



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/95783658838>
Phone: 888 475 4499 and Webinar ID: 957 8365 8838

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

July 15, 2021

6:00 PM

City Hall Council Chambers

This meeting will offer both inperson and remote participation following both the City's Guidelines for inperson, virtual attendance, and the speaker protocol in the agenda. The city uses a thirdparty vendor to help host the meeting and if the callin 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:

- Williams Creek Lake Estates Phase 2A; Block 4, Lots 33R & 34 ~ Case #FP2021-000014
- Aggieldand Business Park Phase 2B; Block 1, Lot 5R-2 ~ Case #FPCO2021-000010

Sponsors: Robin Macias

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

- Thursday, July 22, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Wright)
- Thursday, August 5, 2021 ~ P&Z Meeting and Impact Fee Advisory Committee (IFAC) ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 12, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m.
- Thursday, August 19, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

3.4. 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. July 1 2021

4.2. Presentation, discussion, and possible action regarding a Final Plat for Emerald Ridge Estates Phase IIIA & IIIB on approximately 21.173 acres, generally located east of the intersection of Emerald Parkway and Appomattox Drive. Case #FP2019-000034

Sponsors: Anthony Armstrong

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 Aggieldand Business Park Phase 3A, Block 6, Lot 20R and Phase 1, Block 1, Lot 2R-2 being a Replat of Aggieldand Business Park Phase 1 Block 1, Lots 1A-1, 1A-2, 1B-1 & Phase 1, Block 1, Lot 1B-2R & 2R & Phase 3A, Block 6, Lot 20 & Phase 3B, Block 6, Lots 21-22 & Phase 3D, Block 6, Lots 23-24 on approximately 28 acres, generally located at the Jones Road and Imperial Loop intersection in College Station Extraterritorial Jurisdiction. Case #FPCO2021-000011

Sponsors: Derrick Williams

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

6.1. Presentation, discussion, and possible action to allow a Comprehensive Plan amendment application to be considered within 180 days of a Comprehensive Plan amendment request being denied for approximately 10 acres located at 1660 Graham Road.

Sponsors: Rachel Lazo

Attachments:

1. Reapplication Memo
2. Reapplication Request Letter
3. Staff Report
4. Vicinity Map, Aerial, Small Area Map
5. Future Land Use Exhibit
6. Background Information
7. Applicant's Supporting Information
8. Comprehensive Plan Amendment Map
9. P&Z Minutes October 1 2020
10. City Council Minutes February 25 2021

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 July 12, 2021 at 9:00 a.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."

**MINUTES
PLANNING & ZONING COMMISSION**

July 1, 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, Jeremy Osborne, Joe Guerra, Bobby Mirza, William Wright, Bill Mather, and Jason Cornelius

COUNCIL MEMBERS PRESENT: Elizabeth Cunha

CITY STAFF PRESENT: Michael Ostrowski, Carol Cotter, Erika Bridges, Anthony Armstrong, Elizabeth Pedersen, Jason Schubert, Alma Guerra, Amy Albright, Derrick Williams, 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 Discussion of Minor / Amending Plats approved by Staff:

- Crossing at Wellborn, Phase 1, Block 1, Lots 2R & 4R ~ Case #FPCO2021-000009

There was no discussion.

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

- Thursday, July 8, 2021 ~ City Council Meeting ~ Council Chambers with Virtual Option ~ Open Meeting 5:00 p.m. (Liaison ~ Cornelius)
- Thursday, July 15, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 22, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison Wright)
- Thursday, August 5, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- 3.4 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.

- June 17, 2021

Commissioner Osborne motioned to approve the Consent Agenda. Commissioner Guerra seconded the motion, motion passed (7-0).

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 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 4, “Zoning Districts,” Section 4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from D Duplex to MF Multi-Family on approximately 0.3 acres of land located at 1531 Pine Ridge Drive. Case #REZ2021-000004 (Note: Final action on this item is scheduled for the July 22, 2021 City Council meeting – subject to change.)

Staff Planner Williams presented the rezoning to the Commission and recommended approval.

Commissioner Guerra asked for clarification on the surrounding properties the developer is combining.

Staff Planner Williams clarified the properties acquired by the developer.

Director of Planning & Development Ostrowski further clarified that the property in question and the surrounding property is commonly owned and can be developed together.

Chairman Christiansen opened the public hearing.

No one spoke.

Chairman Christiansen closed the public hearing.

Commissioner Guerra motioned to recommend approval for the Rezoning. Commissioner Mather seconded the motion.

Commissioner Guerra spoke to his motion to recommend approval for the rezoning stating that surrounding properties are already rentals, this is development that will bring more density in the urban core and does not impact any neighborhoods.

The motion passed (7-0).

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 7:11 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



**Final Plat
of
Emerald Ridge Estates Phase IIIA and IIIB
FP2019-000034**

Scale	16 lots and a common area on approximately 21.173 acres
Location	Generally located east of the intersection of Emerald Parkway and Appomattox Drive
Property Owner	Emerald Ridge Estates, LTD
Applicant	Bleyl & Associates
Project Manager	Anthony Armstrong, Engineering Services & Construction Inspections Manager aarmstrong@cstx.gov
Project Overview	This is the third phase(s) of the Emerald Ridge Estates subdivision that will complete the development of the original tract.
Preliminary Plan	Approved May 18, 2018
Public Infrastructure	Total linear feet proposed: 1,494 Streets (Private) 1,068 Sanitary Sewer Lines 1,128 Sidewalks (Private) 1,391 Water Lines
Parkland Dedication	\$18,915 of community and neighborhood parkland dedication for 16 single family lots
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

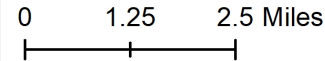
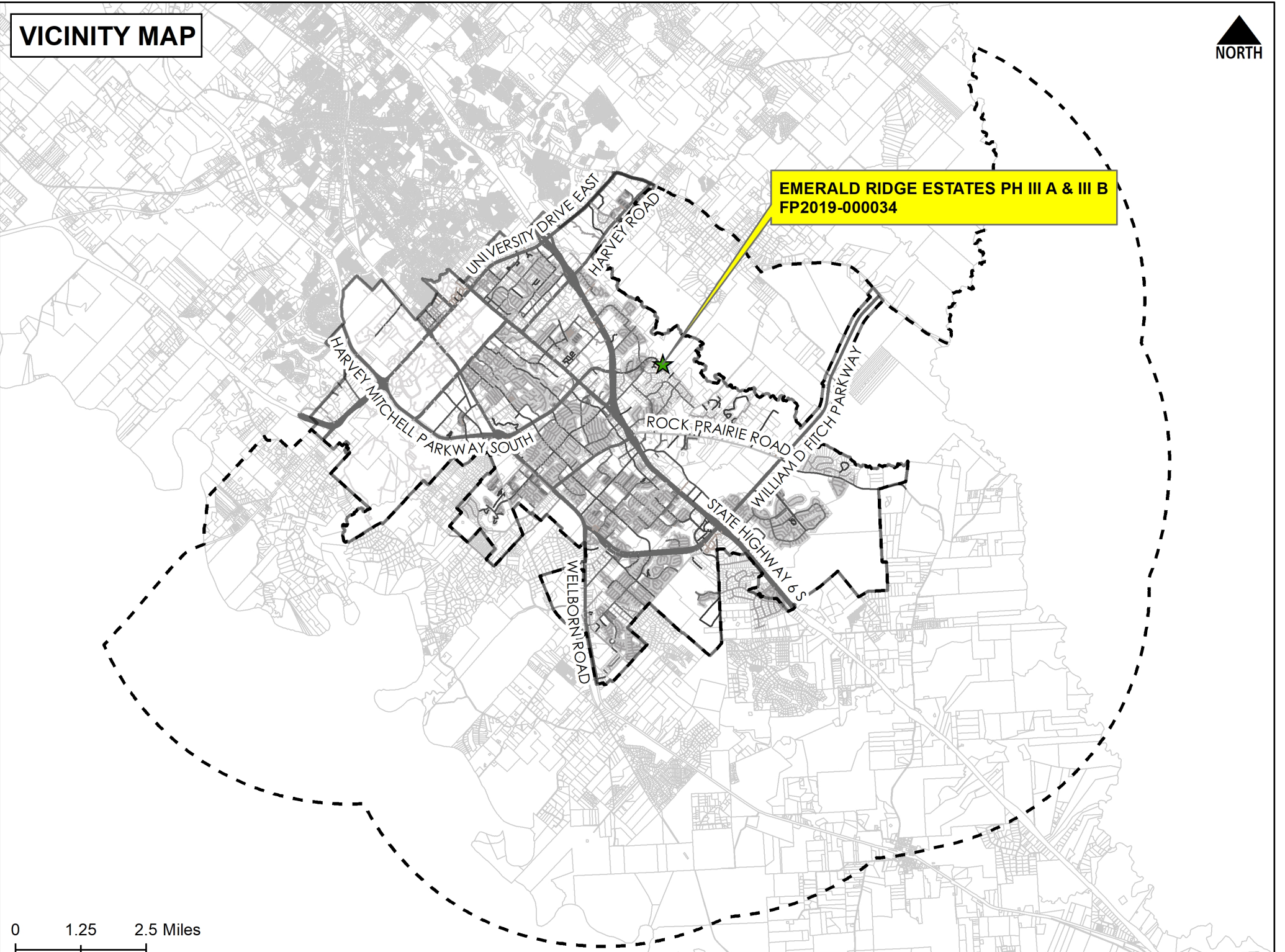
Supporting Materials

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

VICINITY MAP



EMERALD RIDGE ESTATES PH III A & III B
FP2019-000034

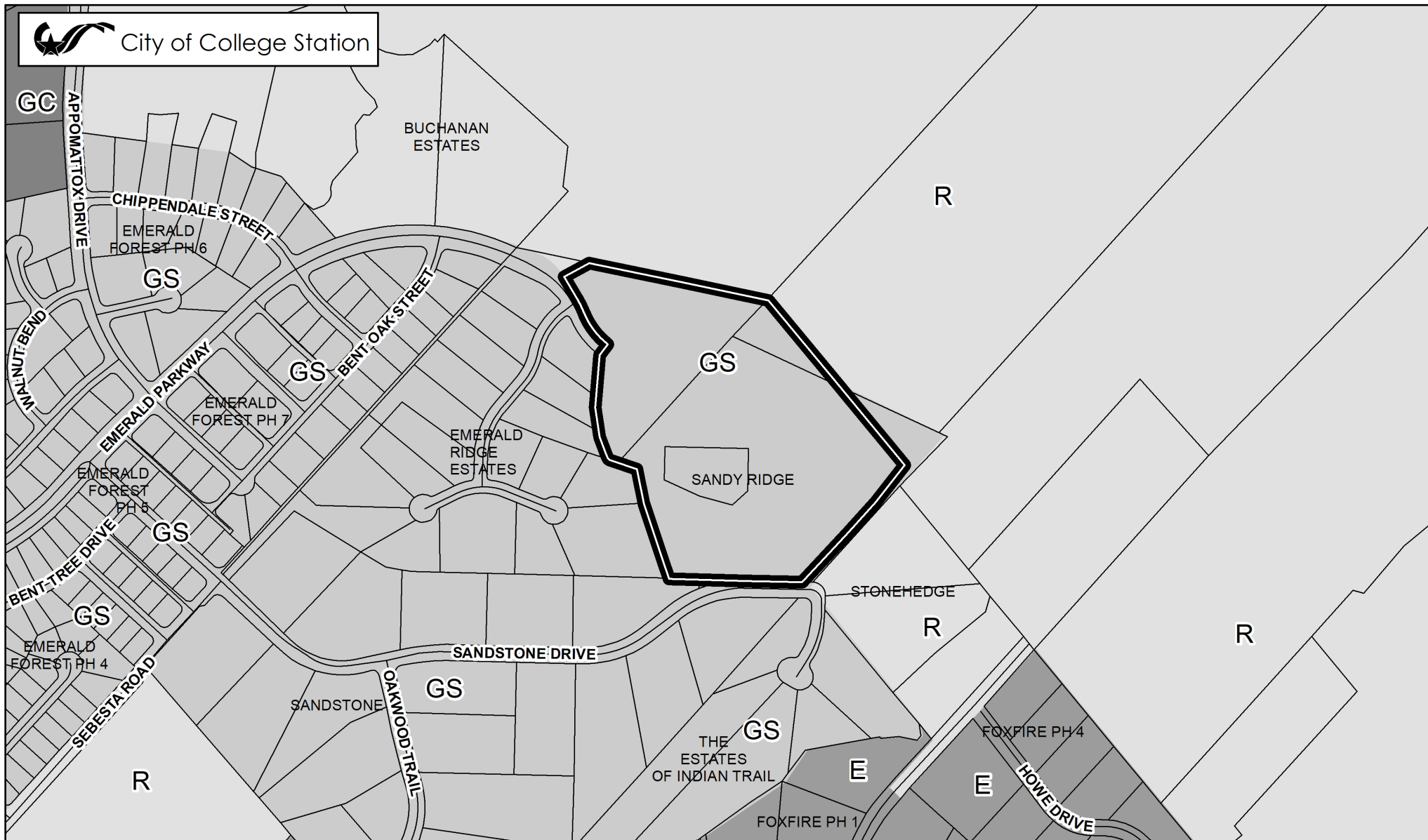




0 500 1,000 Feet

**EMERALD RIDGE ESTATES
PH III A & III B**

Case: FINAL PLAT RESIDENTIAL
FP2019-000034



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MU Multi-Family
WE	Wellborn Estate	MHP Mixed-Use
E	Estate	
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

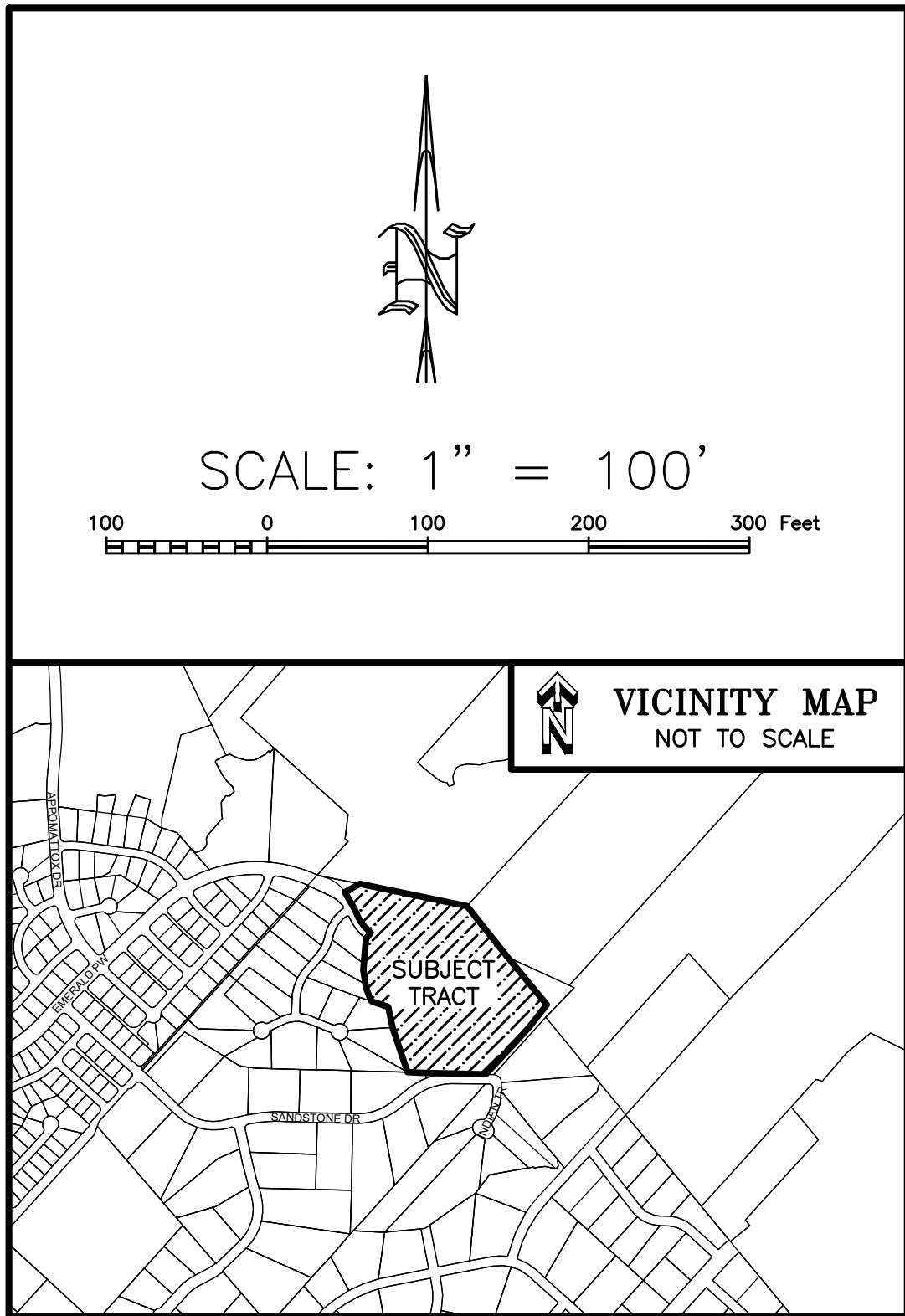
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 500 1,000 Feet

**EMERALD RIDGE ESTATES
PH III A & III B**

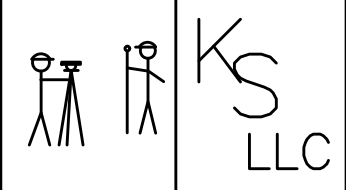
Case: FINAL PLAT RESIDENTIAL
FP2019-000034



- GENERAL NOTES**
- 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 CS94-129 (N:10205822.95; E:3568553.08) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001020212736 (CALCULATED USING GEOID12B).
 - A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0310F, REVISED DATE: 04-02-2014.
 - SUBJECT PROPERTY IS CURRENTLY ZONED "GS" - GENERAL SUBURBAN.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION ORDINANCE FOR CURRENT ZONING DISTRICT AT TIME OF DEVELOPMENT.
 - PROPERTY CORNERS ESTABLISHING THE OUTER BOUNDARY OF PHASES IIIA & IIIB ARE 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND UNLESS OTHERWISE NOTED.
 - 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET AT ALL NEW LOT CORNERS, STREET RIGHT-OF-WAY, AND ALONG COMMON LINE OF PHASES IIIA & IIIB.
 - DISTANCES ALONG CURVES ARE CHORD DISTANCES.
 - A VARIANCE WAS APPROVED TO SECTION 8.2.A.7.b OF THE UNIFIED DEVELOPMENT ORDINANCE, RELATING TO ADJOINING STREET SYSTEMS, FOR THIS SUBDIVISION IN 2010.
 - ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS (EXCEPT PRIVATE LAKE #2) ARE TO BE MAINTAINED BY THE EMERALD RIDGE ESTATES HOMEOWNERS ASSOCIATION (HOA).
 - PRIVATE LAKE #2 & PrDE TO BE MAINTAINED BY THE OWNERS OF LOTS 5 AND 6.
 - NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENT.
 - LOTS 14 AND 15 (PHASE 3A) AND LOT 1 (PHASE 3B) REQUIRE A MINIMUM FINISHED FLOOR (MIN FF) ELEVATION OF 239'.
 - RESIDENTIAL PARKING OPTION 8.3.W.D (70' FRONTAGE) APPLIES TO PHASE IIIA BLOCK 1, LOTS 1-15 AND PHASE IIIB BLOCK 1, LOT 1.

SHEET 1 OF 3
SEE SHEET 2 FOR EASEMENT DETAILS

**FINAL PLAT
OF
EMERALD RIDGE ESTATES
PHASE IIIA
BLOCK 1, LOTS 1 THROUGH 15
& 1.605 AC COMMON AREA
(0.106 AC COMMON AREA 1)
(1.499 AC COMMON AREA/PRIVATE STREET)
18.792 ACRES
PHASE IIIB
BLOCK 1, LOT 1
2.381 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS**



SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-11-19
PLAT DATE: 12-03-19
REVISED: 04-03-2020
JOB NUMBER: 19-654
CAD NAME: 19-654
POINT FILE: 17-633 & 19-497

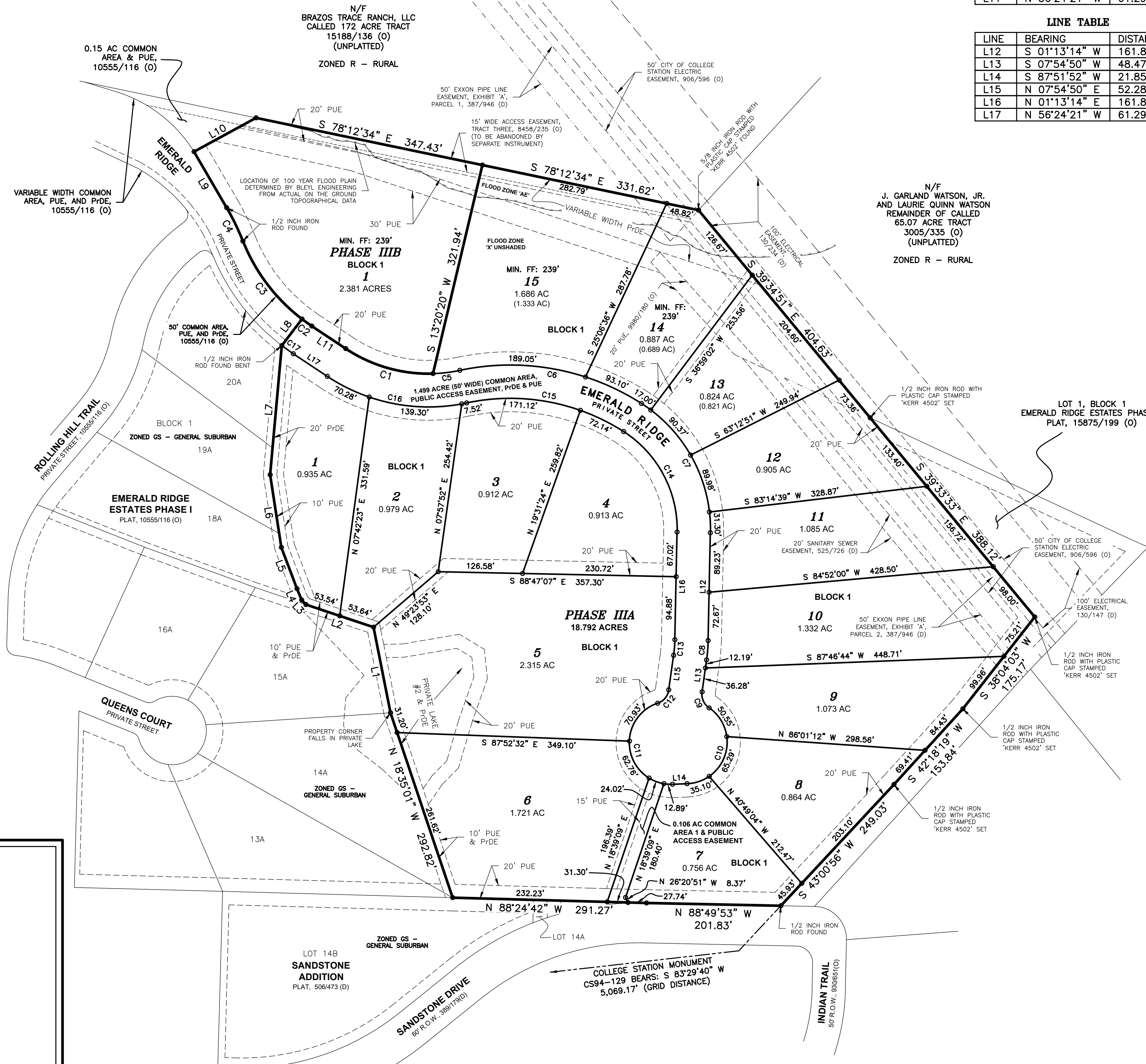
PREPARED BY: KERR SURVEYING, LLC
(TBEPLS FIRM#10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 288-3195
BRAD@KERRSURVEYING.NET

OWNER
EMERALD RIDGE ESTATES, LTD.
17225 BROADMOOR, SUITE 212
BRYAN, TX 77802
PHONE: (979) 255-2407

LEGEND

PUE = PUBLIC UTILITY EASEMENT
PrDE = PRIVATE DRAINAGE EASEMENT
(O) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
(D) = DEED RECORDS OF BRAZOS COUNTY, TEXAS

15 - LOT NUMBER
1.686 AC - TOTAL AREA OF LOT
(1.333 AC) - AREA OF LOT LESS PrDE



STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the ____ day of ____, 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

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°12'04" W	131.21'
L2	N 71°28'33" W	107.18'
L3	N 43°36'22" W	9.23'
L4	N 22°06'57" W	18.49'
L5	N 20°46'24" W	66.30'
L6	N 08°46'50" W	110.42'
L7	N 05°09'25" E	194.80'
L8	N 37°20'57" E	50.00'
L9	N 30°12'25" W	97.38'
L10	N 61°20'16" E	106.09'
L11	N 56°24'21" W	61.29'

LINE TABLE

LINE	BEARING	DISTANCE
L12	S 01°13'14" W	161.89'
L13	S 07°54'50" W	48.47'
L14	S 87°51'52" W	21.85'
L15	N 07°54'50" E	52.28'
L16	N 01°13'14" E	161.89'
L17	N 56°24'21" W	61.29'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	35°16'09"	138.50'	N 74°02'25" W	136.33'
C2	274.97'	3°45'17"	18.02'	N 54°31'42" W	18.02'
C3	274.97'	31°01'18"	148.88'	N 37°08'25" W	147.07'
C4	374.96'	8°31'14"	55.76'	N 25°53'23" W	55.71'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	225.00'	10°19'21"	40.54'	N 83°09'49" E	40.48'
C6	365.00'	44°40'19"	284.58'	S 79°39'41" E	277.43'
C7	225.00'	58°32'46"	229.91'	S 28°03'09" E	220.04'
C8	250.00'	6°41'36"	29.21'	S 04°34'02" W	29.19'
C9	25.00'	63°21'15"	27.64'	S 23°45'48" E	26.26'
C10	62.50'	143°18'17"	156.32'	S 16°12'43" W	118.65'
C11	62.50'	163°24'11"	178.25'	N 10°26'01" W	123.69'
C12	25.00'	63°21'15"	27.64'	N 39°35'27" E	26.26'
C13	200.00'	6°41'36"	23.36'	N 04°34'02" E	23.35'
C14	175.00'	58°32'46"	178.82'	N 28°03'09" W	171.14'
C15	315.00'	44°40'19"	245.60'	N 79°39'41" W	239.42'
C16	275.00'	45°35'30"	218.82'	N 79°12'06" W	213.10'
C17	324.97'	3°45'15"	21.29'	N 54°31'43" W	21.29'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), _____ owner(s) and developer(s) of the land shown on this plat, and designated herein as EMERALD RIDGE ESTATES, PHASE III to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

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

Notary Public, Brazos County, Texas

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 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 THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

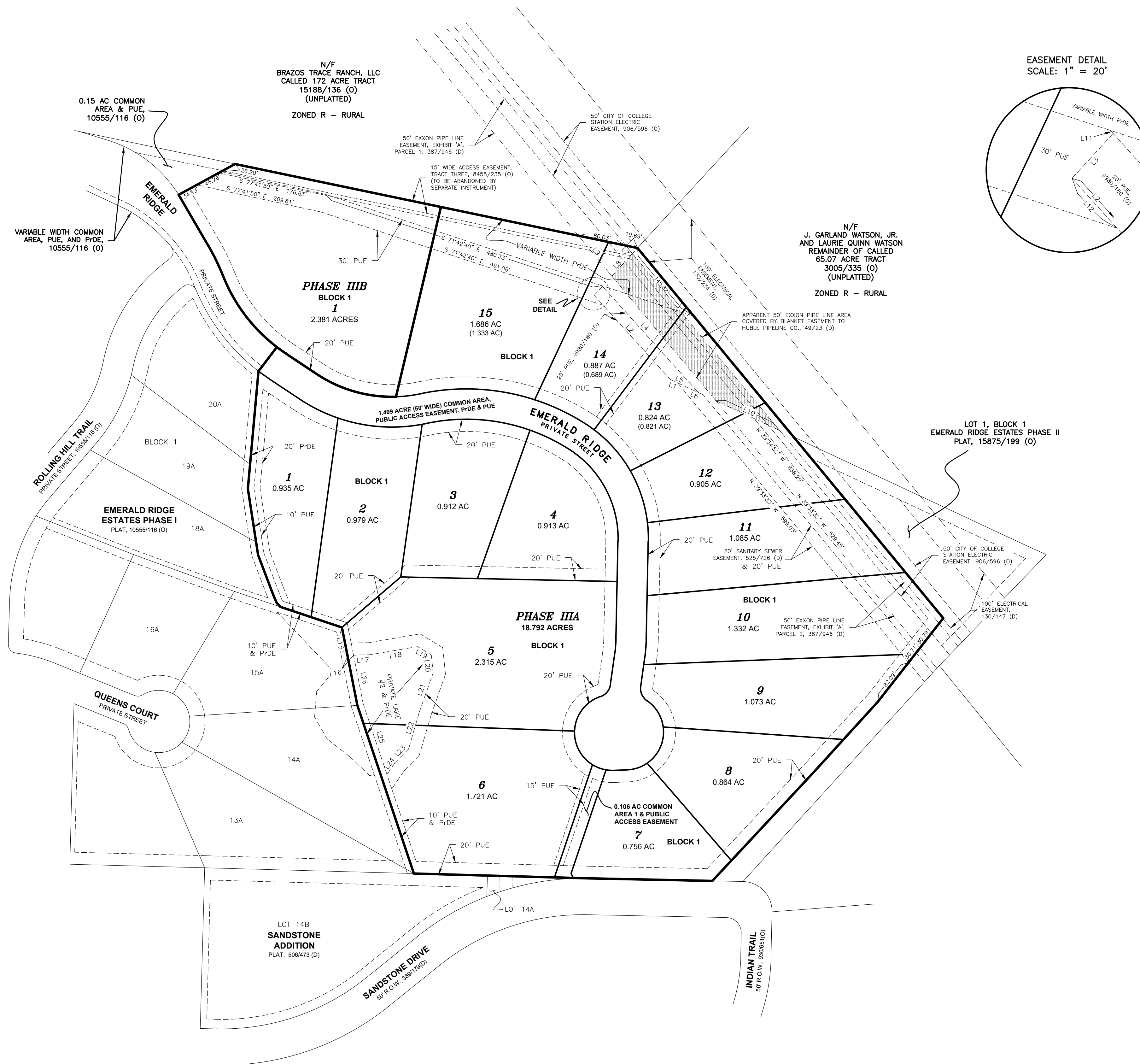
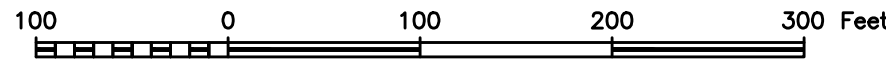
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the ____ day of ____, 20____, in the Deed Records of Brazos County, Texas, in Volume ____, Page ____.

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

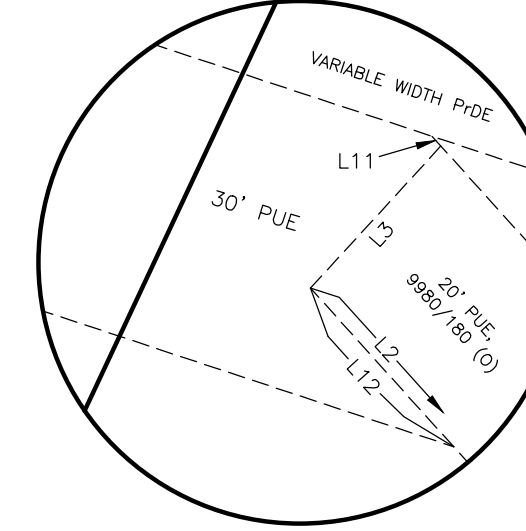
THIS PLAT WAS PREPARED IN ASSOCIATION WITH BLEYL ENGINEERING.



SCALE: 1" = 100'



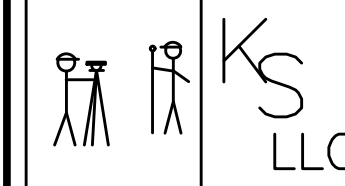
EASEMENT DETAIL
SCALE: 1" = 20'



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 65°01'01" W	13.46'
L2	N 42°06'10" W	187.07'
L3	N 42°33'36" E	20.09'
L4	S 42°06'10" E	236.25'
L5	N 65°01'01" W	51.37'
L6	S 65°01'01" E	46.52'
L7	S 39°32'45" E	17.19'
L8	S 42°33'36" W	50.48'
L9	N 39°32'45" W	86.61'
L10	S 65°01'01" E	116.30'
L11	N 42°06'10" W	1.39'
L12	S 42°06'10" E	22.27'
L15	S 11°12'04" E	48.68'
L16	N 78°47'56" E	10.00'
L17	N 88°26'11" E	27.06'
L18	N 80°17'15" E	79.82'
L19	S 58°52'46" E	26.52'
L20	S 05°50'36" E	29.82'
L21	S 19°28'29" W	67.40'
L22	S 16°21'08" W	64.95'
L23	S 44°44'13" W	31.14'
L24	S 34°34'44" W	24.07'
L25	N 18°35'01" W	123.06'
L26	N 11°12'04" W	81.89'

SHEET 2 OF 3
SEE SHEET 1 FOR SUBDIVISION
BOUNDARY, NOTES AND OTHER MATTERS

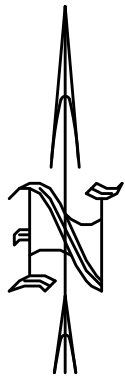
FINAL PLAT
OF
EMERALD RIDGE ESTATES
PHASE IIIA
BLOCK 1, LOTS 1 THROUGH 15
& 1.605 AC COMMON AREA
(0.106 AC COMMON AREA 1)
(1.499 AC COMMON AREA/PRIVATE STREET)
18.792 ACRES
PHASE IIIB
BLOCK 1, LOT 1
2.381 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS



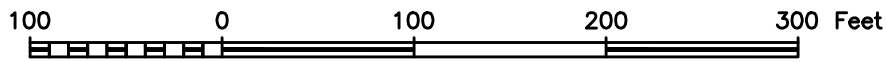
SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-11-19
PLAT DATE: 12-03-19
REVISED: 04-03-2020
JOB NUMBER: 19-654
CAD NAME: 19-654
POINT FILE: 17-633 & 19-497

PREPARED BY: KERR SURVEYING, LLC
(TBPCLS FIRM#10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 288-3195
BRAD@KERRSURVEYING.NET

OWNER
EMERALD RIDGE ESTATES, LTD.
17225 BROADMOOR, SUITE 212
BRYAN, TX 77802
PHONE: (979) 255-2407



SCALE: 1" = 100'

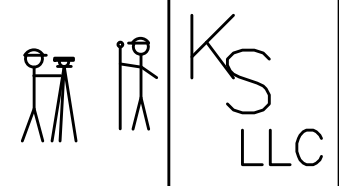


BOUNDARY NOTES

1. 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 CS94-129 (N:10205822.95; E:3568553.08) AND AS ESTABLISHED BY GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001020212736 (CALCULATED USING GEOD12B).
3. PROPERTY CORNERS ESTABLISHING THE OUTER BOUNDARY OF PHASES IIIA & IIIB ARE 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND UNLESS OTHERWISE NOTED.

SHEET 3 OF 3
SEE SHEET 1 FOR FINAL PLAT AND
SHEET 2 FOR EASEMENT DETAILS

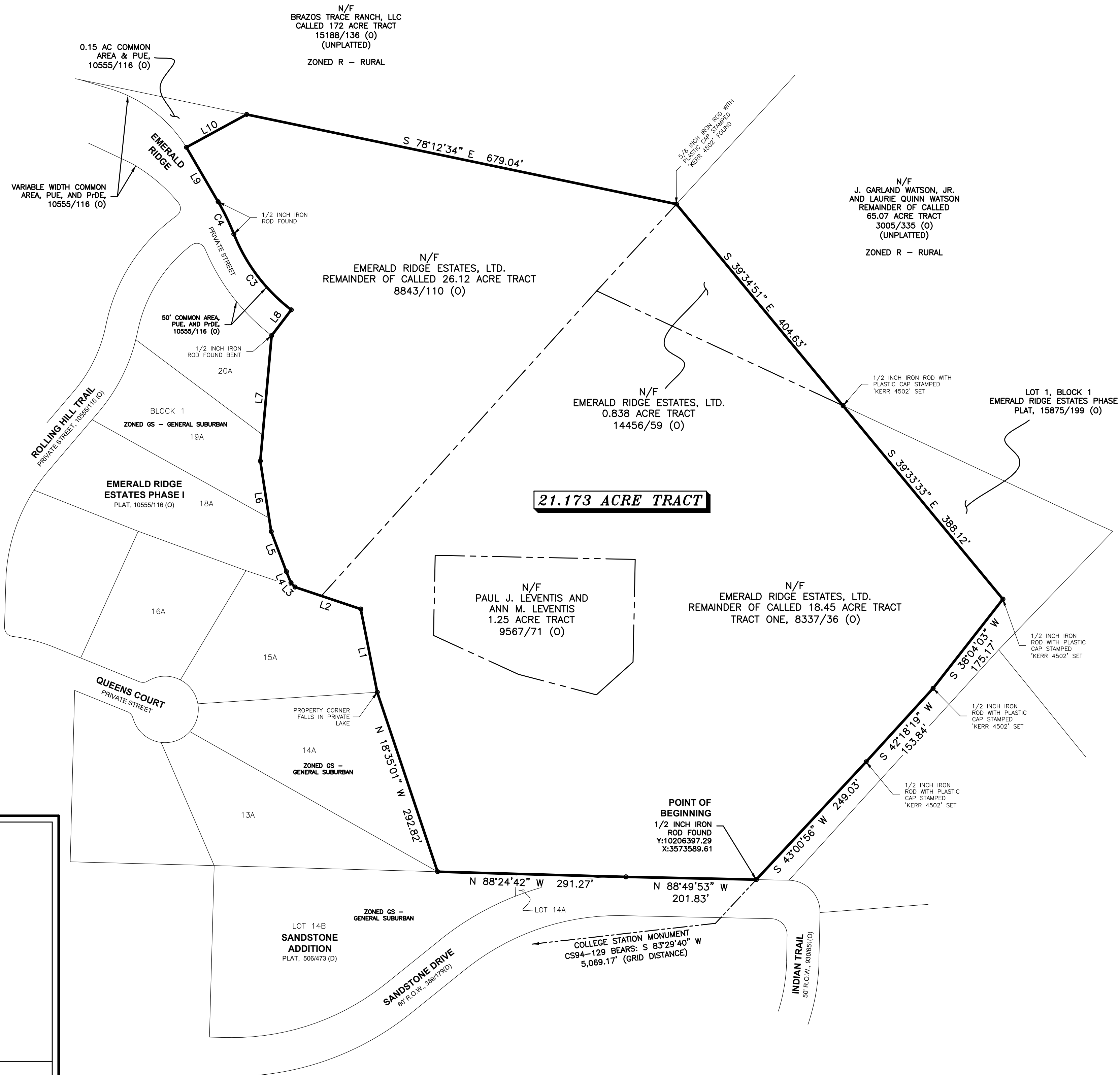
FINAL PLAT
OF
EMERALD RIDGE ESTATES
PHASE IIIA
BLOCK 1, LOTS 1 THROUGH 15
& 1.605 AC COMMON AREA
(0.106 AC COMMON AREA 1)
(1.499 AC COMMON AREA/PRIVATE STREET)
18.792 ACRES
PHASE IIIB
BLOCK 1, LOT 1
2.381 ACRES
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
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17225 BROADMOOR, SUITE 212
BRYAN, TX 77802
PHONE: (979) 255-2407



BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	35°16'09"	138.50'	N 74°02'25" W	136.33'
C2	274.97'	3°45'17"	18.02'	N 54°31'42" W	18.02'
C3	274.97'	31°01'18"	148.88'	N 37°08'25" W	147.07'
C4	374.96'	8°31'14"	55.76'	N 25°53'23" W	55.71'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°12'04" W	131.21'
L2	N 71°28'33" W	107.18'
L3	N 43°36'22" W	9.23'
L4	N 22°06'57" W	18.49'
L5	N 20°46'24" W	66.30'
L6	N 08°46'50" W	110.42'
L7	N 05°09'25" E	194.80'
L8	N 37°20'57" E	50.00'
L9	N 30°12'25" W	97.38'
L10	N 61°20'16" E	106.09'
L11	N 56°24'21" W	61.29'

METES AND BOUNDS DESCRIPTION
OF A
21.173 ACRE TRACT
MORGAN RECTOR LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL OF THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 18.45 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO EMERALD RIDGE ESTATES, LTD. RECORDED IN VOLUME 8337, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE REMAINDER OF A CALLED 26.12 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EMERALD RIDGE ESTATES, LTD. RECORDED IN VOLUME 8843, PAGE 110 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A 1.25 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PAUL J. LEVENTIS AND ANN M. LEVENTIS RECORDED IN VOLUME 9567, PAGE 71 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A 0.838 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EMERALD RIDGE ESTATES, LTD. RECORDED IN VOLUME 14456, PAGE 59 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND (Y:10206397.29, X:3573589.61) ON THE NORTH LINE OF SANDSTONE DRIVE (80' R.O.W., 389/179) MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 18.45 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, EMERALD RIDGE ESTATES PHASE II, AS SHOWN ON THE PLAT RECORDED IN VOLUME 15875, PAGE 199 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (FOR REFERENCE, THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-129 BEARS: S 83° 29' 40" W FOR A DISTANCE OF 5,069.17 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 CS94-129 [Y:10205822.95, X:3568553.08] AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001020212736 [CALCULATED USING GEOD12B]);

THENCE: N 88° 49' 53" W ALONG THE NORTH LINE OF SANDSTONE DRIVE FOR A DISTANCE OF 201.83 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE NORTHEAST CORNER OF LOT 14A, SANDSTONE ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 506, PAGE 473 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 88° 24' 42" W ALONG THE NORTH LINE OF SAID SANDSTONE ADDITION FOR A DISTANCE OF 291.27 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 14A, BLOCK 1, EMERALD RIDGE ESTATES PHASE I AS SHOWN ON THE PLAT RECORDED IN VOLUME 10555, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE EAST LINE OF SAID EMERALD RIDGE ESTATES PHASE I FOR THE FOLLOWING CALLS:

N 18° 35' 01" W FOR A DISTANCE OF 292.82 FEET TO A POINT IN A PRIVATE LAKE MARKING THE COMMON CORNER OF LOTS 14A AND 15A OF SAID BLOCK 1;

N 11° 12' 04" W FOR A DISTANCE OF 131.21 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 71° 28' 33" W FOR A DISTANCE OF 107.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 18A OF SAID BLOCK 1;

N 43° 36' 22" W FOR A DISTANCE OF 9.23 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 22° 06' 57" W FOR A DISTANCE OF 18.49 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 20° 46' 24" W FOR A DISTANCE OF 66.30 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 08° 46' 50" W FOR A DISTANCE OF 110.42 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 05° 09' 25" E FOR A DISTANCE OF 194.80 FEET TO A 1/2 INCH IRON ROD FOUND BENT MARKING THE EAST CORNER OF LOT 20A OF SAID BLOCK 1 AND THE SOUTH CORNER OF EMERALD RIDGE (A PRIVATE STREET);

THENCE: N 37° 20' 57" E ALONG THE SOUTHEAST END OF EMERALD RIDGE (STREET) FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTHEAST CORNER OF EMERALD RIDGE (STREET) AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 274.97 FEET;

THENCE: ALONG THE NORTHEAST LINE OF EMERALD RIDGE (STREE) FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 01' 18" FOR AN ARC DISTANCE OF 148.88 FEET (CHORD BEARS: N 37° 08' 25" W - 147.07 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 374.96 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 31' 14" FOR AN ARC DISTANCE OF 55.76 FEET (CHORD BEARS: N 25° 53' 23" W - 55.71 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 30° 12' 25" W FOR A DISTANCE OF 97.38 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF A 0.15 ACRE COMMON AREA AS SHOWN ON SAID PLAT, 10555/116;

THENCE: N 61° 20' 16" E ALONG THE SOUTHEAST LINE OF SAID COMMON AREA FOR A DISTANCE OF 106.09 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTH LINE OF A CALLED 172 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRAZOS TRACE RANCH, LLC RECORDED IN VOLUME 15186, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID COMMON AREA;

THENCE: S 78° 12' 34" E ALONG THE SOUTH LINE OF SAID 172 ACRE TRACT (BEING THE NORTH LINE OF SAID REMAINDER OF 26.12 ACRE TRACT) FOR A DISTANCE OF 679.04 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTHEAST CORNER OF SAID 172 ACRE TRACT, THE NORTHEAST CORNER OF SAID REMAINDER OF 26.12 ACRE TRACT, THE NORTH CORNER OF SAID 0.838 ACRE TRACT AND THE WEST CORNER OF THE REMAINDER OF A CALLED 65.07 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO J. GARLAND WATSON, JR. AND LAURIE QUINN WATSON RECORDED IN VOLUME 3005, PAGE 355 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 39° 34' 51" E ALONG THE NORTHEAST LINE OF SAID 0.838 ACRE TRACT FOR A DISTANCE OF 404.63 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE SOUTHEAST CORNER OF SAID 0.838 ACRE TRACT, THE SOUTHWEST CORNER OF SAID REMAINDER OF 65.07 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID EMERALD RIDGE ESTATES PHASE II;

THENCE: ALONG THE WEST LINE OF SAID EMERALD RIDGE ESTATES PHASE II FOR THE FOLLOWING CALLS:

S 39° 33' 33" E FOR A DISTANCE OF 388.12 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET;

S 38° 04' 03" W FOR A DISTANCE OF 175.17 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET;

S 42° 18' 19" W FOR A DISTANCE OF 153.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET;

S 43° 00' 56" W FOR A DISTANCE OF 249.03 FEET TO THE POINT OF BEGINNING CONTAINING 21.173 ACRES OF LAND, AS SURVEYED ON THE GROUND.



Final Plat
Aggieland Business Park
Phase 3A, Block 6, Lot 20R
Phase 1, Block 1, Lot 2R-2

Being a Replat of
Aggieland Business Park
Phase 1 Block 1, Lots 1A-1, 1A-2, 1B-1 & Phase 1, Block 1, Lot
1B-2R & 2R & Phase 3A, Block 6, Lot 20 & Phase 3B, Block 6,
Lots 21-22 & Phase 3D, Block 6, Lots 23-24
FPCO2021-000011

Scale	2 lots on approximately 28 acres
Location	Generally located at the Jones Road and Imperial Loop intersection in the College Station Extraterritorial Jurisdiction.
Property Owner	G-Con Manufacturing Inc.
Applicant	Shultz Engineering, LLC
Project Manager	Derrick Williams, Staff Planner dwilliams@cstx.gov
Project Overview	A Master Plan for the subject tract was approved in March 2006. The initial Preliminary Plat was approved in April 2006 for 17 lots over three phases. The Preliminary Plat has been revised several times over the years with new lot configurations, subdivisions, and phasing, and to accommodate additional property into the development.
Preliminary Plan	Master development plan in 2006. Original preliminary plan in 2006 with revisions in 2007, 2008, 2009, 2010, 2015, 2016, 2017
Public Infrastructure	N/A
Parkland Dedication	N/A
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	N/A
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP

AGGIELAND BUSINESS
PARK REPLAT GCON
FPCO2021-000011

HARVEY ROAD
HARVEY MITCHELL PARKWAY SOUTH
WELBORN ROAD
STATE HIGHWAY 6 S.
ROCK PRAIRIE ROAD

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

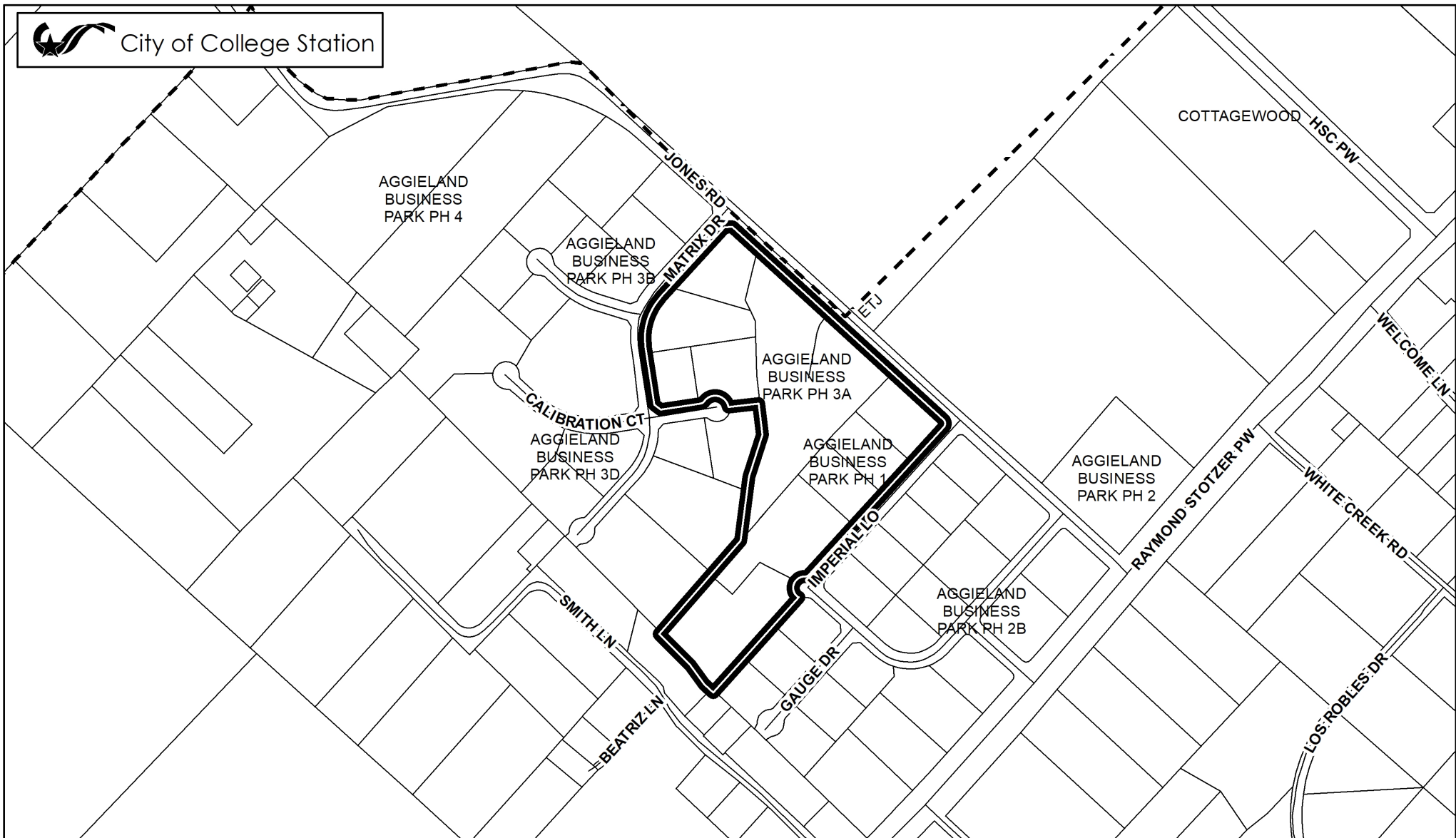




0 625 1,250 Feet

**AGGIELAND BUSINESS PARK
REPLAT GCON**

Case: FINAL PLAT COMMERCIAL
FPCO2021-000011



ZONING DISTRICTS (In Grayscale)

<u>Residential</u>		
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	

<u>Non-Residential</u>	
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

<u>Planned Districts</u>	
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

<u>Design Districts</u>	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

<u>Overlay Districts</u>	
OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenak Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

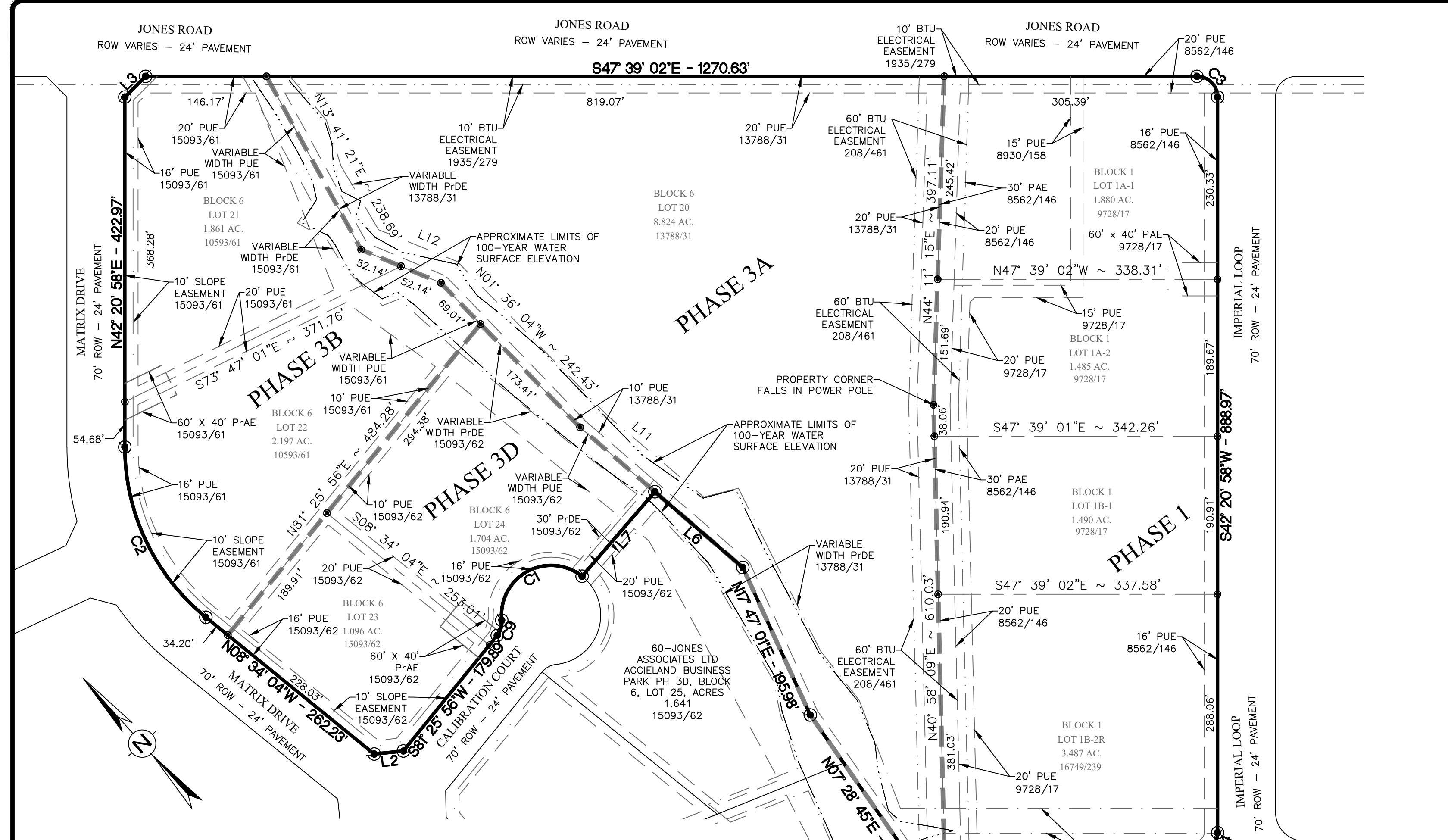
<u>Retired Districts</u>	
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 625 1,250 Feet

**AGGIELAND BUSINESS PARK
REPLAT GCON**

Case: FINAL PLAT COMMERCIAL
FPCO2021-000011



ORIGINAL PLAT

9728/17, 15093/61, 15093/62, 13788/31, 16749/239

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	35.36'	S53° 34' 04"E
L3	35.36'	N87° 20' 59"E
L4	55.24'	N46° 43' 14"W
L5	108.18'	N36° 16' 03"W
L6	140.27'	S6° 54' 47"E
L7	134.81'	N83° 05' 13"E
L8	182.20'	N62° 58' 20"W
L9	186.22'	S40° 58' 09"W
L10	127.88'	N49° 01' 51"W
L11	119.35'	N6° 54' 47"W
L12	104.28'	N25° 01' 37"W
L13	75.75'	S13° 34' 13"W
L14	33.61'	S23° 55' 39"E
L15	28.04'	S83° 05' 13"W
L16	120.93'	S83° 05' 13"W
L17	69.11'	N83° 08' 56"E
L18	92.11'	N30° 50' 37"W
L19	171.39'	N3° 27' 35"E
L20	31.87'	N49° 26' 49"E
L21	47.68'	N2° 41' 29"E
L22	20.00'	S42° 20' 58"W
L23	81.72'	S39° 03' 25"E
L24	170.52'	S47° 40' 09"E
L25	87.77'	S55° 36' 37"E
L26	20.00'	N42° 20' 58"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	85.25'	S47° 39' 02"E
L28	15.00'	S44° 11' 15"W
L29	62.54'	N47° 00' 37"W
L30	15.00'	N42° 59' 23"E
L31	62.86'	S47° 00' 37"E
L32	77.32'	S44° 07' 11"W
L33	4.21'	N81° 25' 56"E
L34	39.34'	N88° 08' 25"W
L35	66.94'	S52° 44' 12"E
L36	161.49'	S7° 44' 12"E
L37	25.25'	N40° 58' 09"E
L38	169.32'	N7° 44' 12"W
L39	79.37'	S52° 44' 12"E
L40	39.45'	N88° 08' 25"W
L41	5.57'	S81° 25' 56"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	141.02'	60.00'	134°39'48"	143.66'	110.73'
C2	235.50'	265.00'	050°55'02"	126.16'	227.83'
C3	39.27'	25.00'	090°00'00"	25.00'	35.36'
C4	21.28'	25.00'	048°45'46"	11.33'	20.64'
C5	130.70'	50.00'	149°46'14"	185.12'	96.54'
C6	53.83'	50.00'	061°41'14"	29.86'	51.27'
C7	76.87'	50.00'	088°05'00"	48.35'	69.52'
C8	15.24'	59.99'	014°33'24"	7.66'	15.20'
C9	19.68'	25.00'	045°05'57"	10.38'	19.17'

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Sidney Backstrom, Authorized Representative of G-CON Manufacturing INC, owner and developer of the land shown on this plat, and designated herein as the Aggieldand Business Park, Phase 3A, Block 6, Lot 20R 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.

Sidney Backstrom, Authorized Representative
G-CON Manufacturing INC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sidney Backstrom, 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James Jett, Manager of 60-Jones Associates LTD, owner and developer of the land shown on this plat, and designated herein as the Aggieldand Business Park, Phase 1, Block 1, Lot 2R-2, 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.

James Jett, Manager
60-Jones Associates LTD

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Jett, 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 THE COUNTY CLERK

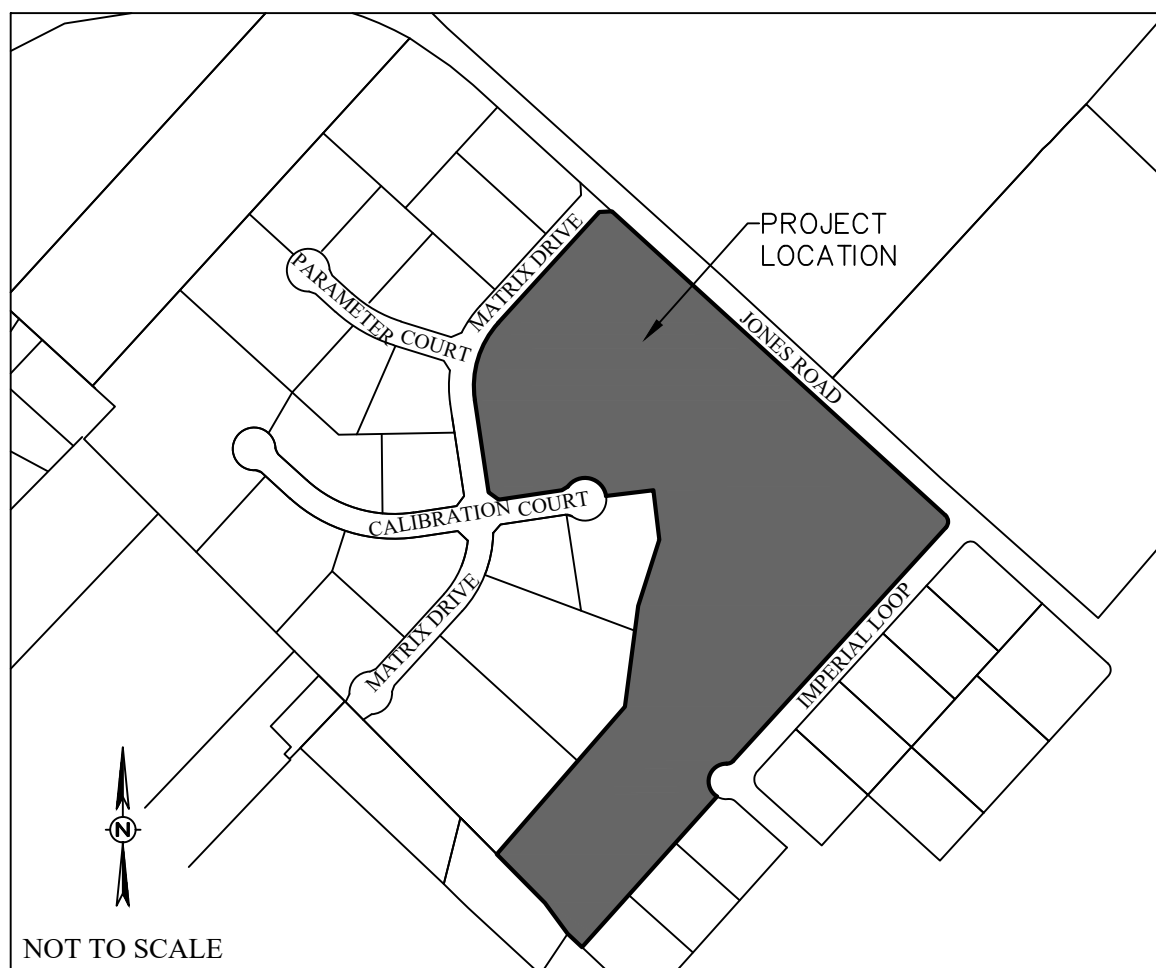
STATE OF TEXAS
COUNTY OF BRAZOS

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

VICINITY MAP



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

CERTIFICATE OF COUNTY JUDGE

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

Signed this the day of _____, 20____

County Judge, Brazos County

FINAL PLAT AGGIELAND BUSINESS PARK

PHASE 3A, BLOCK 6, LOT 20R

PHASE 1, BLOCK 1, LOT 2R-2

28.04 ACRES

BEING A REPLAT OF AGGIELAND BUSINESS PARK

PHASE 1

BLOCK 1, LOTS 1A-1, 1A-2, 1B-1

VOL. 9728, PG. 17

&

PHASE 1, BLOCK 1, LOT 1B-2R & 2R

VOL 16749 , PG.239

&

PHASE 3A, BLOCK 6, LOT 20

VOL. 13788, PG. 31

&

PHASE 3B, BLOCK 6, LOTS 21-22

VOL. 15093 , PG. 61

&

PHASE 3D, BLOCK 6, LOTS 23-24

VOL. 15093, PG. 62

J.H. JONES SURVEY, A-26

BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

60-JONES ASSOCIATES LTD
6166 Imperial Loop, Site 10
College Station, Tx 77845
(979) 776-4740

G-CON MANUFACTURING INC
6161 Imperial Loop, Site 101
College Station, Tx 77845
(979) 431-0700

SCALE 1" = 100'

JULY 2021

SURVEYOR:

Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

Brad Kerr, RPLS No. 4502

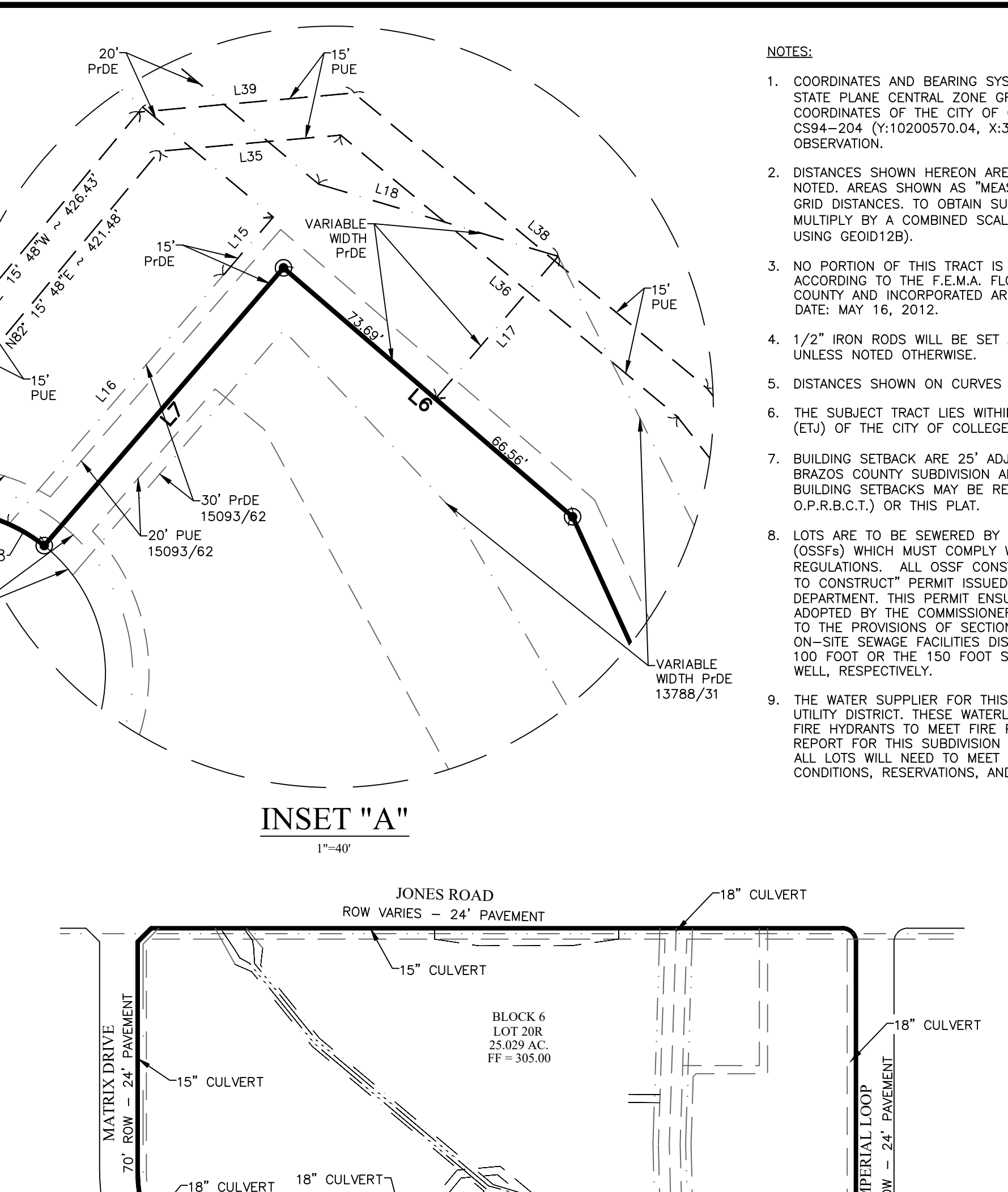
TBPE FIRM # 10018500

ENGINEER:

SCHULTZ
Engineering LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 764-3900

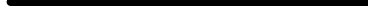
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

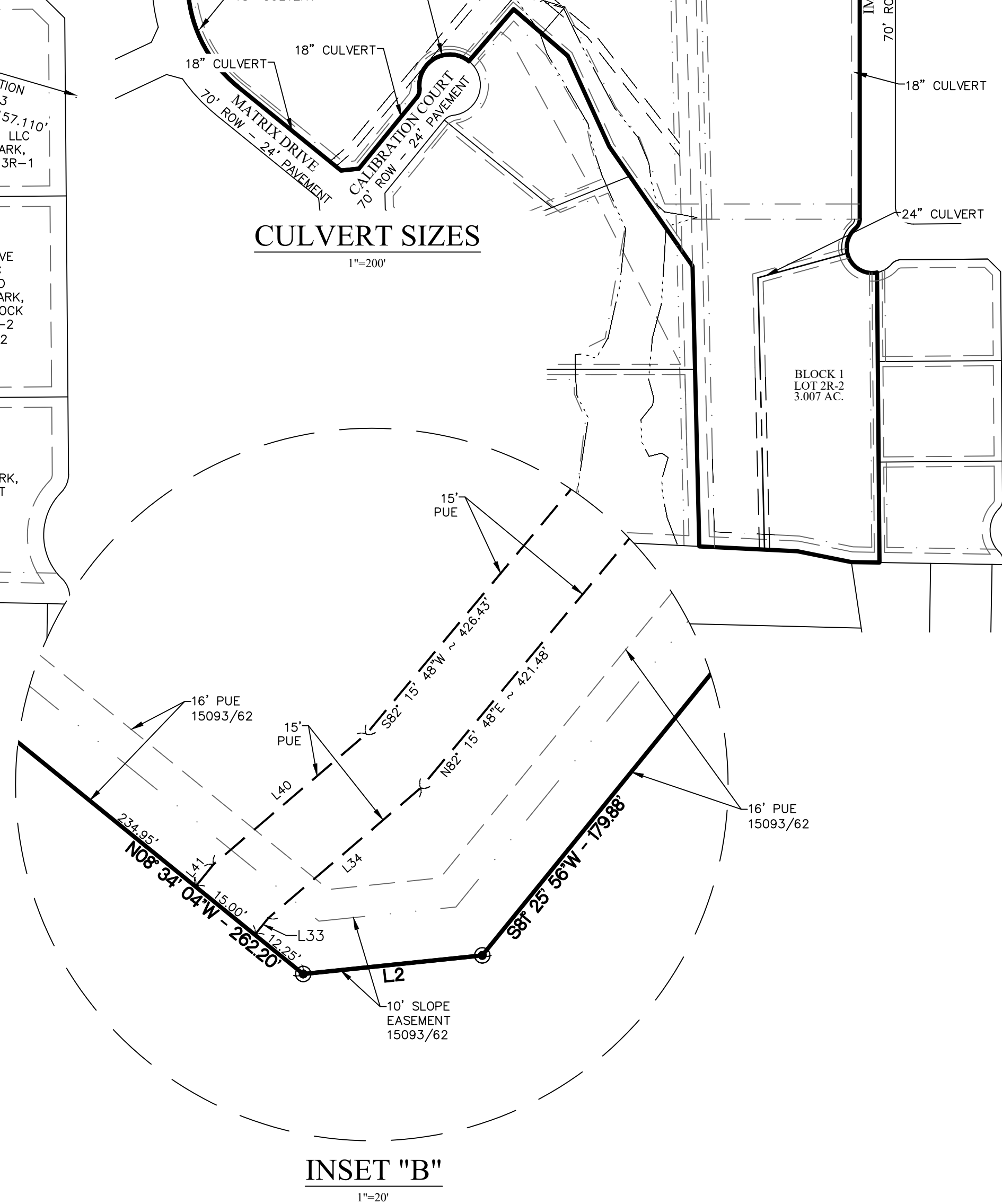
PAGE 1 OF 2



LINE TABLE			
LINE #	LENGTH	DIRECTION	
L27	85.25'	S47° 39'	02° E
L28	15.00'	S44° 11'	15° W
L29	62.54'	N47° 00'	37° W
L30	15.00'	N42° 59'	23° E
L31	62.86'	S44° 07'	37° E
L32	77.32'	S47° 07'	11° W
L33	4.21'	N81° 25'	56° E
L34	39.34'	N88° 08'	25° E
L35	66.94'	S52° 44'	12° W
L36	161.49'	S7° 44'	12° E
L37	25.25'	N40° 58'	09° W
L38	169.32'	N7° 44'	12° W
L39	79.37'	S52° 44'	12° W
L40	39.45'	N88° 08'	25° E
L41	5.57'	S81° 25'	56° W

LEGEND

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



- FINAL PLAT
AGGIELAND BUSINESS PARK
PHASE 3A, BLOCK 6, LOT 20R
PHASE 1, BLOCK 1, LOT 2R-2
28.04 ACRES
BEING A REPLAT OF
AGGIELAND BUSINESS PARK
PHASE 1
BLOCK 1, LOTS 1A-1, 1A-2, 1B-1
VOL. 9728, PG. 17
&
PHASE 1, BLOCK 1, LOT 1B-2R & 2R
VOL 16749 , PG.239
&
PHASE 3A, BLOCK 6, LOT 20
VOL. 13788, PG. 31
&
PHASE 3B, BLOCK 6, LOTS 21-22
VOL. 15093 , PG. 61
&
PHASE 3D, BLOCK 6, LOTS 23-24
VOL. 15093, PG. 62
J.H. JONES SURVEY, A-26
BRAZOS COUNTY, TEXAS

TBPE NO. 12327
 911 SOUTHWEST PKWY E
 College Station, Texas 77841

 (979) 764-3900



MEMORANDUM

July 15, 2021

TO: Members of the Planning & Zoning Commission

FROM: Rachel Lazo – Senior Planner

SUBJECT: Reapplication of Comprehensive Plan Amendment Request

Item:

Presentation, discussion and possible action to allow a Comprehensive Plan amendment application to be considered for approximately 10 acres located at 1660 Graham Road, within 180 days of a Comprehensive Plan amendment request being denied.

Background:

In August 2020, a former applicant submitted a petition to amend the Comprehensive Plan's Future Land Use and Character Map from Suburban Commercial to Urban for a proposed multi-family development. The Planning & Zoning Commission recommended approval of the Comprehensive Plan amendment on October 1, 2020 (3-1) but was denied by the City Council on February 25, 2021 (5-2).

According to Section 3.22.E of the Unified Development Ordinance, if a petition for a plan amendment is denied by the City Council, another reapplication for reclassification of the same property shall not be considered within a period of 180 days from the date of denial unless the Planning and Zoning Commission finds that one of four eligible factors are applicable:

- 1. There is a substantial change in circumstances relevant to the issues and/or facts considered during review of the application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the application;*
- 2. New or additional information is available that was not available at the time of the review that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed;*

3. A new application is proposed to be submitted that is materially different from the prior application (e.g., proposes new uses or a substantial decrease in proposed densities and intensities); or

4. The final decision on the application was based on a material mistake of fact.

The applicant requests consideration under factor three.

Action:

The Planning & Zoning Commission decides whether or not the information is substantial enough to reapply for a plan amendment within 180 days.

Supporting Materials:

1. Reapplication Request Letter
2. Staff Report
3. Vicinity, Aerial, and Small Area Map
4. Future Land Use Exhibit
5. Background Information
6. Applicant's Supporting Information
7. Future Land Use Map
8. P&Z Minutes October 1 2020
9. City Council Minutes February 25 2021



Rachel Lazo
City of College Station
Planning & Development Services
1101 Texas Avenue South
College Station, TX 77840

July 9, 2021

Re: 1660 Graham Road Land Use Plan Amendment Reapplication Request

Dear Rachel,

The Unified Development Ordinance states that a petition for reclassification of the same property shall not be considered within a period of 180 days from the date of denial unless the Planning & Zoning Commission finds a substantial change in circumstances, new information, or a new application is submitted. The City Council heard and denied a request for a Land Use Plan Amendment for the above referenced property from Suburban Commercial to Urban on February 25, 2021. We request to present a new application to the Planning & Zoning Commission and City Council based on the following reasons:

1. The original request for the Urban designation was based on the desire to develop a multi-family development. Based on the comments made in the public hearing and among the City Council, we have submitted a new application for an amendment from Suburban Commercial to Urban with the intent to develop townhomes on this lot.
2. In addition to the Land Use Plan Amendment, we are also presenting an application for a rezoning for PDD Planned Development District with the base zoning of T Townhomes to be considered at the same time. In this application, we have presented new information for a completely different development concept.

Because the new application for a Land Use Plan Amendment for the Urban designation is based on a completely different development concept, we request to present a new application to the Planning & Zoning Commission on August 19th, 2021.

Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Crissy Hartl".

Crissy Hartl, AICP
Staff Planner

**October 1, 2020
Regular Agenda
Comprehensive Plan Amendment**

To: Planning & Zoning Commission

From: Treston Rodriguez, Staff Planner

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban for approximately 10 acres, generally located at 1660 Graham Road. Case #CPA2020-000005 (Note: Final action of this item will be considered at the October 22, 2020 City Council Meeting- Subject to change.)

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban on approximately 10 acres located west of the existing International Leadership of Texas public charter school campus. The subject property and properties to the north and east are primarily designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map, while the properties to the west and south are General Suburban. This is in preparation for rezoning the property to multi-family to allow for additional residential options in the area.

REVIEW CRITERIA

1. **Changed or changing conditions in the subject area of the City:** The subject property and properties to the north and east have a future land use designation of Suburban Commercial with Natural Areas Reserved along Lick Creek. The Suburban Commercial land use designation is generally for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). The design of structures is intended to be compatible with surrounding single-family residential neighborhoods. Institutional/Public is located to the north across Graham Road at the City of College Station's Public Utilities site. The property to the northwest across Graham Road is designated as Medical Use with a small portion of Natural Areas Reserved along Lick Creek. Properties to the west and south have a General Suburban land use designation and are developed as residential properties within the Dove Crossing Subdivision.

The subject property is adjacent to both the Medical District Master Plan area and the Spring Creek District, which is generally the area located along State Highway 6 near the Rock Prairie Road interchange and the Spring Creek Business Park. This area includes the major medical centers of Baylor Scott & White Medical Center, CHI St. Joseph Health College Station Hospital, as well as a number of other medical related facilities and a master planned, City-owned

business park. The focus of development in this area should be linking current and future medical facilities into a cohesive district which incorporates the natural features of Lick Creek and Spring Creek into the design of the district.

The area near the intersection of Longmire and Graham Road has continued to grow with the development of the adjacent ILT school to the east and an optometry office. Other uses in this area include, but not limited to parks, hospitals, commercial retail (banks, hotels, and grocery stores), public utilities, offices, and single-family residential. These variety of uses support a variety of housing types, however the area is primarily single-family detached homes.

The Urban designation allows for an intense level of development activities and consists of townhomes, duplexes, and high-density apartments. An amendment to Urban would lay the foundation for providing a higher concentration of dwelling units located within walking distance to a school, grocery store, medical offices, and employment centers, which could ultimately lead to a more walkable pedestrian friendly neighborhood.

Since the area was annexed in December of 1993, the Comprehensive Plan Future Land Use and Character Map has remained largely unchanged for this part of town.

2. **Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:** The applicant is requesting an amendment to the Future Land Use and Character Map to Urban. The Urban designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments.

The property has an existing single-family home, and the adjacent property to the east is the International Leadership of Texas campus located on approximately 14.38 acres. To the south and west is the Dove Crossing Subdivision with an overall density of 4.23 dwelling units per acre. North across Graham Road, is approximately 47.43 acres owned by the City of College Station, some of which hosts the City of College Station's fleet services and public utilities.

A higher concentration of dwelling units per acre would support the nearby parks, commercial retail (banks, hotels, and grocery stores), offices, and the city's medical corridor. Additionally, it would provide an appropriate transition and step down of the intensity of land uses from the commercially zoned areas along Rock Prairie and Highway 6, as you would go from medical facilities to a grocery store, hotel, school, this urban designation which would allow for a future multi-family development, and then the surrounding single-family detached homes.

3. **Impact on environmentally sensitive and natural areas:** While the subject property is located nearby Lick Creek, there is no FEMA designated floodplain on the property. The applicant has stated that the subject property "will follow city codes and ordinances and will not have adverse impacts on the surrounding areas."

4. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network:** This property was assumed as a Suburban Commercial land use within the City's currently adopted Water and Wastewater Master Plans. The applicant provided City staff with anticipated demands for the proposed Urban Future Land Use. These demands were loaded into the City's water and wastewater models to determine if adequate capacity exists for the proposed higher density land use type.

The results of the water distribution model scenario indicate that adequate domestic water capacity is available. However, the wastewater collection system model output demonstrated capacity concerns. Any near-term rezoning proposal to an urban intensity use would have to be carefully considered as further analysis shows significant downstream sanitary sewer system improvements would be required at the developer's expense and would include upgrades to an existing lift station, as well as the upsizing of approximately 3,250 LF of sanitary sewer mains.

However, there is an approved capital project that is expected to be completed within the next three to four years that will provide the necessary capacity for this higher land use type. The completion of this City funded CIP would eliminate the need for a developer to provide the currently identified downstream improvements.

Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. A traffic impact analysis (TIA) is not required with comprehensive plan amendments; however, the applicant's application refers to a TIA being commissioned for an intended future rezoning if applicable. Both Graham Road and nearby Longmire Drive are constructed to their full cross sections as 2-lane Major Collectors per the City's Thoroughfare Plan. The subject property also has two public streets stubbed to the property; Crystal Dove Avenue to the west and White Dove Trail to the south.

The proposed Urban amendment could create a higher density land use in an area that has experienced traffic issues during drop-off and pick-up times of the adjacent ILT school campus to the east. It is not uncommon however for queueing issues to exist around school sites during these times. Both Graham Road and Longmire Drive are designated and constructed to their Major Collector cross sections and a traffic signal was installed at their intersection by ILT. Based on the trip rate table provided in the UDO, future multi-family development could generate more trips per acre than the adjacent General Suburban uses (18.6 trips per acre vs. 8 trips per acre). It has the potential to actually generate fewer trips per acre than a Suburban Commercial zoning, which could have 40 trips per acre though there is much variability in commercial trip generation depending upon the end use. These rates are based on national averages and the actual resulting trip rate will depend upon the specific use developed.

5. **Consistency with the goals and strategies set forth in the Comprehensive Plan:** The goal for College Station's Future Land Use and Character Map is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding areas to the north and east are designated as suburban commercial. This designation intends to provide for

concentrations of commercial activities that cater primarily to nearby residents. The design of these structures are compatible in size and design with the surrounding single-family residential uses.

Staff believes that the Urban designation is appropriate for this property as it would provide a higher concentration of dwelling units located within walking distance to a school (ILT campus), grocery store (Kroger), medical offices, and employment centers. The land use change would support more housing diversity in an area that is largely suburban, and it could provide professionals who work in the medical corridor more housing options near their places of employment.

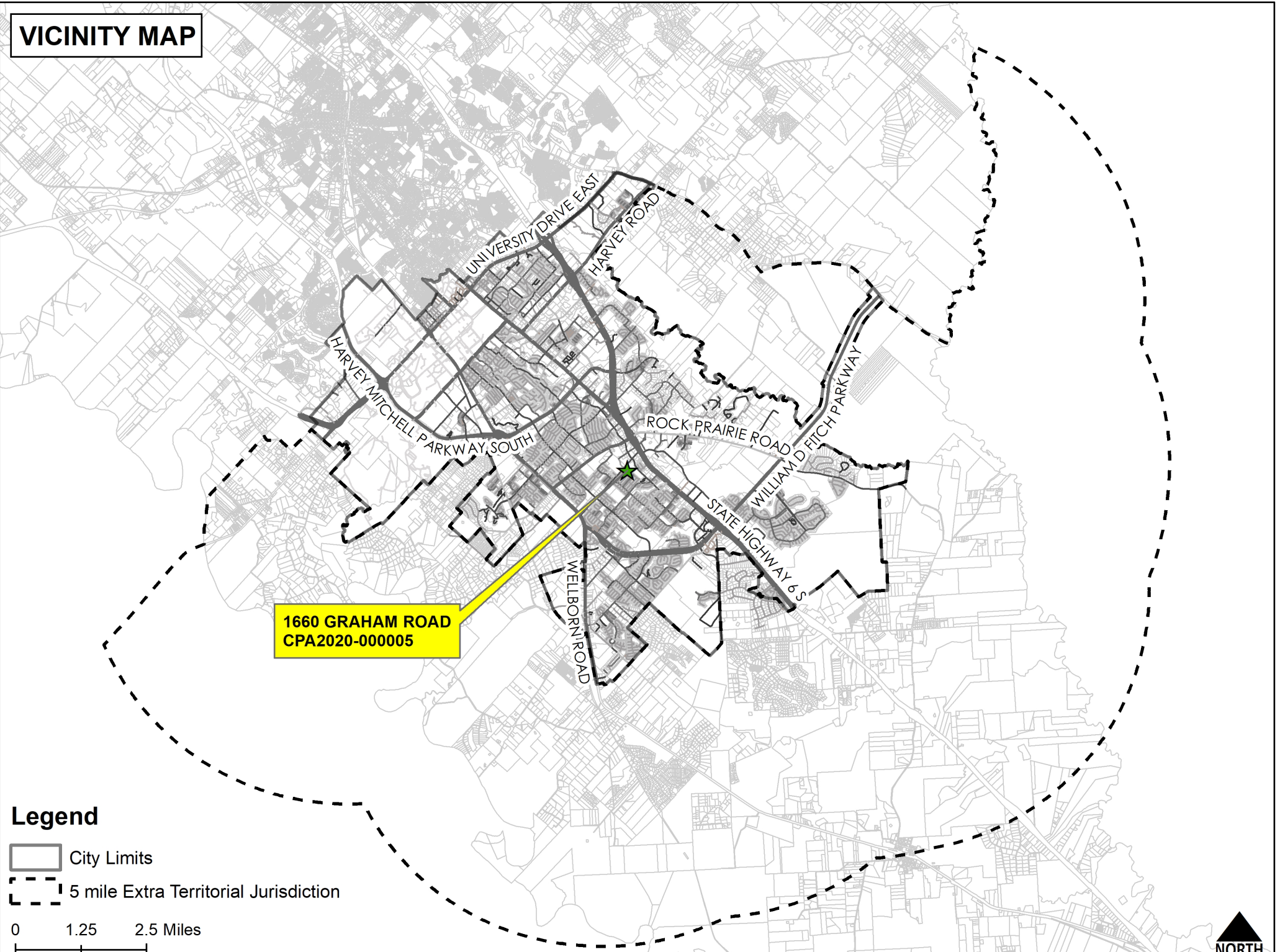
STAFF RECOMMENDATION

While there are current concerns for wastewater capacity, a Comprehensive Plan amendment, such as this Future Land Use and Character Map amendment, is a long-range plan for the growth of the city that works hand-in-hand with our master utility plans. Zoning is the tool to help regulate the timing of actual development. Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment.

SUPPORTING MATERIALS

1. Vicinity Map, Aerial, and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map

VICINITY MAP

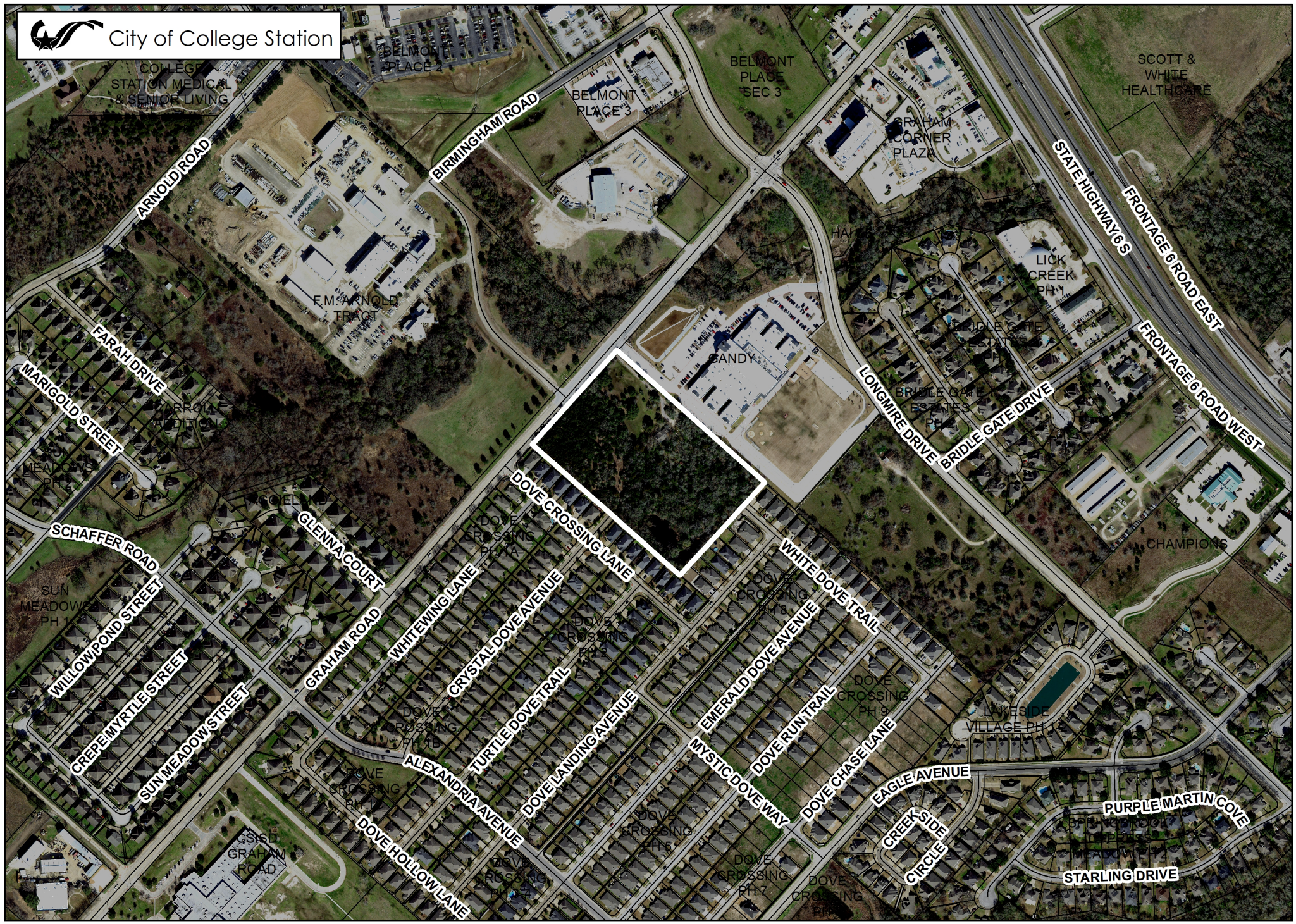


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



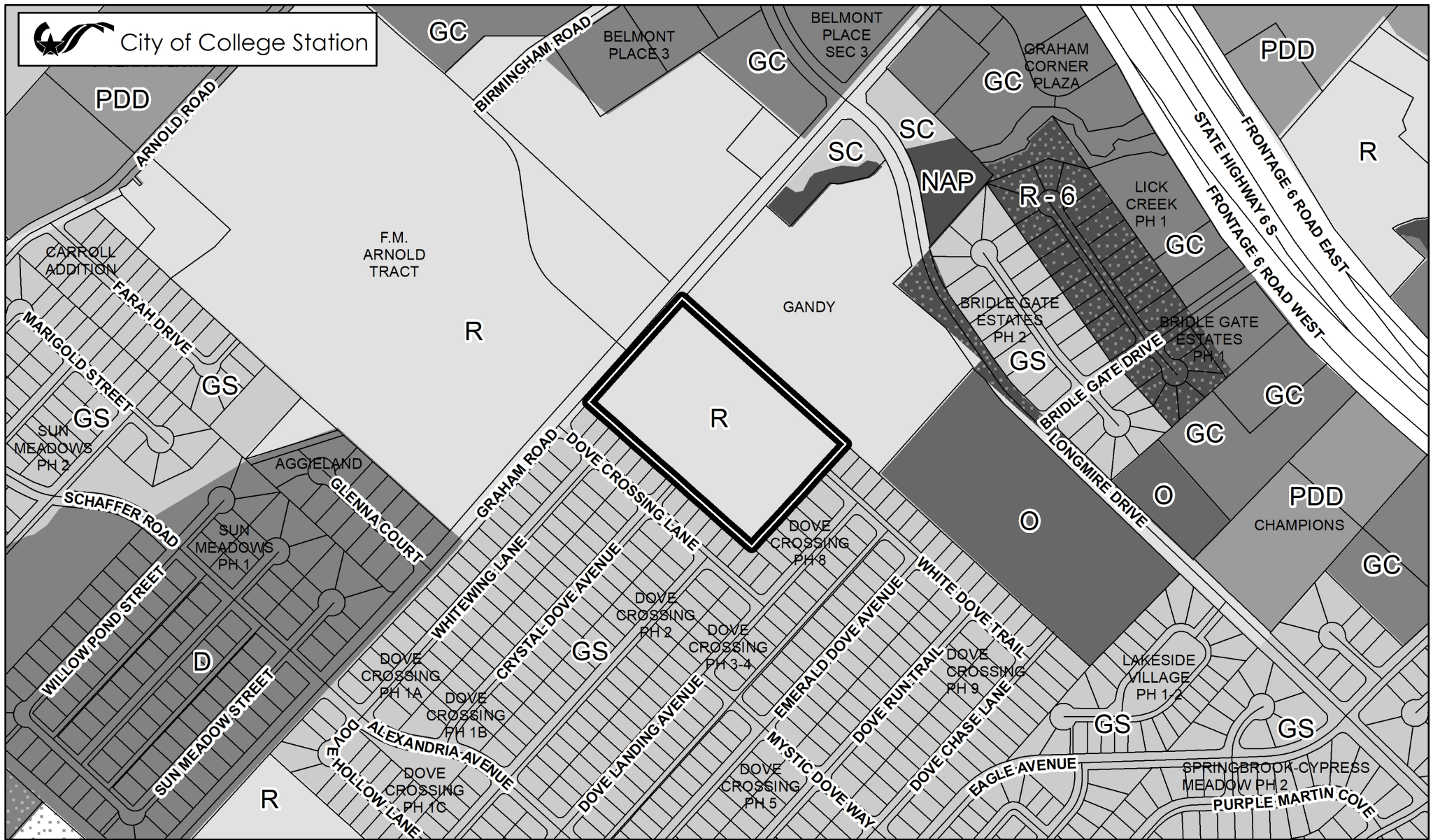


0 500 1,000 Feet

1660 GRAHAM ROAD

Case:
CPA2020-000005

COMPREHENSIVE PLAN
AMENDMENT



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

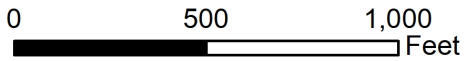
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

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

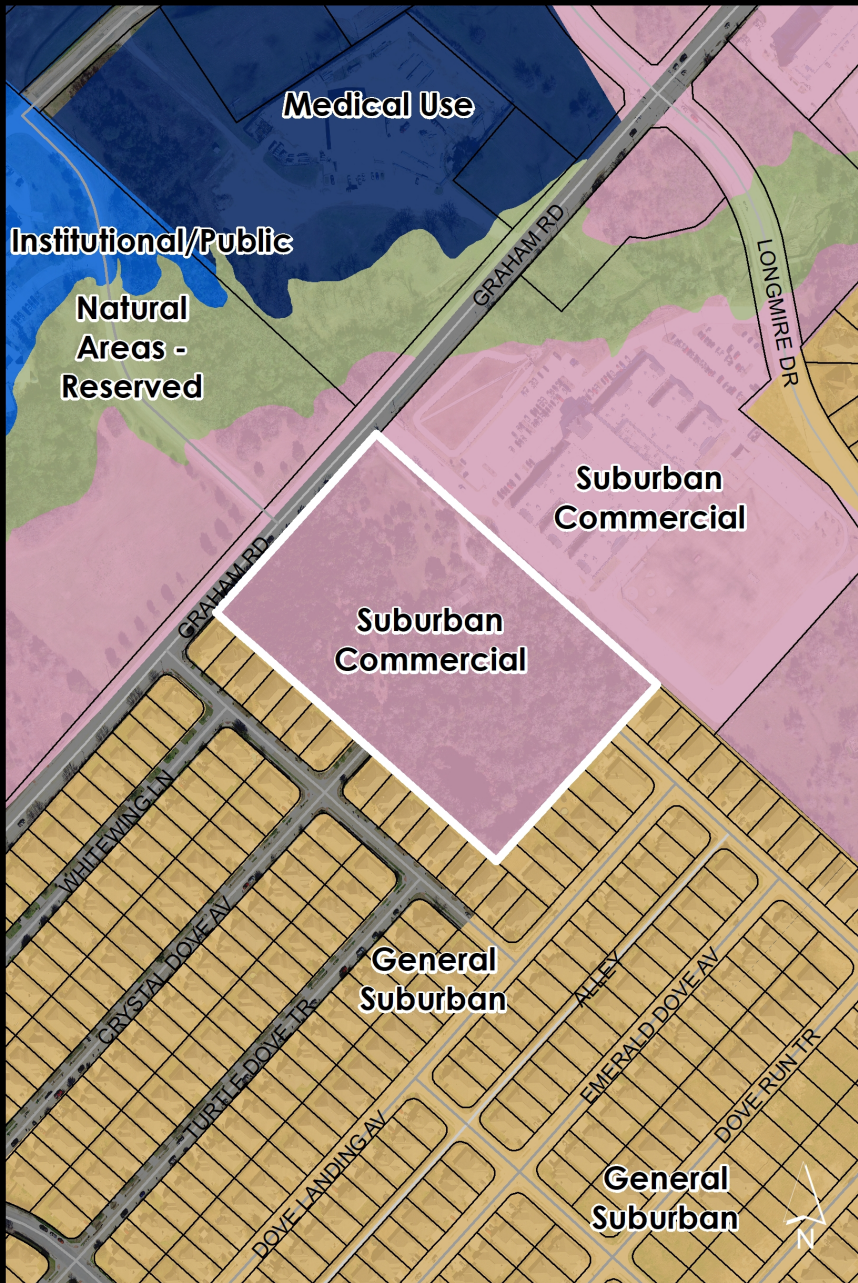


1660 GRAHAM ROAD

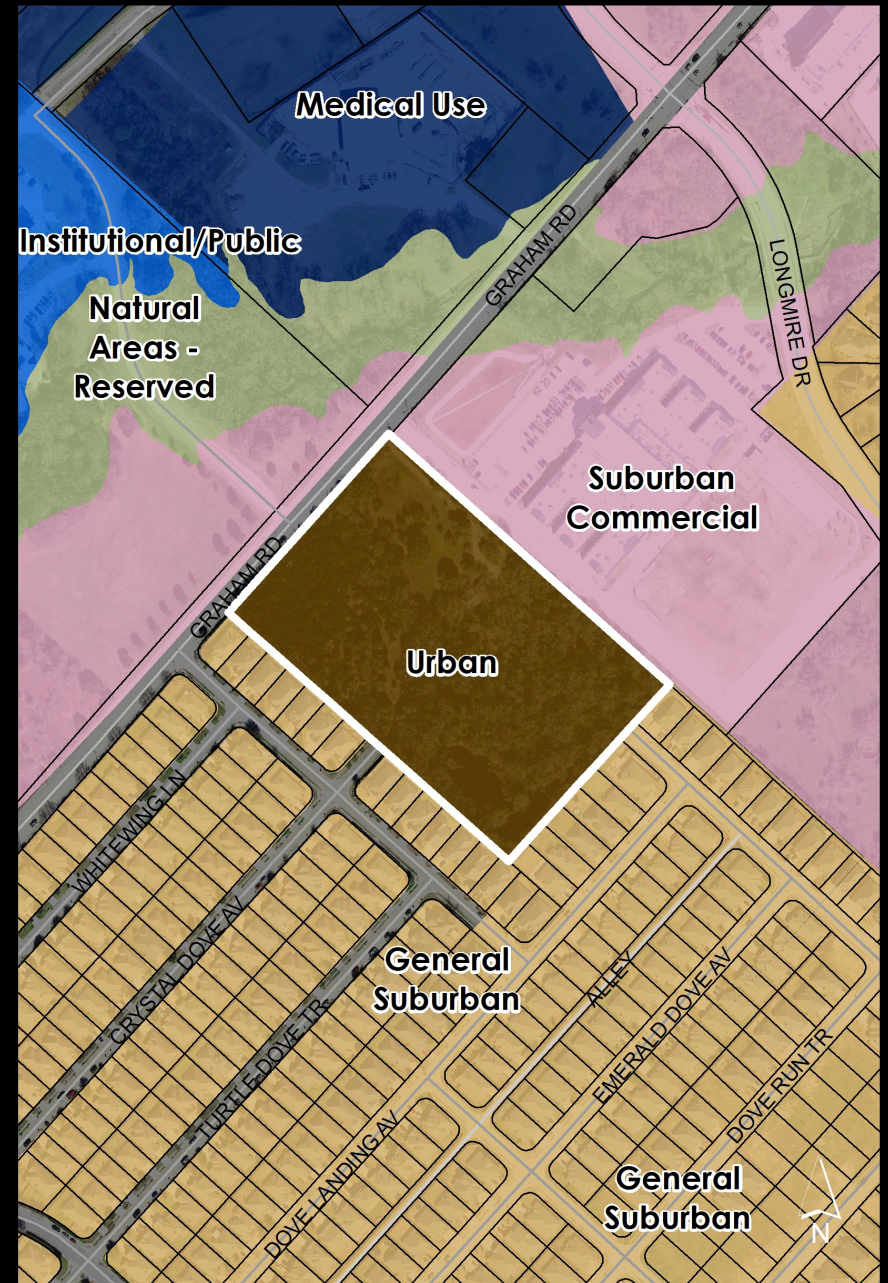
Case:
CPA2020-000005

**COMPREHENSIVE PLAN
AMENDMENT**

EXISTING Future Land Use



PROPOSED Future Land Use



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: October 1, 2020
Advertised Council Hearing Date: October 22, 2020

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Dove Crossing and Bridle Gate HOAs

Property owner notices mailed: None
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Graham Rd. (2-Land Major Collector)	n/a	Graham Rd. (2-Land Major Collector)
South	General Suburban	General Suburban	Single-family Residential
East	Suburban Commercial	Rural	Public Facility (ILT School)
West	General Suburban	General Suburban	Single-family Residential

DEVELOPMENT HISTORY

Annexation: 1993
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open renamed to R Rural in 2013
Final Plat: Unplatted
Site development: Undeveloped

**1660 Graham Road
Land Use Plan Amendment**

1. What specific element of the Comprehensive Plan (for example, Land Use & Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land Use Plan Amendment at 1660 Graham Road

2. Please list the amendment(s) requested.

We request to amend the Land Use Plan from Suburban Commercial to Urban.

3. Please explain the reason for the amendment(s).

We intend to provide a high-end multi-family residential option for young professionals who are employed in the medical district and other surrounding businesses who do not wish to live in apartments marketed for students. There is currently no multi-family option in this area who wish to live close and even within walking distance to these professional industries. This development will provide a housing option that is needed and lacking in this area.

4. Please explain the changed or changing conditions in the subject area of the City.

In recent years, sewer capacity has been a concern for allowing more dense development. The City is currently planned for improvements to the area wastewater system which would be able to accommodate a multi-family development. If necessary, the developer is willing to make such improvements ahead of the City's schedule. Additionally, increased traffic has been a concern, especially at the Longmire Drive and Graham Road intersection. A traffic light was installed in July 2018 improving the safety and efficiency of traffic at the intersection.

5. Please show the compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole.

Multi-family residential at this location would serve as a transition from the single-family residences to the more intense school and office uses, and is better suited as a 10-acre tract adjacent to a single-family neighborhood. Ten acres of suburban commercial does not have a "neighborhood commercial" feel. For comparison, Cinemark, including all of the parking up to the highway, is 9.93 acres. Suburban commercial is better suited for a smaller lot. This multi-family option will not have the bed/bath parity or other features commonly associated with purpose-built student housing. It is intended for young professionals, graduate students, and the like.

Additionally, there are a number of land uses in the immediate area that have created a mixed-use feel. Adding market rate multi-family residences would contribute to the diverse nature of the area and provide housing for a sector of the market that currently doesn't exist.

6. Please list any impacts on environmentally sensitive and natural areas.

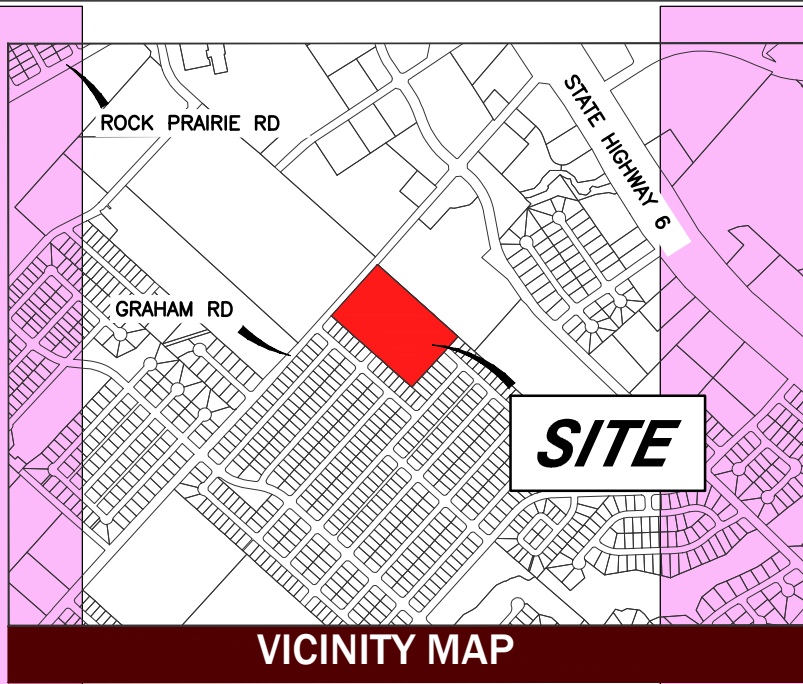
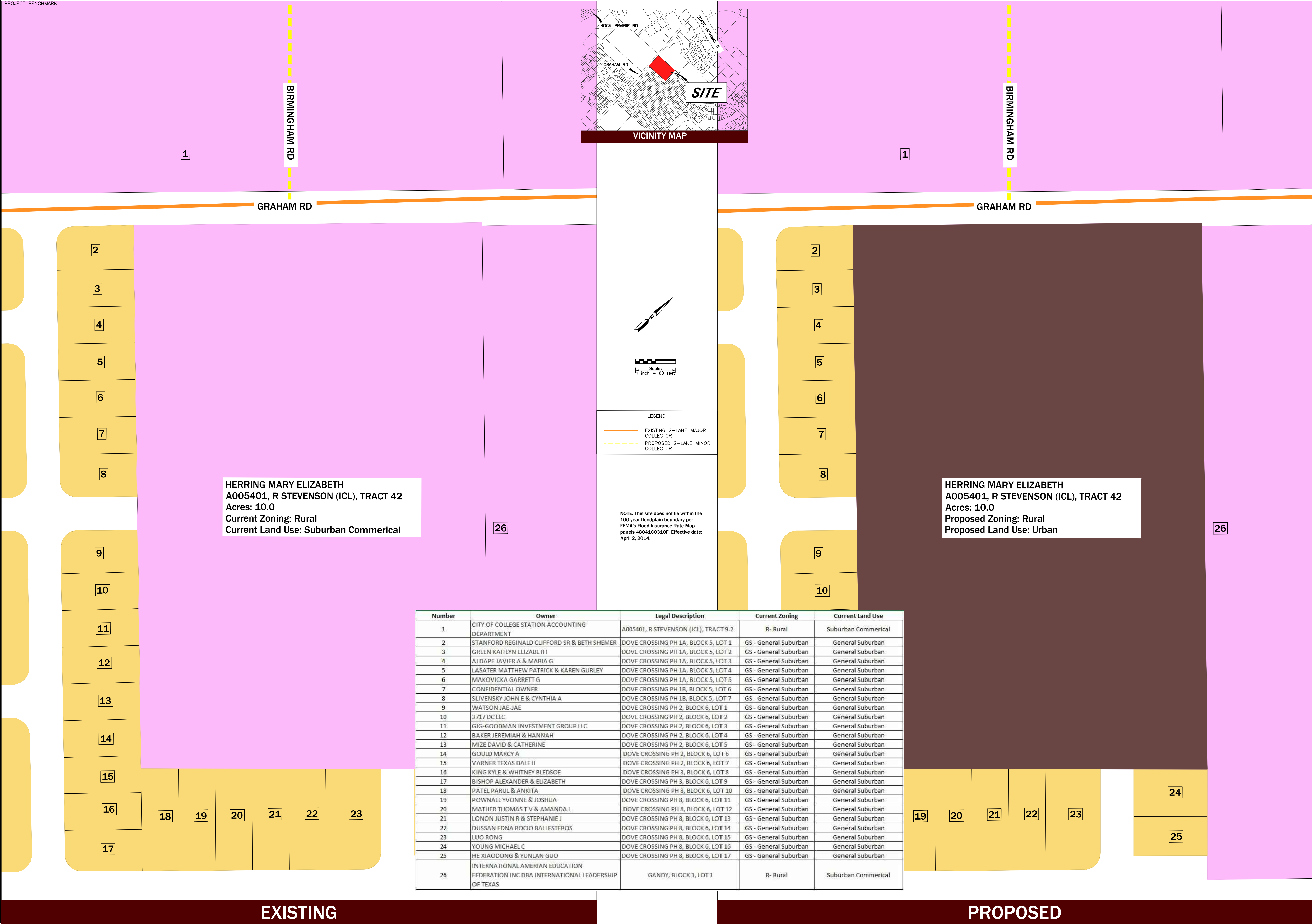
This property does not have any environmentally sensitive areas. All development will follow City codes and ordinances and will not have adverse impacts on surrounding areas.

7. List any impacts on infrastructure, including water, wastewater, drainage and transportation network.

Water is sufficient in this area. Any negative impact to wastewater capacity will be mitigated through improvements by either the City Capital Improvement Program or by the applicant based upon timing. Drainage would have no impact because of required compliance with the Unified Development Ordinance. A traffic impact analysis is being commissioned for the rezoning of this property. The applicant is willing to make the necessary improvements as directed by the TIA to comply with the Unified Development Ordinance.

8. Explain consistency with the goals and strategies set forth in the Comprehensive Plan.

Being a part of the Area II: Spring Creek District in the Comprehensive Plan, the plan states that "districts and corridors exhibit opportunities for a mix of uses with an emphasis on walkability and the potential for a unique focus." We believe providing a market rate multifamily housing option would contribute to the mixed-use and walkable feel of this district and meet the housing needs of young professionals.



MITCHELL
M&M
MORGAN

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3204 EARL RUDDER FWY. S.
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PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

For Inform Review Only
This drawing is not to be used
for construction purposes.
Issued For Construction
Drawing: PRR
Veronica J. Morgan, P.E.
August 2020
Designed by: M&M
Drawn By: TMM
Checked By:

Prepared For:

Revisions

Land Use Plan
Amendment Map
Belanger - Graham Road

Graduate Engineer Guerra stated that right now it is a question of if, because it is not in CCN area.

Acting Chairman Osborne asked in regards to an easement, if there is legal action to be taken, or if there is strictly an agreement.

Ms. Morgan stated that there is strictly an agreement.

Acting Chairman Osborne asked for the distance to adjacent commercial properties along Victoria Avenue.

Ms. Morgan stated that the property is approximately 1200 feet from the Taekwondo studio, 2100 feet from the RV Park and 2500 feet from the Wellborn SUD.

Acting Chairman Osborne opened the public hearing.

No one spoke.

Acting Chairman Osborne closed the public hearing.

Commissioner Guerra motioned to recommend denial of the Comprehensive Plan Amendment. The motion failed due to lack of a second.

Commissioner Cunha asked for a review of the notification process for Comprehensive Plan Amendments.

Staff Planner Rodriguez stated that is not a state requirement to notify property owners within 200 feet in regards to CPAs, however, registered neighboring HOAs were notified.

Commissioner Guerra suggested the applicant invite neighbors and hold a meeting.

Acting Chairman Osborne motioned to recommend approval of the Comprehensive Plan Amendment. The motion failed due to lack of a second.

City Attorney Robinson suggested the Commission either forward item with a positive or negative report, or consider a motion to postpone to a certain date.

Commissioner Guerra motioned to postpone the item to the November 5, 2020 Planning & Zoning Commission meeting to give the applicant time to reach out to neighboring properties for feedback. Commissioner Cunha seconded the motion, the motion passed (4-0).

- 6.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban for approximately 10 acres, generally located at 1660 Graham Road. Case #CPA2020-000005 (Note: Final action of this item will be considered at the October 22, 2020 City Council Meeting – Subject to change.)

Staff Planner Rodriguez presented the Comprehensive Plan Amendment to the Commission, recommending approval.

Applicant, Veronica Morgan & Crissy Hartl, Mitchell & Morgan Engineering, were available to present to the Commission.

Commissioner Cunha asked about screening along the residential neighboring development.

Staff Planner Rodriguez stated regarding screening, that along single-family residential lots, there is a 10 foot buffer and fence required.

Commissioner Guerra asked if staff had received any feedback from surrounding subdivisions.

Staff Planner Rodriguez stated that he received one inquiry.

Acting Chairman Osborne opened the public hearing.

Mary Elizabeth Herring, 1660 Graham Rd, spoke in support of the Comprehensive Plan Amendment.

Acting Chairman Osborne closed the public hearing.

Staff Planner Rodriguez also clarified that this property will be subject to single-family height protection.

There was general discussion.

Commissioner Guerra motioned to recommend denial of the Comprehensive Plan Amendment. The motion failed due to lack of second.

Acting Chairman Osborne motioned to recommend approval of the Comprehensive Plan Amendment. Commissioner Mirza seconded the motion.

There was general discussion.

Commissioner Guerra reiterated that he feels this property is not in urban core, and is not convinced Urban land use is appropriate.

Motion passed (3-1) with Commissioner Guerra voting in opposition.

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

3.2. Presentation, discussion, and possible action on the first reading of a franchise agreement with Vos Transport LLC for the collection of demolition and construction debris, recyclables, and organic waste from commercial, industrial, and multifamily locations.

3.3 Presentation, discussion, and possible action on a resolution ratifying and approving an economic development incentive by the City of Bryan to a development in the bio-corridor project in accordance with the interlocal cooperation and joint development agreement between the cities of Bryan and College Station.

3.4 Presentation, discussion, and possible action on a two-year janitorial services contract with Andrews Building Service, Inc. for \$465,011.10 for city facilities and the Northgate District.

3.5 Presentation, discussion, and possible action regarding a contract with Iteris Inc. for \$357,920 purchasing services, equipment, and maintenance of hardware and software.

MOTION: Upon a motion made by Councilmember Harvell and a second by Councilmember Brick the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

4. REGULAR AGENDA

4.1 Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2021-4241 vacating and abandoning 0.19 acre and 0.58-acre portions of 20-foot wide Public Utility Easements lying along Lots 1-4, of the Century Hill Development Subdivision, according to the plat recorded in Volume 7623, Page 231, of the Official Records of Brazos County, Texas.

Alma Guerra, Planning and Development, stated that the partial Public Utility Easement abandonments are proposed by the applicant to address site constraints recognized during redevelopment of the property. The portions of easements subject to abandonment are no longer necessary, as there is no public infrastructure within either easement. The remainder of the 20-foot wide Public Utility Easements are adequate to serve all existing public infrastructure.

At approximately 6:56 p.m., Mayor Mooney opened the Public Hearing.

There being no comments, the Public Hearing was closed at 6:56 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Mayor Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2021-4241 vacating and abandoning 0.19 acre and 0.58-acre portions of 20-foot wide Public Utility Easements lying along Lots 1-4, of the Century Hill Development Subdivision, according to the plat recorded in Volume 7623, Page 231, of the Official Records of Brazos County, Texas. The motion carried unanimously.

4.2 Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2021-4242 amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban for approximately 10 acres, generally located at 1660 Graham Road.

Rachel Lazo, Planning and Development, stated that the applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban on

approximately 10 acres located west of the existing International Leadership of Texas public charter school campus. This is in preparation for rezoning the property to multi-family to allow for additional residential options in the area. Mrs. Lazo explained that this amendment is consistent with the goals and strategies set forth in the Comprehensive Plan: Staff believes that the Urban designation is appropriate for this property as it would provide a higher concentration of dwelling units located within walking distance to a school (ILT campus), grocery store (Kroger), medical offices, and employment centers. The land use change would support more housing diversity in an area that is largely suburban, and it could provide professionals who work in the medical corridor more housing options near their places of employment.

The Planning and Zoning Commission heard this item at their October 1, 2020 meeting where they voted 3-1 to recommend approval.

At approximately 7:50 p.m., Mayor Mooney opened the Public Hearing.

Kyle Bryant, College Station, came before council speaking for a group to state that they oppose this change and proposed development. Among the reasons for opposition, he stated that traffic congestion would become a larger issue, the lift station is not properly sized for the density, the homeowners invested in their properties with the current zoning in mind and would suffer a change of community and loss of privacy for those who live closest to the development. The group he represents believes that the comprehensive plan should be followed and written.

Linda Lee, College Station, stated that she and her sister are about to purchase a home in Dove Crossing and she is mostly concerned that young children play are in this area.

Andrew Spellman, College Station, stated that he and his wife concur with Kyle Bryant and the traffic concerns for this area. Mr. Spellman explained that he has 4 young kids that play in the back yard which any apartment complex would have visibility into.

Amber Schafntiz-Sherman, College Station, came before Council to express her concerns regarding the rezoning. She stated her and her family purchased this home because of the area and the perceived safety which could be compromised with this comp plan amendment.

Jeremiah Baker, College Station, came before Council to express his concerns about the height restrictions. This proposed property comp plan amendment backs up to his home and the apartment complex would have a view of his back yard.

Sushil Pauldyal, College Station, stated that he bought his home in this area about a year ago because of the residential neighborhood and if something like this was in this area, he would have never of bought this home.

Robert Borham, College Station, stated he just moved into this area from Katy due to a decline in the residential areas he believes is caused by situations just like this.

Louis Tassinary, College Station, stated that what surprises him is that this is the perfect area for the current suburban commercial zoning.

Lauren Nescio, College Station, stated that there are three things to think about the lighting, wet land, and traffic concern. The Charter School is already creating difficult traffic patterns and this will make that worse.

Vicki Lambert-Rodden, College Station, stated that she is against the proposed rezoning. She stated that the current zoning is appropriate for the areas and a rezoning would change the character of the surrounding area. She also believes that the city website could also use improving and is not efficient at providing information.

Nan Crouse, College Station, came before Council to express her concern on the bringing a multi-use complex into a residential neighborhood and all the concerns that come along with it: traffic concern, safety, and land use.

Patrick Donaldson, College Station, stated that he is not in favor of this proposed plan, especially with the height restrictions.

There being no comments, the Public Hearing was closed at 8:33 p.m.

MOTION: Upon a motion made by Councilmember Maloney and a second by Councilmember Crompton, the City Council voted five (5) for and two (2) opposed, with Councilmembers Cunha and Nichols voting against, to deny Ordinance No. 2021-4242 amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban for approximately 10 acres, generally located at 1660 Graham Road. The motion carried.

4.3 Presentation, discussion, and possible action regarding Resolution No. 02-25-21-4.3 determining that an easement containing 0.0761 acres of land, and a temporary construction easement containing 0.0799 acres is needed to be acquired from Tortuga 3209, a Texas Joint Venture, for the construction, operation, maintenance, inspection, replacement, and removal of one or more public utility lines and other public infrastructure as part of State Highway 6 waterline, phase 3 project for the City of College Station, Texas; and authorizing the institution of eminent domain proceedings.

Emily Fisher, Assistant Director Capital Projects, stated that the city staff has negotiated the purchase or dedication of easements from 17 of the 20 parcels needed for the State Highway 6 Waterline, Phase 3 project. The project will install an 18-inch and 20-inch waterline along the SH 6 frontage road to just north of Woodcreek Drive to north of Emerald Plaza. This resolution authorizes eminent domain proceedings for the needed public utility easement and temporary construction easement from one of the remaining three parcels, owned by Tortuga 3209.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Crompton, the City Council voted seven (7) for and none (0) opposed, that the City of College Station approve Resolution No. 02-25-21-4.3 authorizing the use of the power of eminent domain to acquire property belonging to Tortuga 3209 described in the resolution for public utility and public infrastructure purposes. The motion carried unanimously.

Recorded Vote:

Mayor Mooney - aye