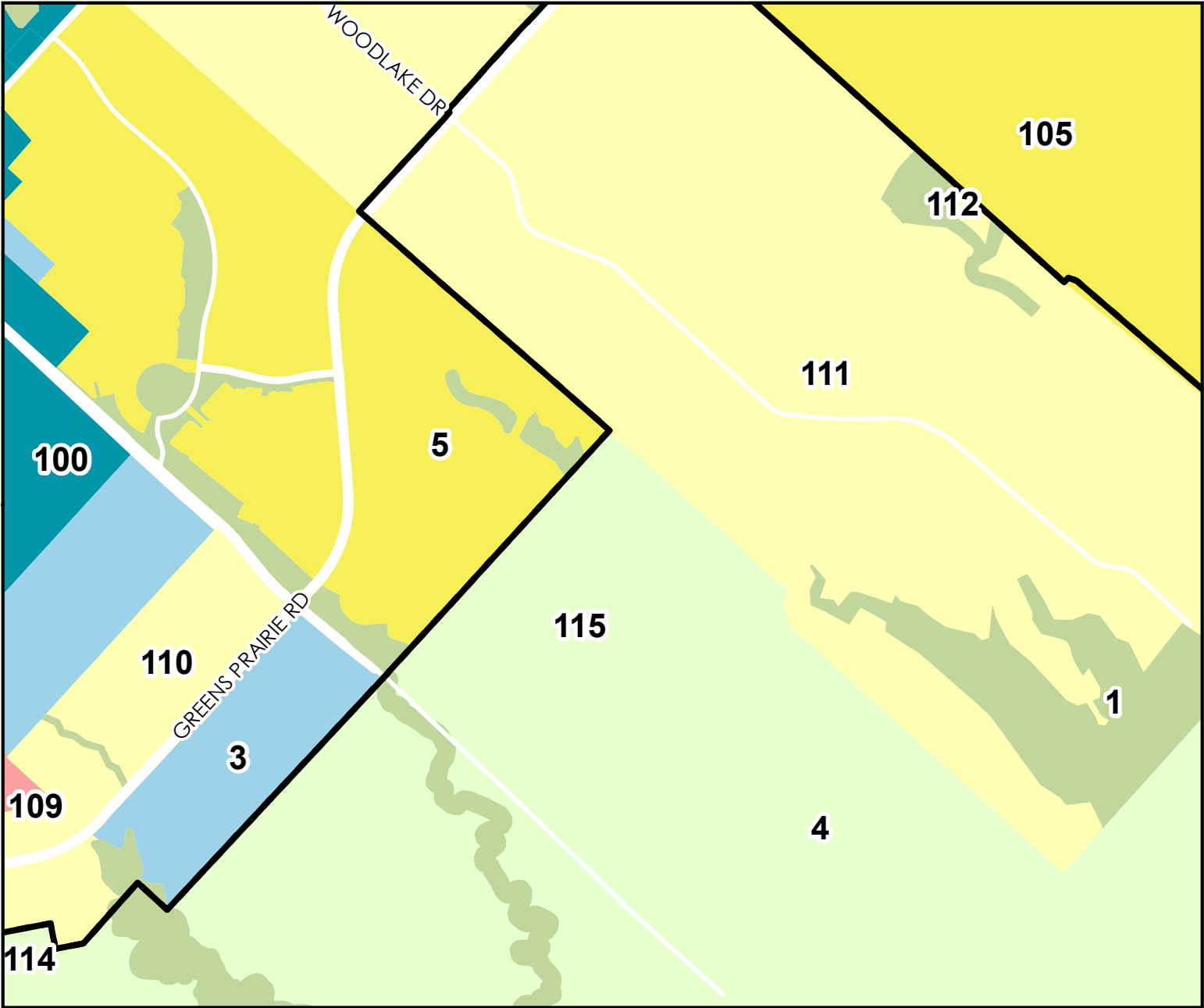
PROPOSED PLAN

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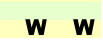
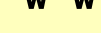
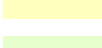
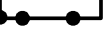
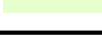
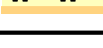
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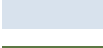
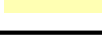


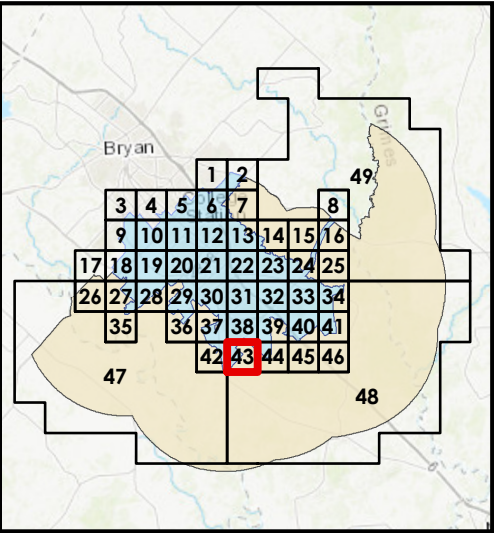
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 Urban	 Neighborhood Conservation	 Wellborn Estate - Open
 Urban Mixed Use	 Medical Use	 Wellborn Business Park
 General Commercial	 Institutional/Public	 Wellborn Commercial
 Suburban Commercial	 Utilities	 Wellborn Preserve
 Business Park	 Texas A&M University	 Wellborn Estate
 General Suburban	 Natural Areas - Protected	 Wellborn Restricted Suburban
 Restricted Suburban	 Natural Areas - Reserved	 Wellborn Suburban
 Estate	 Water	 Redevelopment Areas
 Rural	 Wellborn Preserve - Open	

 Urban Center	 Rural
 Neighborhood Center	 Neighborhood Conservation
 General Commercial	 Medical
 Neighborhood Commercial	 Wellborn
 Business Center	 Institutional/Public
 Urban Residential	 Texas A&M University
 Mixed Residential	 Parks and Greenways
 Suburban Residential	 Natural & Open Areas
 Estate Residential	 Redevelopment Area

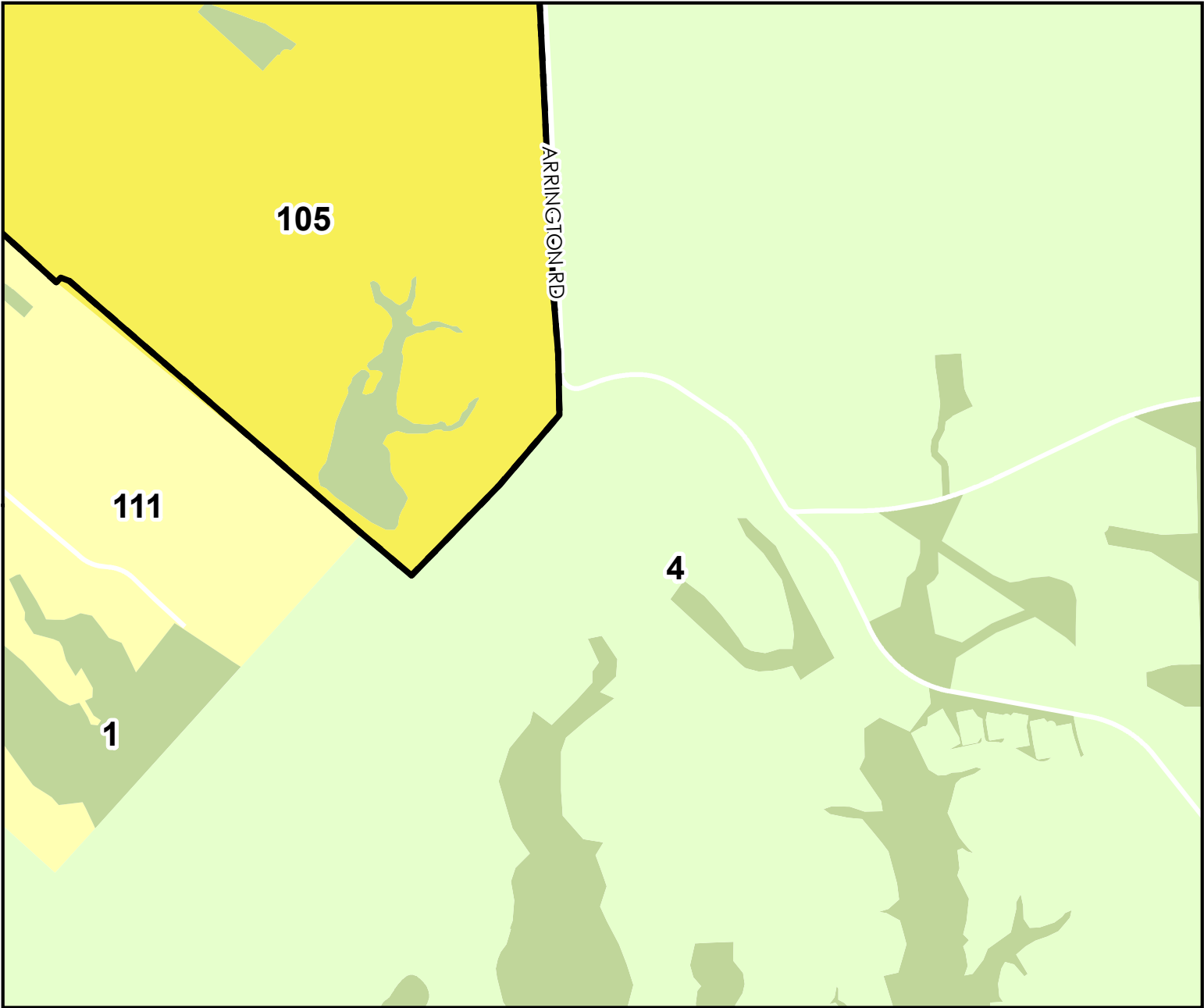
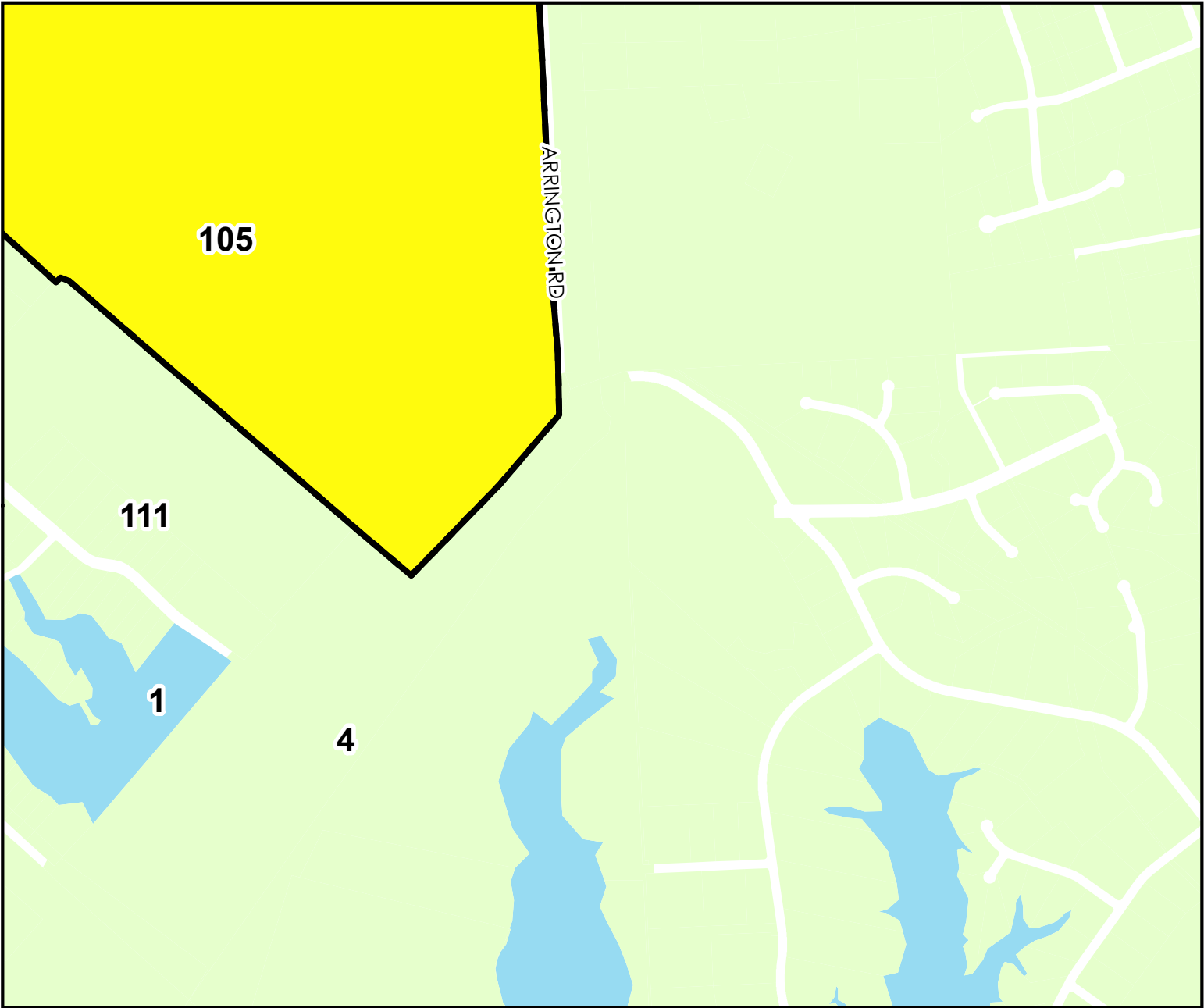


ADOPTED/CURRENT PLAN

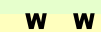
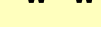
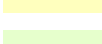
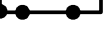
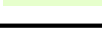
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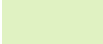
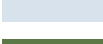
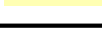
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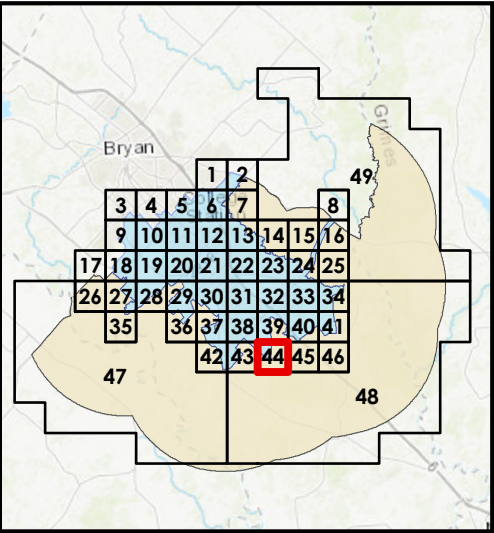
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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

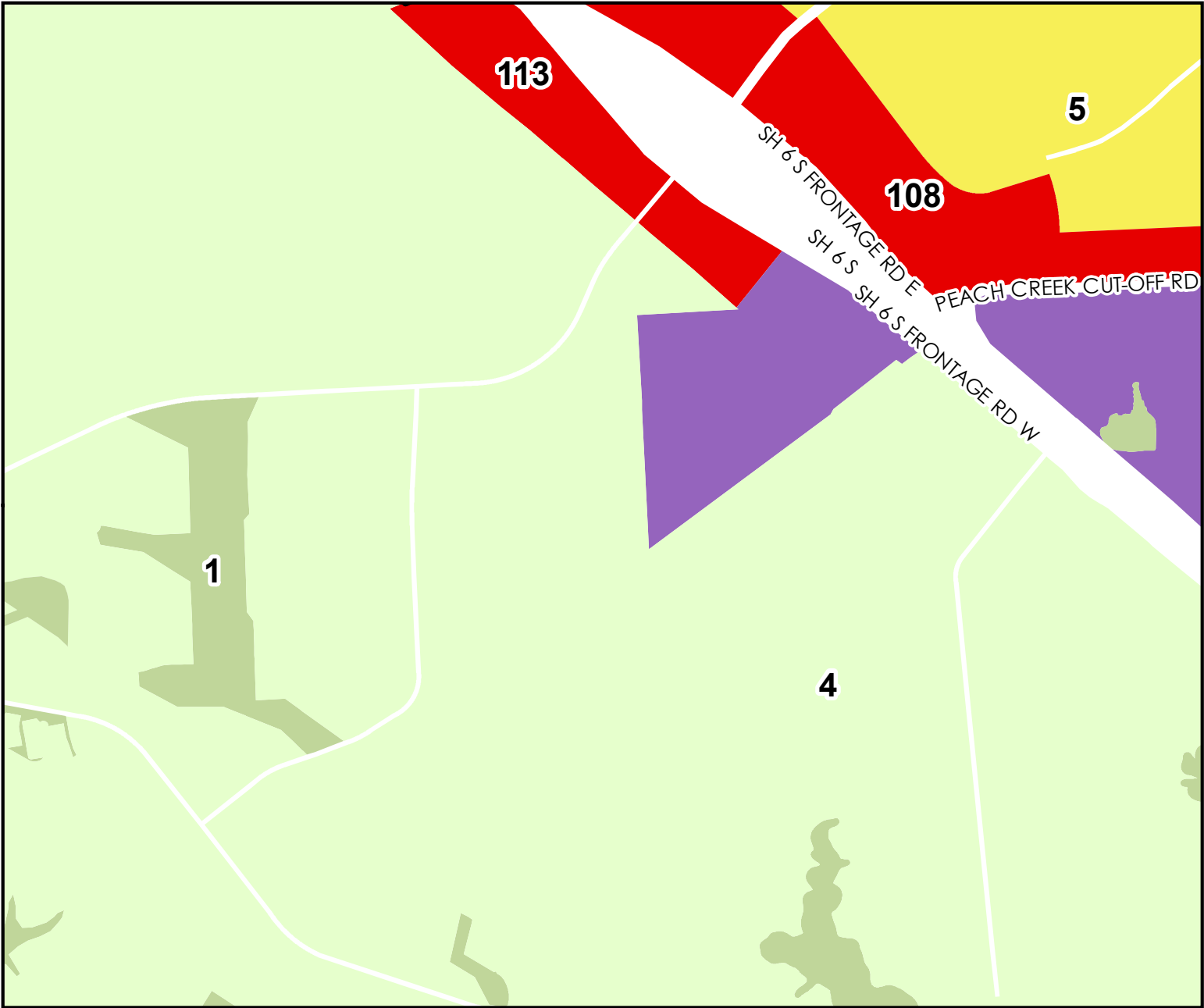
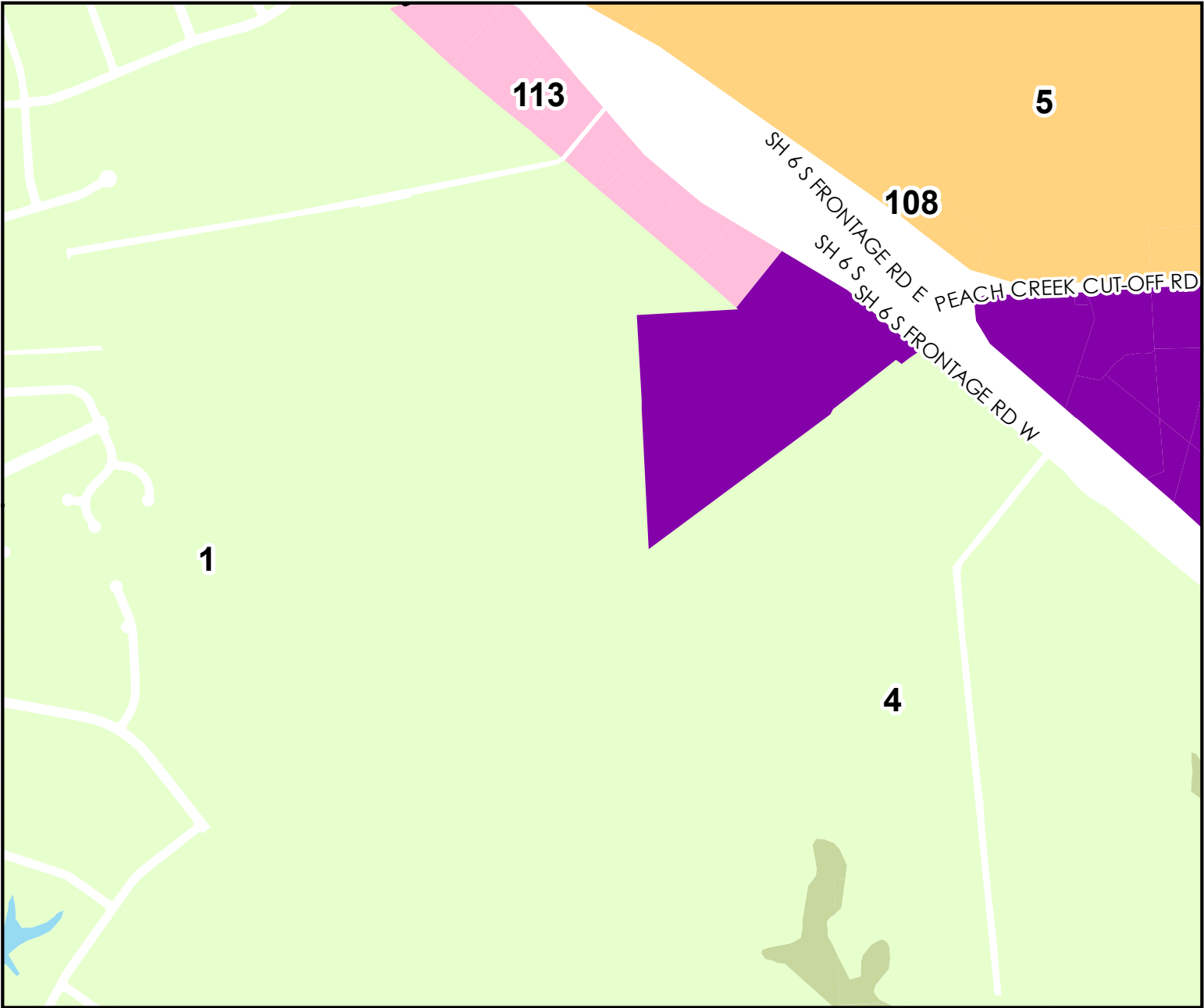


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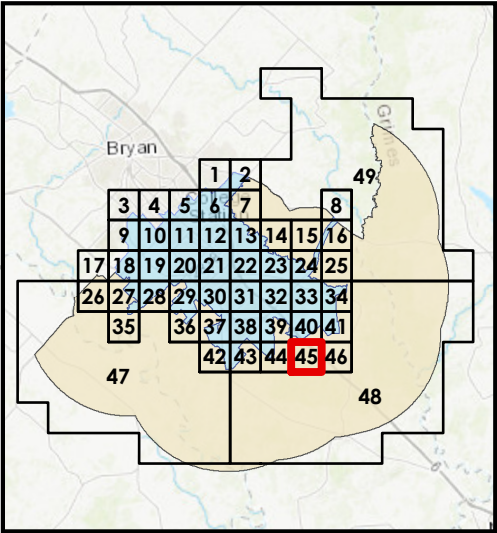
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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

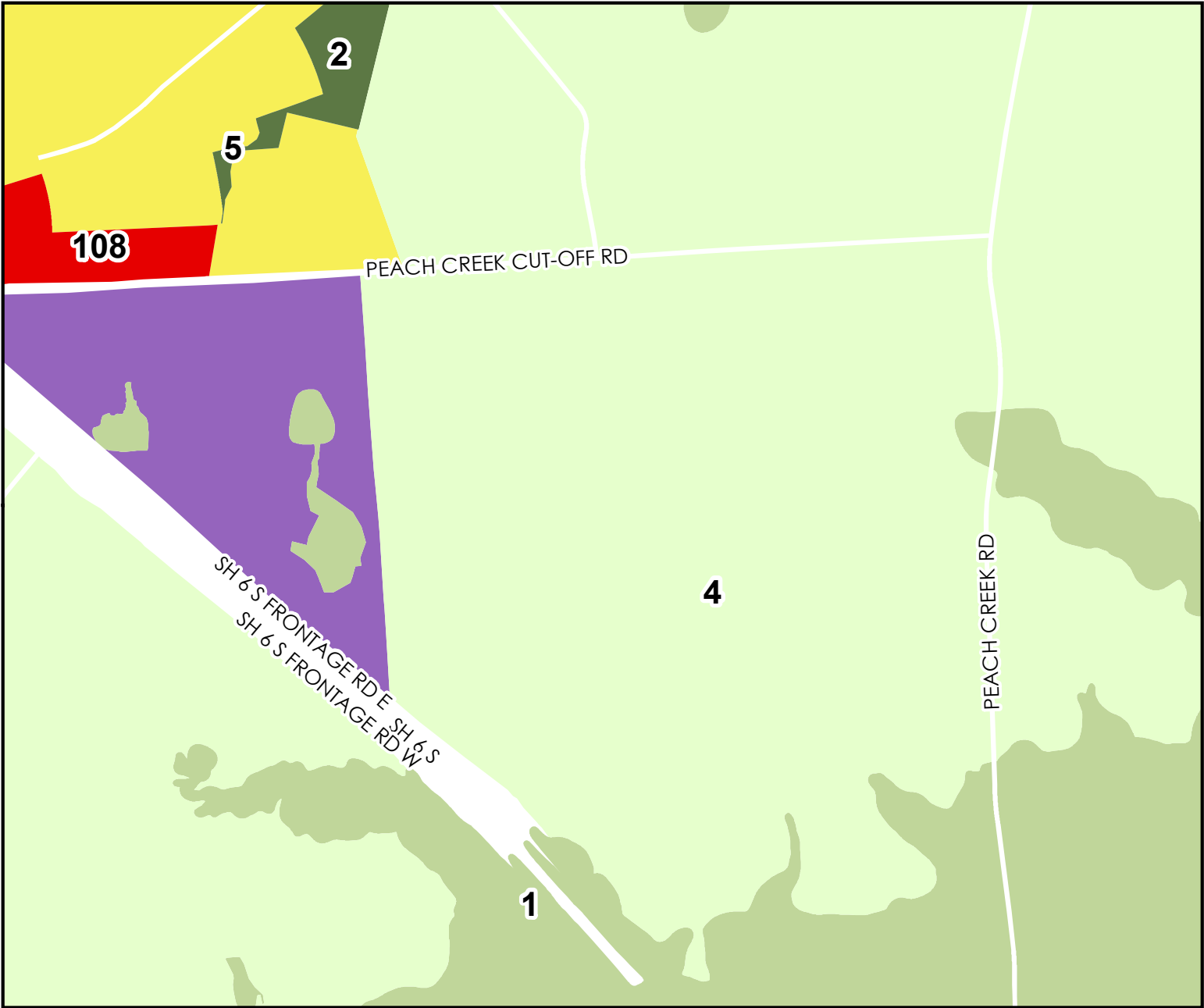
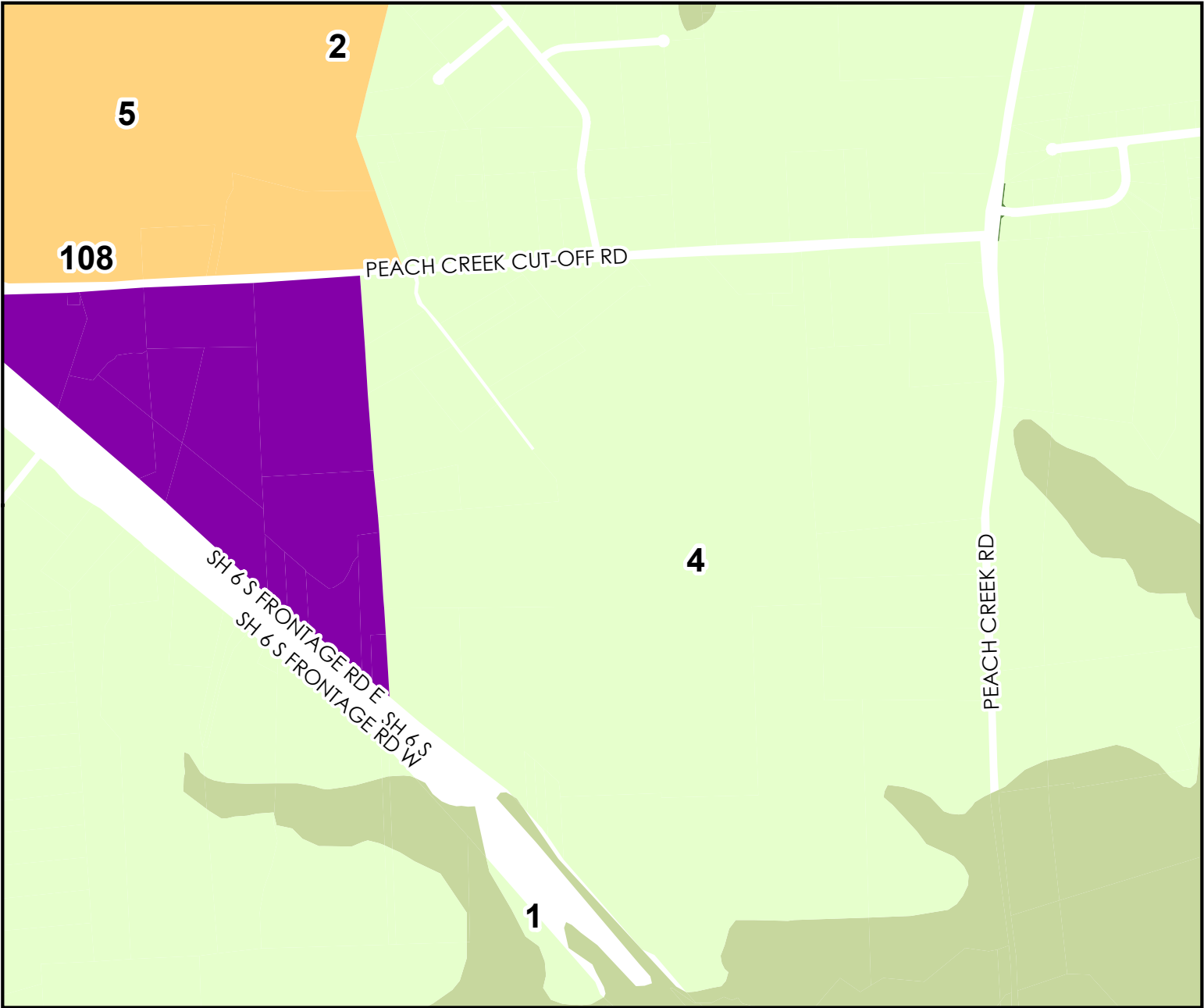


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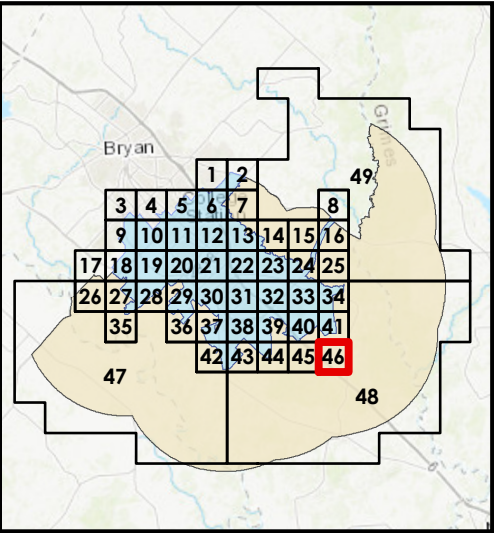
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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural & Open Areas
	Estate Residential		Redevelopment Area

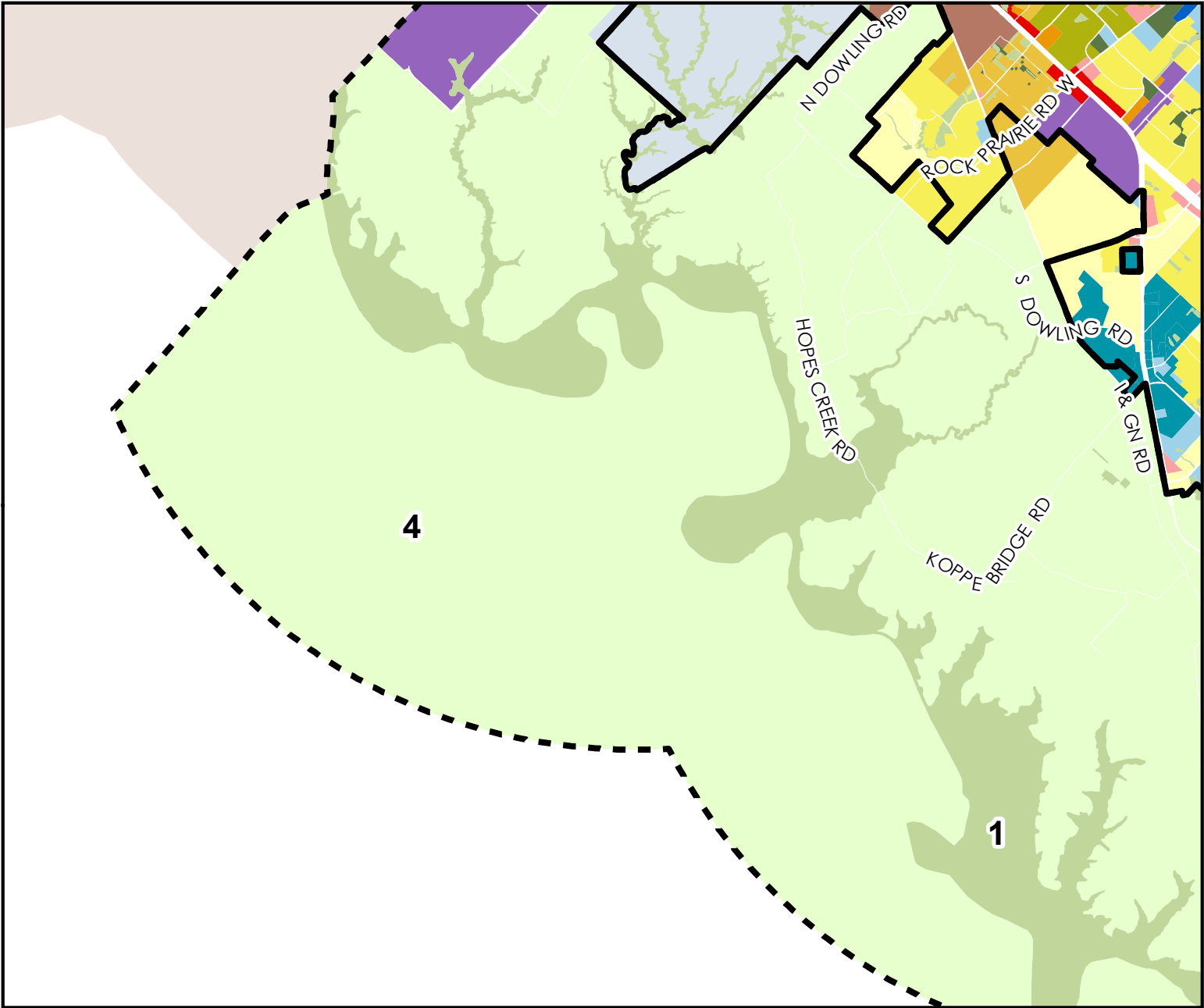
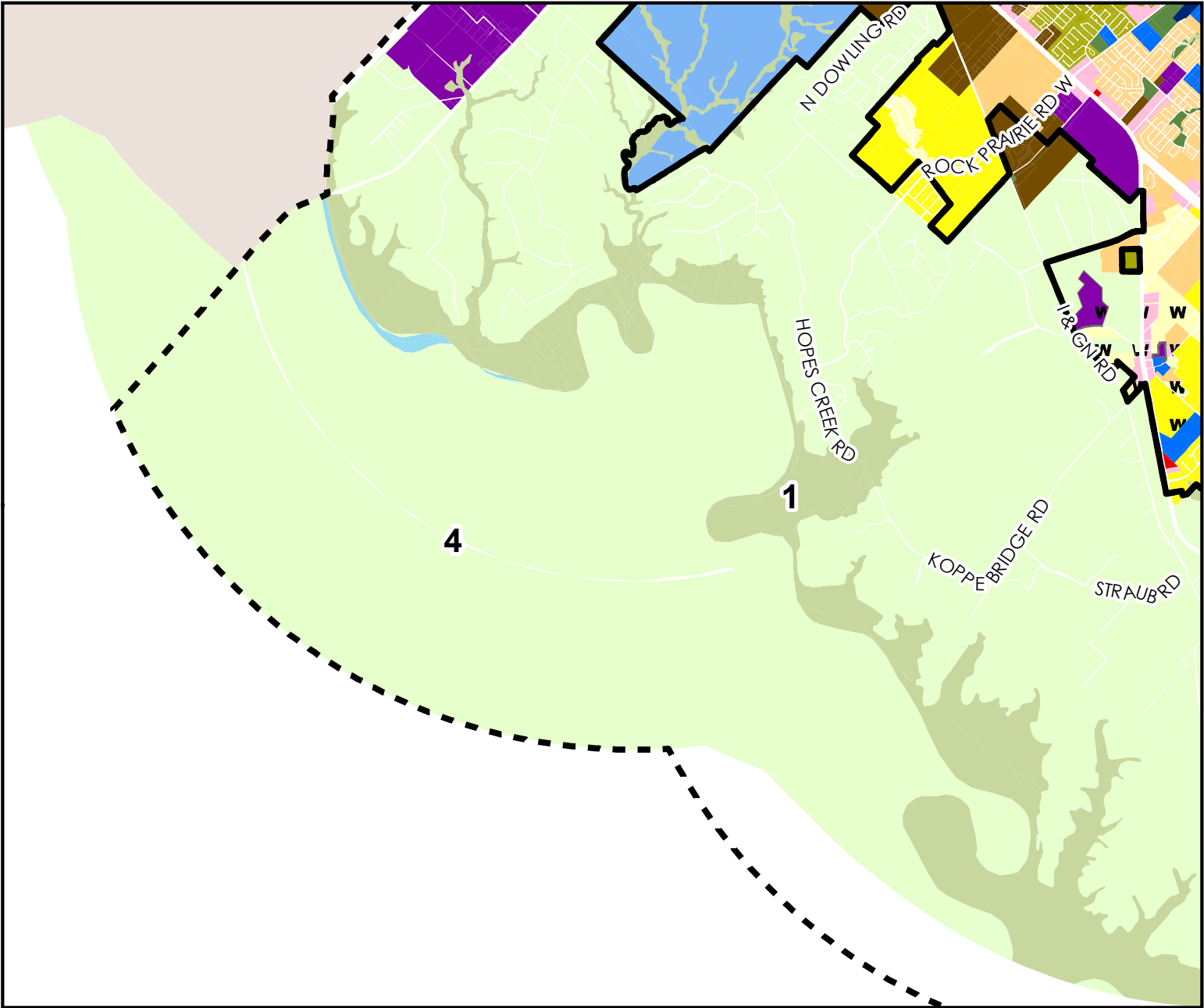


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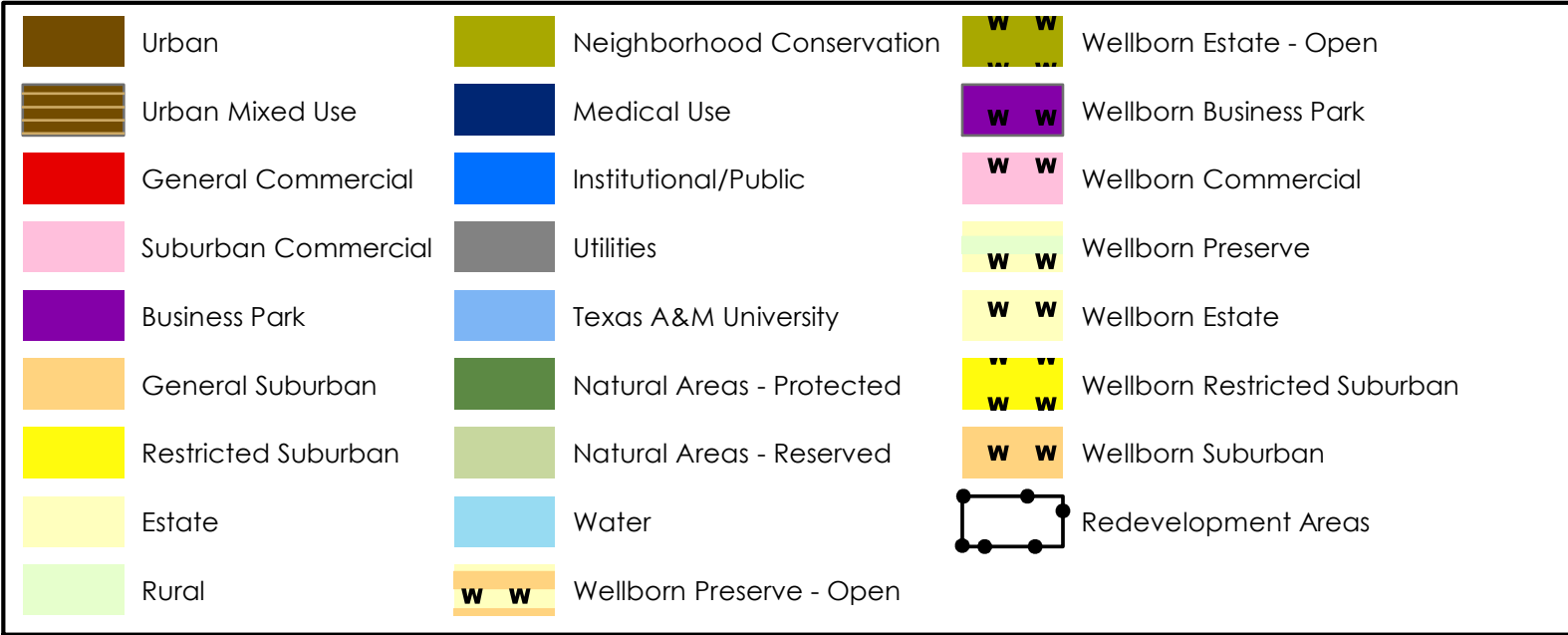
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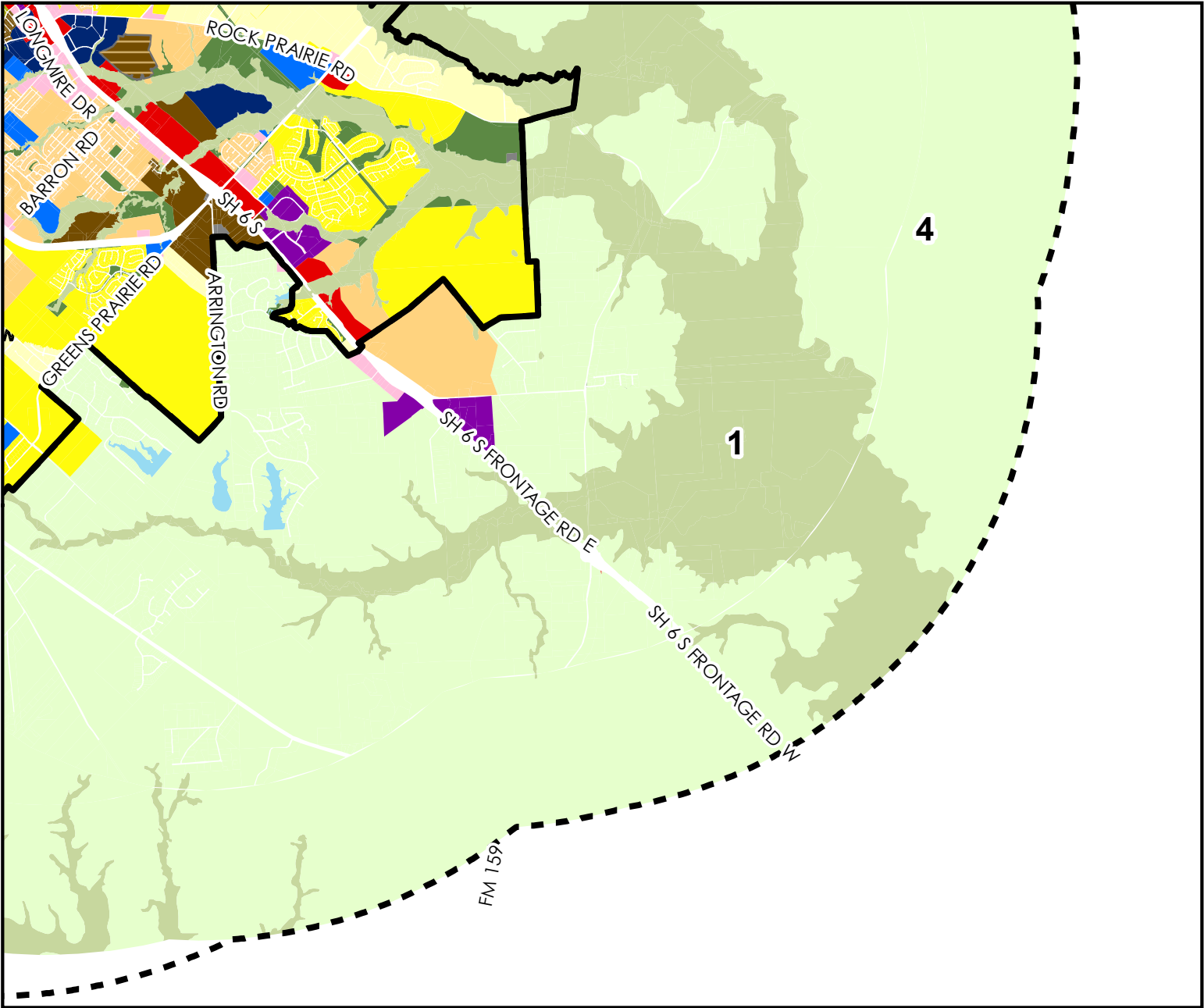
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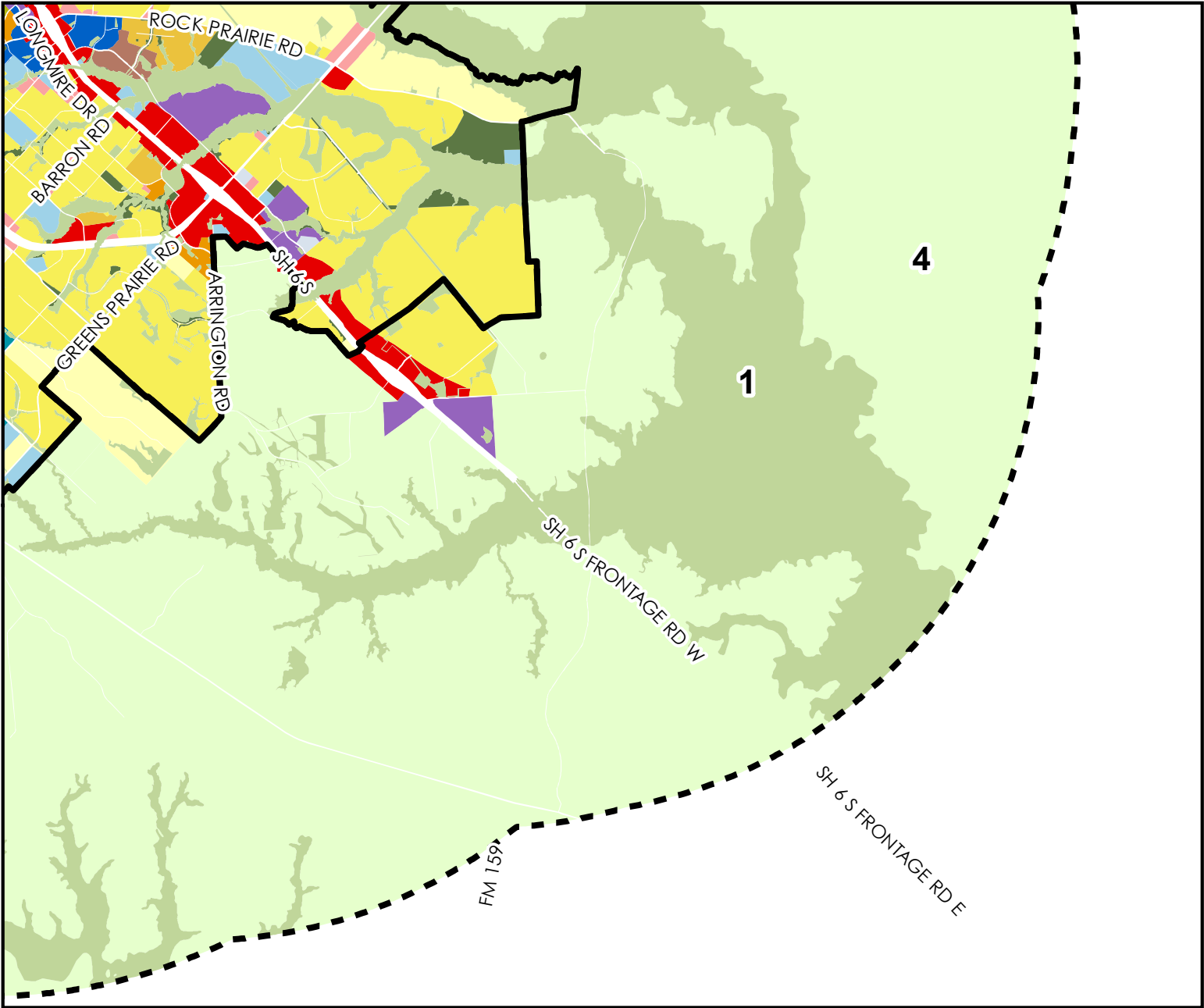
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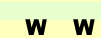
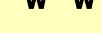
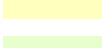
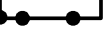
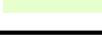
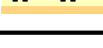


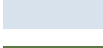
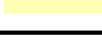
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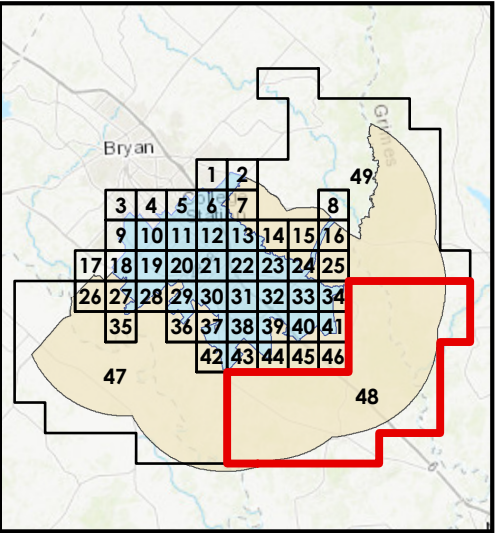
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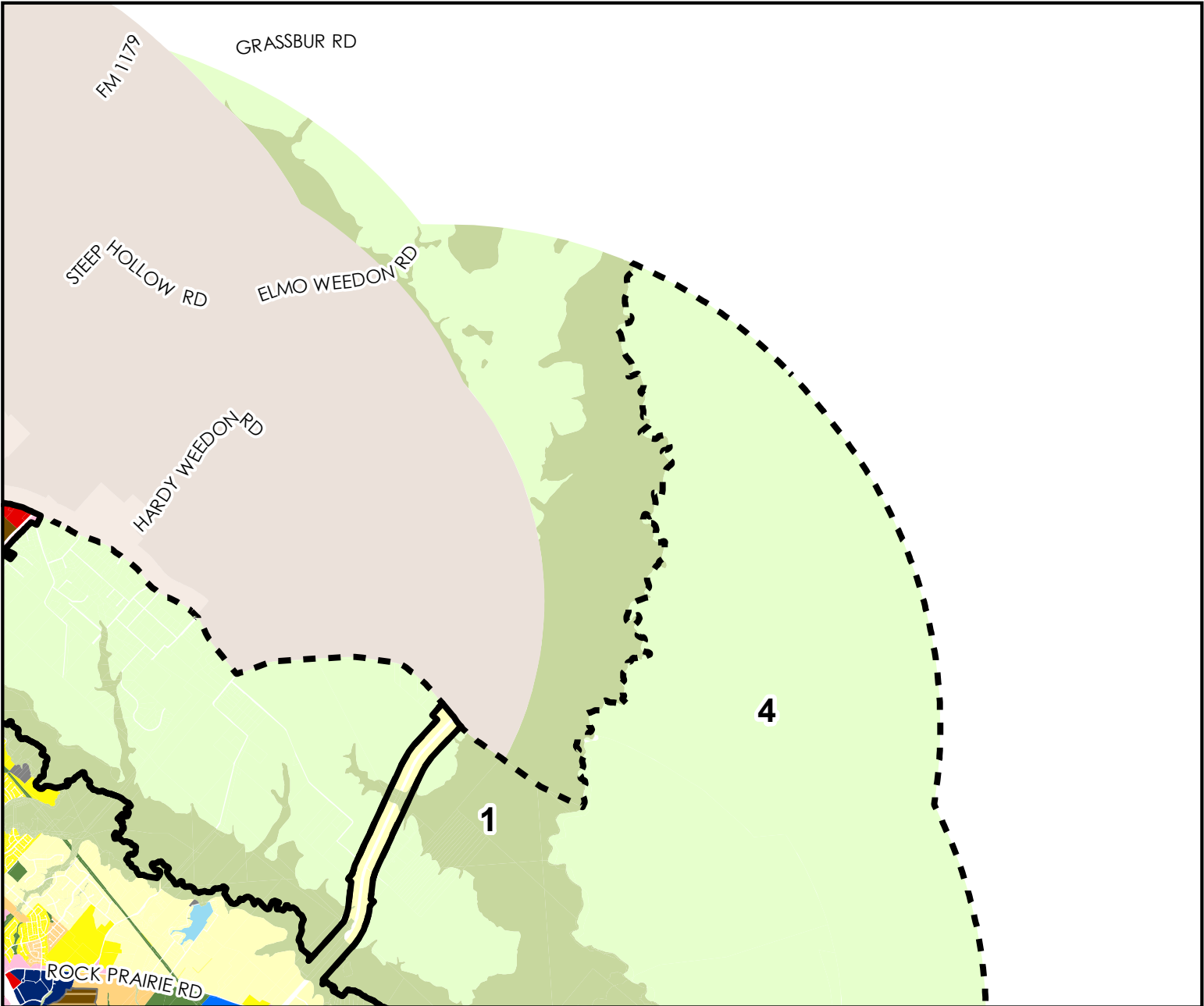


	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

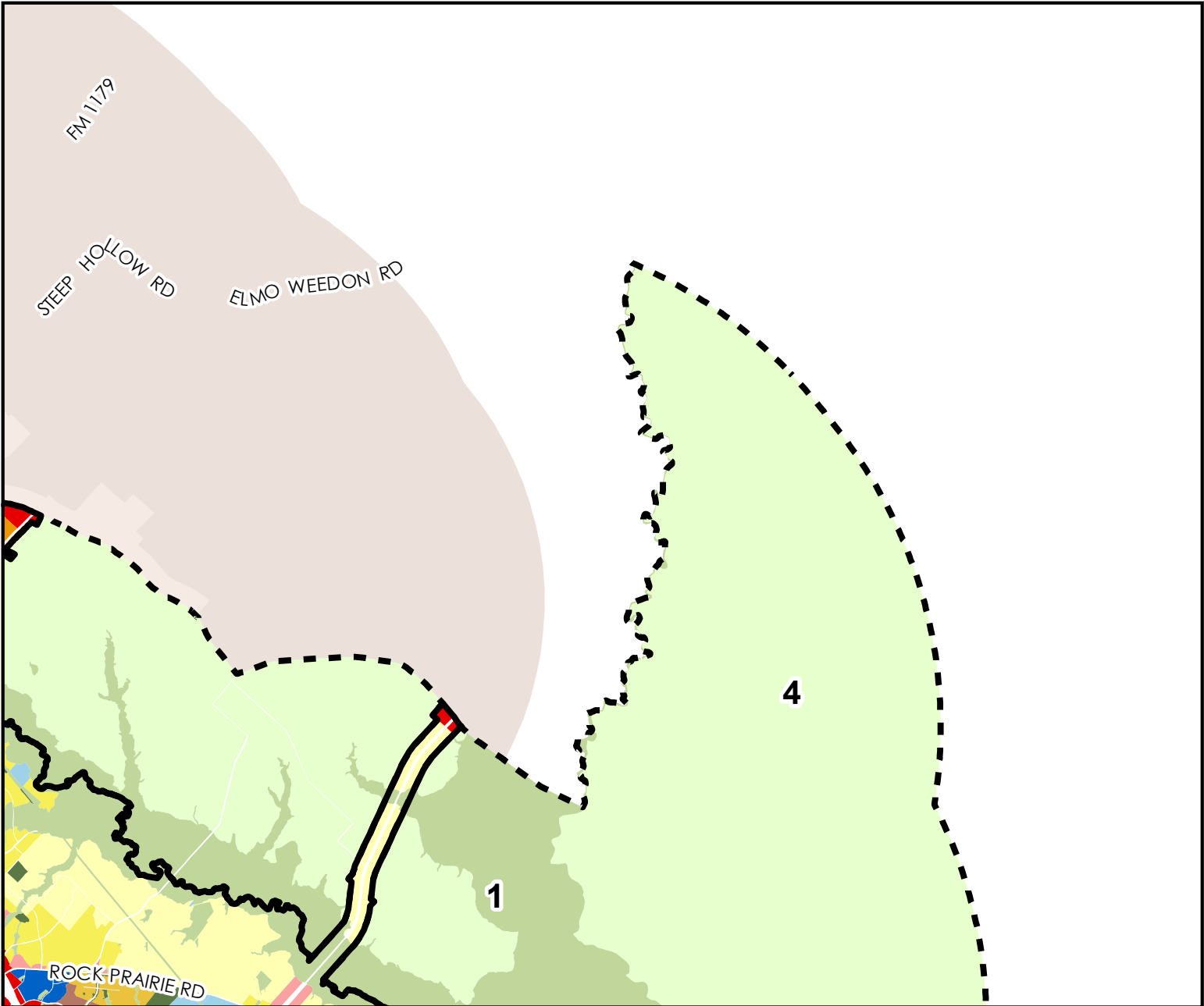
	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural Areas
	Estate Residential		Redevelopment Area



ADOPTED/CURRENT PLAN

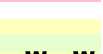
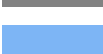
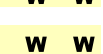
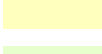


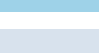
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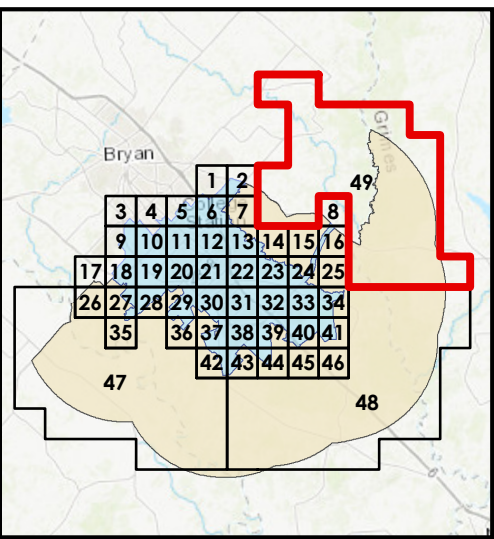


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	Urban		Neighborhood Conservation		Wellborn Estate - Open
	Urban Mixed Use		Medical Use		Wellborn Business Park
	General Commercial		Institutional/Public		Wellborn Commercial
	Suburban Commercial		Utilities		Wellborn Preserve
	Business Park		Texas A&M University		Wellborn Estate
	General Suburban		Natural Areas - Protected		Wellborn Restricted Suburban
	Restricted Suburban		Natural Areas - Reserved		Wellborn Suburban
	Estate		Water		Redevelopment Areas
	Rural		Wellborn Preserve - Open		

	Urban Center		Rural
	Neighborhood Center		Neighborhood Conservation
	General Commercial		Medical
	Neighborhood Commercial		Wellborn
	Business Center		Institutional/Public
	Urban Residential		Texas A&M University
	Mixed Residential		Parks and Greenways
	Suburban Residential		Natural Areas
	Estate Residential		Redevelopment Area



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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
All grids	1	Clean-up items	Natural Areas	Natural & Open Areas	The Natural & Open Areas land use was updated to reflect more recent flood data and land that has been dedicated or is planned as open space, common areas, or large drainage and detention areas. The Natural & Open Areas represents flood areas designated by FEMA, the City, and/or private development through flood studies. The boundaries of the Natural & Open Areas are illustrative and the exact boundaries of developable area will be determined at the appropriate development stage. In circumstances where the previous Natural & Open Areas boundaries were reduced to match updated data, these areas were assigned a new land use category based on the surrounding uses, existing development patterns, and anticipated future of the area.
All grids	2	Clean-up item	Varies	Parks & Greenways	The Natural Areas Protected land use designation was revised to be city-owned parks and greenways properties. New parks and greenways that have been added since the last Comprehensive Plan Future Land Use map update are now included.
All grids	3	Clean-up item	Varies	Institutional/Public	Revise to reflect that these are public and/or institutional uses such as City facilities, community centers, libraries, or public schools
47, 48 & 49	4	Clean-up item	See description	See description	Revise land use boundaries to match the College Station extraterritorial jurisdiction boundary
All grids	5	Reclassification	Restricted Suburban and General Suburban	Suburban Residential	Suburban Land Use Reclassification: General Suburban and Restricted Suburban land use categories have been combined into one category, named Suburban Residential, to represent similar suburban style residential land uses

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
All grids	6	Reclassification	Urban	Urban Residential	Urban Land Use Reclassification: Urban Residential selected to reflect multi-family uses
1	7	Clean-up item	Institutional/Public	Texas A&M University	Revise to reflect this property is owned by Texas A&M University
1	8	Change in use	Suburban Commercial and Urban	General Commercial	Update land uses to create a connected commercial corridor along University Dr. E
2	9	Change in use	Suburban Commercial	General Commercial	Update to allow general commercial uses at both corners of the Harvey Rd. and FM158 intersection
2	10	Change in use	Suburban Commercial	Urban Residential	Update to reflect the existing townhome uses in this area
3		NO CHANGES			
4		NO CHANGES			
5	11	Reclassification	Urban	Urban Center	Urban Land Reclassification: Urban Center selected to allow most intense development at the Texas Ave. / University Dr. intersection to Tarrow St.
5	12	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to allow a mix of residential housing types along Cooner St.
5	13	Change in use	General Commercial	Urban Center	Update to Urban Center to allow the most intense uses consistent with the University Dr. corridor from Texas Ave. to Tarrow St.
5	14	Change in use	General Suburban and Urban	Mixed Residential	Update to reflect existing townhomes and dense single-family housing types
5	15	Clean-up item	General Commercial	Texas A&M University	Revise to reflect this property is owned by Texas A&M System
5	16	Clean-up item	General Commercial	Urban Residential	Revise to reflect existing multi-family uses
5	17	Reclassification	Urban	Suburban Residential	Urban Land Use Reclassification: Suburban Residential selected to reflect existing single-family neighborhood

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
5	18	Change in use	General Suburban	Mixed Residential	Update to reflect existing dense single-family and townhomes, and allow a mix of housing types fronting to a collector (Lincoln Ave)
5	19	Change in use	Urban	General Commercial	Update to General Commercial to preserve commercial uses near University Drive and University Town Center development (part of the 2018 Commercial Preservation initiative)
5	20	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to allow a mix of residential housing types
6	21	Change in use	Institutional/Public	General Commercial	Update to reflect existing, privately-owned medical facilities
6	22	Change in use	General Suburban	Neighborhood Conservation	Revise boundary to include Tara Court as Neighborhood Conservation and the remaining piece from Dominik Dr.
6	23	Reclassification	Urban Mixed Use	General Commercial	Urban Mixed Use Land Use Reclassification: General Commercial selected at the Frontage Rd and Harvey Rd intersection to allow intense commercial uses
6	24	Reclassification	Urban Mixed Use	Urban Center	Urban Mixed Use Land Use Reclassification: Urban Center selected to allow for the highest intensity mixing of commercial, office, and multi-family uses, typically vertical mixed use
6	25	Reclassification	Urban Mixed Use	Neighborhood Center	Urban Mixed Use Land Use Reclassification: Neighborhood Center selected along Harvey Rd. to allow for a horizontal mixing of commercial, office, and multi-family uses
6	26	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
6	27	Change in use	Suburban Commercial	General Commercial	Update to General Commercial to be consistent with intense commercial uses along the Frontage Road

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
7	28	Reclassification	Urban	Neighborhood Commercial	Urban Land Use Reclassification: Neighborhood Commercial selected for consistency with Harvey Rd. corridor
8 & 16	29	Change in use	Estate	General Commercial	Update to General Commercial to allow commercial uses at the SH30 and William D. Fitch intersection
9	30	Change in use	Texas A&M University and Business Park	Neighborhood Center	Revise the Texas A&M University boundary to reflect private ownership and update to Neighborhood Center to allow supporting uses to the BioCorridor
9	31	Change in use	Suburban Commercial and Urban	General Commercial	Update to General Commercial to allow intense commercial uses along Harvey Mitchell Pkwy.
10	32	Reclassification	Urban Mixed Use and Urban	Urban Center	Urban Mixed Use and Urban Land Reclassification: Urban Center selected the allow the highest intensity mixing of commercial, office, and multi-family uses, typically as vertical mixed use, within Northgate
11	33	Reclassification	Urban	Neighborhood Center	Urban Land Use Reclassification: Neighborhood Center selected to allow for a mix of commercial, office, and residential uses around the new City Hall site
11	34	Reclassification	Urban	Neighborhood Center	Urban Land Use Reclassification: Neighborhood Center selected to allow for a mix of commercial, office, and residential uses around City Hall area and at the intersection of Texas Ave. and George Bush Dr.
11	35	Reclassification	Urban	General Commercial	Urban Land Use Reclassification: General Commercial selected to allow intense commercial uses at the intersection of Texas Ave. and George Bush Dr.
11	36	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
11	37	Reclassification	Urban Mixed Use	Neighborhood Center	Urban Land Use Reclassification: Neighborhood Center selected to allow for a mix of commercial, office, and residential uses along the Harvey Rd. corridor
11	38	Change in use	Natural Areas Reserved	Natural & Open Areas, Urban Residential, Neighborhood Conservation, and General Commercial	The Natural & Open Areas land use was updated to reflect more recent flood data. Areas impacted were assigned a new land use category based on the surrounding uses, existing development, and anticipated future of the area.
11	39	Reclassification	Urban	Suburban Residential	Urban Land Use Reclassification: Suburban Residential selected to reflect existing single-family neighborhood
11	40	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
11	41	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
11	42	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
11	43	Reclassification	Urban Mixed Use and Urban	Urban Center, Neighborhood Center, and Mixed Residential	Urban Mixed Use and Urban Land Reclassification: Land use classifications were selected based on the existing Southside Area Neighborhood Plan, Area 5 map and descriptions. Intense uses are anticipated closest to the George Bush Dr. and Wellborn Rd. interchange, tapering to mixed residential uses closest to the Neighborhood Conservation portion of Southside.

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Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
12	44	Reclassification	Urban Mixed Use and Natural Areas Reserved	Neighborhood Center	Urban Mixed Use Land Use Reclassification: Neighborhood Center selected to allow for a mix of commercial, office, and residential uses in the Wolf Pen Creek corridor. The Natural & Open Areas Reserved boundary was revised to reflect updated flood data.
12	45	Reclassification	Urban Mixed Use and Natural Areas Reserved	Neighborhood Center	Urban Mixed Use Land Use Reclassification: Neighborhood Center selected to allow for a mix of commercial, office, and residential uses in the Wolf Pen Creek corridor. The Natural & Open Areas boundary was revised to reflect updated flood data.
12	46	Reclassification	Urban and General Suburban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
12	47	Reclassification	Urban	General Commercial	Urban Land Use Reclassification: General Commercial selected to allow intense commercial uses along State Hwy 6
12	48	Reclassification	Urban and Institutional/Public	Neighborhood Center and Mixed Residential	Urban Land Use Reclassification: Neighborhood Center to allow a mix of commercial and residential uses and Mixed Residential to allow a variety of housing types across from the new Police Department on Dartmouth St.
12	49	Reclassification	Urban	Neighborhood Commercial	Urban Land Use Reclassification: Neighborhood Commercial selected to reflect the existing commercial uses surrounded by neighborhoods
12	50	Reclassification	Urban	General Commercial	Urban Land Use Reclassification: General Commercial selected to allow intense commercial uses along the Texas Ave. corridor
12	51	Change in use	General Commercial	Neighborhood Commercial	Update to Neighborhood Commercial to provide more harmonious transition to adjacent residential uses

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
12	52	Reclassification	Urban, General Commercial, Suburban Commercial, Institutional/Public, and Natural Areas Reserved	General Commercial, Urban Residential, and Natural & Open Areas	Urban Land Use Reclassification: General Commercial and Urban Residential selected to reflect recent Comprehensive Plan Amendments and to allow commercial uses along the Harvey Mitchell Pkwy corridor and Texas Ave corridor at the old Police Department site. The Natural & Open Areas boundary was adjusted based on updated flood data.
12 & 13	53	Change in use	Suburban Commercial and General Commercial	General Commercial	Update to allow the most intense commercial uses along State Hwy 6
14		NO CHANGES			
15		NO CHANGES			
17		NO CHANGES			
18	54	Reclassification	Urban	Urban Residential	Urban Land Use Reclassification: Urban Residential selected to reflect recent Comprehensive Plan Amendment and Rezoning that allow multi-family uses
18	55	Reclassification	Urban	Business Center	Urban Land Use Reclassification: Business Center selected to reflect recent Rezoning that allows business park uses, consistent with the surrounding area
18	56	Change in use	Business Park, Urban, Suburban Commercial, and General Commercial	Neighborhood Center	Update to Neighborhood Center to allow a greater mix of supporting uses in the BioCorridor
18	57	Clean-up item	Rural	Texas A&M University	Revise to reflect this property is owned by Texas A&M University
19 & 20	58	Reclassification	Urban	Neighborhood Center	Urban Land Use Reclassification: Neighborhood Center selected along Harvey Mitchell Pkwy and Wellborn Rd to allow for a mix of commercial, office, and multi-family uses, typically as horizontal mixed use

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
20	59	Reclassification	Urban	Neighborhood Center	Urban Land Use Reclassification: Neighborhood Center selected along Harvey Mitchell Pkwy and Wellborn Rd to allow for a mix of commercial, office, and multi-family uses, typically as horizontal mixed use
20	60	Reclassification	Urban	Urban Center	Urban Land Reclassification: Urban Center selected to match the adjacent property to the north and the existing development. Intense uses are anticipated closest to the George Bush Dr. and Wellborn Rd. interchange.
20	61	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
20	62	Reclassification	Urban and General Suburban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
20	63	Change in use	General Suburban	Neighborhood Conservation	Update to Neighborhood Conservation to reflect the existing established neighborhood
20	64	Change in use	General Suburban	Neighborhood Commercial	Update to Neighborhood Commercial to show existing neighborhood-compatible commercial uses
20	65	Reclassification	Urban and Natural & Open Areas Reserved	Urban Residential, General Commercial, and Natural & Open Areas	Urban Land Use Reclassification: Urban Residential selected to reflect the existing multi-family uses. General Commercial selected to allow commercial uses on Harvey Mitchell Pkwy. The Natural & Open Areas boundaries were adjusted based on updated flood data.
20	66	Reclassification	Urban and Natural Areas Reserved	General Commercial, Urban Residential, and Natural & Open Areas	Urban Land Use Reclassification: General Commercial and Urban Residential uses were selected to reflect the Jones Crossing development. The Natural & Open Areas boundaries were adjusted based on updated flood data.

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TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
20	67	Change in use	Suburban Commercial	General Commercial	Update to General Commercial to match underlying zoning and the developing Crossing at Wellborn area
20	68	Reclassification	Urban and General Suburban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
21	69	Reclassification	Urban and Natural Areas Reserved	Urban Residential and Natural & Open Areas	Urban Land Use Reclassification: Urban Residential selected to reflect existing multi-family uses. The Natural & Open Areas boundaries were adjusted based on updated flood data.
21	70	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types
21	71	Reclassification	Urban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing townhouse development.
21	72	Reclassification	Urban, General Commercial, Suburban Commercial, and Natural Areas Reserved	General Commercial	Urban Land Use Reclassification: General Commercial selected along Texas Ave. to allow intense commercial uses
21	73	Reclassification	Urban	General Commercial	Urban Land Use Reclassification: General Commercial selected to allow intense commercial uses along Texas Ave.
21	74	Change in use	Suburban Commercial	General Commercial	Update to General Commercial to reflect existing commercial uses
22	75	Change in use	General Commercial and Suburban Commercial	General Commercial	Update to allow the most intense commercial uses along State Hwy 6
22	76	Change in use	Suburban Commercial	General Commercial	Update to allow the most intense commercial uses along State Hwy 6
22	77	Change in use	General Commercial, Business Center, and Medical	Business Center	Update to create a larger Business Center area adjacent to Medical uses

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Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
22	78	Change in use	Suburban Commercial and Medical	Medical	Update to expand the Medical use area to match existing medical offices and supporting uses
22	79	Change in use	Suburban Commercial	General Commercial	Update to General Commercial to allow intense commercial uses along State Hwy 6 and more accurately reflect the underlying zoning of these properties, which is largely GC General Commercial
22	80	Change in use	Medical	General Commercial	Update to reflect that Baylor Scott & White's PDD zoning allows General Commercial uses in this area. This property was part of the 2018 commercial preservation initiative.
22	81	Reclassification	Urban Mixed Use and General Suburban	Neighborhood Center and Mixed Residential	Urban Mixed Use Land Use Reclassification: Neighborhood Center selected for the towncenter commercial portion of the Midtown development to allow for a mix of commercial, office, and multi-family uses, typically as horizontal mixed use. Mixed Residential selected for the residential portion of the Midtown development to allow a mix of residential uses.
24	82	Change in use	Suburban Commercial and Estate	Neighborhood Commercial	Update to expand the Neighborhood Commercial to allow future commercial uses that serve the surrounding residential neighborhoods
25		NO CHANGES			
26		NO CHANGES			
27		NO CHANGES			
28	83	Change in use	Restricted Suburban and Estate	Estate	Update to Estate to reflect the existing large-lot residential subdivision
29	84	Reclassification	Urban and General Suburban	Mixed Residential	Urban Land Use Reclassification: Mixed Residential selected to reflect the existing mix of housing types

DRAFT 6/9/2021
TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
29	116	Change in use	General Suburban	Neighborhood Commercial	Update to Neighborhood Commercial to reflect existing commercial uses
30	85	Change in use	General Suburban and Suburban Commercial	General Commercial	Update to General Commercial to allow intense commercial uses along Wellborn Rd. and match the existing zoning
30	86	Change in use	Urban, General Suburban, and Business Park	Business Center	Update to adjust the boundaries of Business Center uses
30	87	Change in use	Suburban Commercial	General Commercial	Update to General Commercial to allow intense commercial uses along Wellborn Rd. and match the existing zoning
30	88	Change in use	Suburban Commercial and Business Park	Business Center	Update to Business Center to reflect the existing zoning and light industrial uses along Graham Rd.
31	89	Clean-up item	Suburban Commercial	Neighborhood Commercial	Name change only. Leave as neighborhood compatible commercial uses, per citizen and Council direction during recent Comprehensive Plan Amendment request for high density residential uses.
31	90	Change in use	Suburban Commercial	General Commercial	Update to General Commercial to allow intense commercial uses along State Hwy 6 and more accurately reflect the underlying zoning of these properties, which is largely GC General Commercial
31	91	Reclassification	Urban and General Suburban	Mixed Residential and Urban Residential	Urban Land Use Reclassification: Mixed Residential selected to allow a mix of housing types. Urban Residential applied to areas with existing larger scale multi-family uses
31	92	Change in use	General Suburban	Neighborhood Commercial	Update to reflect existing commercial property
32	93	Change in use	Urban and Medical Use	Business Center	Update to Business Center to reflect the Midtown Business Center development
32	94	Clean-up item	Suburban Commercial	Texas A&M University	Revise to reflect this property is owned by Texas A&M University

DRAFT 6/9/2021
TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
32	95	Reclassification	Urban	General Commercial	Urban Land Use Reclassification: General Commercial selected to reflect existing commercial uses in the Tower Point development
32	106	Change in use	General Suburban	Neighborhood Commercial	Update to reflect existing zoning which is a mix of office and commercial uses along the intersection of William D. Fitch Pkwy and Pebble Creek Pkwy
33		NO CHANGES			
34		NO CHANGES			
35		NO CHANGES			
36		NO CHANGES			
37	96	Change in use	Rural	Estate Residential	Update to Estate to reflect existing large-lot subdivisions
37	97	Change in use	Suburban Commercial and General Suburban	Neighborhood Commercial	Update to expand the boundaries of the existing commercial area to allow appropriate depth for neighborhood commercial that is compatible with surrounding residential neighborhoods
37	98	Change in use	Suburban Commercial and General Suburban	Neighborhood Commercial	Update to expand the boundaries of the neighborhood commercial use to match the boundaries of the existing commercial zoning
37	99	Change in use	General Suburban	Neighborhood Commercial	Update to Neighborhood Commercial to allow commercial uses, as planned for Kyle View Estates
37	100	Reclassification	All Wellborn land uses	Wellborn District	The Wellborn land uses were grouped into a Wellborn District which refers to the Wellborn Community Plan

DRAFT 6/9/2021
TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
38	101	Reclassification	Urban and Natural Areas Reserved	General Commercial, Mixed Residential, and Natural & Open Areas	Urban Land Use Reclassification: General Commercial selected along the Seaback tract's frontage with William D. Fitch Pkwy. Mixed Residential selected along Castle Rock Pkwy to allow a mix of residential housing types and provide a transition to the surrounding single-family neighborhoods. The Natural Area boundary was adjusted based on updated flood data.
38	102	Change in use	General Suburban	Neighborhood Commercial	Update to reflect the existing neighborhood compatible commercial uses.
38	103	Change in use	Suburban Commercial	Suburban Residential	Update the reflect the existing residential subdivision
39	104	Reclassification	Urban	General Commercial and Urban Residential	Urban Land Use Reclassification: General Commercial selected for the existing CapRock Crossing development. Urban Residential selected for areas with existing multi-family residential uses.
39	105	Reclassification	Restricted Suburban and Estate	Suburban Residential	Suburban Land Use Reclassification: General Suburban and Restricted Suburban land use categories have been combined into one category, named Suburban Residential, to represent similar suburban style residential land uses. Boundary updated to include adjacent properties that were previously split with Restricted Suburban and Estate uses.
39	106	Clean-up item	Business Park	Texas A&M University	Revise to reflect this property is owned by Texas A&M University
39	107	Change in use	Suburban Commercial	General Commercial	Update to reflect existing general commercial uses on the property and proximity to Hwy 6.
40	108	Change in use	Suburban Residential	General Commercial	Update to reflect commercial areas planned as part of the Southern Pointe development

DRAFT 6/9/2021
TABLE OF PROPOSED CHANGES

Grid #	Number	Type	Existing Land Use	Proposed Land Use	Description
42	109	Change in use	General Commercial and Suburban Commercial	Neighborhood Commercial	Update to Neighborhood Commercial. The existing self-storage use of the property is allowed in the affiliated zoning district, Suburban Commercial. This was not the case in 2016 when the property went through a Comprehensive Plan Amendment and Rezoning for the self-storage use.
42	110	Change in use	Restricted Suburban	Estate Residential	Update to Estate Residential to reflect existing large-lot subdivisions
42	114	Change in use	Restricted Suburban	Rural	Update to reflect existing rural character of these properties that are located outside of the city limits
43	111	Change in use	Rural	Estate Residential	Update to Estate Residential to reflect existing large-lot subdivisions
43	112	Clean-up item	Natural Areas Protected	Natural & Open Areas	Revise to better represent this detention pond is a natural area within the subdivision, not a public park
43	115	Change in use	Restricted Suburban	Rural	Update to reflect existing rural character of these properties that are located outside of the city limits
45	113	Change in use	Suburban Commercial	General Commercial	Update to reflect existing commercial development along State Hwy 6
46		NO CHANGES			

**MINUTES
PLANNING & ZONING COMMISSION**

June 3, 2021 6:00 p.m.

Phone: *888 475 4499 and Webinar ID: 936 2140 6958

Internet: <https://zoom.us/j/93621406958>

COMMISSIONERS PRESENT: Dennis Christiansen, Joe Guerra, Bobby Mirza, William Wright, Bill Mather, and Jason Cornelius

COMMISSIONERS ABSENT: Jeremy Osborne

COUNCIL MEMBERS PRESENT: John Nichols

CITY STAFF PRESENT: Michael Ostrowski, Molly Hitchcock, Carol Cotter, Erika Bridges, Anthony Armstrong, Alyssa Halle-Schramm, Jason Schubert, Amy Albright, Jennifer Prochazka, Carla Robinson, and Kristen Hejny

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Chairman Christiansen called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Informational Agenda**

- 3.1 Discussion of new development applications submitted to the City

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 3.2 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, June 10, 2021 ~ City Council Meeting ~ Council Chambers with Virtual Option ~ Open Meeting 5:00 p.m. (Liaison ~ Christiansen)
- Thursday, June 17, 2021 ~ P&Z Meeting ~ Virtual Meeting with Commission In-Person in Council Chambers ~ 6:00 p.m.
- Thursday, June 24, 2021 ~ City Council Meeting ~ Council Chambers with Virtual Option ~ Open Meeting 5:00 p.m. (Liaison ~ Guerra)
- Thursday, July 1, 2021 ~ P&Z Meeting ~ Virtual Meeting with Commission In-Person in Council Chambers ~ 6:00 p.m.

- 3.3 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

There was no discussion

Consent Agenda

- 4.1 Consideration, discussion, and possible action to approve meeting minutes.

- May 20, 2021

Commissioner Cornelius motioned to approve the Consent Agenda. Commissioner Mirza seconded the motion, motion passed (6-0).

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

There were no items removed.

6. Regular Agenda

- 6.1 Introductions by Commissioners and City Staff.

There was general discussion amongst the Commission and staff.

- 6.2 Questions from the Commissioners relating to responsibilities and processes.

There was no discussion.

- 6.3 Presentation and discussion on the Comprehensive Plan update process and timelines.

Long Range Planning Administrator Halle-Schramm presented updates and timelines on the Comprehensive Plan, which is planned to be complete in October 2021.

Chairman Christiansen requested clarification on the City's concept map.

Long Range Planning Administrator Halle-Schramm explained that the concept map is conceptual in nature and shows areas for redevelopment and growth.

Commissioner Mirza asked if the City could continue to expand through annexation.

Long Range Planning Administrator Halle-Schramm clarified that in 2019 legislature limited cities abilities to annex property unilaterally. Ms. Halle-Schramm further stated that property owners must voluntarily propose annexation.

Chairman Christiansen asked if the travel demand model is separate from the Metropolitan Planning Organization's (MPO).

Transportation Planning Coordinator stated that the MPO model is county wide and the city model is only city wide and immediate surrounding areas.

Commissioner Guerra asked how during the evaluation portion of the comprehensive process, is the travel demand model evaluated for the land use map.

Long Range Planning Administrator Halle-Schramm stated that staff have identified land uses and places where General Suburban and Restricted Suburban are appropriate and applied throughout the city.

Transportation Planning Coordinator Schubert stated that the Traffic Analysis Zone (TAZ) results in certain projected population and traffic in areas.

Commissioner Mather asked for clarification on the 2.8% on the growth model.

Long Range Planning Administrator Halle-Schramm stated that the 2.8% is based upon analysis on current growth trends and growth trends over the last decade.

Commissioner Guerra asked if the travel demand model can include color coded maps with levels of service representation and Texas Department of Transportation (TXDOT).

Transportation Planning Coordinator Schubert stated that the model will include an output with anticipated levels of services and demands.

Director of Planning & Development Services Ostrowski stated that the Future Land Use Plan is a critical component to the Comprehensive Plan and is critical that the areas are right.

6.4 Presentation and discussion on the neighborhood plans and audit process and timeline.

Long Range Planning Administrator Halle-Schramm presented updates on neighborhood plans and audit process.

Chairman Christiansen asked what happens when a plan reaches its expiration date.

Long Range Planning Administrator Halle-Schramm stated that some things may become irrelevant or not in line with the plan at expiration date.

Commissioner Guerra recommended when auditing visit with the citizens of a neighborhood plan area to see if the land uses are appropriate.

Commissioner Wright asked what drives the need to have a neighborhood plan.

Long Range Planning Administrator Halle-Schramm stated that it is a collaborate planning effort with the city and citizens.

Commissioner Cornelius asked that as the community continues to grow and change, can a neighborhood plan be extended or changed.

Long Range Planning Administrator Halle-Schramm stated that potentially a plan can be amended or extended, and the audit will help identify the percentage of plan items completed and what needs to be done.

6.5 Presentation and discussion on the 2020 census and population numbers

There was general discussion.

- 6.6 Presentation and discussion on current and anticipated projects and initiatives for the Planning and Development Services department.

There was general discussion.

- 6.7 Discussion and possible action on items for the 2021 Planning & Zoning Commission's Plan of Work.

Director of Planning & Development Services Ostrowski stated that staff is looking for Commission input on lot-by-lot grading requirements.

Chairman Christiansen asked that staff evaluate all-over parking, traffic, and congestion issues by using the Comprehensive Plan to address problem areas.

Commissioner Mather suggested a reduction of park zones for parkland dedication and agrees with continuing education for Planning & Zoning Commission along with regular updates.

Commissioner Wright asked if there are any proposed changes to single-family landscape requirements.

Director of Planning & Development Services Ostrowski stated there is not a current ordinance amendment in the works for single-family landscape requirements, but staff would do an analysis of what changes could occur.

Commissioner Wright asked if there is anything the city can do to encourage annexation.

Director of Planning & Development Services Ostrowski stated that voluntary annexation usually occurs when an area needs city water or sewer service. Mr. Ostrowski stated that focus will be on existing areas of the city.

Commissioners Wright, Mather and Chairman Christiansen expressed support for lot-by-lot grading.

Commissioner Mirza asked if neighborhood plan audits focus on new development or old neighborhoods.

Director of Planning & Development Services Ostrowski stated that staff creates neighborhood plans that come with certain visions, in already established areas. Mr. Ostrowski further stated that conceptual maps may identify new areas for plans.

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 was no discussion.

8. Adjourn

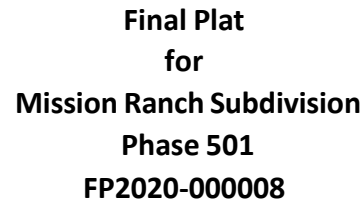
The meeting adjourned at 7:46 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

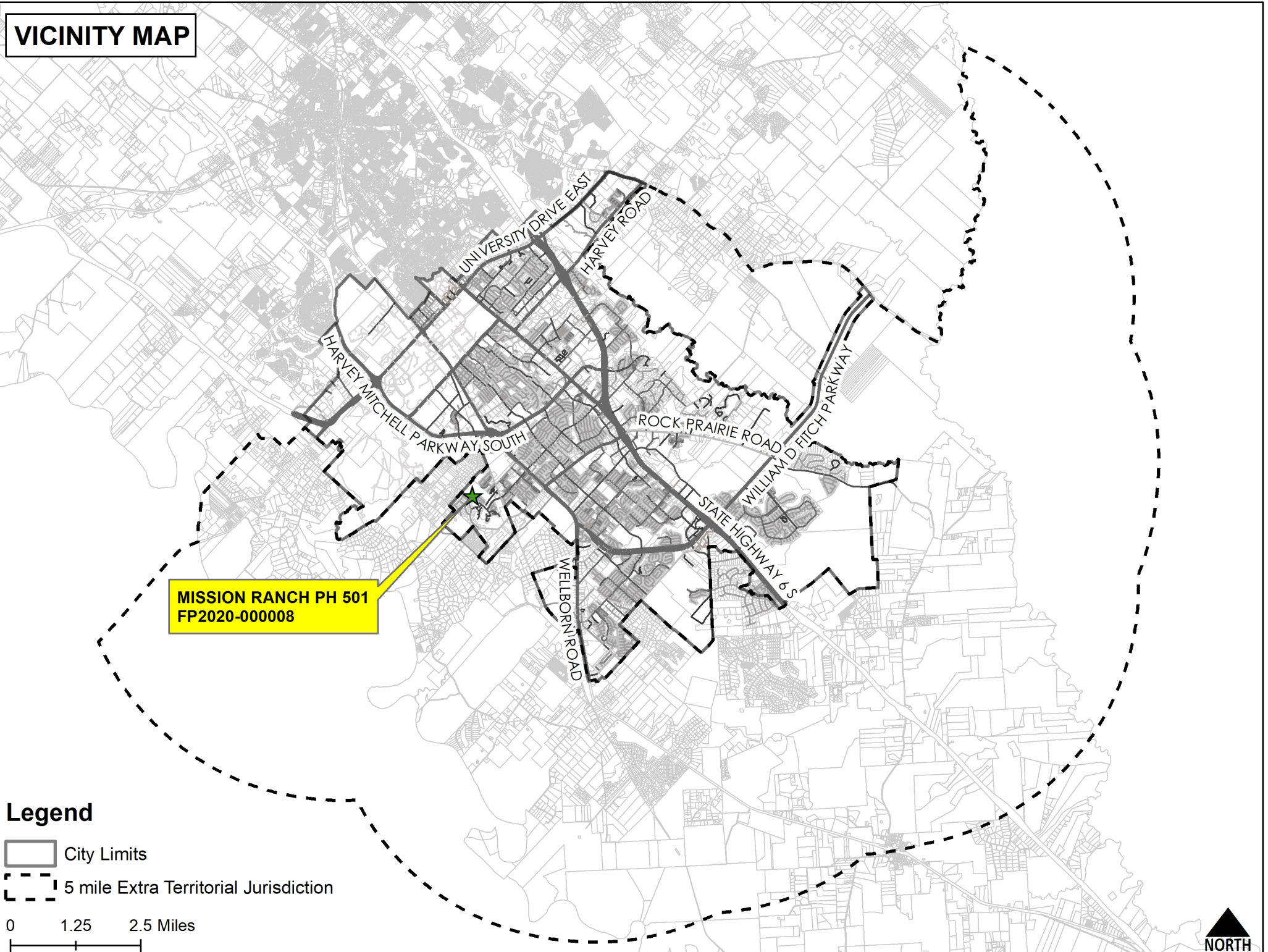
Kristen Hejny, Admin Support Specialist
Planning & Development Services



Supporting Materials

- Planning & Zoning Commission
June 17, 2021

VICINITY MAP

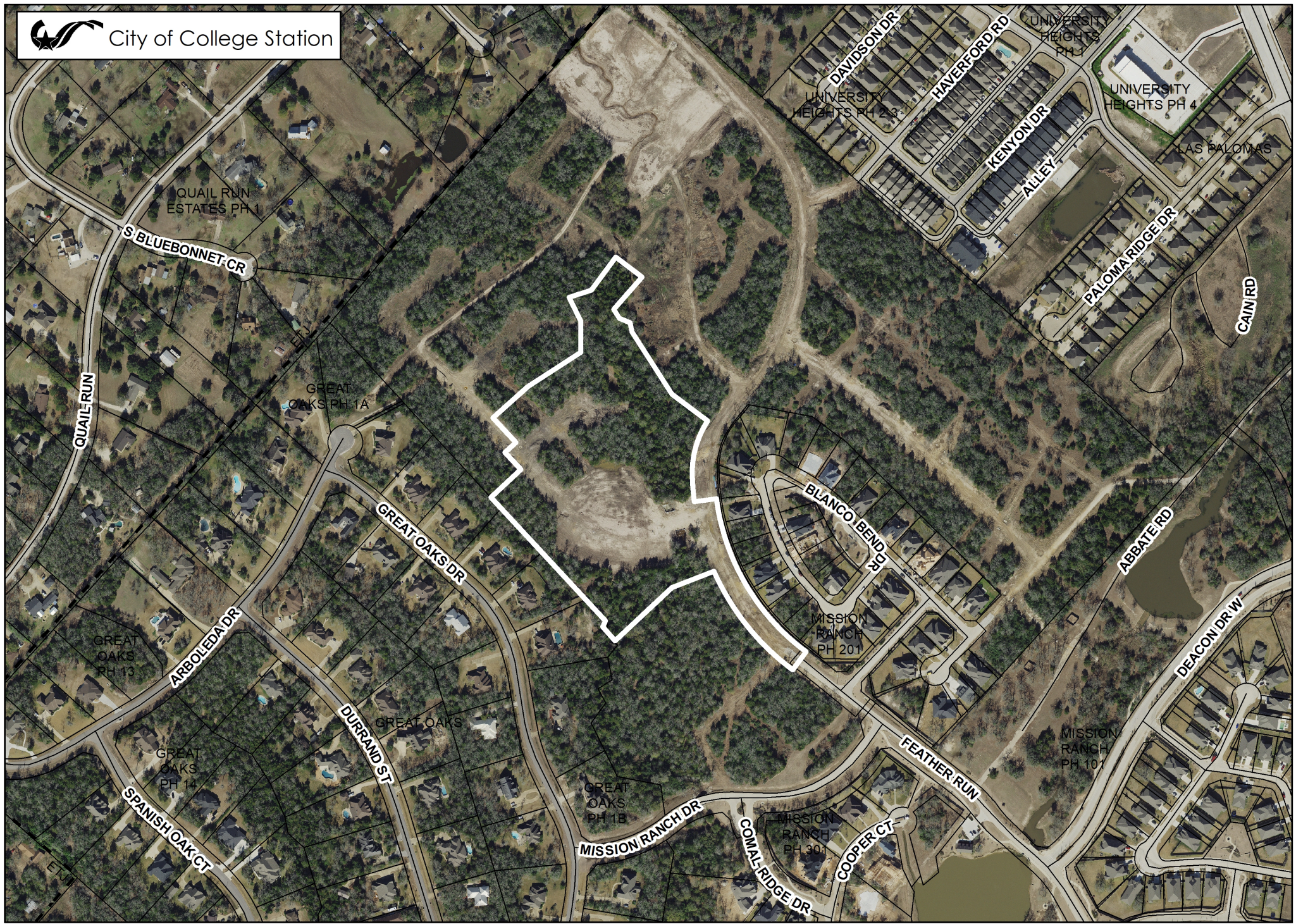


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



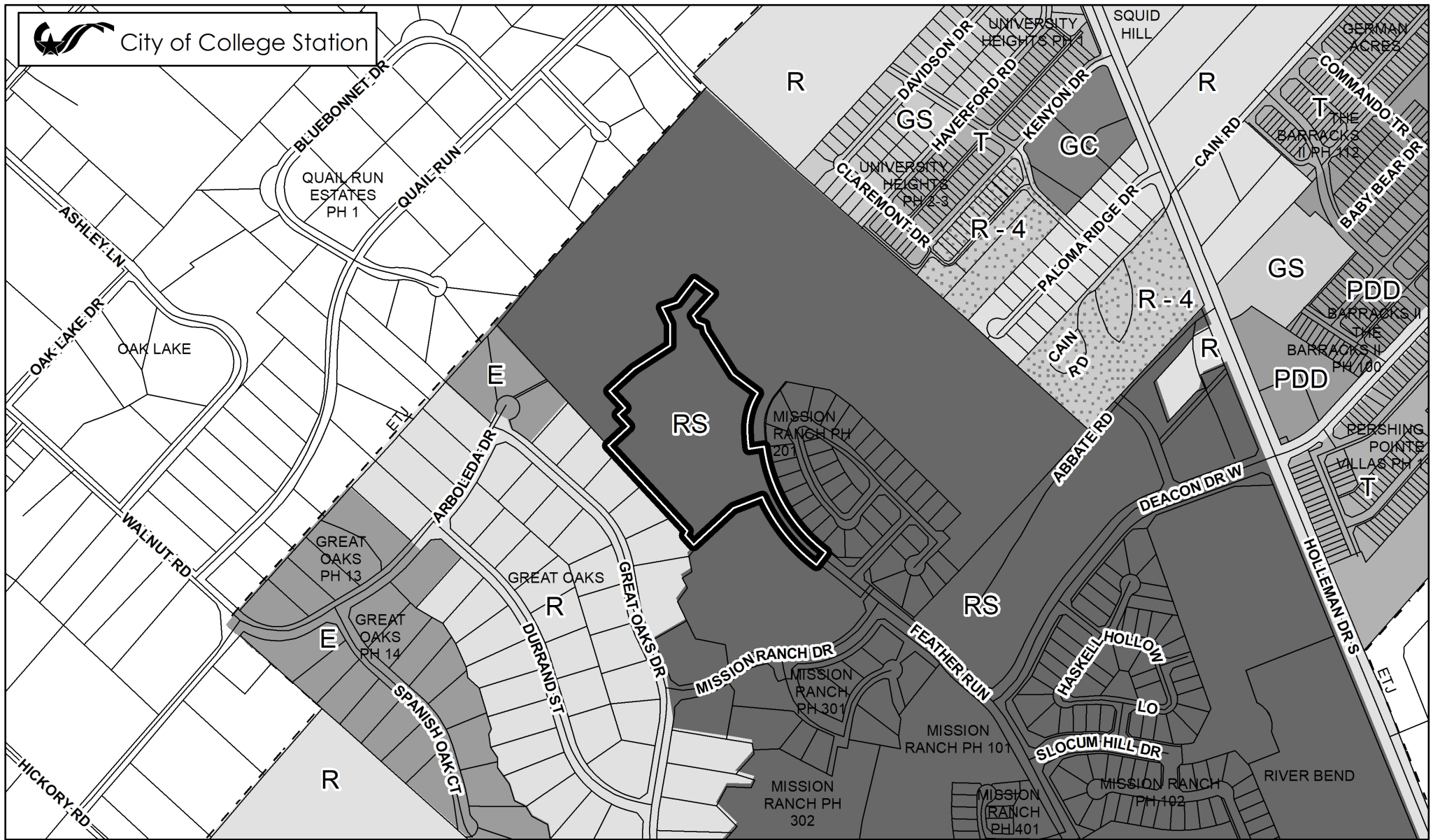


0 425 850 Feet

MISSION RANCH PH 501

Case:
FP2020-000008

FINAL PLAT RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

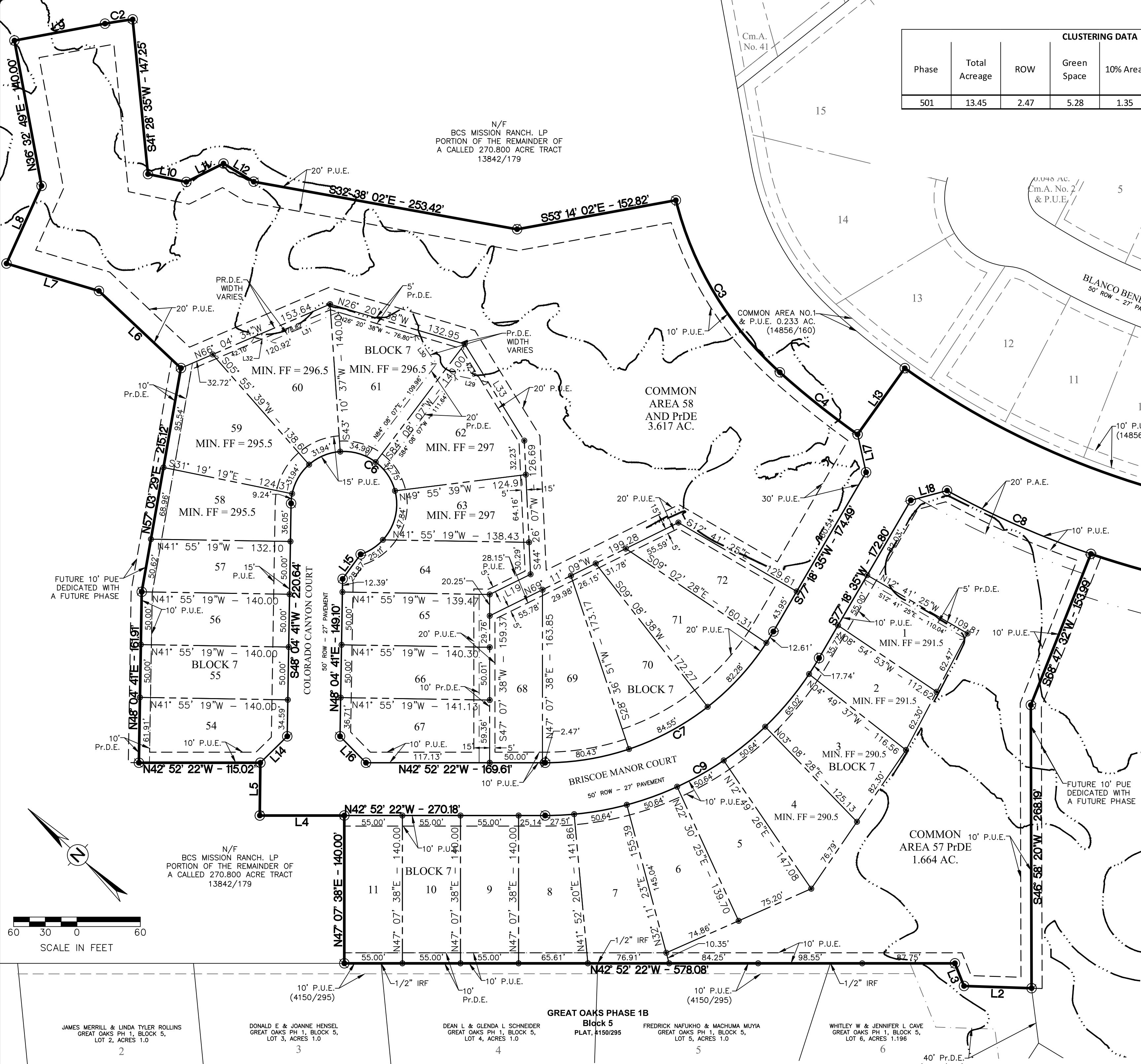


0 650 1,300 Feet

MISSION RANCH PH 501

Case: FP2020-000008

FINAL PLAT RESIDENTIAL



CLUSTERING DATA						
Phase	Total Acreage	ROW	Green Space	10% Area	Lots Allowed per RS Zoning	Proposed # of Lots
501	13.45	2.47	5.28	1.35	54	30
						Average Lot Size (Sq. Ft.) 8,274

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PRIVATE DRAINAGE EASEMENT (P.V.E.)
	PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	APPROXIMATE LIMITS OF 100-YEAR STORM WATER SURFACE
	PROPERTY CORNER
	MIN. FF = 296.5
	MINIMUM FINISHED FLOOR

- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (Y:10191793.14; X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009959277366 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN (RS).
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE DESIGNED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
 - THE HOA IS ESTABLISHED (V.12439, P. 80). ALL PROPERTY OWNERS WITHIN THIS PHASE MUST BE MEMBERS OF THE HOA FOR THIS PHASE PER UDO SECTION 12-8.3.V.2.8
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA. WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS AFFECTS THE FOLLOWING LOTS: LOTS 1-4 & 68-72, BLOCK 7
 - A BLANKET EASEMENT EXISTS FOR THIS PROPERTY, VOLUME 14527 PAGE 60.
 - CITY-WIDE WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - THIS PHASE SHALL BE DEVELOPED AS A CLUSTER DEVELOPMENT. LOTS 7-11, BLOCK 7 ARE CONSIDERED PERIMETER LOTS. MINIMUM SETBACK STANDARDS OF RESTRICTED SUBURBAN (RS) ZONING APPLY TO THESE LOTS. CLUSTER SETBACKS AS DEFINED BY SECTION 8.3.H.4. OF THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE APPLY TO ALL REMAINING LOTS.
 - THE MINIMUM FINISH FLOOR ELEVATION SHOWN ON LOTS 53-58, BLOCK 7, IS FOR SEWER SERVICE.
 - THIS AREA IS WITHIN THE VESTED PORTION OF THE PRELIMINARY PLAN AND IS NOT SUBJECT TO PARKLAND DEDICATION FEES
 - MAXIMUM IMPERVIOUS COVER TO BE IN ACCORDANCE WITH TABLE 1 SHOWN ON THIS PLAT. THESE MAXIMUM PERCENTAGES ARE IN ACCORDANCE WITH THE DRAINAGE REPORT TITLED, "STORM WATER DETENTION ANALYSIS FOR THE MISSION RANCH SUBDIVISION, COLLEGE STATION, TEXAS, DATED FEBRUARY 2020" AS REVISED IN AUGUST 2020, PREPARED BY SCHULTZ ENGINEERING, LLC.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES ERWIN SURVEY, ABSTRACT NO. 119, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 270.800 ACRE TRACT AS DESCRIBED BY A DEED TO BCS MISSION RANCH, LP RECORDED IN VOLUME 13842, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/4" IRON ROD WITH CAP MARKED "K MCCLURE RPLS 5650" FOUND ON THE SOUTHWEST LINE OF MISSION RANCH SUBDIVISION, PHASE 201, ACCORDING TO THE PLAT RECORDED IN VOLUME 14856, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AT THE PLATTED END OF FEATHER RUN (77' ROW) FOR REFERENCE THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 BEARS: S 76° 42' 23" E FOR A DISTANCE OF 4543.61 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (Y:10191793.14; X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009959277366 (CALCULATED USING GEOID12B).

THENCE: S 36° 42' 58" W ACROSS THE PLATTED END OF FEATHER RUN FOR A DISTANCE OF 77.00 FEET TO THE PLATTED SOUTHWEST LINE OF FEATHER RUN AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 856.99 FEET;

THENCE: THROUGH SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG THE FUTURE EXTENSION OF THE SOUTHWEST LINE OF FEATHER RUN AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 13' 16" FOR AN ARC DISTANCE OF 437.07 FEET (CHORD BEARS: N 38° 40' 25" W - 432.35 FEET) TO THE END OF SAID CURVE;

S 68° 47' 32" W FOR A DISTANCE OF 153.99 FEET;

S 46° 58' 20" W FOR A DISTANCE OF 268.19 FEET TO THE NORTHEAST LINE OF BLOCK 5, GREAT OAKS, PHASE 1B, ACCORDING TO THE PLAT RECORDED IN VOLUME 11730, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 270.800 ACRE TRACT AND SAID BLOCK 5 FOR THE FOLLOWING CALLS:

N 40° 59' 20" W FOR A DISTANCE OF 64.04 FEET;

N 25° 12' 27" E FOR A DISTANCE OF 23.09 FEET;

N 42° 52' 22" W, AT 117.48 FEET PASS A 1/4" IRON ROD WITH CAP MARKED "K MCCLURE RPLS 5650" MARKING THE COMMON CORNER OF LOTS 5 AND 6, BLOCK 5, AT 338.14 FEET PASS A 1/4" IRON ROD WITH CAP MARKED "K MCCLURE RPLS 5650" MARKING THE COMMON CORNER OF LOTS 4 AND 5, BLOCK 5, AT 543.02 FEET PASS A 1/4" IRON ROD WITH CAP MARKED "K MCCLURE RPLS 5650" FOUND MARKING THE COMMON CORNER OF LOTS 3 AND 4, CONTINUE ON FOR A TOTAL DISTANCE OF 578.08 FEET TO THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING CALLS:

N 47° 07' 38" E FOR A DISTANCE OF 140.00 FEET;

N 42° 52' 22" W FOR A DISTANCE OF 80.03 FEET;

N 47° 46' 09" E FOR A DISTANCE OF 50.00 FEET;

N 42° 52' 22" W FOR A DISTANCE OF 115.02 FEET;

N 48° 04' 41" E FOR A DISTANCE OF 161.91 FEET;

N 57° 03' 29" E FOR A DISTANCE OF 215.12 FEET;

N 00° 24' 08" E FOR A DISTANCE OF 106.62 FEET;

N 26° 22' 30" W FOR A DISTANCE OF 91.26 FEET;

N 71° 25' 47" E FOR A DISTANCE OF 80.72 FEET;

N 36° 32' 49" E FOR A DISTANCE OF 140.00 FEET;

S 33° 27' 11" E FOR A DISTANCE OF 87.17 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 425.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 34' 52" FOR AN ARC DISTANCE OF 26.56 FEET (CHORD BEARS: S 51° 39' 45" E - 26.56 FEET) TO THE END OF SAID CURVE;

S 41° 28' 35" W FOR A DISTANCE OF 147.25 FEET;

S 31° 15' 08" E FOR A DISTANCE OF 37.04 FEET;

S 69° 14' 38" E FOR A DISTANCE OF 39.34 FEET;

S 11° 48' 47" E FOR A DISTANCE OF 33.36 FEET;

S 32° 38' 02" E FOR A DISTANCE OF 253.42 FEET;

S 53° 14' 02" E FOR A DISTANCE OF 152.82 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 323.46 FEET;

ALONG SAID CURVE, SAME BEING AN EXTENSION OF THE FUTURE SOUTHWEST LINE OF FEATHER RUN, THROUGH A CENTRAL ANGLE OF 34° 13' 50" FOR AN ARC DISTANCE OF 193.25 FEET (CHORD BEARS: S 16° 09' 22" W - 190.39 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 856.99 FEET;

ALONG SAID CURVE, SAME BEING AN EXTENSION OF THE FUTURE SOUTHWEST LINE OF FEATHER RUN, THROUGH A CENTRAL ANGLE OF 06° 18' 16" FOR AN ARC DISTANCE OF 94.30 FEET (CHORD BEARS: S 04° 15' 38" E - 94.25 FEET) TO THE END OF SAID CURVE;

N 82° 35' 14" E ACROSS THE PROPOSED RIGHT-OF-WAY OF FEATHER RUN FOR A DISTANCE OF 77.00 FEET TO THE SOUTHWEST LINE OF MISSION RANCH SUBDIVISION, PHASE 201, AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 779.99 FEET;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 270.800 ACRE TRACT AND SAID BLOCK 201 AND ALONG SAID CURVE, SAME BEING THE PROPOSED NORTHEAST LINE OF FEATHER RUN, THROUGH A CENTRAL ANGLE OF 45° 52' 16" FOR AN ARC DISTANCE OF 624.46 FEET (CHORD BEARS: S 30° 20' 54" E - 607.92 FEET) TO THE **POINT OF BEGINNING** CONTAINING 13.454 ACRES OF LAND AS SURVEYED ON THE GROUND.

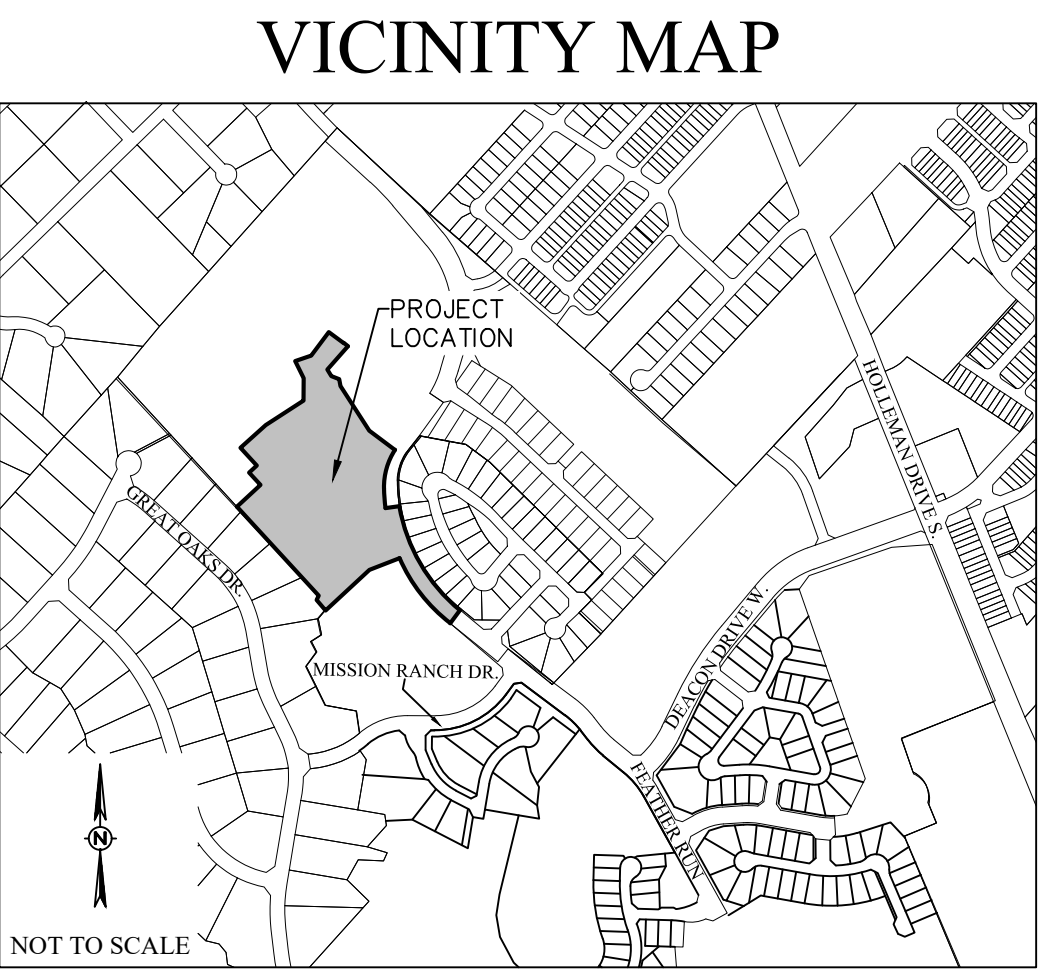


TABLE 1				
PARCEL #	BLOCK	LOT	AREA (SF)	MAXIMUM IMPERVIOUS COVER (%)
5010701	7	1	6,517	74
5010702	7	2	6,582	74
5010703	7	3	8,742	55
5010704	7	4	8,379	58
5010705	7	5	8,927	54
5010706	7	6	8,852	55
5010707	7	7	9,317	52
5010708	7	8	8,296	59
5010709	7	9	7,700	63
5010710	7	10	7,700	63
5010711	7	11	7,700	63
5010754	7	54	8,192	59
5010755	7	55	7,000	69
5010756	7	56	7,000	69
5010757	7	57	6,802	71
5010758	7	58	7,256	67
5010759	7	59	10,446	50
5010760	7	60	10,032	50
5010761	7	61	10,938	50
5010762	7	62	11,053	50
5010763	7	63	7,027	69
5010764	7	64	7,880	62
5010765	7	65	6,994	69
5010766	7	66	7,036	69
5010767	7	67	8,281	59
5010768	7	68	7,575	64
5010769	7	69	9,468	51
5010770	7	70	9,824	50
5010771	7	71	9,387	52
5010772	7	72	7,538	64

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS Mission Ranch, LP, owner and developer of the land shown on this plat, and designated herein as the Mission Ranch Subdivision, Phase 501, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Clint Cooper, Vice-President
BCS Mission Ranch, L.P.

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

_____, R.P.L.S. No. 4502

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, Texas.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman
City of College Station, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	437.07'	856.99'	029°13'16"	223.40'	432.35'
C2	26.56'	425.00'	003°34'52"	13.29'	26.56'
C3	193.25'	323.46'	034°13'50"	99.60'	190.39'
C4	94.30'	856.99'	006°18'16"	47.20'	94.25'
C5	624.46'	779.99'	045°52'16"	330.05'	607.92'
C6	218.63'	50.00'	250°31'44"	70.71'	81.65'
C7	261.00'	250.00'	059°49'03"	143.81'	249.31'
C8	149.01'	856.99'	009°57'43"	74.69'	148.82'
C9	313.20'	300.00'	059°49'03"	172.57'	299.17'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	77.00'	S36° 42' 58"W	L18	35.53'	N57° 58' 40"W
L2	64.04'	N40° 59' 20"W	L19	43.15'	S69° 11' 09"E
L3	23.09'	N25° 12' 27"E	L29	32.63'	N31° 12' 19"W
L4	80.03'	N42° 52' 22"W	L30	33.39'	N11° 43' 05"E
L5	50.00'	N47° 46' 09"E	L31	69.61'	N66° 04' 34"W
L6	106.62'	N0° 24' 08"E	L32	16.73'	N29° 22' 07"W
L7	91.26'	N26° 22' 30"W	L33	107.46'	S15° 26' 45"W
L8	80.72'	N71° 25' 47"E			
L9	87.17'	S53° 27' 11"E			
L10	37.04'	S31° 15' 08"E			
L11	39.34'	S69° 14' 38"E			
L12	33.36'	S11° 48' 47"E			
L13	77.00'	N82° 35' 14"E			
L14	35.65'	N87° 23' 50"W			
L15	28.87'	N83° 20' 33"E			
L16	35.06'	N2° 36' 10"E			
L17	36.70'	S34° 31' 50"W			

FINAL PLAT

MISSION RANCH SUBDIVISION

PHASE 501

13.454 ACRES

JAMES ERWIN SURVEY, A-119

COLLEGE STATION, BRAZOS COUNTY, TEXAS

30 LOTS

BLOCK 7, LOTS 1-11 & 54-72

COMMON AREAS 57 & 58 (5.281 ACRES)

SCALE 1" = 60'

SEPTEMBER 2020

OWNER/DEVELOPER:

BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



**Final Plat
for
Mission Ranch Phase 202
FP2019-000028**

Scale	34 lots on 15.1 acres
Location	3754 Hardin Hills Drive
Property Owner	BCS Mission Ranch, LP
Applicant	Schultz Engineering, LLC
Project Manager	Rachel Lazo, Senior Planner rlazo@cstx.gov
Project Overview	This plat will establish lots within the Mission Ranch Subdivision. This phase of the development will consist of 34 residential lots and 5 common areas. This is the 10 th phase to be platted, with 13 phases remaining, 5 of which are currently under construction.
Preliminary Plan	The northern portion of the subdivision was originally part of the Great Oaks Subdivision and is vested to 2007 regulations; the southern half of this development is subject to current subdivision regulations. This phase falls within the northern portion. A Preliminary Plan was approved in 2014 granting waivers to cluster development requirements in UDO Section 8.3.H.4, which requires the average lot size in a cluster development to be less than the minimum lot size of the base zoning district. A revised Preliminary Plan was approved in 2019, which granted a waiver request for additional block lengths, included the addition of a tract zoned for multi-family and excluded property sold to the school district. In 2020, a revised Preliminary Plan was approved with minor changes but no additional waivers.
Public Infrastructure	Total linear feet proposed: 2,630 Streets 2,315 Sidewalks 1,025 Storm Sewer Lines 1,095 Sanitary Sewer Lines 2,098 Water Lines (Wellborn SUD)
Parkland Dedication	This phase is within the vested portion of the preliminary plan and is not subject to parkland dedication fees.
Traffic Impact Analysis	N/A
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

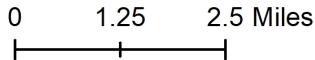
Supporting Materials

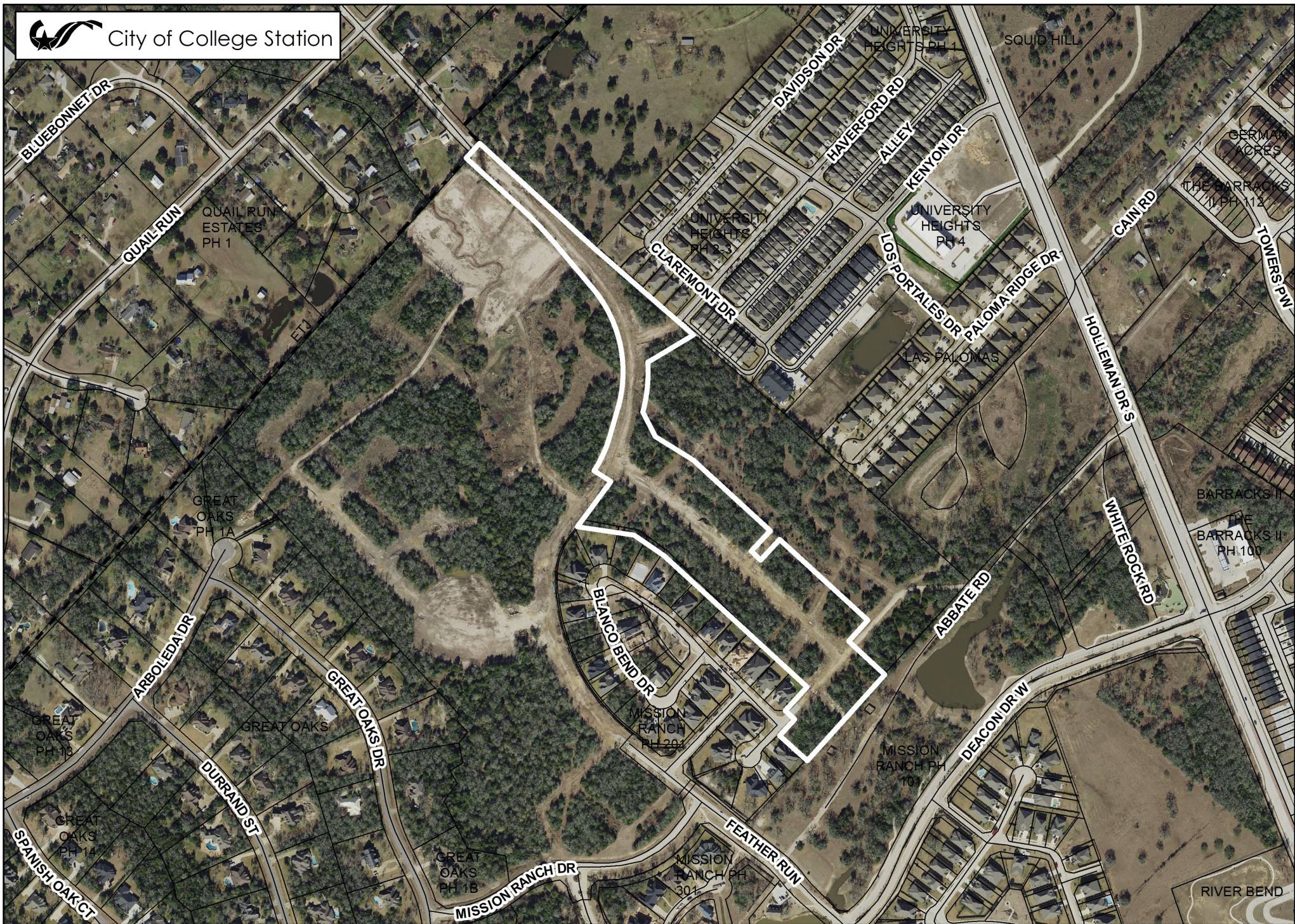
1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP



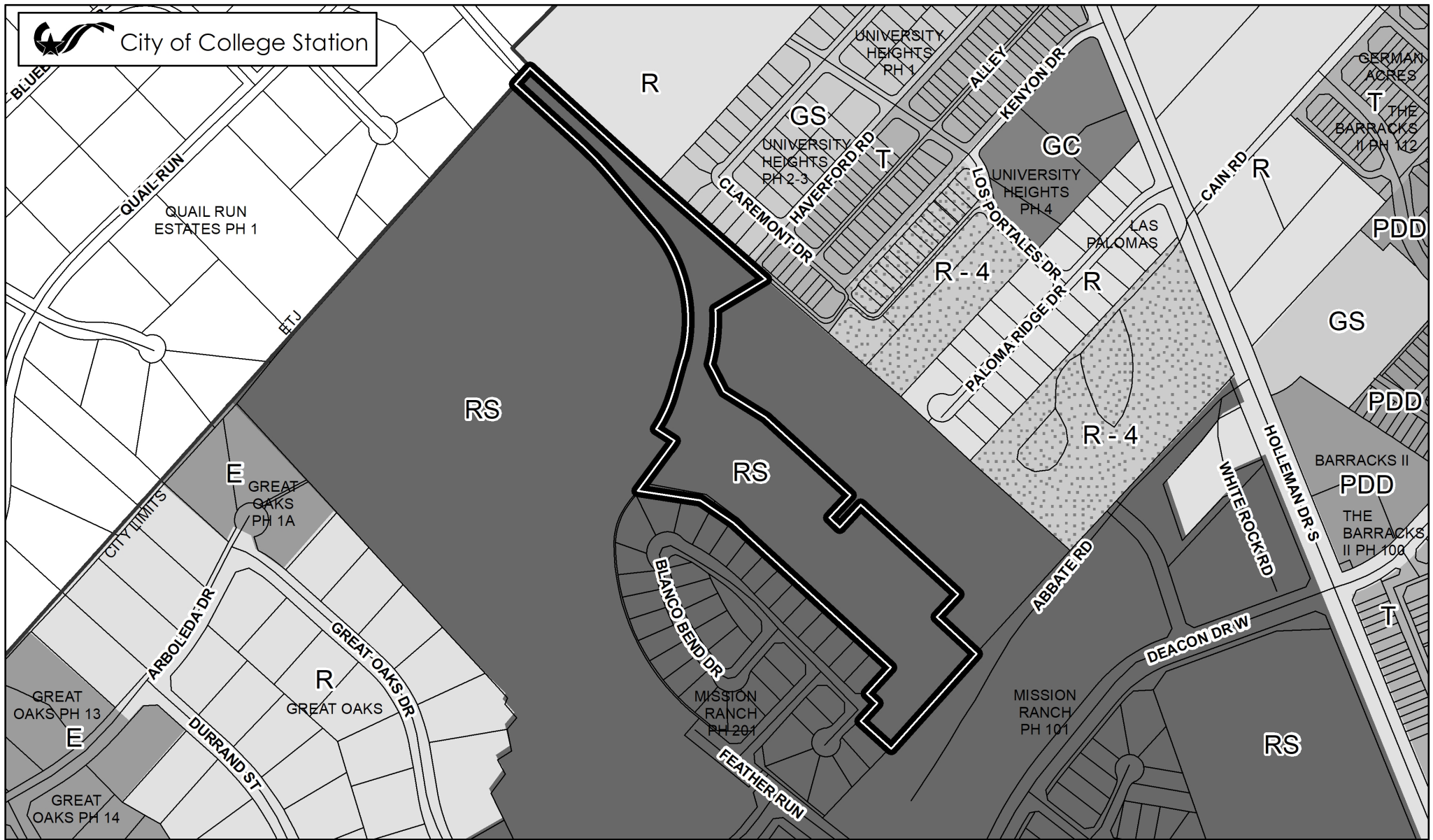
MISSION RANCH PH 202
FP2019-000028





MISSION RANCH PH 202

Case: FINAL PLAT RESIDENTIAL
FP2019-000028



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

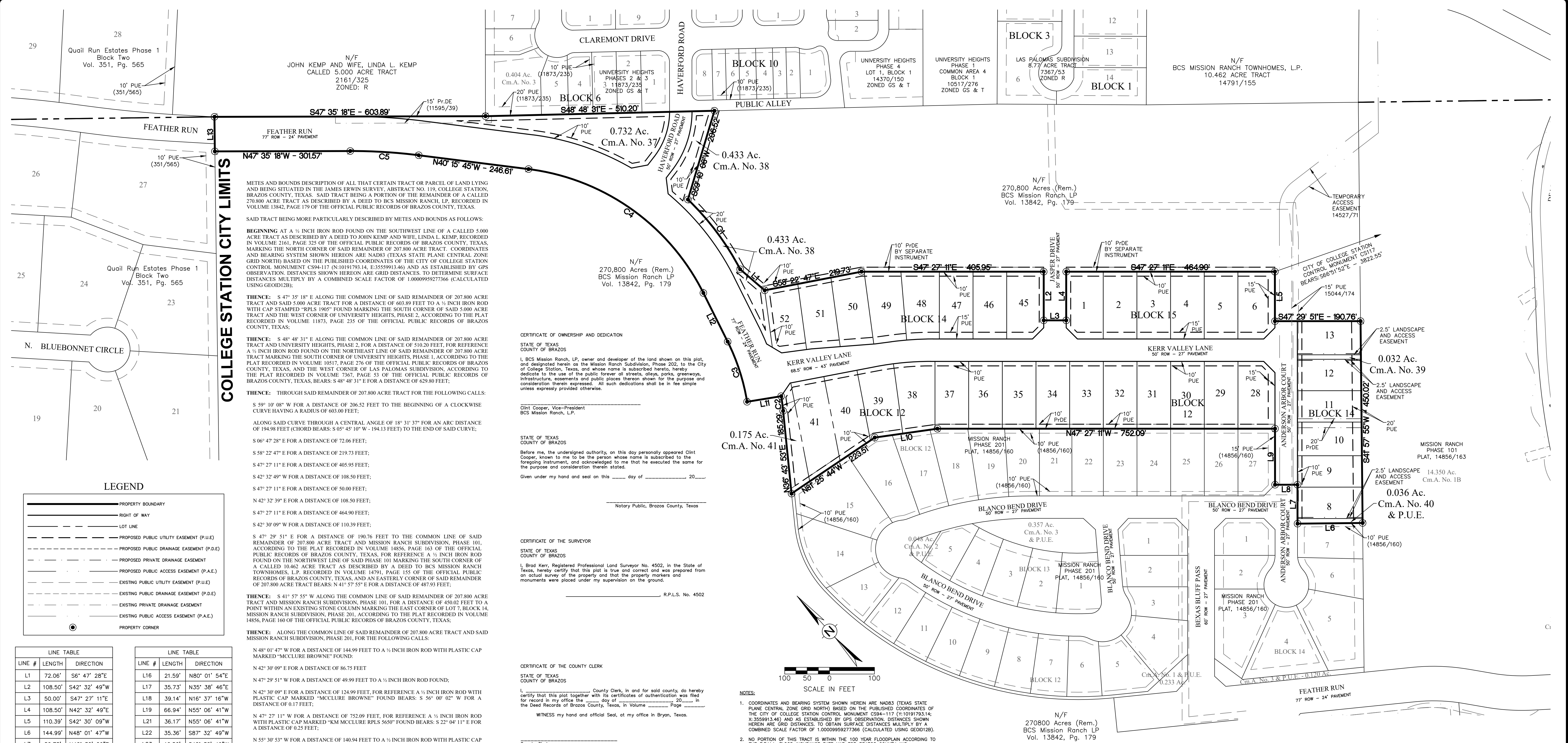
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 485 970 Feet

MISSION RANCH PH 202

Case: **FINAL PLAT RESIDENTIAL**
FP2019-000028



LEGEND		
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINE	
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)	
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)	
	PROPOSED PRIVATE DRAINAGE EASEMENT	
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)	
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)	
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)	
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)	
	EXISTING PUBLIC CORNER	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	72.06'	S6° 47' 28"E
L2	108.50'	S42° 32' 49"W
L3	50.00'	S47° 27' 11"E
L4	108.50'	N42° 32' 49"E
L5	110.39'	S42° 30' 09"W
L6	144.99'	N48° 01' 47"W
L7	86.75'	N42° 30' 09"E
L8	49.99'	N47° 29' 51"W
L9	124.99'	N42° 30' 09"E
L10	140.94'	N55° 30' 53"W
L11	77.00'	N56° 43' 48"W
L12	121.16'	N16° 02' 05"E
L13	77.00'	N41° 48' 27"E
L14	23.74'	S80° 01' 54"W
L15	37.20'	N58° 02' 33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	21.59'	N80° 01' 54"E
L17	35.73'	N35° 38' 46"E
L18	39.14'	N16° 37' 16"W
L19	66.94'	N55° 06' 41"W
L20	36.17'	N55° 06' 41"W
L21	35.36'	S87° 32' 49"W
L22	16.50'	S42° 32' 49"W
L23	16.50'	N42° 32' 49"E
L24	35.36'	N2° 27' 11"W
L25	35.36'	S87° 31' 29"W
L26	14.61'	S42° 30' 09"W
L27	35.37'	S2° 28' 31"E
L28	35.44'	S76° 49' 00"W

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	194.98'	603.00'	018°31'37"	98.35'
C2	33.05'	547.00'	003°27'41"	16.53'
C3	141.38'	470.00'	017°14'07"	71.23'
C4	497.18'	506.00'	056°17'49"	270.73'
C5	152.92'	1196.00'	007°19'33"	76.56'
C6	162.77'	1273.00'	007°19'33"	81.49'
C7	233.19'	583.00'	022°55'02"	118.17'
C8	107.23'	165.00'	037°14'08"	55.59'
C9	141.13'	215.00'	037°36'32"	73.21'
C10	239.58'	583.00'	023°32'45"	121.51'
C11	43.20'	547.00'	004°31'29"	21.61'
C12	93.56'	700.00'	007°39'29"	46.85'
C13	123.36'	650.00'	010°52'26"	61.87'

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES ERWIN SURVEY, ABSTRACT NO. 119, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 270,800 ACRE TRACT AS DESCRIBED BY A DEED TO BCS MISSION RANCH, L.P. RECORDED IN VOLUME 13842, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 5,000 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN KEMP AND WIFE, LINDA L. KEMP, RECORDED IN VOLUME 2161, PAGE 325 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID REMAINDER OF 207,800 ACRE TRACT. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (N:10191793.14; E:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0009959277366 (CALCULATED USING GEOID12B);

THENCE S 47° 35' 18" E ALONG THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND SAID 5,000 ACRE TRACT FOR A DISTANCE OF 603.89 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "RPLS 1985" FOUND MARKING THE SOUTH CORNER OF SAID 5,000 ACRE TRACT AND THE WEST CORNER OF UNIVERSITY HEIGHTS, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 11873, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 48° 48' 31" E ALONG THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND UNIVERSITY HEIGHTS, PHASE 2, FOR A DISTANCE OF 510.20 FEET, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID REMAINDER OF 207,800 ACRE TRACT MARKING THE SOUTH CORNER OF UNIVERSITY HEIGHTS, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 10517, PAGE 276 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF LAS PALOMAS SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 7367, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 48° 48' 31" E FOR A DISTANCE OF 629.80 FEET;

THENCE THROUGH SAID REMAINDER OF 207,800 ACRE TRACT FOR THE FOLLOWING CALLS:

S 59° 10' 08" W FOR A DISTANCE OF 206.52 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 603.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 31' 37" FOR AN ARC DISTANCE OF 194.98 FEET (CHORD BEARS: S 05° 45' 10" W - 194.13 FEET) TO THE END OF SAID CURVE;

S 06° 47' 28" E FOR A DISTANCE OF 72.06 FEET;

S 58° 22' 47" E FOR A DISTANCE OF 219.73 FEET;

S 47° 27' 11" E FOR A DISTANCE OF 405.95 FEET;

S 42° 32' 49" W FOR A DISTANCE OF 108.50 FEET;

S 47° 27' 11" E FOR A DISTANCE OF 50.00 FEET;

N 42° 32' 39" E FOR A DISTANCE OF 108.50 FEET;

S 47° 27' 11" E FOR A DISTANCE OF 464.90 FEET;

S 42° 30' 09" W FOR A DISTANCE OF 110.39 FEET;

S 47° 29' 51" E FOR A DISTANCE OF 190.76 FEET TO THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND MISSION RANCH SUBDIVISION, PHASE 101, ACCORDING TO THE PLAT RECORDED IN VOLUME 14856, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID PHASE 101 MARKING THE SOUTH CORNER OF A CALLED 10,462 ACRE TRACT AS DESCRIBED BY A DEED TO BCS MISSION RANCH TOWNHOMES, L.P. RECORDED IN VOLUME 14791, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND AN EASTERLY CORNER OF SAID REMAINDER OF 207,800 ACRE TRACT BEARS: N 41° 57' 55" E FOR A DISTANCE OF 487.93 FEET;

THENCE S 41° 57' 55" W ALONG THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND MISSION RANCH SUBDIVISION, PHASE 101, FOR A DISTANCE OF 450.02 FEET TO A POINT WITHIN AN EXISTING STONE COLUMN MARKING THE EAST CORNER OF LOT 7, BLOCK 14, MISSION RANCH SUBDIVISION, PHASE 201, ACCORDING TO THE PLAT RECORDED IN VOLUME 14856, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND SAID MISSION RANCH SUBDIVISION, PHASE 201, FOR THE FOLLOWING CALLS:

N 48° 01' 47" W FOR A DISTANCE OF 144.99 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "MCCLURE BROWNE" FOUND;

N 42° 30' 09" E FOR A DISTANCE OF 86.75 FEET;

N 47° 29' 51" W FOR A DISTANCE OF 49.99 FEET TO A ½ INCH IRON ROD FOUND;

N 42° 30' 09" E FOR A DISTANCE OF 124.99 FEET, FOR REFERENCE A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "MCCLURE BROWNE" FOUND BEARS: S 56° 00' 02" W FOR A DISTANCE OF 0.17 FEET;

N 47° 27' 11" W FOR A DISTANCE OF 752.09 FEET, FOR REFERENCE A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KM MCCLURE RPLS 5650" FOUND BEARS: S 22° 04' 11" E FOR A DISTANCE OF 0.25 FEET;

N 55° 30' 53" W FOR A DISTANCE OF 140.94 FEET TO A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KM MCCLURE RPLS 5650" FOUND;

N 81° 25' 44" W FOR A DISTANCE OF 223.51 FEET TO A ½ INCH IRON ROD WITH PLASTIC CPA MARKED "KM MCCLURE RPLS 5650" FOUND;

THENCE THROUGH SAID REMAINDER OF 207,800 ACRE TRACT FOR THE FOLLOWING CALLS:

N 36° 43' 53" E FOR A DISTANCE OF 185.29 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 547.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 27' 41" FOR AN ARC DISTANCE OF 33.05 FEET (CHORD BEARS: N 35° 00' 02" E - 33.04 FEET) TO THE END OF SAID CURVE;

N 56° 43' 48" W FOR A DISTANCE OF 77.00 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 470.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 14' 07" FOR AN ARC DISTANCE OF 141.38 FEET (CHORD BEARS: N 24° 39' 08" E - 140.85 FEET) TO THE END OF SAID CURVE;

N 16° 02' 05" E FOR A DISTANCE OF 121.16 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 506.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 17' 49" FOR AN ARC DISTANCE OF 497.18 FEET (CHORD BEARS: N 12° 06' 50" W - 477.42 FEET) TO THE END OF SAID CURVE;

N 40° 15' 45" W FOR A DISTANCE OF 246.61 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1196.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 19' 33" FOR AN ARC DISTANCE OF 152.92 FEET (CHORD BEARS: N 43° 55' 31" W - 152.82 FEET) TO THE END OF SAID CURVE;

N 47° 35' 18" W, 77.00 FEET FROM AND PARALLEL TO THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND THE AFOREMENTIONED 5,000 ACRE TRACT (2161/325), FOR A DISTANCE OF 301.57 FEET TO THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND QUAIL RUN ESTATES, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 351, PAGE 565 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "KM MCCLURE RPLS 5650" FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 207,800 ACRE TRACT AND GREAT OAKS, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 4158, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 41° 48' 27" W FOR A DISTANCE OF 1492.54 FEET;

THENCE N 41° 48' 27" E ALONG THE COMMON LINE OF SAID REMAINDER OF 207,800 ACRE TRACT AND QUAIL RUN ESTATES, PHASE 1, FOR A DISTANCE OF 77.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 15.112 ACRES OF LAND AS SURVEYED ON THE GROUND APRIL 2019.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS Mission Ranch, LP, owner and developer of the land shown on this plat, and designated herein as the Mission Ranch Subdivision, Phase 202, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Clint Cooper, Vice-President
BCS Mission Ranch, L.P.

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

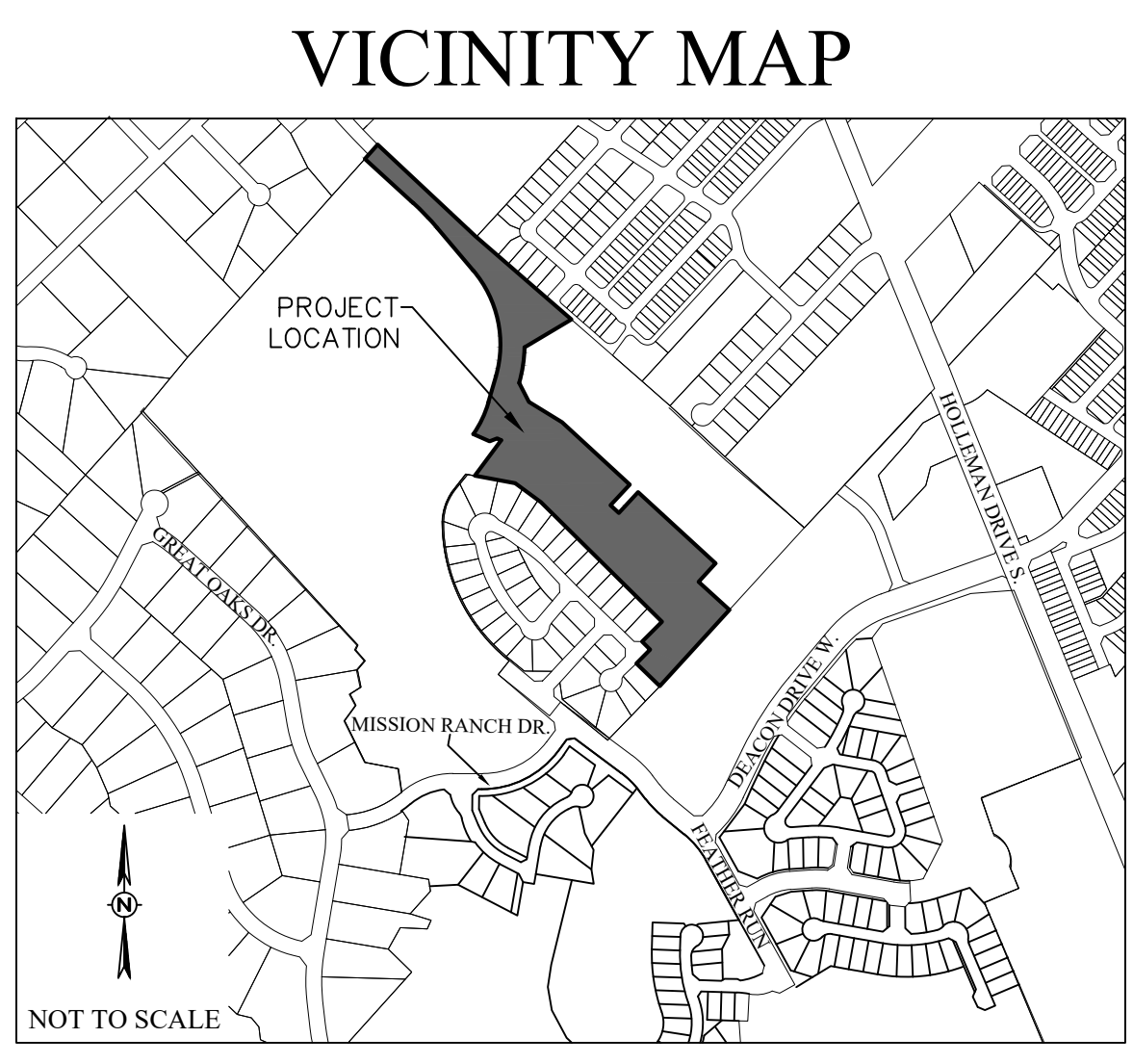
Chairman
City of College Station, Texas

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, Texas.

City Engineer
City of College Station, Texas

- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (N:10191793.14; E:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0009959277366 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN (RS).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPED THE FLOW IN THE PRIVATE DRAINAGE EASEMENT. THE HOA WILL HAVE RIGHT TO ACCESS THE PRIVATE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE AND CLEANING.
 - THE HOA IS ESTABLISHED (V:14227, P. 271).
 - LOTS SHOWN ON THIS PLAT ARE 70' OR WIDER AND DO NOT REQUIRE ON STREET PARKING RESTRICTIONS PER UDO 12-8.3.W.3.4.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - A BLANKET EASEMENT EXISTS FOR THIS PROPERTY. VOLUME 14527 PAGE 60.
 - DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGEWAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGEWAYS SHALL NOT BE OBSTRUCTED.
 - CITY-WIDE WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.



FINAL PLAT

MISSION RANCH SUBDIVISION

PHASE 202

15.112 ACRES

JAMES ERWIN SURVEY, A-119

COLLEGE STATION, BRAZOS COUNTY, TEXAS

34 LOTS

BLOCK 12, LOTS 28-41

BLOCK 14, LOTS 8-13 & LOTS 44-51

BLOCK 15, LOTS 1-6

COMMON AREAS 37-41 (1.439 ACRES)

SCALE 1" = 100'

DECEMBER, 2019

OWNER/DEVELOPER:

BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

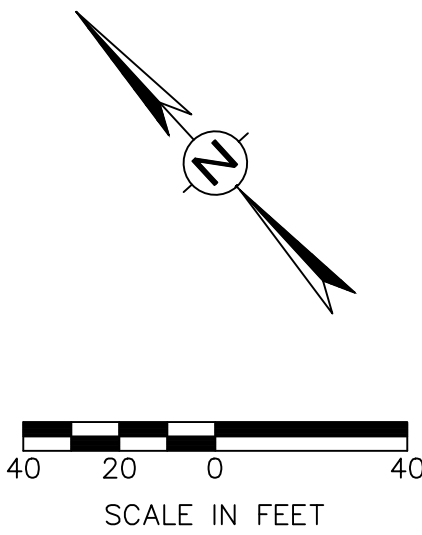
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900
SHEET 1 OF 3

COLLEGE STATION CITY LIMITS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	72.06'	S6° 47' 28"E
L2	108.50'	S42° 32' 49"W
L3	50.00'	S47° 27' 11"E
L4	108.50'	N42° 32' 49"E
L5	110.39'	S42° 30' 09"W
L6	144.99'	N48° 01' 47"W
L7	86.75'	N42° 30' 09"E
L8	49.99'	N47° 29' 51"W
L9	124.99'	N42° 30' 09"E
L10	140.94'	N55° 30' 53"W
L11	77.00'	N56° 43' 48"W
L12	121.16'	N16° 02' 05"E
L13	77.00'	N41° 48' 27"E
L14	23.74'	S80° 01' 54"W
L15	37.20'	N58° 02' 33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	21.59'	N80° 01' 54"E
L17	35.73'	N35° 38' 46"E
L18	39.14'	N16° 37' 16"W
L19	66.94'	N55° 06' 41"W
L21	36.17'	N55° 06' 41"W
L22	35.36'	S87° 32' 49"W
L23	16.50'	S42° 32' 49"W
L24	16.50'	N42° 32' 49"E
L25	35.36'	N2° 27' 11"W
L26	35.34'	S87° 31' 29"W
L27	14.61'	S42° 30' 09"W
L28	35.37'	S2° 28' 31"E
L29	35.44'	S76° 49' 00"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	194.98'	603.00'	018°31'37"	98.35'	194.13'	S05°45'10"W
C2	33.05'	547.00'	003°27'41"	16.53'	33.04'	N35°00'02"E
C3	141.38'	470.00'	017°14'07"	71.23'	140.85'	N24°39'08"E
C4	497.18'	506.00'	056°17'49"	270.73'	477.42'	N12°06'50"W
C5	152.92'	1196.00'	007°19'33"	76.56'	152.82'	N43°55'31"W
C6	162.77'	1273.00'	007°19'33"	81.49'	162.65'	N43°55'31"W
C7	233.19'	583.00'	022°55'02"	118.17'	231.64'	N28°48'14"W
C8	107.23'	165.00'	037°14'08"	55.59'	105.35'	S61°24'50"W
C9	141.13'	215.00'	037°36'32"	73.21'	138.61'	N61°13'38"E
C10	239.58'	583.00'	023°32'45"	121.51'	237.90'	N04°15'42"E
C11	43.20'	547.00'	004°31'29"	21.61'	43.19'	N18°17'49"E
C12	93.56'	700.00'	007°39'29"	46.85'	93.49'	N51°16'56"W
C13	123.36'	650.00'	010°52'26"	61.87'	123.18'	S52°53'25"E



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPERTY CORNER

FINAL PLAT
MISSION RANCH SUBDIVISION
PHASE 202

15.112 ACRES
JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS
34 LOTS
BLOCK 12, LOTS 28-41
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COMMON AREAS 37-41 (1.439 ACRES)

SCALE 1" = 40'
DECEMBER, 2019

OWNER/DEVELOPER:

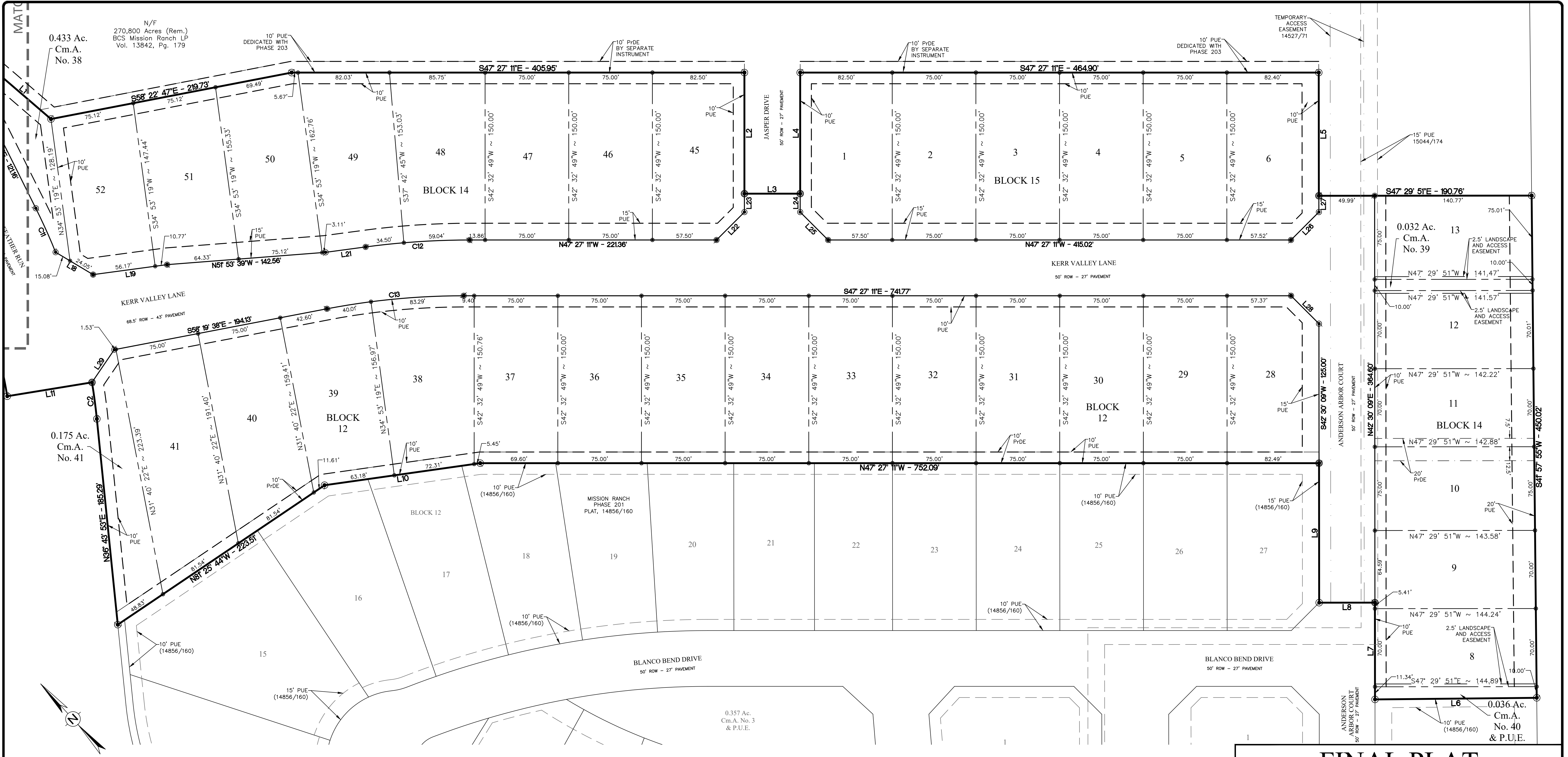
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9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

SURVEYOR:

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ENGINEER:

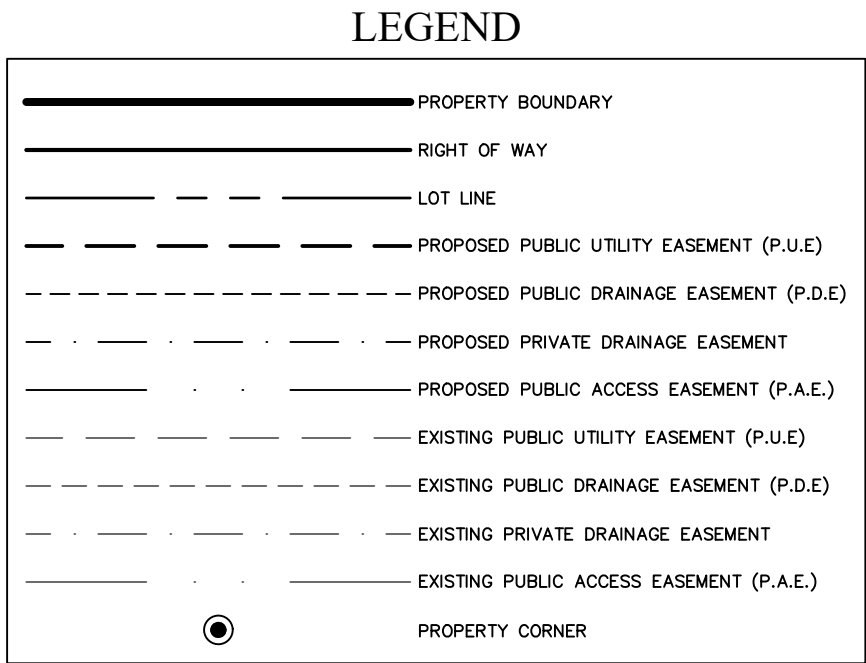
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SHEET 2 OF 3



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FINAL PLAT

MISSION RANCH SUBDIVISION

PHASE 202

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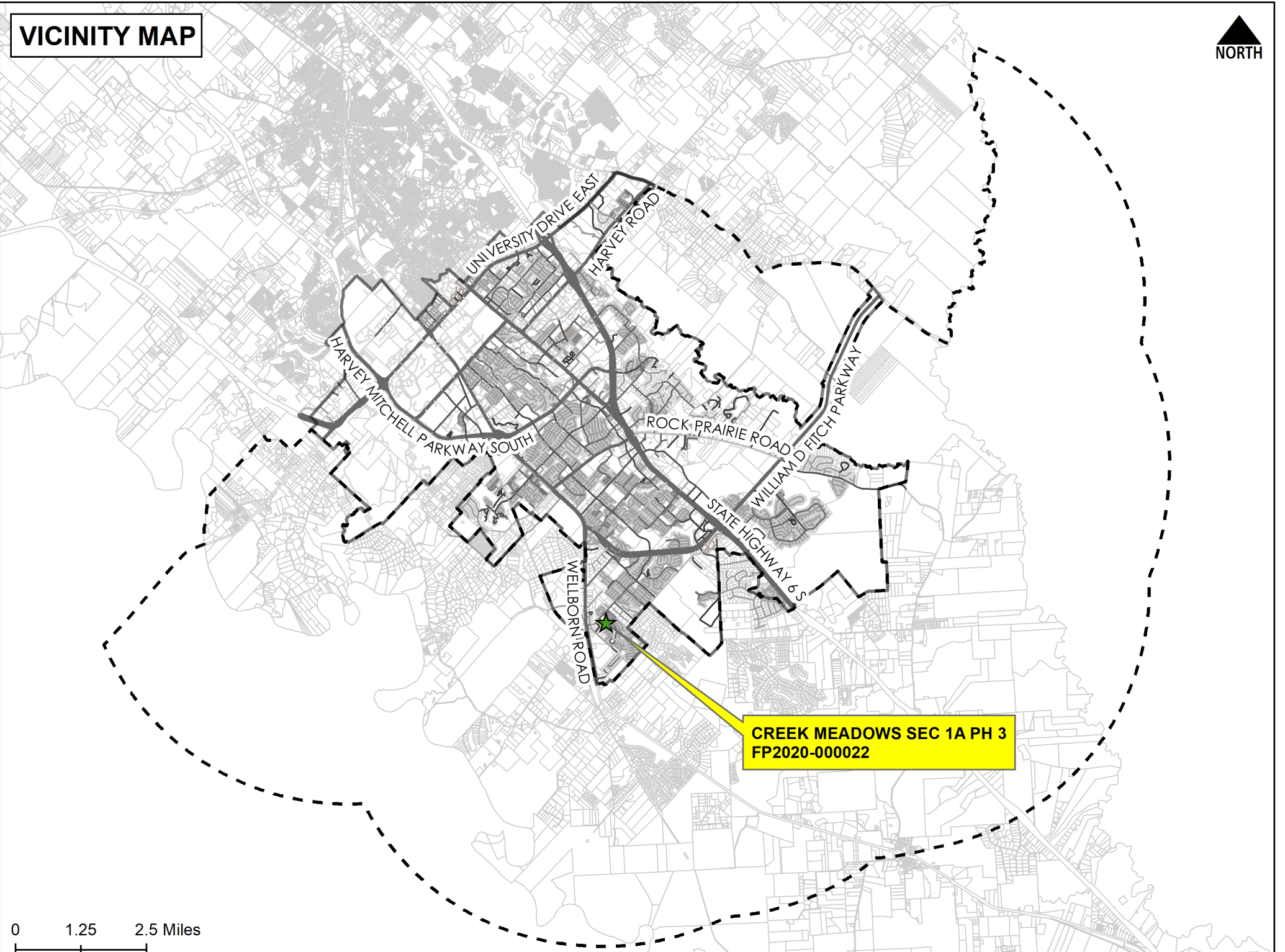
**Final Plat
of
Creek Meadows Section 1A, Phase 3
FP2020-000022**

Scale	51 lots on approximately 8 acres
Location	Generally located southwest of the intersection of Creek Meadows Boulevard North and Victoria Avenue.
Property Owner	Creek Meadows Partners, LP
Applicant	RME Consulting Engineers
Project Manager	Erika Bridges, Assistant City Engineer ebridges@cstx.gov
Project Overview	This is one of two remaining phases of the 293-acre Creek Meadows Subdivision. The applicant is proposing 51 single-family lots on approximately 8 acres.
Preliminary Plan	Approved August 07, 2020
Public Infrastructure	Total linear feet proposed: 1,365 Streets 2,864 Sidewalks 1,365 Sanitary Sewer Lines 1,408 Water Lines (Wellborn SUD)
Parkland Dedication	N/A
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

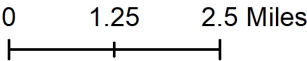
Supporting Materials

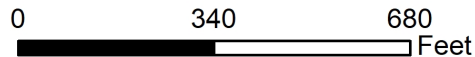
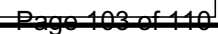
1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

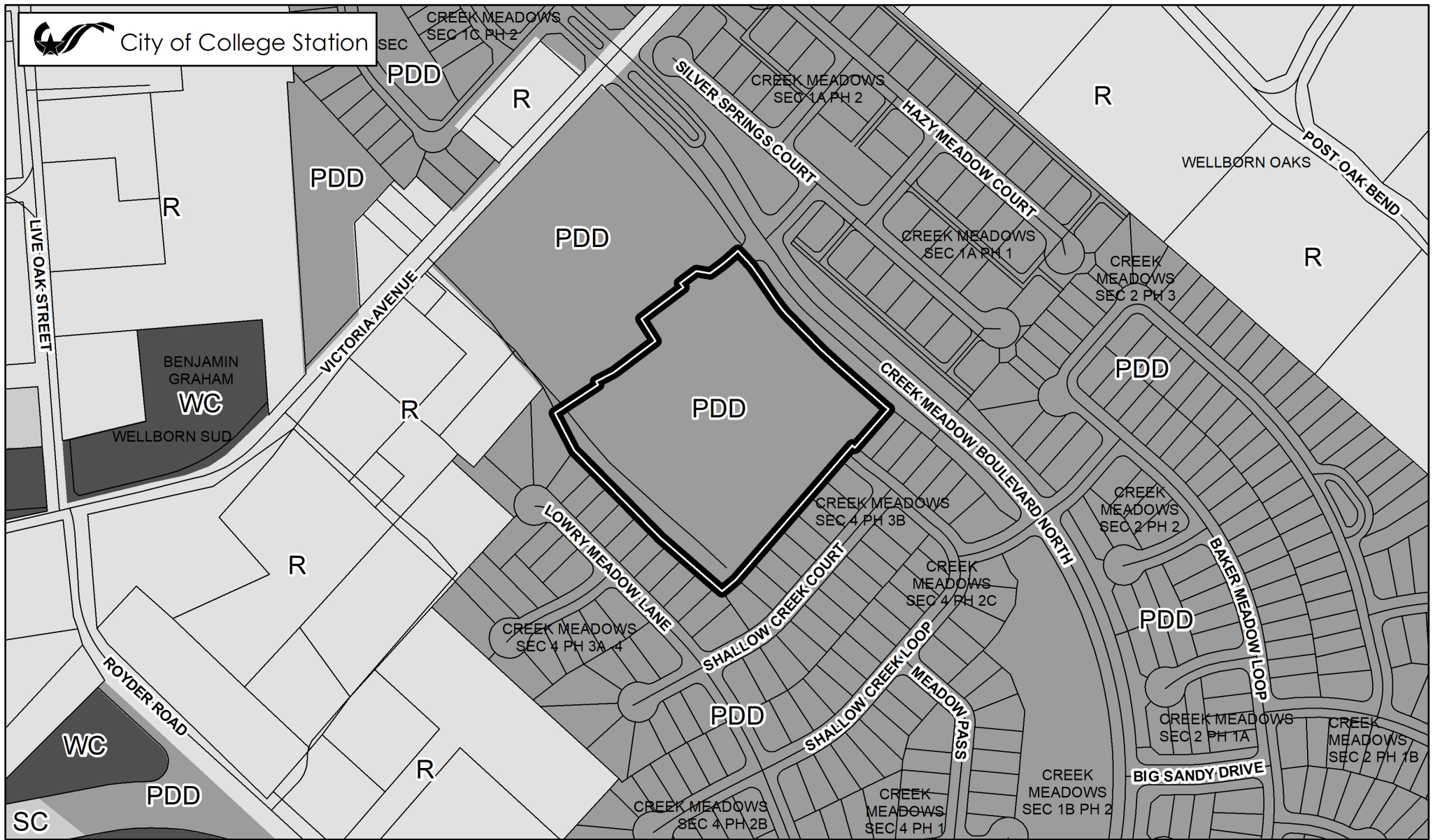
VICINITY MAP



CREEK MEADOWS SEC 1A PH 3
FP2020-000022







ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 340 680 Feet

CREEK MEADOWS SEC 1A PH 3

Case: FP2020-000022

FINAL PLAT RESIDENTIAL

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 1A, PHASE 3 Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman _____

FINAL PLAT NOTES:

- GENERAL:
1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.
2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
4. RIGHT-OF-WAY DEDICATION, INCLUDING LOCAL STREET DEDICATION, WILL CONSIST OF 1.708 ACRES IN TOTAL.
5. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
6. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
7. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE CHORD LENGTHS.
8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-8.3.R OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
9. COMMON AREAS ARE NON-BUILDABLE FOR RESIDENTIAL PURPOSES. ALL FLAT WORK (SIDEWALKS, FLUMES, DRAINAGE HEADWALLS, ETC...) SHALL BE THE SOLE OWNERSHIP & MAINTENANCE RESPONSIBILITY OF THE CREEK MEADOWS HOA.
10. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, GF. NO. 193778, DATED: 12-2-2019 AND NOTHING FURTHER CERTIFICATE, OF NO. 201749, DATED MAY 4, 2020. ITEMS LISTED ON THESE DOCUMENTS ARE ADDRESSED AS FOLLOWS:
 - PIPELINE EASEMENT - PRODUCERS GAS COMPANY vs. VONNIE RAY VANCE (7/79) - DOES NOT AFFECT THIS PROPERTY;
 - BLANKET EASEMENT - WELLBORN WATER SUPPLY CORPORATION (273/180) - DOES APPLY TO THIS PROPERTY;
 - EASEMENT - WELLBORN SPECIAL UTILITY DISTRICT (3645/276 & 3645/28) - DOES NOT AFFECT THIS PROPERTY;
 - EASEMENT - CITY OF BRYAN (2484/316) - DOES NOT AFFECT THIS PROPERTY;
 - BLANKET EASEMENT - THE CITY OF COLLEGE STATION (8860/83) - DOES NOT AFFECT THIS PROPERTY;
 - TEMPORARY BLANKET EASEMENT - THE CITY OF COLLEGE STATION (7863/72) - DOES APPLY TO THIS PROPERTY;
 - TEMPORARY ACCESS EASEMENT - THE CITY OF COLLEGE STATION (9404/89) - EXPIRED;
 - EASEMENT - THE CITY OF COLLEGE STATION (10125/102 & 10420/253) - DOES NOT AFFECT THIS PROPERTY;
 - BLANKET EASEMENT - LONE STAR GAS COMPANY (148/479) - DOES APPLY TO A PORTION OF THIS TRACT (2.71 ACRES TRACT - 262/107);
11. PRIVATE DRAINAGE EASEMENT:
 - LOCATED ALONG THE REAR PROPERTY LINE OF BLOCK 2, LOTS 1-8.
 - THE CONSTRUCTION OR INSTALLATION OF ANY DRAINAGE OBSTRUCTION INCLUDING, BUT NOT LIMITED TO, VEGETATION, STORAGE BUILDINGS, ETC., WITHIN THE PRIVATE DRAINAGE EASEMENT IS PROHIBITED AND SHALL BE REMOVED BY THE HOA, IF REQUIRED, AT THE OWNER'S EXPENSE.
 - THE PROPERTY OWNER WILL ALLOW THE HOA ACCESS TO, AND IF NECESSARY, MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING A HEALTHY LAWN IN THE PRIVATE DRAINAGE EASEMENT.
 - IF REQUIRED THE PRIVATE INFRASTRUCTURE SHALL BE REMOVED, AND RELOCATED, AT THE HOA'S EXPENSE IF THE PUE IS NEEDED FOR ADDITIONAL PUBLIC UTILITIES.

HOMEOWNER'S ASSOCIATION (HOA):

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDD REZONING PER CITY ORDINANCE #2020-4160. THEY ARE GENERALLY AS FOLLOWS:

SINGLE-FAMILY	
FRONT	20'
STREET SIDE	15'
SIDE	5'
REAR	20'

2. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

3. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW HOA.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

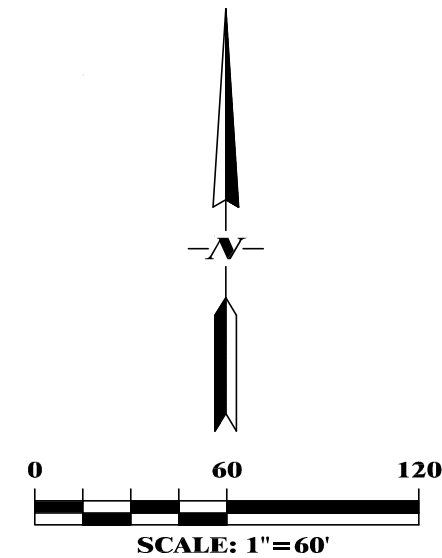
County Clerk
Brazos County, Texas

FUTURE SECTION 1A PHASE 4

CoCS GPS MARKER
No. 134 BEARS:
N 83°10'48" W
2,113.35'

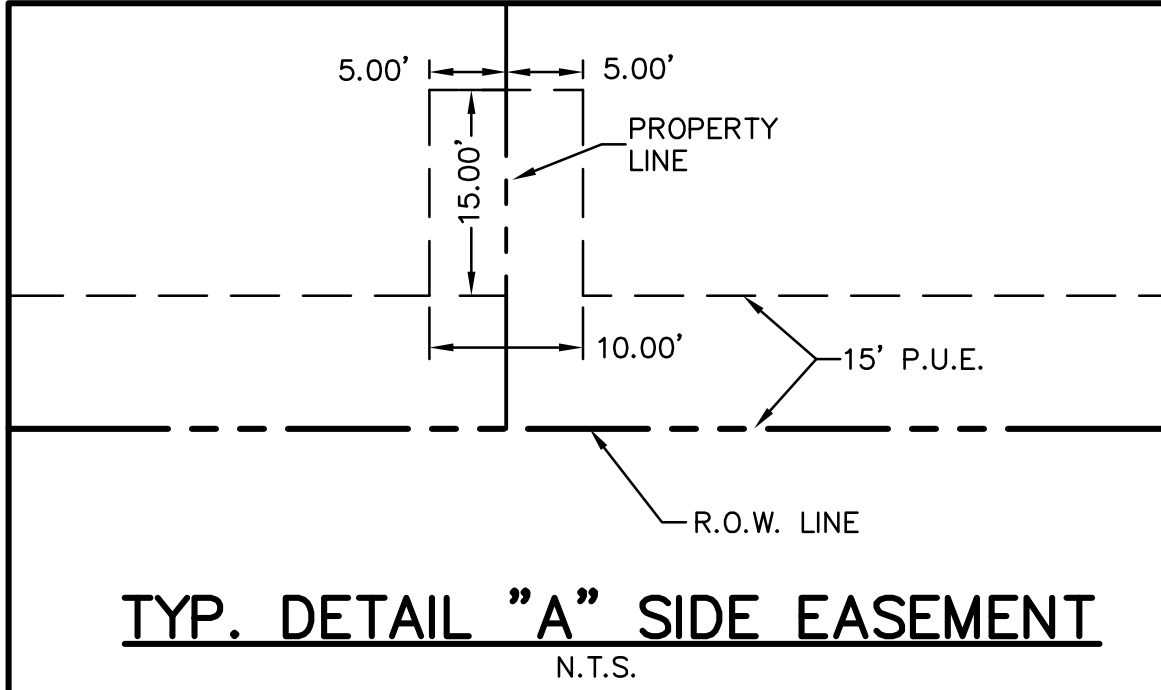
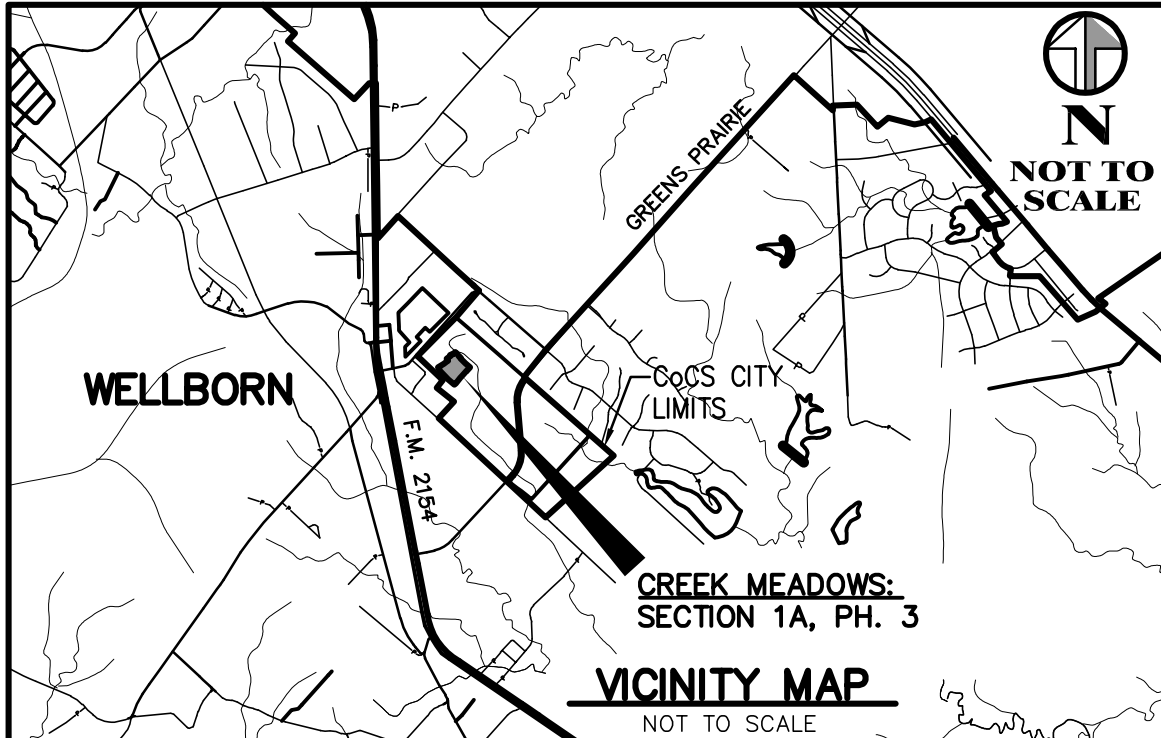
SECTION 1A, PHASE 3 BOUNDARY CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	291.00'	62.56'	10°20'55"	S 39°26'56" E	52.49'
C2	475.00'	13.30'	1°36'17"	N 36°05'39" W	13.30'
C3	475.00'	75.78'	9°08'26"	N 51°38'36" E	75.70'

INTERIOR CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	527.06'	86.38'	9°23'26"	S 51°46'44" W	86.29'
C2	475.00'	142.46'	17°11'02"	S 36°01'53" E	141.93'
C3	475.00'	36.52'	4°24'19"	S 46°49'34" E	36.51'
C4	25.00'	16.59'	38°01'29"	S 21°57'53" W	16.29'
C5	50.00'	147.12'	168°35'19"	S 87°14'08" W	99.50'
C6	25.00'	15.78'	36°09'31"	N 26°32'38" W	15.52'
C7	525.00'	157.46'	17°11'02"	N 36°01'53" W	156.87'
C8	475.00'	142.46'	17°11'02"	S 36°01'53" E	141.93'
C9	525.00'	40.37'	4°24'19"	N 46°49'34" W	40.36'
C10	525.00'	157.46'	17°11'02"	N 36°01'53" W	156.87'
C11	475.00'	65.10'	7°51'09"	N 31°21'56" W	65.05'



SECTION 1A, PHASE 3 BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	S 42°55'37" E	50.00'
L2	S 35°05'13" E	38.15'
L3	S 34°16'29" E	69.82'
L4	S 46°49'34" E	56.96'
L5	S 52°09'05" E	8.87'
L6	S 40°58'17" W	127.48'
L7	N 49°01'43" W	8.86'
L8	S 49°53'46" W	44.23'
L9	N 56°48'53" E	127.64'
L10	N 27°26'21" W	9.84'
L11	N 62°33'39" E	50.00'
L12	N 33°00'42" W	64.50'
L13	N 53°06'13" E	50.00'
L14	S 80°20'29" E	34.38'
L15	N 47°04'23" E	13.64'

INTERIOR LINE DATA		
LINE	BEARING	DISTANCE
L1	S 47°04'23" W	13.64'
L2	S 13°25'04" W	35.47'
L3	S 27°26'21" E	8.16'
L4	S 85°58'17" W	35.36'
L5	N 27°26'21" W	28.04'
L6	S 27°26'21" E	28.04'
L7	N 85°58'41" E	35.35'
L8	N 4°02'03" W	35.33'
L9	N 49°01'43" W	4.31'
L10	N 27°26'21" W	19.45'



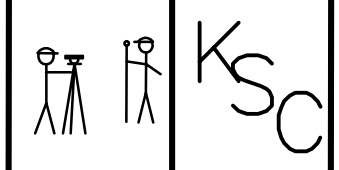
SYMBOL & LINE LEGEND	
-----	PROPERTY LINE
-----	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS ESMT.
PR.D.E.	PRV. DRAINAGE ESMT.
PR.A.E.	PRV. ACCESS ESMT.
①	LOT NUMBER
②	COMMON NUMBER
Ⓐ	COMMON AREA
▨	P.U.E.
▨	COMMON AREA
▨	R.O.W. DEDICATION

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

BRAD KERR, RPLS No. 4502



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

FINAL PLAT OF CREEK MEADOWS SECTION 1A, PHASE 3

BLOCK ONE, LOT 1-12 & BLOCK TWO, LOT 1-20
BLOCK THREE, LOT 1-9 & 25-34
1.708 AC ROW DEDICATION
TOTAL = 8.142 ACRES & 51 LOTS
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS



POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com

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

TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION	
CREEK MEADOWS PARTNERS, L.P. c/o OLDHAM GOODWIN GROUP CHRIS RHODES 2800 SOUTH TEXAS AVENUE, STE. 401 BRYAN, TX 77802 PH: (979) 268-2000 EMAIL: Chris.Rhodes@oldhamgoodwin.com	
FILENAME: 0707FP1A SCALE: 1"=60'	
SUBMITTED DATE: 5/19/20	
REVISIONS: 6/15/20, 8/28/20	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A PAGES: N/A	
RME CONSULTING ENGINEERS	
CLIENT NO. PROJECT NO.	
260 - 0707	

ADJOINER INFORMATION:

- ADJ #1 IONARA P. WILSON
BLOCK 2, LOT 61
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13889, PG. 77
- ADJ #2 CARLOS & PRIDA HINOJOSA
BLOCK 2, LOT 71
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13374, PG. 23
- ADJ #3 SIGRID EDWARDS
BLOCK 2, LOT 70
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13401, PG. 108
- ADJ #4 ERIC MASSIE MORROW
BLOCK 2, LOT 69
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 15351, PG. 160
- ADJ #5 MOHAMMAD & JAWAD AL-BANNA
BLOCK 2, LOT 68
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13783, PG. 30
- ADJ #6 CHARLES & VONDA MORRIS
BLOCK 2, LOT 67
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13684, PG. 289
- ADJ #7 NICOLE & CHRISTOPHER COXIE
BLOCK 2, LOT 66
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13599, PG. 255
- ADJ #8 JOHN & ZENA LYTCH
BLOCK 2, LOT 65
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 16011, PG. 167
- ADJ #9 CHARLES B. & SARAH MOREAU
BLOCK 2, LOT 64
CREEK MEADOWS, SECTION 4, PH 3B
VOL. 13558, PG. 136
- ADJ #10 STEVEN & TRICIA VONGONTEN
BLOCK 2, LOT 62
CREEK MEADOWS, SECTION 4, PH 3A
VOL. 12706, PG. 136

ADJOINER INFORMATION:

- ADJ #1 BRODRICK BAILEY
BLOCK 2, LOT 61
CREEK MEADOWS, SECTION 4, PH 3A
VOL. 13212, PG. 115
- ADJ #2 LENDING REAL ESTATE, LLC
BLOCK 2, LOT 61
CREEK MEADOWS, SECTION 4, PH 4
VOL. 12577, PG. 174
- ADJ #3 LE BAD HOAI & KELLY MYANH PHAN
BLOCK 2, LOT 59
CREEK MEADOWS, SECTION 4, PH 4
VOL. 14568, PG. 232
- ADJ #4 MICHAEL & CHRISTOPHER GARZA
BLOCK 2, LOT 58
CREEK MEADOWS, SECTION 4, PH 4
VOL. 13111, PG. 185
- ADJ #5 AMANDA SIMON & JOSEPH VYCHOPEN III
BLOCK 2, LOT 57
CREEK MEADOWS, SECTION 4, PH 4
VOL. 14514, PG. 294
- ADJ #6 VINCENT JOHN & ADRIENNE DIANN SCOTT
BLOCK 2, LOT 56
CREEK MEADOWS, SECTION 4, PH 4
VOL. 13206, PG. 267
- ADJ #7 JACK D. & LORRAINE OWENS
BLOCK 2, LOT 55
CREEK MEADOWS, SECTION 4, PH 4
VOL. 14787, PG. 236
- ADJ #8 STEPHANIE M. SAMS
BLOCK 2, LOT 54
CREEK MEADOWS, SECTION 4, PH 4
VOL. 13538, PG. 34
- ADJ #9 THOMAS & ELMIRA SCOTT
BLOCK 2, LOT 53
CREEK MEADOWS, SECTION 4, PH 4
VOL. 14672, PG. 136
- ADJ #20 BURCH RENTAL CORP.
BLOCK 2, LOT 52
CREEK MEADOWS, SECTION 4, PH 4
VOL. 14075, PG. 50



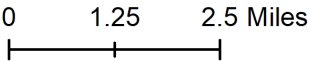
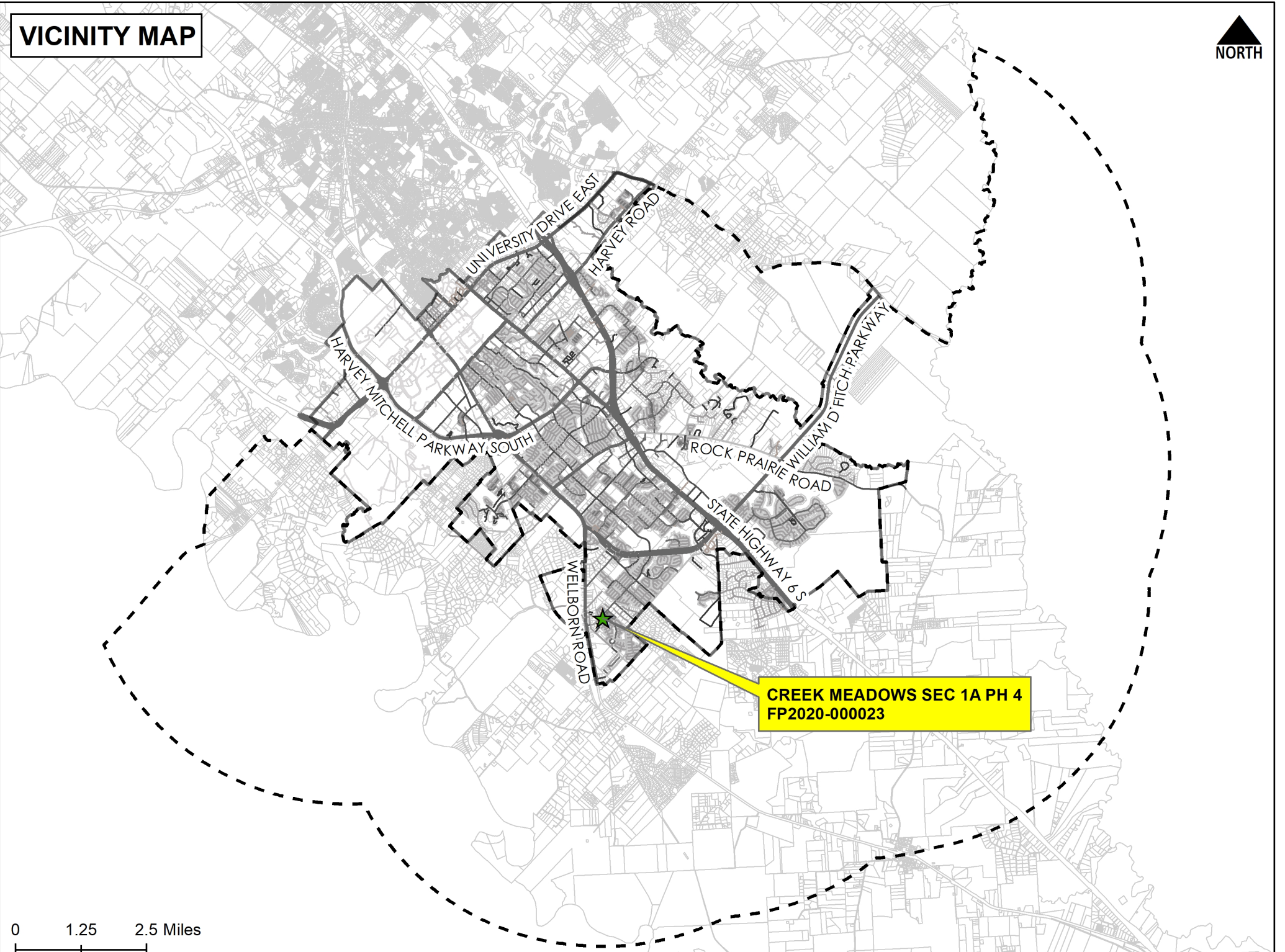
**Final Plat
of
Creek Meadows Section 1A, Phase 4
FP2020-000023**

Scale	44 lots on approximately 7 acres
Location	Generally located southwest of the intersection of Creek Meadows Boulevard North and Victoria Avenue.
Property Owner	Creek Meadows Partners, LP
Applicant	RME Consulting Engineers
Project Manager	Erika Bridges, Assistant City Engineer ebridges@cstx.gov
Project Overview	This is one of two remaining phases of the 293-acre Creek Meadows Subdivision. The applicant is proposing 44 single-family lots on approximately 7 acres.
Preliminary Plan	Approved August 07, 2020
Public Infrastructure	Total linear feet proposed: 1,008 Streets 2,026 Sidewalks 871 Sanitary Sewer Lines 1,500 Water Lines (Wellborn SUD)
Parkland Dedication	N/A
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

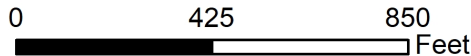
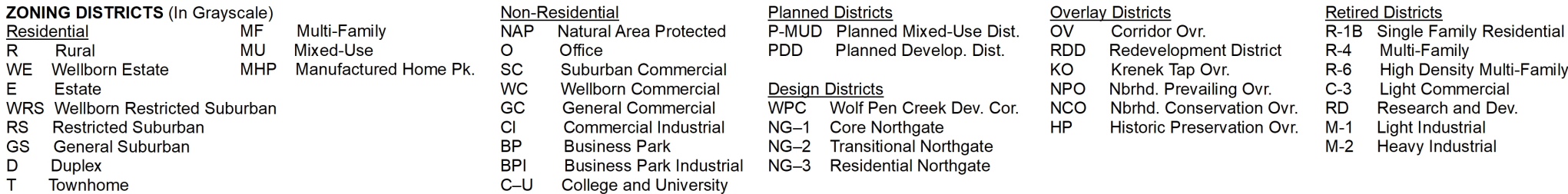
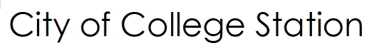
Supporting Materials

1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP







CREEK MEADOWS SEC 1A PH 4

Case: FINAL PLAT RESIDENTIAL
FP2020-000023

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CREEK MEADOWS PARTNERS, L.P., owner and developer of the land shown on this plat, and designated herein as the CREEK MEADOWS - SECTION 1A, PHASE FOUR Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner _____

STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

FINAL PLAT NOTES:

- GENERAL:
1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0325E, MAY 16, 2012.
 2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 4. RIGHT-OF-WAY DEDICATION, INCLUDING LOCAL STREET DEDICATION, WILL CONSIST OF 1.427 ACRES IN TOTAL.
 5. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 6. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 15' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.
 7. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE CHORD LENGTHS.
 8. THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-8.3.R OF THE CoCS UNIFIED DEVELOPMENT ORDINANCE.
 9. COMMON AREAS ARE NON-BUILDABLE FOR RESIDENTIAL PURPOSES. ALL PLAT WORK (SIDEWALKS, FLUMES, DRAINAGE HEADWALLS, ETC...) SHALL BE THE SOLE OWNERSHIP & MAINTENANCE RESPONSIBILITY OF THE CREEK MEADOWS HOA.
 10. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 193778, DATED: 12-2-2019 AND NOTHING FURTHER CERTIFICATE, OF NO. 201749, DATED MAY 4, 2020. ITEMS LISTED ON THESE DOCUMENTS ARE ADDRESSED AS FOLLOWS:
 - PIPELINE EASEMENT - PRODUCERS GAS COMPANY vs. VONNIE RAY VANCE (7/79) - DOES NOT AFFECT THIS PROPERTY;
 - BLANKET EASEMENT - WELLBORN WATER SUPPLY CORPORATION (273/180) - DOES APPLY TO THIS PROPERTY;
 - EASEMENT - WELLBORN SPECIAL UTILITY DISTRICT (3645/276) - DOES NOT AFFECT THIS PROPERTY;
 - EASEMENT - WELLBORN SPECIAL UTILITY DISTRICT (3645/286) - DOES APPLY TO THIS PROPERTY & ILLUSTRATED;
 - EASEMENT - CITY OF BRYAN (2484/316) - DOES NOT AFFECT THIS PROPERTY;
 - BLANKET EASEMENT - THE CITY OF COLLEGE STATION (8860/83) - DOES NOT AFFECT THIS PROPERTY;
 - TEMPORARY BLANKET EASEMENT - THE CITY OF COLLEGE STATION (7863/72) - DOES APPLY TO THIS PROPERTY;
 - TEMPORARY ACCESS EASEMENT - THE CITY OF COLLEGE STATION (9404/89) - EXPIRED;
 - EASEMENT - THE CITY OF COLLEGE STATION (10125/102 & 10420/253) - DOES NOT AFFECT THIS PROPERTY;
 - BLANKET EASEMENT - LONE STAR GAS COMPANY (148/479) - DOES APPLY TO THE 2.7 ACRE TRACT (262/107);
 11. SECTION 1A, PHASE THREE MUST BE CONSTRUCTED WITH, OR BEFORE, SECTION 1A, PHASE FOUR.

HOMEOWNER'S ASSOCIATION (HOA):
1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PDZ REZONING PER CITY ORDINANCE #2020-4160. THEY ARE GENERALLY AS FOLLOWS:

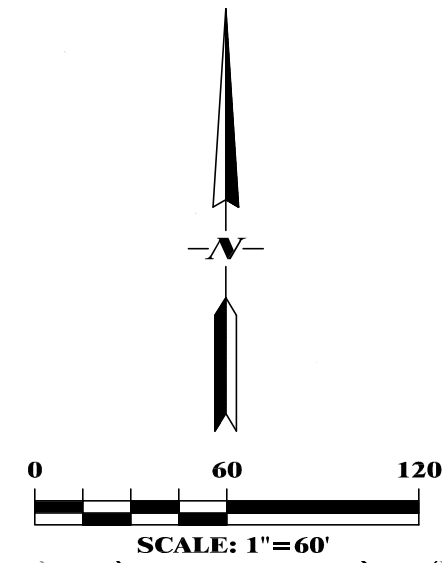
SINGLE-FAMILY
FRONT 20'
STREET SIDE 15'
SIDE 5'
REAR 20' or 15' (BLOCK TWO, LOTS 31 & 38 ONLY)

2. H.O.A. EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.

3. MAINTENANCE OF THE WATER SYSTEM WILL BE WELLBORN S.U.D. MAINTENANCE OF THE PAVING, DRAINAGE, SIDEWALKS AND SANITARY SEWER SYSTEMS WILL BE THE CITY OF COLLEGE STATION ONCE THE SYSTEMS ARE ACCEPTED BY THE CITY OF COLLEGE STATION. MAINTENANCE OF THE PRIVATE DRAINAGE AND DETENTION FACILITIES, COMMON AREAS (WHICH INCLUDE ROADWAY MEDIANS), PEDESTRIAN ACCESS WAYS, AND PARK LIGHTING WILL BE THE CREEK MEADOW HOA.

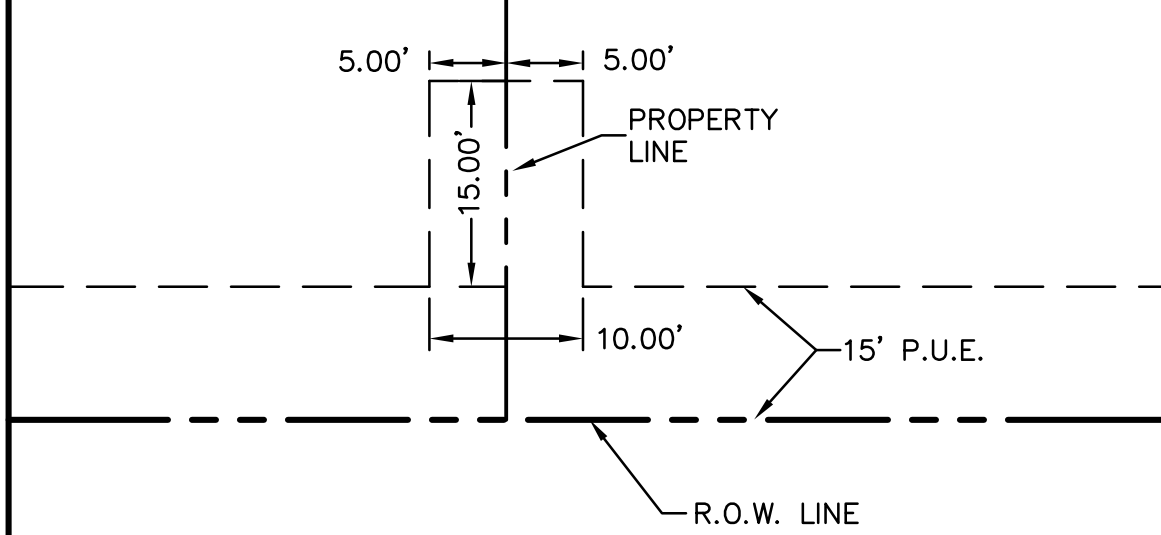
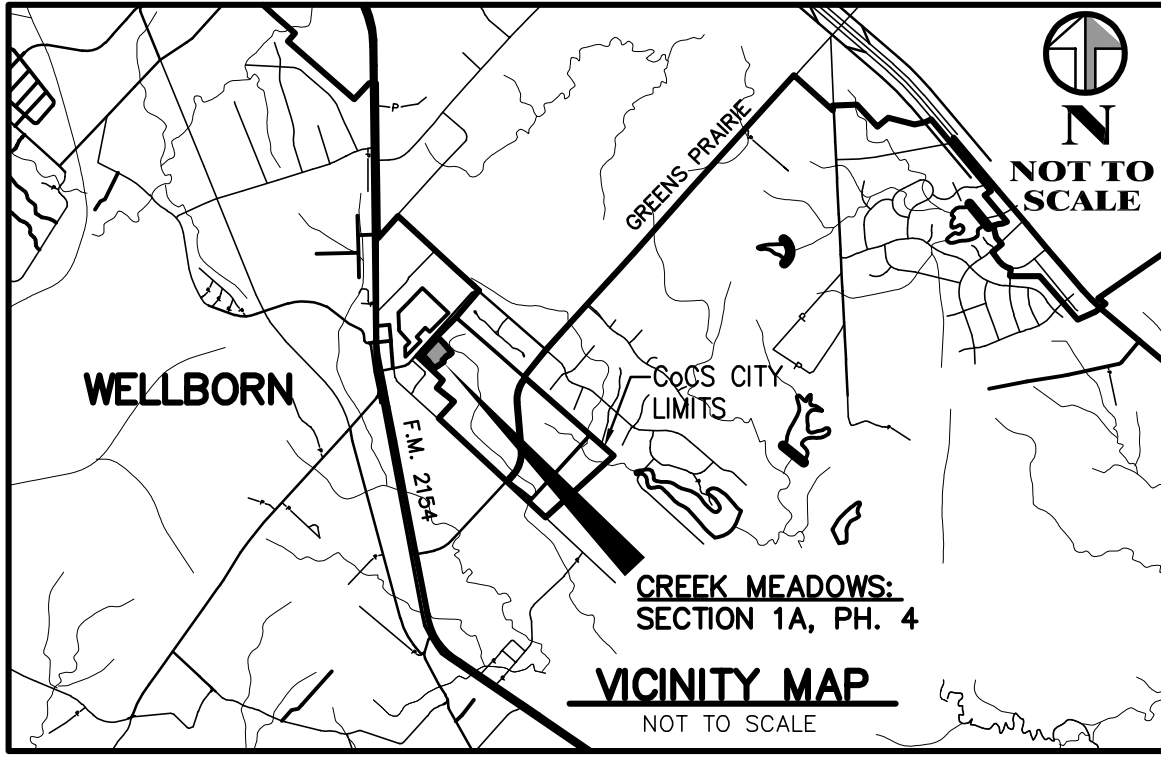
SECTION 1A, PHASE 4 BOUNDARY CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	75.78'	9°08'26"	S 51°38'36" W	75.70'
C2	475.00'	13.30'	1°36'17"	N 36°05'39" W	13.30'
C3	1,429.19'	283.91'	11°22'55"	S 38°29'21" E	283.44'

INTERIOR CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	101.65'	12°15'42"	N 33°34'12" W	101.46'
C2	475.00'	33.33'	4°01'14"	N 41°42'40" W	33.32'
C3	25.00'	19.85'	45°29'20"	N 66°27'57" W	19.33'
C4	50.00'	154.83'	177°28'36"	N 0°29'49" W	99.97'
C5	25.00'	19.67'	45°04'30"	N 65°40'43" E	19.16'
C6	25.00'	18.14'	41°33'56"	N 22°21'30" E	17.74'
C7	50.00'	155.51'	178°12'07"	S 89°19'25" E	99.99'
C8	25.00'	18.06'	41°22'49"	S 20°54'46"	17.67'
C9	525.00'	17.43'	1°54'07"	S 40°39'07" E	17.43'
C10	525.00'	25.70'	2°48'16"	S 38°17'55" E	25.69'
C11	475.00'	23.25'	2°48'16"	N 38°17'55" W	23.25'
C12	475.00'	17.34'	2°05'28"	N 40°44'47" W	17.33'
C13	525.00'	40.77'	4°26'57"	S 41°55'32" E	40.76'
C14	525.00'	112.35'	12°15'42"	S 33°34'12" E	112.14'



SECTION 1A, PHASE 4 BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	S 47°04'23" W	13.64'
L2	N 80°20'29" W	34.38'
L3	S 53°06'13" W	50.00'
L4	S 33°00'42" E	64.50'
L5	S 62°33'39" W	50.00'
L6	S 27°28'21" E	9.84'
L7	S 56°48'53" W	127.64'
L8	N 27°28'21" W	67.29'
L9	S 46°51'52" E	32.50'
L10	S 42°55'37" E	24.25'
L11	S 47°04'23" W	11.85'

INTERIOR LINE DATA		
LINE	BEARING	DISTANCE
L1	N 27°26'21" W	9.77'
L2	N 89°19'31" W	36.88'
L3	S 0°30'16" E	36.18'
L4	S 44°09'00" E	3.70'
L5	S 27°26'21" E	9.77'
L6	S 38°29'21" E	283.44'



TYP. DETAIL "A" SIDE EASEMENT
N.T.S.

COMMON AREA TABLE		
AREA LABEL	AREA (AC)	100% ENCUMBERED BY EASEMENT
K	0.031	Pr.D.E.
L	0.039	P.U.E.

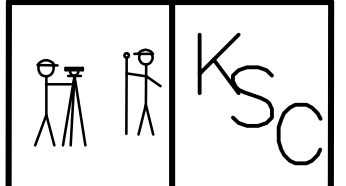
SYMBOL & LINE LEGEND	
-----	PROPERTY LINE
-----	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS ESMT.
Pr.D.E.	PRV. DRAINAGE ESMT.
Pr.A.E.	PRV. ACCESS ESMT.
①	LOT NUMBER
②	BLOCK NUMBER
Ⓐ	COMMON AREA
[Hatched Box]	P.U.E.
[Cross-hatched Box]	COMMON AREA
[Diagonal Hatched Box]	R.O.W. DEDICATION

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

BRAD KERR, RPLS No. 4502



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

FINAL PLAT OF CREEK MEADOWS SECTION 1A, PHASE 4

BLOCK TWO, LOT 21-49
BLOCK THREE, LOT 10-24
0.070 AC COMMON AREA & 1.427 AC ROW DEDICATION
TOTAL = 7.084 ACRES & 44 LOTS
SAMUEL DAVIDSON SURVEY, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS



POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com

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

TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION	
CREEK MEADOWS PARTNERS, L.P. c/o OLDHAM GOODWIN GROUP CHRIS RHODES 2800 SOUTH TEXAS AVENUE, STE. 401 BRYAN, TX 77802 PH: (979) 268-2000 EMAIL: Chris.Rhodes@oldhamgoodwin.com	
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CLIENT NO.	PROJECT NO.
260	0707