



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
<https://zoom.us/j/88676773780>

*Phone: 888 475 4499 and Webinar ID: 886 7677 3780

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

January 6, 2022

6:00 PM

Bush 4141 Community Room

This meeting will offer in-person participation only. The provided Zoom link will allow a view of presentations only. A recording of the meeting will be available on the City's website for viewing, at a later date. 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 in-person visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. An individual who wishes to address the Commission in-person 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. Recognition of Commissioners

4. Informational

4.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

4.2. Discussion of Minor / Amending Plats approved by staff.

- Duck Haven Subdivision Phase 1: Block 1, Lot 3-R1 and 0.325 acre HOA Common Area ~ Case #FP2021-000033
- Richards Subdivision: Block 1, Lots 31R-1 & 31R-2 ~ Case #FP2021-000018

Sponsors: Robin Macias, Parker Mathews

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

- Thursday, January 13, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Mirza)

- Thursday, January 20, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 27, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Christiansen)
- Thursday, February 3, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

5. 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.

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

Attachments: 1. December 16 2021

5.2. Presentation, discussion, and possible action regarding a Final Plat for the Oyler Subdivision on approximately one acre, generally located at the intersection of Howe Drive and Faulkner Drive. Case #FP2020-000044

Sponsors: Elizabeth Pedersen

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

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

7. Regular Agenda

7.1. 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 boundary from NG-1 Core Northgate and C-U College and University to NG-1 Core Northgate on approximately 0.288 acres generally located east of the intersection of Wellborn Road and University Drive. Case #REZ2021-000010 (Note: Final action of this item will be considered at the January 27, 2022 City Council Meeting - Subject to change).

Sponsors: Robin Macias

Attachments: 1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Background Information

5. Applicant's Supporting Information
6. Rezoning Map

8. Discussion and possible action on future agenda items.

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

9. Adjourn.

The 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 December 31, 2021 at 5:00 p.m.



Deputy 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**

December 16, 2021 6:00 p.m.

Phone: *888 475 4499 and Webinar ID: 886 5367 5094

Internet: <https://zoom.us/j/88653675094>

COMMISSIONERS PRESENT: Dennis Christiansen, Bill Mather, Jeremy Osborne, Bobby Mirza, William Wright, and Jason Cornelius

COUNCIL MEMBERS PRESENT: Dennis Maloney

CITY STAFF PRESENT: Michael Ostrowski, Molly Hitchcock, Carol Cotter, Anthony Armstrong, Jesse DiMeolo, Elizabeth Pedersen, Robin Macias, Parker Mathews, Jennifer Prochazka, Leslie Whitten, and Kristen Hejny

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

Chairperson 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 staff:

- Taylor Subdivision; Phase 1, Block 1, Lots 1, 2 & 0.008 acres of Sterling St. ROW ~ Case #FP2020-000021
- Midtown Business Park; Phase 1, Block A, Lots 1-4 ~ Case #FPCO2021-000007

There was no discussion.

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

- Thursday, January 6, 2022 ~ P&Z Meeting ~ City Hall Bush 4141 Community Room ~ 6:00 p.m.
- Thursday, January 13, 2022 ~ City Council Meeting ~ City Hall Council Chambers ~ 5:00 p.m. (Liaison – Mirza)
- Thursday, January 20, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 27, 2022 ~ City Council Meeting ~ City Hall Council Chambers ~ 5:00 p.m. (Liaison – Christiansen)

There was no discussion.

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

There was general discussion on the Acting Chairperson for the January 14, 2022 Design Review Board, if needed, naming Commissioner Cornelius Acting Chairperson.

Consent Agenda

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

- December 2, 2021

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

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

No items were removed.

6. Regular Agenda

- 6.1 Presentation, discussion, and possible action regarding two waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks' regarding block length requirements in General Urban Context Zones and presentation, discussion, and possible action regarding a Preliminary Plan for Midtown Reserve and Midtown City Center Subdivision on approximately 265 acres, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2021-000005

Staff Planner DiMeolo presented the waiver requests and preliminary plan to the Commission, recommending approval stating that if any waivers are denied, the preliminary plan must also be denied, and if the waivers are approved, the preliminary plan must also be approved.

There was general discussion regarding access to the site and block length.

Chairperson Christiansen asked if there was any concern regarding capacity for queued vehicles.

Applicant, Joe Schultz, Schultz Engineering, clarified that the block length is approved by zoning and the offset meets Unified Development Ordinance distance requirements of 335 feet.

Commissioner Cornelius asked for the number of queued cars this development will accommodate.

Mr. Schultz stated that about seven to eight cars can be queued.

Commissioner Mather motioned to approve the waiver requests citing that all criteria have been met, and the Preliminary Plan. Commissioner Osborne seconded the motion, motion passed (6-0).

- 6.2 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 boundary from PDD Planned Development District and R Rural to PDD Planned Development District on approximately 21 acres located at 8765 HSC Parkway, generally located between Biomedical Way and the SH 47 frontage road. Case #REZ2021-000011 (Note: Final action of this item will be considered at the January 13, 2022 City Council Meeting – Subject to change).

Staff Planner DiMeolo presented the rezoning to the Commission, recommending approval.

Applicant, Westen Eubanks, CamWest Companies, presented to the Commission.

Chairperson Christiansen asked about the primary access to the site.

Mr. Eubanks stated that there will be a primary artery that runs down the center of the property allowing a point of access to HSC Parkway. Mr. Eubanks also clarified that there is an additional access point from HSC Parkway that goes directly across to the Texas A&M Health Science Center providing additional ingress and egress into the site.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Mather motioned to recommend approval the Rezoning. Commissioner Osborne seconded the motion, motion passed (6-0).

- 6.3 Presentation, discussion, and possible action on selecting a representative from the Planning & Zoning Commission to serve on the City’s 2022 Bond Citizen Advisory Committee.

Assistant City Manager Prochazka presented this item to the Commission.

There was general discussion.

Commissioner Cornelius was nominated as the Planning & Zoning Commission’s representative for the City’s 2022 Bond Citizen Advisory Committee.

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.

7. Adjourn

The meeting adjourned at 6:39 p.m.

Approved:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



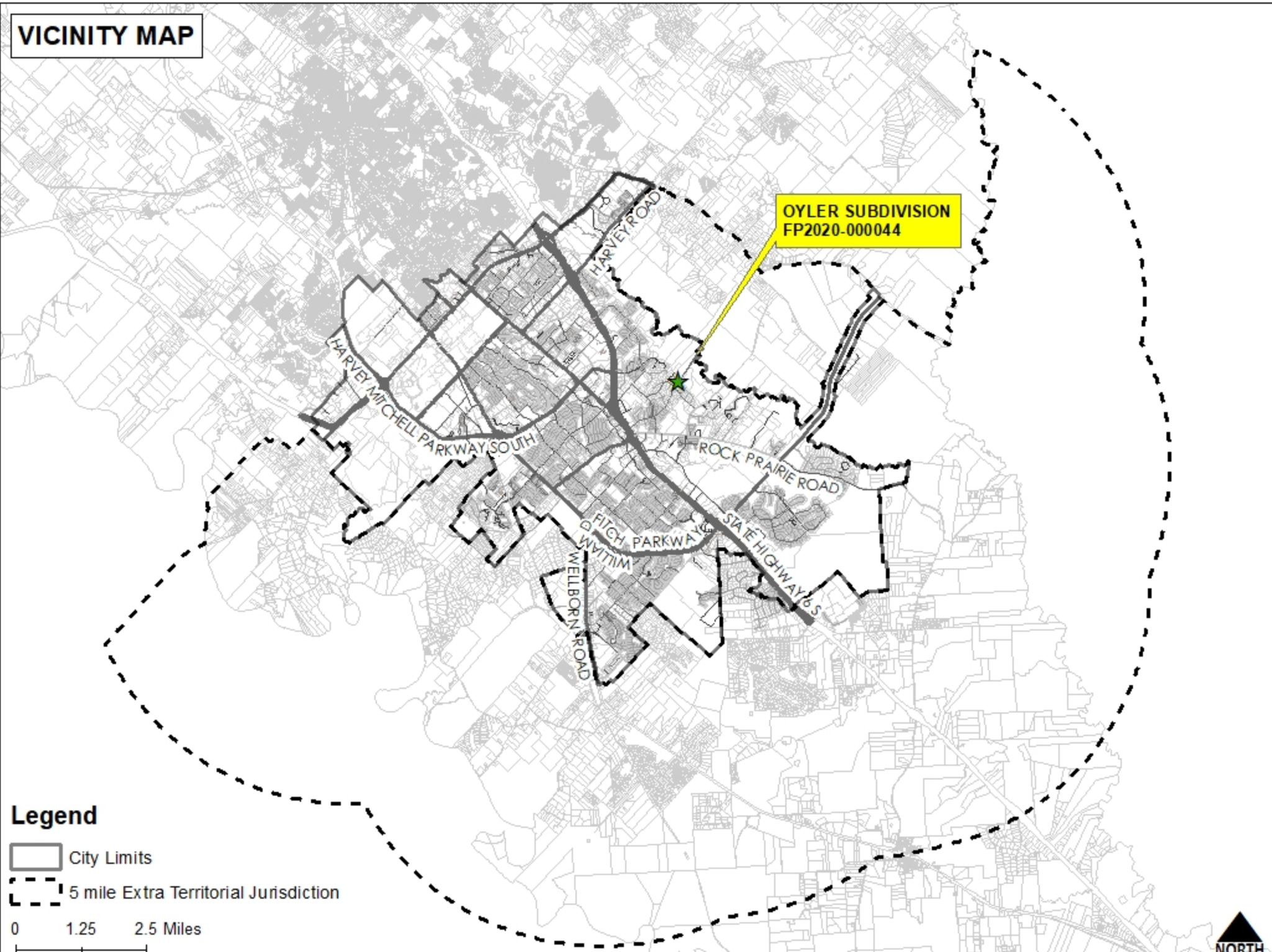
**Final Plat
of
Oyler Subdivision
Lot 1, Block 1
FP2020-000044**

Scale	1 lot on approximately 1 acre.
Location	Generally located southwest of the intersection of Faulkner Drive and Howe Drive.
Property Owner	Leonard & Rebecca Oyler
Applicant	McClure & Brown Engineering/Surveying Inc.
Project Manager	Elizabeth Pedersen, Graduate Engineer epedersen@cstx.gov
Project Overview	This Final Plat creates 1 single family lot. The property was not part of the original subdivision of Fox Fire Phase 4 as it was in different ownership at the time. This property is currently undeveloped and is now looking to construct a single-family home.
Preliminary Plan	Not required
Public Infrastructure	Approximate Totals (linear feet): 69 Sanitary Sewer Lines
Parkland Dedication	Total fee of \$1,261.00 due prior to filing of the plat.
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



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

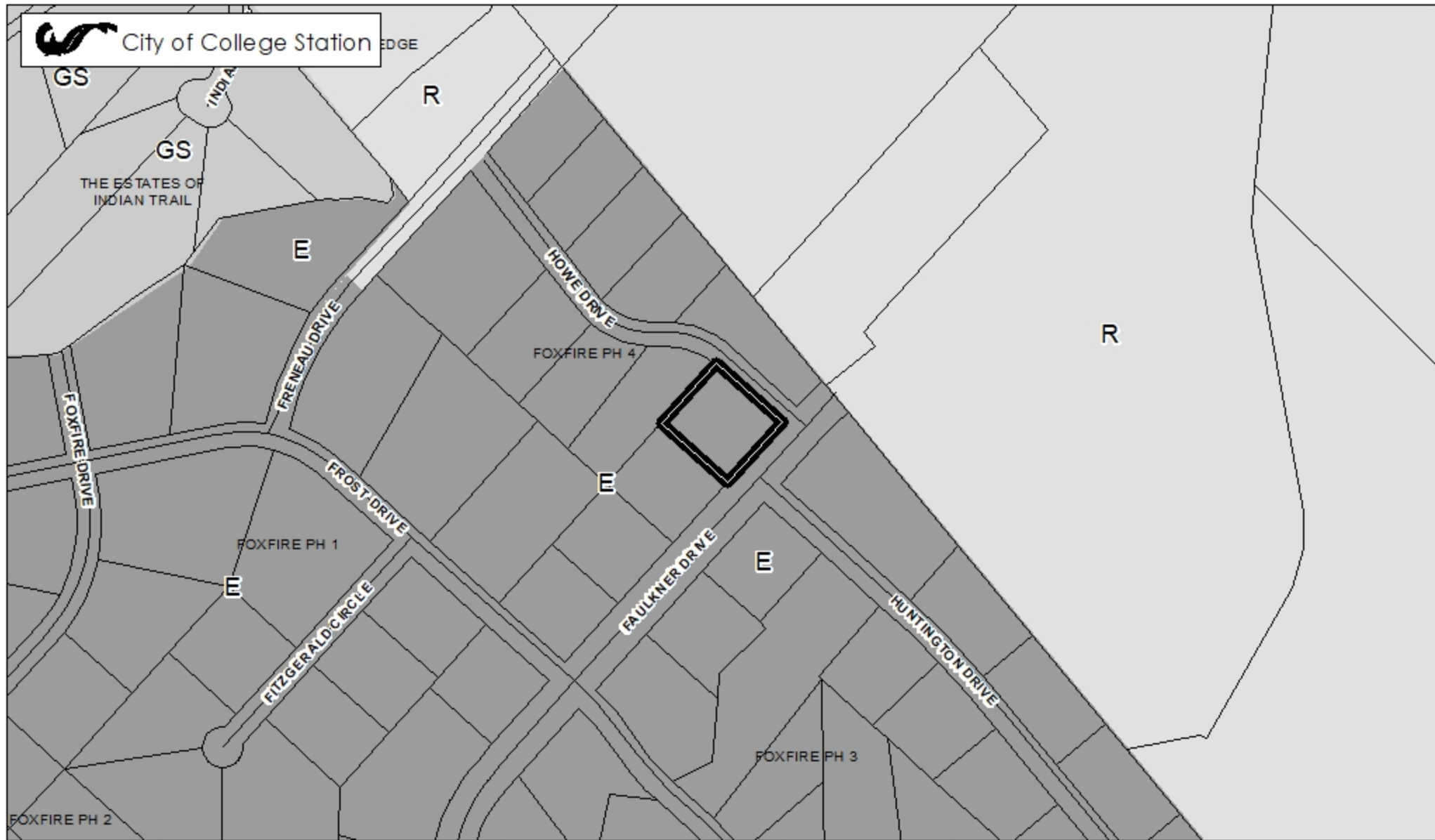




0 340 680 Feet

OYLER SUBDIVISION

Case: FINAL PLAT RESIDENTIAL
FP2020-000044

**ZONING DISTRICTS (In Grayscale)**

<u>Residential</u>		MF	Multi-Family
R	Rural	MU	Mixed-Use
WE	Wellborn Estate	MHP	Manufactured Home Pk.
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

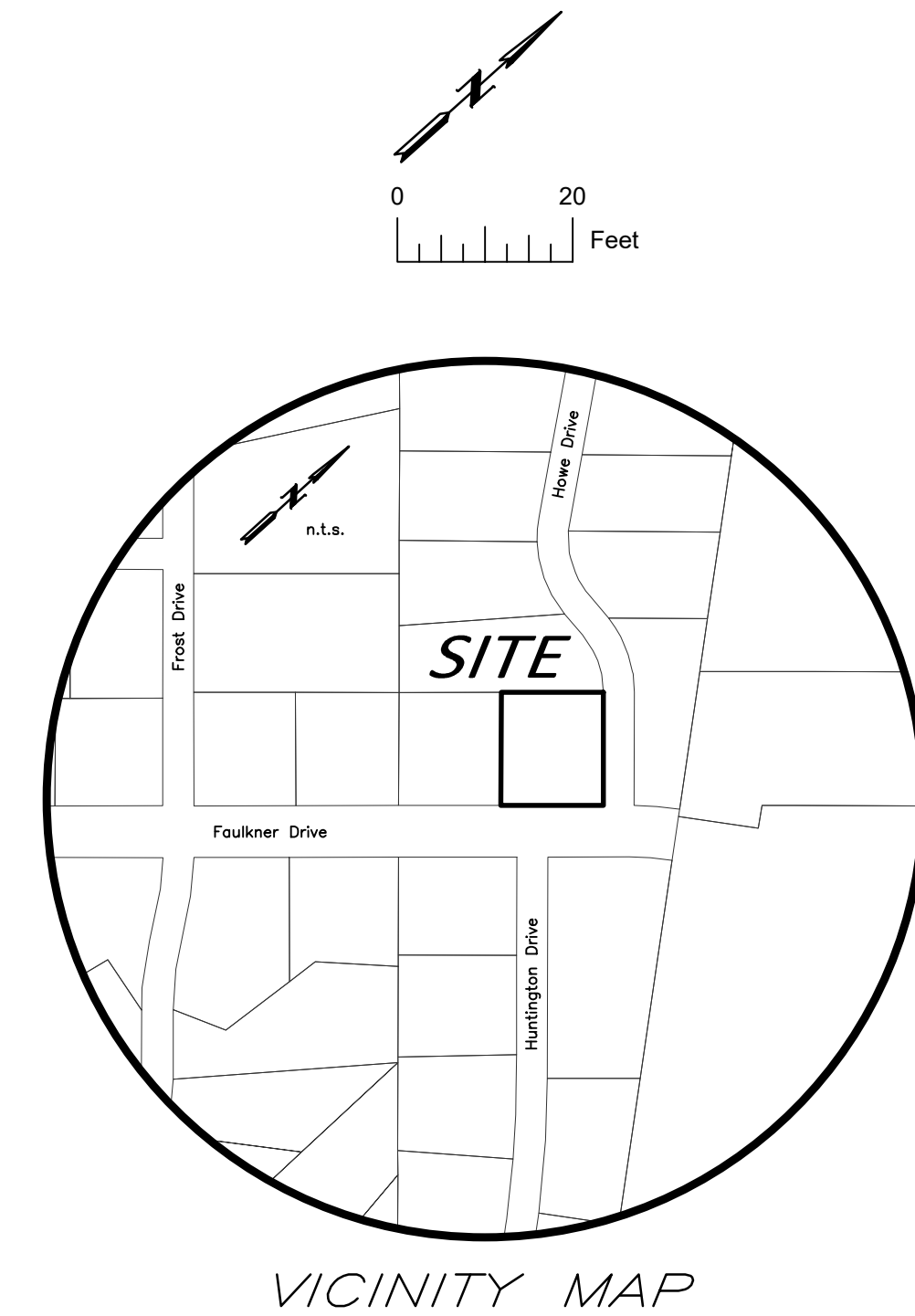


0 340 680
Feet

OYLER SUBDIVISION

Case:
FP2020-000044

FINAL PLAT RESIDENTIAL



FIELD NOTES

THENCE: N 41°51'54" E along the common line of this tract a1nd said Lot 5, Block 10 for a distance of 198.25 feet the POINT OF BEGINNING and containing 1.000 acre of land.

City Engineer
City of College Station

FINAL PLAT

***LOT 1, BLOCK 1
OYLER SUBDIVISION***

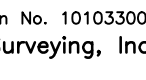
***BEING ALL OF THE
CALLED 1.00 ACRE LEONARD & REBECCA OYLER TRACT
RECORDED IN VOLUME 17080, PAGE 1
1.000 ACRE***

***THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS***

***SEPTEMBER, 2020
SCALE: 1" = 20'***

Owener:
Leonard & Rebecca Oyler
2603 Faulkner Drive
College Station, Texas 77845

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



**January 6, 2022
Regular Agenda
Rezoning – Corner of
Wellborn Road and
University Drive**

To: Planning & Zoning Commission

From: Robin Macias, Staff Planner

Agenda Caption: 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 boundary from NG-1 Core Northgate and C-U College and University to NG-1 Core Northgate for approximately 0.288 acres generally located east of the intersection of Wellborn Road and University Drive. Case # REZ2021-000010 (Note: Final action of this item will be considered at the January 27, 2022 City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of this rezoning request.

Summary: This request is to rezone approximately 0.288 acres of undeveloped land generally located east of the intersection of Wellborn Road and University Drive from NG-1 Core Northgate and C-U College and University to NG-1 Core Northgate. The property was previously TXDOT right-of-way which has been abandoned. It is now in private ownership and will be developed with the adjacent property. This zoning request is to allow for the development of the abandoned right-of-way.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:

The subject tract is designated on the Comprehensive Plan Future Land Use and Character Map as Urban Center and on the Planning Areas Map as the Northgate District and a redevelopment area. The Comprehensive Plan states that the Urban Center designation is suitable for intense development with a mixture of commercial, multi-family and office uses. The proposed zoning permits commercial, multi-family and mixed-use development which is compatible with the Comprehensive Plan.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The existing C-U College and University zoning is not compatible with the development of the surrounding area. The surrounding area is designated as The Northgate District. The proposed zoning uses would be compatible with the surrounding area as it would allow for the same developments as the surrounding properties as an extension of the Northgate District.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The size and location of the subject property is suitable for commercial development. The site has adequate space to meet the minimal dimensional standards for the NG-1 Core Northgate zoning district. The property owner also owns the adjacent smaller tracts which can be included with this area to make a more sizeable and developable property. Since the property is no longer owned by the State, the desire is to rezone it to a developable use in conjunction with the district.

4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

Domestic water and fire flow service for this tract will be provided by the City of College Station via extending an existing 8" waterline. Wastewater service for this tract will be provided by the City of College Station by an 8" sanitary sewer line. Water and sewer capacity for development of the tract is currently available, determination of any needed improvements will come with future development once the applicant has an idea of an end user. Detention is required in accordance with the BCS Unified Design Guidelines. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject property fronts onto University Drive and the off ramp towards Wellborn Road. Access to these roads is control by TxDOT, but driveway locations to either of these roads would not meet spacing requirements or TxDOT standards. Patricia Street has existing ROW that fronts this tract. Development of this tract will take access to Patricia Street. No TIA was performed for this rezoning request as a TIA is not required in the Northgate District.

5. The marketability of the property:

There is little marketability for the property under the current zoning. The proposed zoning allows for commercial, mixed-use, or multi-family development which is compatible with the surrounding area making the property more marketable.

STAFF RECOMMENDATION

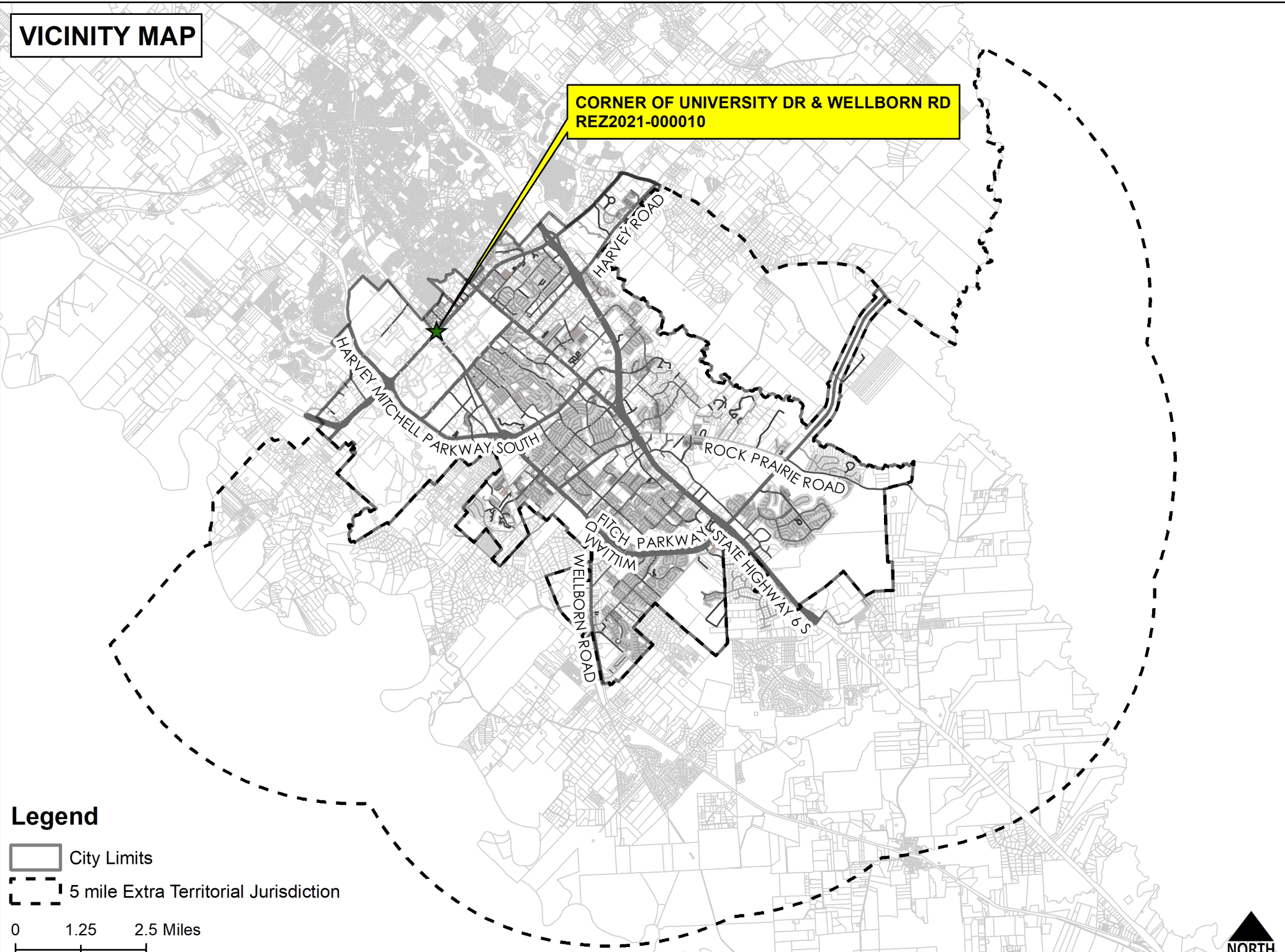
Staff recommends approval of this rezoning request.

SUPPORTING MATERIALS

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

VICINITY MAP

CORNER OF UNIVERSITY DR & WELLBORN RD
REZ2021-000010

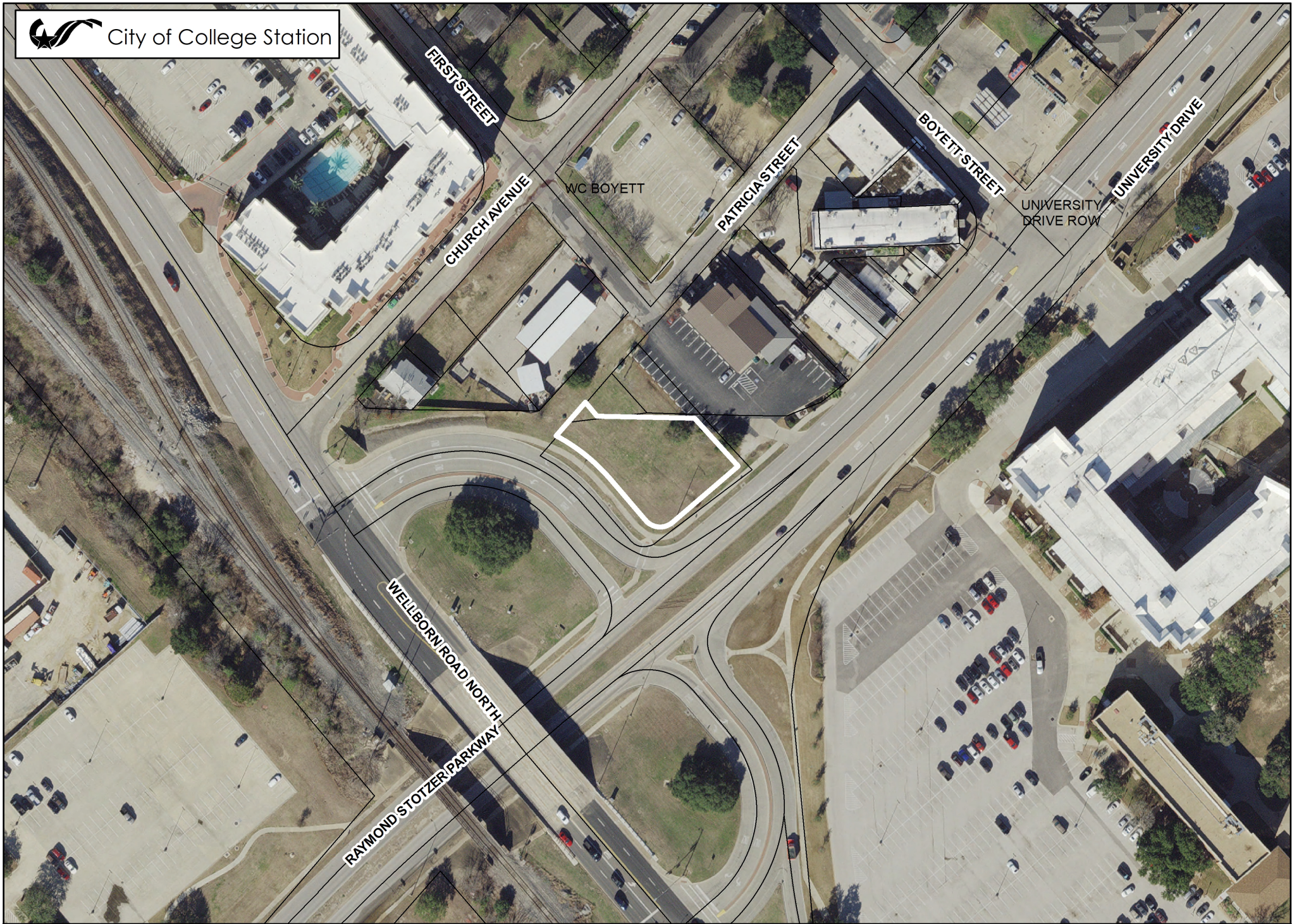


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



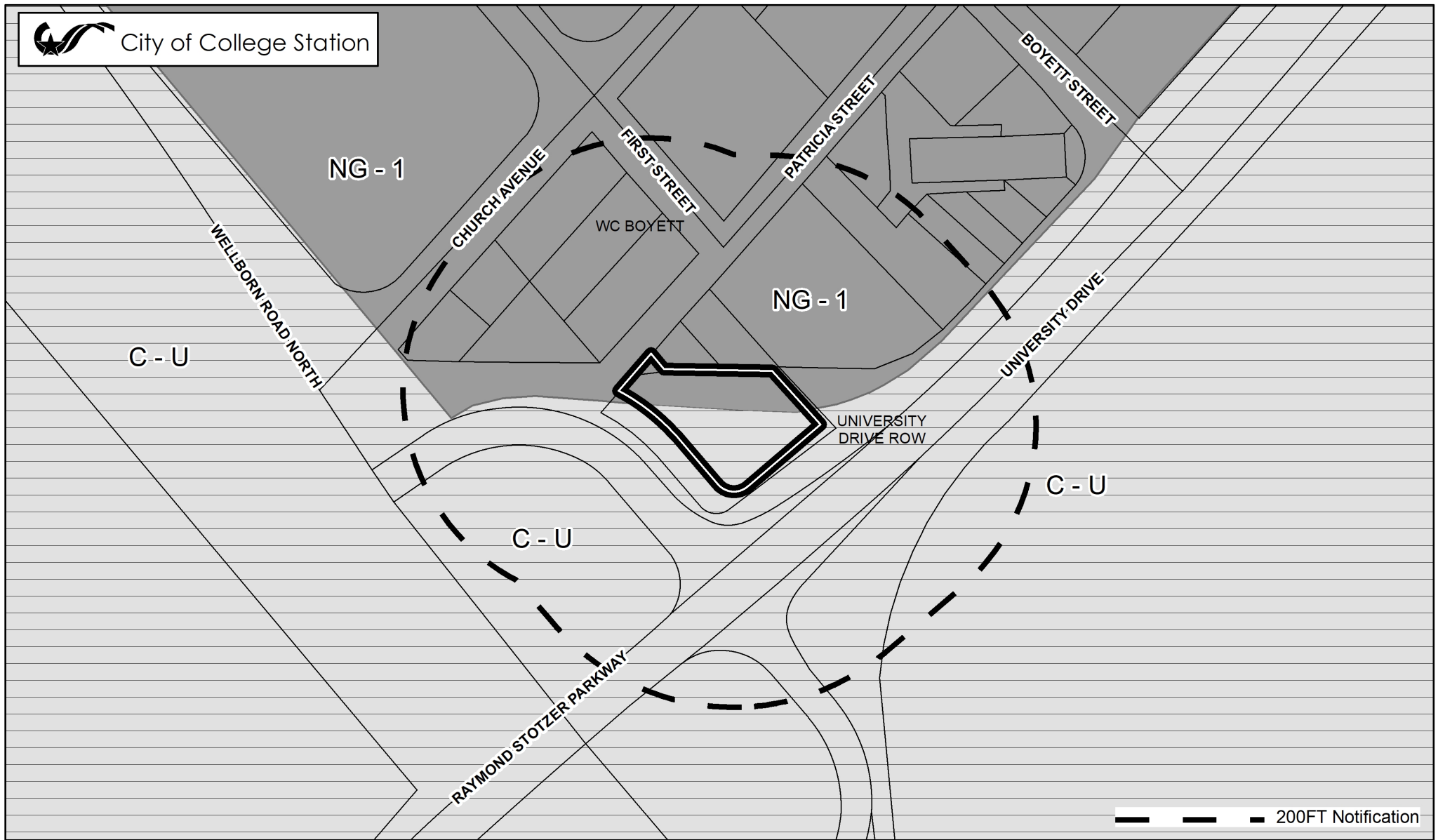


0 125 250 Feet

**CORNER OF UNIVERSITY DR &
WELLBORN RD**

Case:
REZ2021-000010

REZONING



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



0 125 250 Feet

**CORNER OF UNIVERSITY DR &
WELLBORN RD**

Case:
REZ2021-000010

REZONING

POINT OF BEGINNING
1/2 INCH IRON ROD WITH
PLASTIC CAP STAMPED
'KERR 4502' SET
(REPLACES CONCRETE
RIGHT OF WAY MARKER
LOCATED AUG., 2008)

PORTION OF
PATRICK STREET
(CLOSED)

W. C. BOYETT ESTATE PARTITION
PLAT, 100/440

SCALE: 1" = 30'

NG-1 Core Northgate

N/F
RADAKOR, LLC
0.013 ACRE TRACT
13188/118

N/F
CHAD BACCUS REAL ESTATE, LLC
CALLED 0.48 ACRE TRACT
PORTION OF BLOCK 8
11081/224

MAGNOL WITH SHIRER
STAMPED 'KERR 4502'
SET IN ASPHALT

N 71°00'00" E 37.40'
RED CAP MEASURED
N 80°02'40" E 32.00'

C-U

141-A
6/581 CR

1/2 INCH IRON ROD WITH PLASTIC
CAP STAMPED 'KERR 4502' SET
(REPLACES CONCRETE RIGHT OF
WAY MARKER LOCATED AUG., 2008)

145-A
6/587 CR

C-U College and University

0.288 ACRE TRACT
(12,549 SQ. FT.)

FORMERLY
NORMA SUE
BOYETT HENDER

1/2 INCH IRON
ROD WITH PLASTIC
CAP STAMPED
'KERR 4502' SET

144-A
6/619 CR

C-U College and University

C-U College and University

1/2 INCH IRON
ROD WITH PLASTIC
CAP STAMPED
'KERR 4502' SET

STORM
SEWER
MANHOLE

C-U College and University

1/2 INCH IRON ROD
WITH PLASTIC CAP
STAMPED 'KERR
4502' SET

LEGEND:
CONCRETE
ASPHALT

F.M. 60
(UNIVERSITY DRIVE)
R.O.W. VARIES

C1
R=19.45'
D=90°16'46"
ARC=30.65'
T=19.55'
CHORD=27.57'
BRG=N 85°35'21" W

C2
R=190.32'
D=2W 30°22"

ARC=68.11'
T=34.43'
CHORD=67.75'
BRG=N 52°00'23" W

NOTE:
DR = DEED RECORDS
CR = COUNTY RECORDS

BEARING SYSTEM SHOWN HEREON IS BASED ON
THE TEXAS STATE PLANE CENTRAL ZONE GRID
NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

SEE METES AND BOUNDS PREPARED JULY 2019,
FOR MORE DESCRIPTIVE INFORMATION.

PLAT PREPARED 07-23-19. JOB NO. 19-323.

ORIGINAL DEED LINES
W. C. BOYETT ESTATE PARTITION
VOL. 100, PG. 440



BRAD KERR
R.P.S. 4502

A PLAT OF A SURVEY OF A
PORTION OF F.M. 60
A 0.288 ACRE TRACT OF LAND IN
THE J. E. SCOTT LEAGUE,
ABSTRACT NO. 50
CITY OF COLLEGE STATION
BRAZOS COUNTY, TEXAS

POINT OF BEGINNING
1/2 INCH IRON ROD WITH
PLASTIC CAP STAMPED
'KERR 4502' SET
(REPLACES CONCRETE
RIGHT OF WAY MARKER
LOCATED AUG., 2008)

PORTION OF
PATRICK STREET
(CLOSED)

3/8 INCH IRON ROD LOCATED AUG., 2008
BEARS N 41°08'44" E 57.73', FROM
WHICH, A HOLE FOUND IN TOP OF CURB
BEARS N 41°08'44" E 36.58'
(DEED CALL: N 44°04'36" E 134.66', 1081/234)

W. C. BOYETT ESTATE PARTITION
PLAT, 100/440

N/F
RADAKOR, LLC
0.013 ACRE TRACT
13188/118

N/F
CHAD BACCUS REAL ESTATE, LLC
CALLED 0.48 ACRE TRACT
PORTION OF BLOCK 8
11081/234

SCALE: 1" = 30'

C-U

NG-1 Core Northgate

141-A
6/591 CR

1/2 INCH IRON ROD WITH PLASTIC
CAP STAMPED 'KERR 4502' SET
(REPLACES CONCRETE RIGHT OF
WAY MARKER LOCATED AUG., 2008)

145-A
6/587 CR

C-U College and University

0.288 ACRE TRACT
(12,549 SQ. FT.)

FORMERLY
NORMA SUE
BOYETT HENDER

1/2 INCH IRON
ROD WITH PLASTIC
CAP STAMPED
'KERR 4502' SET

144-A
6/617 CR

C-U College and University

Proposed new zone

NG-1 Core Northgate

C-U College and University

C1
R=19.45'
O=90°16'46"
ARC=30.65'
T=19.55'
CHORD=27.57'
BRG=N 85°35'21" W

C2
R=180.32'
D=20°30'22"

ARC=68.11'
T=34.43'
CHORD=67.75'
BRG=N 52°00'23" W

L1
S 39°48'18" E 18.68'

NOTE:
OR = DEED RECORDS
CR = COURT RECORDS

BEARING SYSTEM SHOWN HEREON IS BASED ON
THE TEXAS STATE PLANE CENTRAL ZONE GRID
NORTH AS ESTABLISHED FROM GPS
OBSERVATION.

SEE METES AND BOUNDS PREPARED JULY 2019,
FOR MORE DESCRIPTIVE INFORMATION.

PLAT PREPARED 07-23-19. JOB NO. 19-323.

ORIGINAL DEED LINES
W. C. BOYETT ESTATE PARTITION
VOL. 100, PG. 440

BRAD KERR
R.P.L.S. 4502

A PLAT OF A SURVEY OF A
PORTION OF F.M. 60
A 0.288 ACRE TRACT OF LAND IN
THE J. E. SCOTT LEAGUE,
ABSTRACT NO. 50
CITY OF COLLEGE STATION
BRAZOS COUNTY, TEXAS

Page 19 of 23

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: January 6, 2022
Advertised Council Hearing Date: January 27, 2022

Property owner notices mailed: 9

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	Urban Center	NG-1 Core Northgate	Commercial
South	Texas A&M University	C-U College and University	Public (College and University)
East	Urban Center	NG-1 Core Northgate	Commercial
West	Texas A&M University	C-U College and University	Public (College and University)

DEVELOPMENT HISTORY

Incorporated: October 1938
Zoning: First Business District upon incorporation (1940)
C-U College and University (1972)
Final Plat: Unplatted
Site Development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: CORNER OF UNIVERSITY DR & WELLBORN RD

Address:

Legal Description: A005001, J E SCOTT (ICL), 0.288 ACRES OUT OF UNIVERSITY ROW

Total Acreage: 0.288

Applicant:: RADAKOR LLC

Property Owner: RADAKOR LLC

List the changed or changing conditions in the area or in the City which make this zone change necessary.

The access ramp from University to Welborn Hwy was changed and the TXDOT property was sold to the adjacent land owner. Most of the tract is zoned NG-1 but the property that was once roadway was zoned C-U.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

This rezoning is compatible with the Comprehensive Plan.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

This property is suitable to be developed within the NG-1 zone guidelines.

Explain the suitability of the property for uses permitted by the rezoning district requested.

This land is actually part of NG-1 but was zoned as C-U because the C-U designation covered the adjacent streets to the A&M campus. Now that the street has been moved, this land should be in NG-1. The University does not own this land so the C-U zoning does not apply.

Explain the suitability of the property for uses permitted by the current zoning district.

This land is actually part of NG-1 but was zoned as C-U because the C-U designation covered the adjacent streets to the A&M campus. Now that the street has been moved, this land should be in NG-1. The University does not own this land so the C-U zoning does not apply.

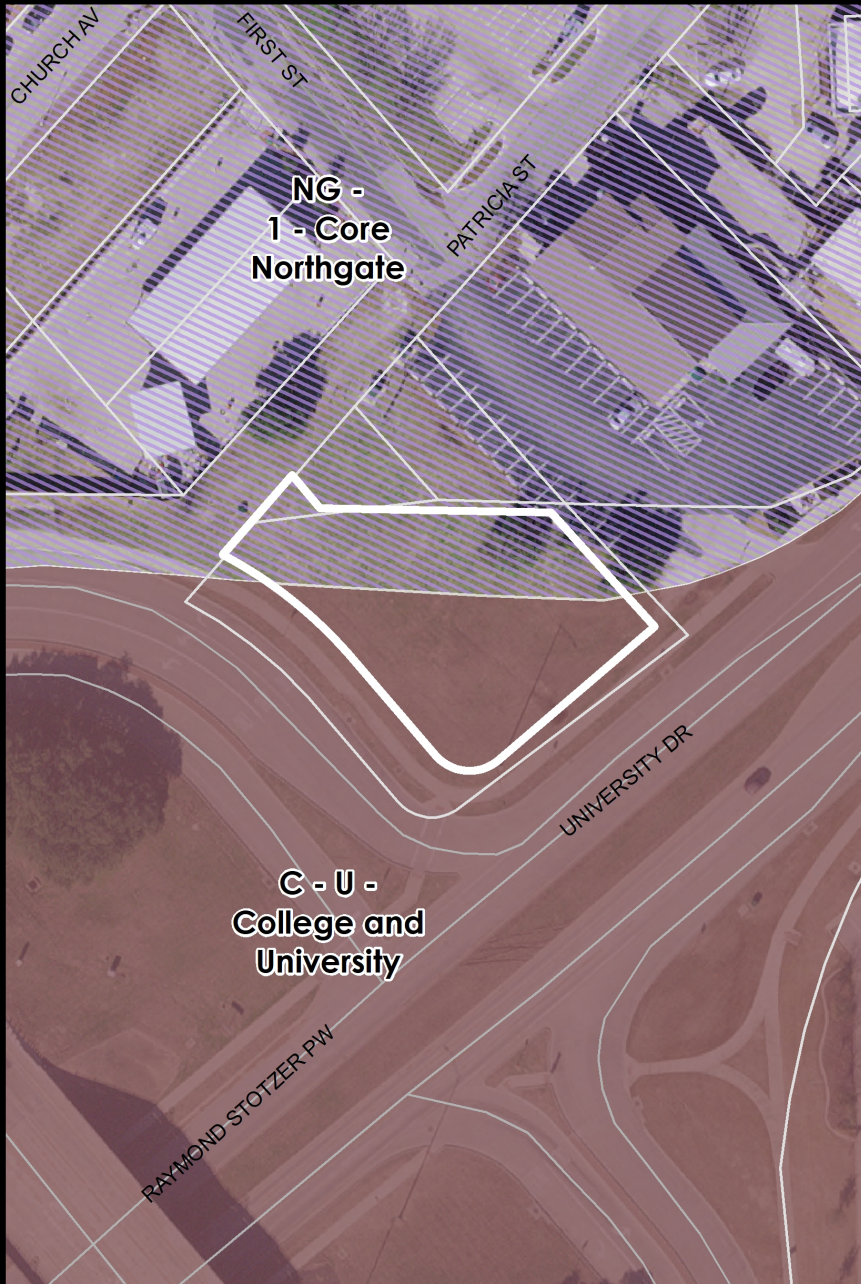
Explain the marketability of the property for uses permitted by the current zoning district.

This land is suitable for multiple used within the NG-1 criteria.

List any other reasons to support this zone change.

Since the University does not own this land it should not be zoned C-U.

EXISTING Zoning



PROPOSED Zoning

