



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
<https://zoom.us/j/87111704532>

***Phone: 888 475 4499 and Webinar ID: 871 1170 4532**

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

January 20, 2022

6:00 PM

City Hall Council Chambers

This meeting will offer both in-person and remote participation following both the City's Guidelines for in-person, virtual attendance, and the speaker protocol in the agenda. The city uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.

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

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. An individual who wishes to address the Commission regarding any item on the agenda shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Informational

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.

- MD Wheeler Phase Two, Block 1; Lots 2R1 & 2R2 ~ Case #FPCO2021-000015
- Southern Pointe Section 100, Block 8, Lot 1A ~ Case #FP2021-000028

Sponsors: Anthony Armstrong, Robin Macias

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

- A Rezoning from PDD Planned Development District and R Rural to PDD Planned Development District on approximately 21 acres located at 8765 HSC Parkway. The Planning & Zoning Commission heard this item on December 16, 2021 and voted (6-0) to recommend approval. The City Council heard this item on January 13, 2022 and voted (7-0) to approve the request.

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

- 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.
- Thursday, February 10, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Cornelius)
- Thursday, February 17, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

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. January 6 2022

4.2. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Subdivision Section 102 on approximately 9.9 acres, generally located north of Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extraterritorial Jurisdiction (ETJ). Case #FP2021-000007

Sponsors: Erika Bridges

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 Waterford Estates Subdivision on approximately 13.414 acres, generally located north of the intersection of Town Lake Drive and Rock Prairie Road. Case #FP2021-000012

Sponsors: Anthony Armstrong

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. Public Hearing, presentation, discussion, and possible action regarding the FY2021 Comprehensive Plan & Unified Development Ordinance (UDO) Annual Review.

Sponsors: Tamanna Tasnum

Attachments: 1. FY2021 Annual Review Memo
2. FY2021 Comprehensive Plan & Unified Development Ordinance Annual Review

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 January 14, 2022 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

MINUTES
PLANNING & ZONING COMMISSION
January 6, 2022 6:00 p.m.

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

Internet: <https://zoom.us/j/88676773780>

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

COMMISSIONERS ABSENT: William Wright

COUNCIL MEMBERS PRESENT: John Nichols and Dennis Maloney

CITY STAFF PRESENT: Michael Ostrowski, Molly Hitchcock, Anthony Armstrong, Elizabeth Pedersen, Robin Macias, Parker Mathews, Tamanna Tasnum, Carla Robinson, 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. **Recognition of Commissioners**

Chairperson Christiansen thanked Commissioners Osborne and Mather for their years of service.

Director of Planning & Development Services Ostrowski presented Commissioners Osborne and Mather with plaques and recognized their years of service on the Planning & Zoning Commission.

4. **Informational Agenda**

- 4.1 Discussion of new development applications submitted to the City

New Development Link: www.cstx.gov/newdev

There was no discussion.

- 4.2 Discussion of Minor / Amending Plats approved 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

There was no discussion.

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

- 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)
- Thursday, February 3, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

There was no discussion.

5. **Consent Agenda**

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

- 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

Commissioner Cornelius motioned to approve the Consent Agenda. Commissioner Mirza seconded the motion, motion passed (5-0).

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

No items were removed.

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).

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

Commissioner Mather asked about access onto the property.

Staff Planner Macias stated that access would come off Patricia Street.

There was general discussion amongst the Commission.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Mather motioned to recommend approval of the Rezoning. Commissioner Osborne seconded the motion, motion passed (5-0).

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.

There was no discussion.

7. Adjourn

The meeting adjourned at 6:12 p.m.

Approved:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



**Final Plat
for
Southern Pointe Subdivision
Section 102
FP2021-000007**

Scale	56 single-family lots on approximately 9.9 acres
Location	17529 SH 6 S, generally located north of Peach Creek Cut-Off Road and west of Pipeline Road in the City's Extraterritorial Jurisdiction (ETJ).
Property Owner	Southern Pointe, LLC
Applicant	Ricky Flores, Schultz Engineering, LLC
Project Manager	Erika Bridges, P.E, CFM – Assistant City Engineer ebridges@cstx.gov
Project Overview	This final plat is the fourth phase of the Southern Pointe Subdivision, a redevelopment of the Texas World Speedway property and the first Municipal Utility District in Brazos County. The overall development includes 2,065 single-family lots, potential multi-family and commercial, and parkland on 553 acres. The Southern Pointe Subdivision is located within the City of College Station's ETJ, but as a Municipal Utility District is required to develop according to the adopted development agreement. This agreement specifies development occur in a manner which complies with Unified Development Ordinance Section 8.3 General Requirements and Minimum Standards of Design for Subdivisions within the City Limits in anticipation of a future annexation. The Preliminary Plan was approved with waivers for UDO Section 8.3.E.3.a 'Street Projections'; Section 8.3.G.2.a 'Block Length'; Section 8.3.G.2.b 'Block Length'; Section 8.3.G.2.c 'Block Length'; Section 8.3.G.4.b 'Block Perimeter'; Section 8.3.J.2 'Access Ways'; Section 8.3.W 'Single-Family Residential Parking Requirements for Platting,' and Section 8.8 'Requirements for Parkland Dedication'.
Preliminary Plan	Initially approved: January 2017 Last approved revision: January 2021
Public Infrastructure	Approximate quantities: Sewer Lines – 1,300 linear feet Water Lines – 2,000 linear feet Storm Sewer – 1,500 linear feet (MUD) Streets – 2,000 linear feet (MUD) Sidewalks – 4,000 linear feet (MUD)
Parkland Dedication	Total fees of \$1,261 per lot.
Traffic Impact Analysis	A TIA was submitted and reviewed for the Southern Pointe Development. Mitigation does not impact this phase.
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



**Final Plat
for
Southern Pointe Subdivision
Section 102
FP2021-000007**

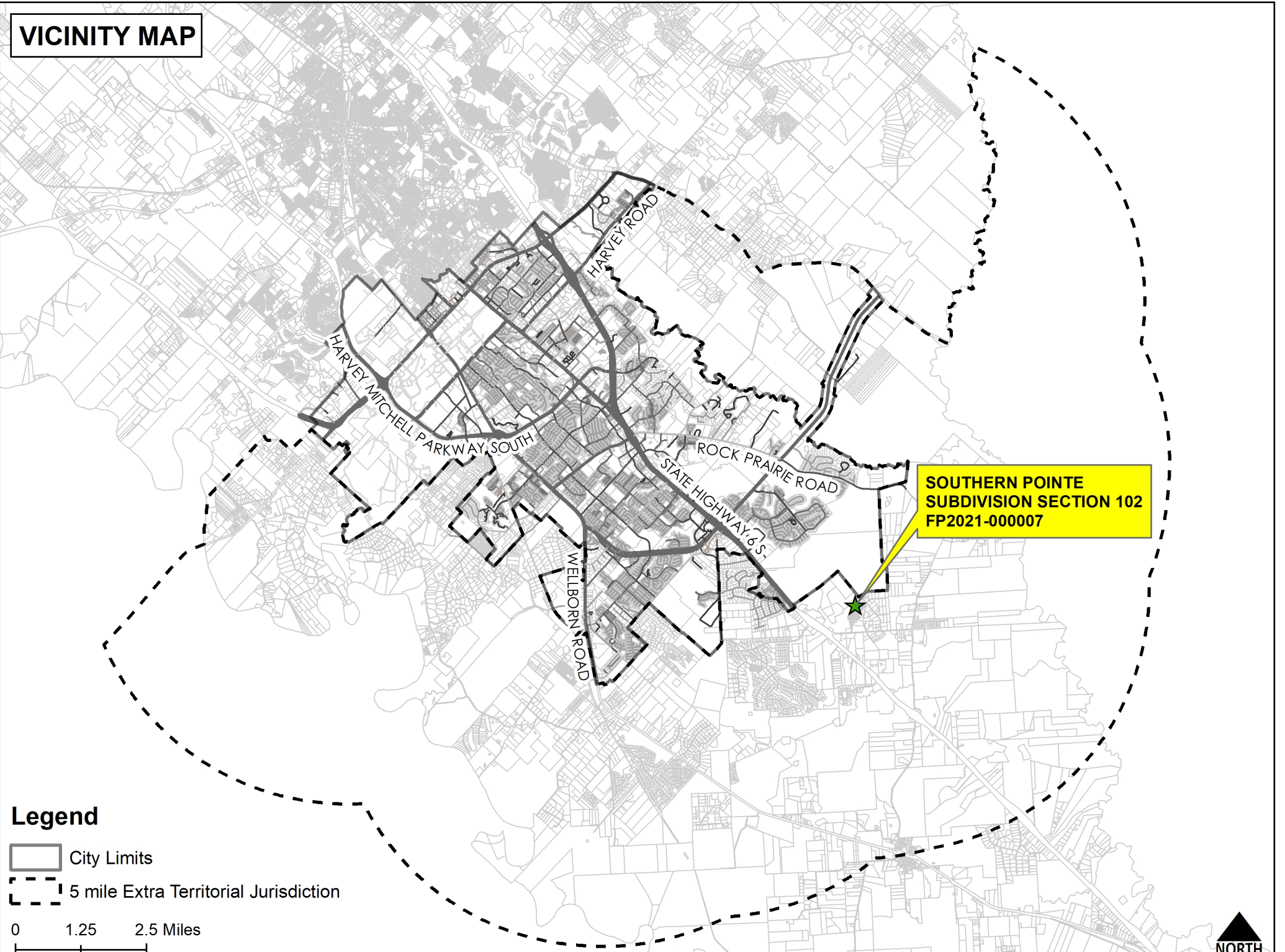
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Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes

Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

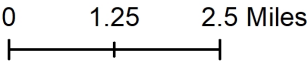
1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



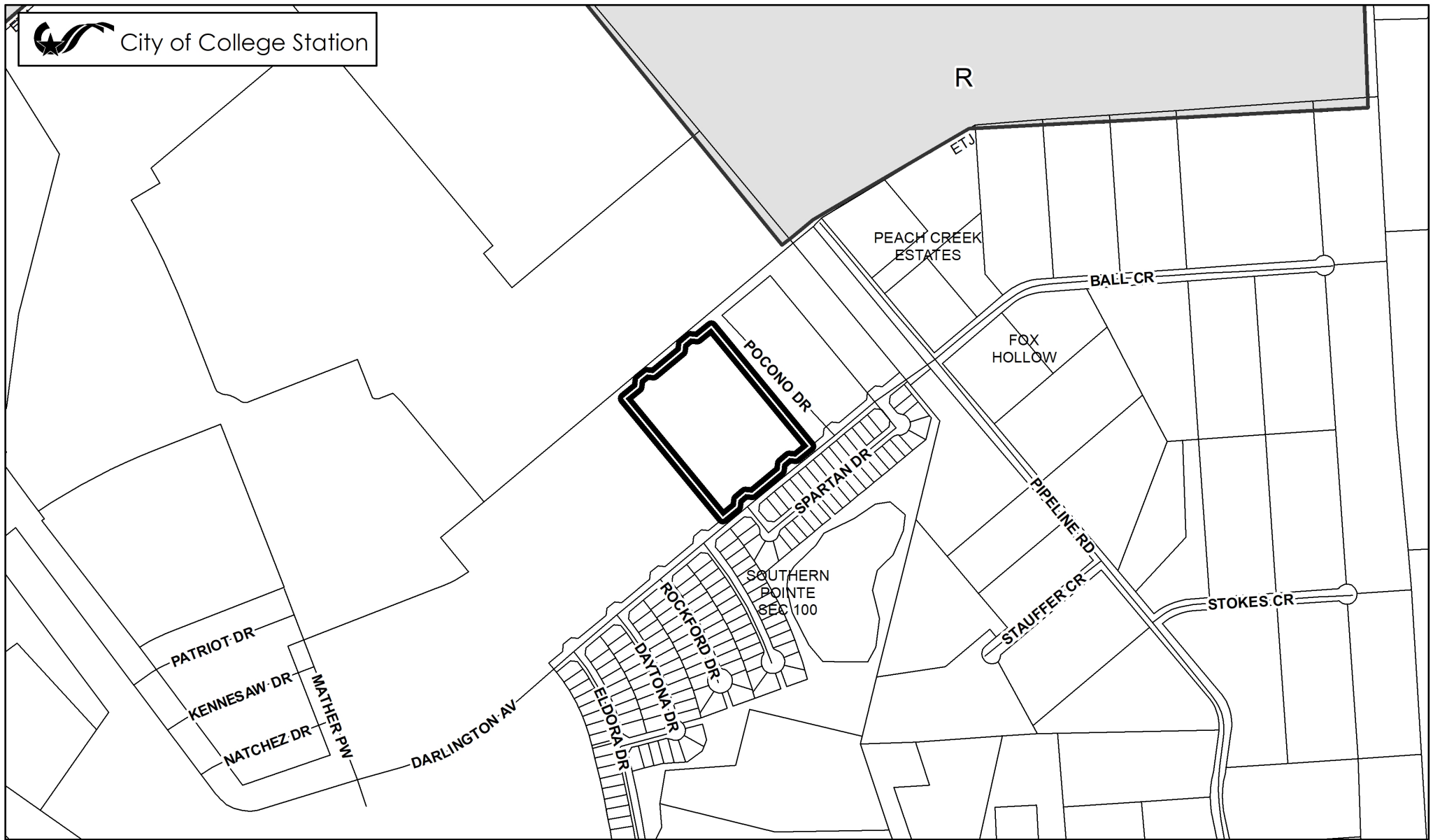


0 650 1,300
Feet

**SOUTHERN POINTE
SUBDIVISION SECTION 102**

Case:
FP2021-000007

FINAL PLAT RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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



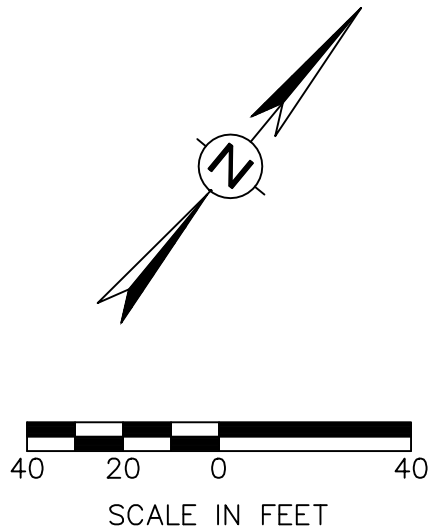
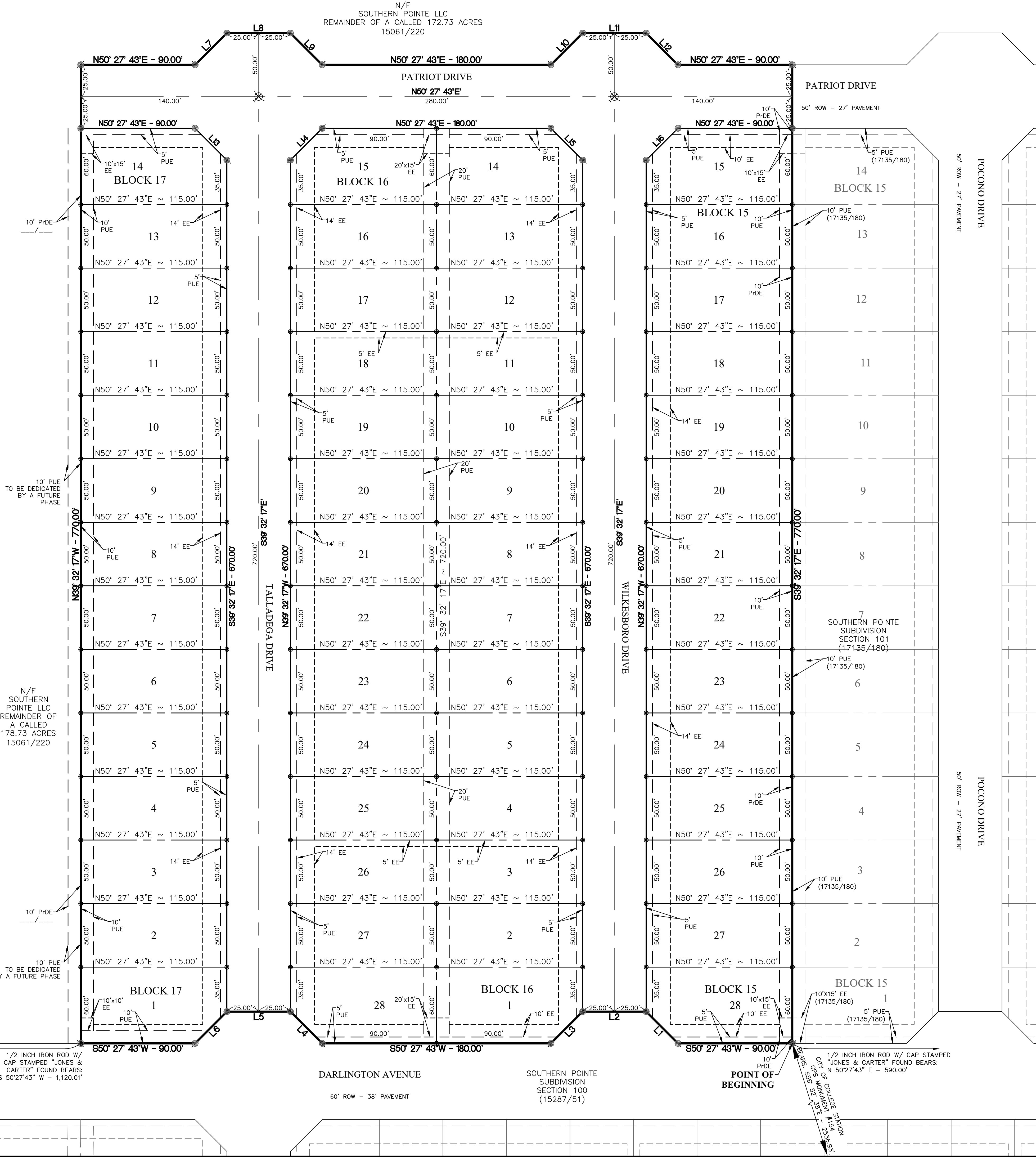
0 650 1,300
Feet

**SOUTHERN POINTE
SUBDIVISION SECTION 102**

Case:
FP2021-000007

FINAL PLAT RESIDENTIAL

N/F
SOUTHERN POINTE LLC
REMAINDER OF A CALLED 172.73 ACRES
15061/220



LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.36'	N84° 32' 17"W	L9	35.36'	S84° 32' 17"E
L2	50.00'	S50° 27' 43"W	L10	35.36'	N5° 27' 43"E
L3	35.36'	S5° 27' 43"W	L11	50.00'	N50° 27' 43"E
L4	35.36'	N84° 32' 17"W	L12	35.36'	S84° 32' 17"E
L5	50.00'	S50° 27' 43"W	L13	35.36'	S84° 32' 17"E
L6	35.36'	S5° 27' 43"W	L14	35.36'	N5° 27' 43"E
L7	35.36'	N5° 27' 43"E	L15	35.36'	S84° 32' 17"E
L8	50.00'	N50° 27' 43"E	L16	35.36'	N5° 27' 43"E

LEGEND	
	PROPERTY BOUNDARY
	CENTERLINE OF RIGHT OF WAY
	RIGHT OF WAY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)
	ELECTRICAL EASEMENT (E.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE
	"X" SET IN CONCRETE

A FIELD NOTES DESCRIPTION OF A 9.899 ACRE TRACT OF LAND LOCATED IN THE STERRETT D. SMITH LEAGUE, ABSTRACT NO. 210, BRAZOS COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 178.73 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SOUTHERN POINTE, LLC RECORDED IN VOLUME 15061, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 9.899 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE ON THE NORTHWEST LINE OF DARLINGTON AVENUE (60' RIGHT-OF-WAY, 15287/51, OPRBCT) BEING THE NORTHWEST LINE OF SOUTHERN POINTE SECTION 100 AS SHOWN ON THE PLAT RECORDED IN VOLUME 15287, PAGE 51 (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD WITH CAP STAMPED 'JONES & CARTER' FOUND ON THE NORTHWEST LINE OF DARLINGTON AVENUE AND THE NORTHEAST LINE OF SAID REMAINDER OF 178.73 ACRE TRACT MARKING THE MOST NORTHERLY CORNER OF SAID SOUTHERN POINTE SECTION 100 BEARS N 50° 27' 43" E A DISTANCE OF 590.00 FEET AND THE CITY OF COLLEGE STATION MONUMENT CS94-154 BEARS S 56° 52' 38" E A DISTANCE OF 2,536.93 FEET;

THENCE, ALONG THE NORTHWEST LINE SAID SOUTHERN POINTE SECTION 100 FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:

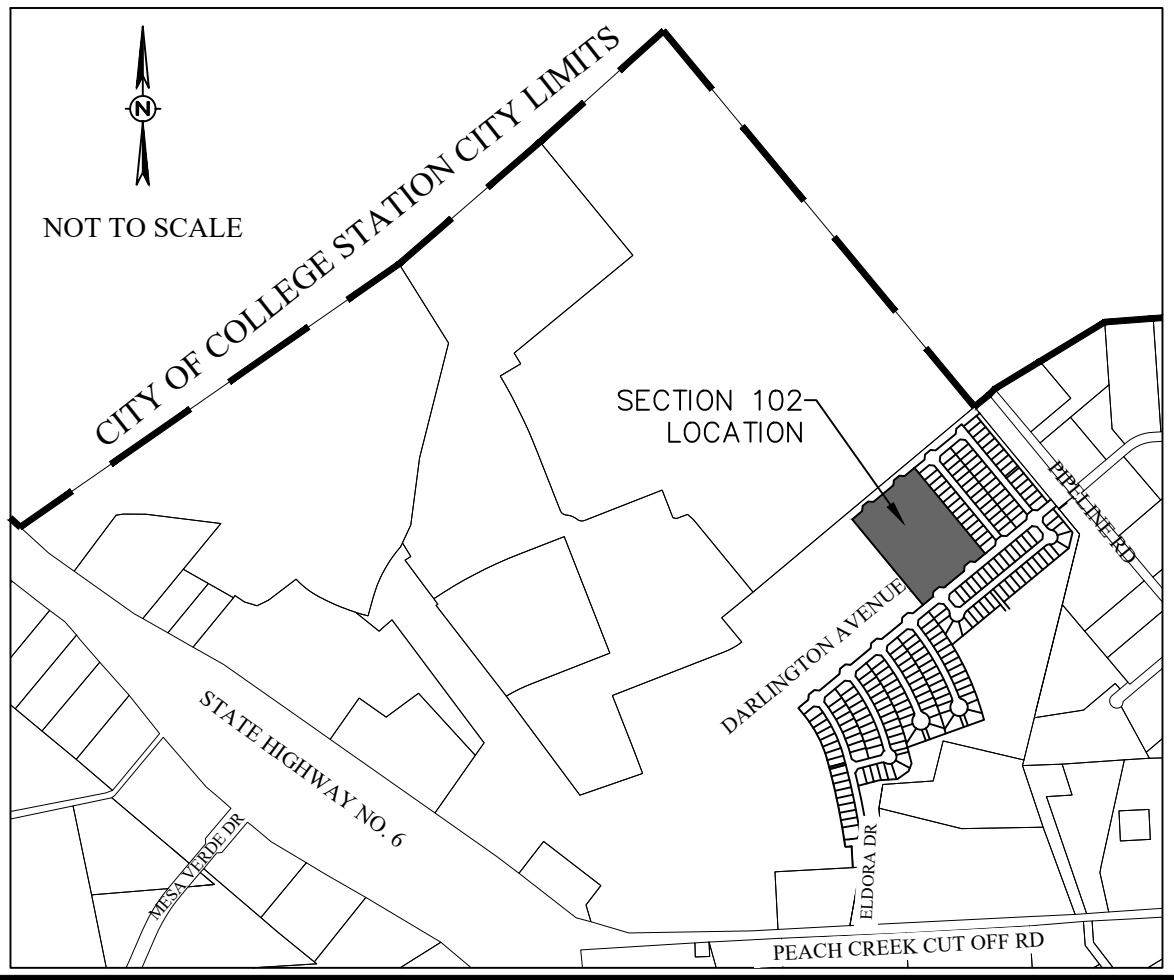
- 1) S 50° 27' 43" W FOR A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 2) N 84° 32' 17" W FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 3) S 50° 27' 43" W FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 4) S 05° 27' 43" W FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 5) S 50° 27' 43" W FOR A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 6) N 84° 32' 17" W FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 7) S 50° 27' 43" W FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 8) S 05° 27' 43" W FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 9) S 50° 27' 43" W FOR A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE, FROM WHICH A 1/2 INCH IRON ROD WITH CAP STAMPED 'JONES & CARTER' FOUND ON THE NORTHWEST LINE OF DARLINGTON AVENUE MARKING THE MOST WESTERLY CORNER OF SOUTHERN POINTE SECTION 100 BEARS S 50° 27' 43" W A DISTANCE OF 1,120.01 FEET;

THENCE, THROUGH SAID REMAINDER OF 178.73 ACRE TRACT FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) N 39° 32' 17" W FOR A DISTANCE OF 770.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 2) N 50° 27' 43" E FOR A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 3) N 05° 27' 43" E FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 4) N 50° 27' 43" E FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 5) S 84° 32' 17" E FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 6) N 50° 27' 43" E FOR A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 7) N 05° 27' 43" E FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 8) N 50° 27' 43" E FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 9) S 84° 32' 17" E FOR A DISTANCE OF 35.36 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 10) N 50° 27' 43" E FOR A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN CONCRETE;
- 11) S 39° 32' 17" E FOR A DISTANCE OF 770.00 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 9.899 ACRES, MORE OR LESS.

THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD83) AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999059410912;

VICINITY MAP



FINAL PLAT SOUTHERN POINTE SUBDIVISION SECTION 102

9.899 ACRES

STERRETT D. SMITH LEAGUE, A-210
BRAZOS COUNTY, TEXAS

56 LOTS
BLOCK 15, LOTS 15-28
BLOCK 16, LOTS 1-28
BLOCK 17, LOTS 1-14

SCALE 1" = 40'
FEBRUARY, 2021
REVISED NOVEMBER 2021

OWNER/DEVELOPER:
SOUTHERN POINTE, LLC.
1645 Greens Prairie Road West, Unit 204
College Station, TX 77845
(713) 705-4525

SURVEYOR:



Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:



TBPE NO. 12327
911 Southwest Phony E
College Station, Texas 77840
...
(979) 764-3900
PG 1 OF 2

NOTES:

1. THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION ETJ. THIS DEVELOPMENT IS BEING REVIEWED AS AN "IN CITY" DEVELOPMENT PER LETTER REQUEST BY THE DEVELOPER TO THE CITY.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999059410912.
4. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0359E, EFFECTIVE DATE: MAY 16, 2012.
5. 1/2" IRON RODS WITH BLUE PLASTIC CAP STAMPED "KERR SURVAYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
6. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
7. PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., DATED MARCH 12, 2015 RECORDED IN VOLUME 12656, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (AMENDED NOVEMBER 10, 2016).
8. THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS ESTABLISHED AN EFFECTIVE DATE OF MARCH 12, 2015 BASED ON ARTICLE II OF THE DEVELOPMENT AGREEMENT (DA), THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE "EFFECTIVE" DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRUARY 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
9. PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
10. PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, THE CITY OF COLLEGE STATION WILL, UPON ACCEPTANCE, OWN AND OPERATE ALL PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
11. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
12. WATER, SEWER, DRAINAGE, AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
13. PER THE EXECUTED DEVELOPMENT AGREEMENT (DA) BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., EFFECTIVE MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED BASED ON THE THOROUGHFARE ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT.
14. STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY MUD NO. 1 UNTIL ANNEXATION BY THE CITY OF COLLEGE STATION. UPON ANNEXATION, THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA UNLESS THE CITY REQUESTS A CONTINUATION OF THE MUD TAXING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DA.
15. THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
16. THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
17. SIDEWALK MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
18. COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANNEXATION, THE PARKLAND OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON AREAS WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
20. HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
21. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
22. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
23. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
24. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
25. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
26. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS AFFECTS THE FOLLOWING LOTS:
LOTS 25-28, BLOCK 15
27. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DARLINGTON AVENUE.
28. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
29. THE FOLLOWING EASEMENTS APPLY TO THIS PROPERTY SHOWN HEREON:
BLANKET ACCESS EASEMENT 13736/274 (O.P.R.B.C.T.): THIS EASEMENT WILL BE LIMITED TO THE PUBLIC ROADS ONCE THE PROPERTY IS PLATTED.
BUILDING SETBACK LINES PER DEVELOPMENT AGREEMENT, 12656/190 (O.P.R.B.C.T.):
FRONT - 20'
SIDE - 5'
REAR - 20'
SIDE STREET - 15'
30. THE FOLLOWING EASEMENT DO NOT APPLY TO THIS PROPERTY SHOWN HEREON:
WELLBORN WATER SUPPLY CORPORATION 793/549
FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM 6090/61 & 13445/58
AQUILA SOUTHWEST PIPELINE CORORATION 2168/43
RICHARD C. CONOLE, ET UX, AS TRUSTEES OF THE CONOLE TRUST 5229/234
LAREDO ENERGY V. L.P. 11588/227
ENTERGY TEXAS, INC. 14790/244

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace S. Phillips III, Manger, Southern Pointe, LLC., owner and developer of the land shown on this plat, and designated herein as the Southern Pointe Subdivision, Section 102, in Brazos County, 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.

Wallace S. Phillips III, Manger
Southern Pointe, LLC.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace S. Phillips III, 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, Nathan Kerr, Registered Professional Land Surveyor No. 6834, 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. 6834

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, 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 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 SOUTHERN POINTE SUBDIVISION

SECTION 102

9.899 ACRES

STERRETT D. SMITH LEAGUE, A-210

BRAZOS COUNTY, TEXAS

56 LOTS

BLOCK 15, LOTS 15-28

BLOCK 16, LOTS 1-28

BLOCK 17, LOTS 1-14

SCALE 1" = 40'
FEBRUARY, 2021

OWNER/DEVELOPER:
SOUTHERN POINTE, LLC.
1645 Greens Prairie Road West, Unit 204
College Station, TX 77845
(713) 705-4525

SURVEYOR:



Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840

(979) 764-3900

PG 2 OF 2



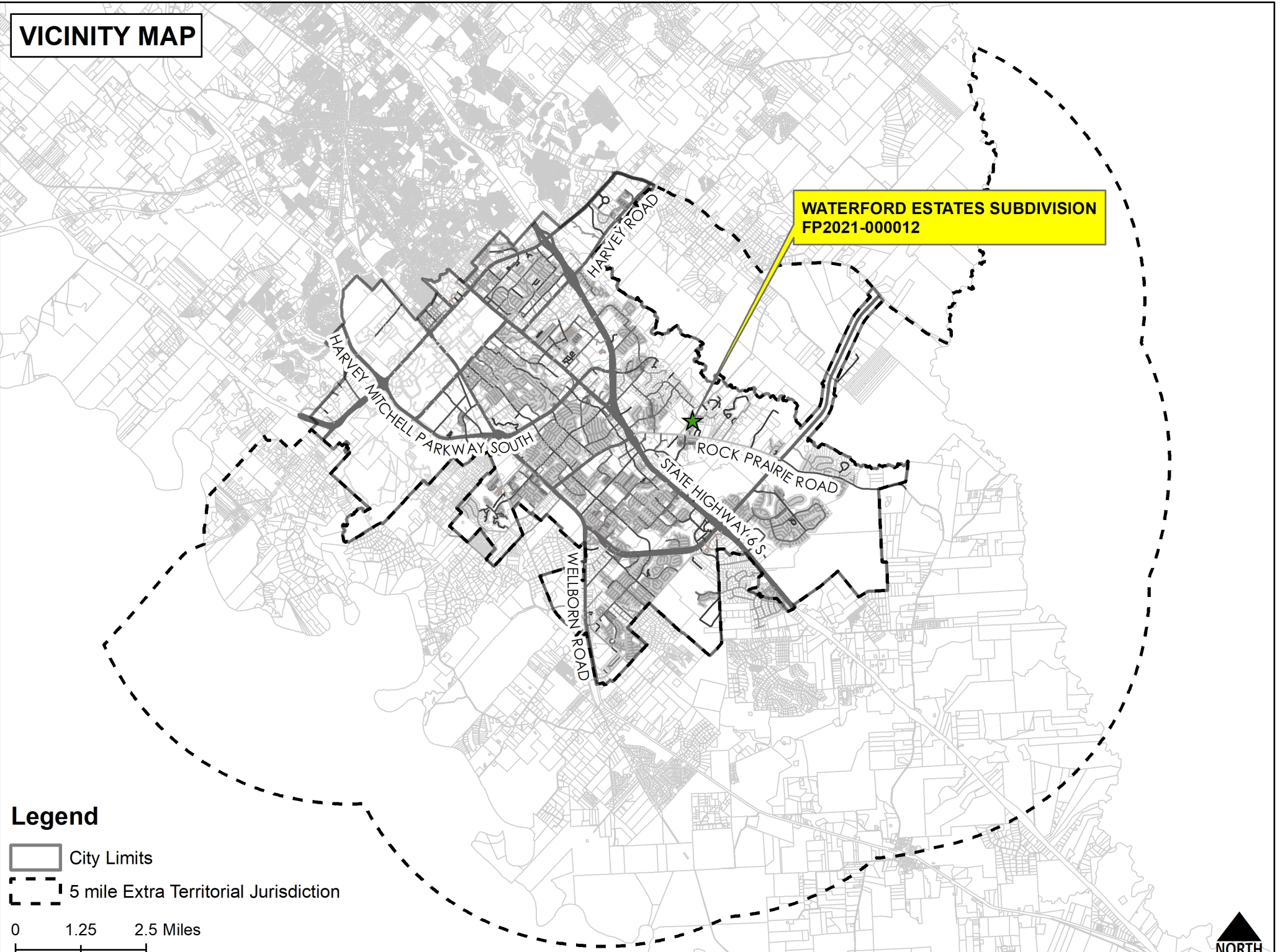
(FP2021-000012)

Scale	23 lots and 4 common areas on approximately 13.414 acres
Location	Generally located north of the intersection of Town Lake Drive and Rock Prairie Road
Property Owner	JP&M Investments, LP
Applicant	Schultz Engineering, LLC
Project Manager	Anthony Armstrong, P. E., Land Development Review Administrator aarmstrong@cstx.gov
Project Overview	23 lots, 4 common areas and associated streets and utilities are being created with this final plat. This plat will consist of single-family homes and is a continuation and completion of the Waterford Heights development to the south. However, this subdivision consists of larger size lots in compliance with the PDD on the property. As required by the PDD, the adjacent Yellow Tanager Court was not to be extended through this property and instead that the Right-of-way was to be abandoned and the street apron removed.
Preliminary Plan	Approved March 2020
Public Infrastructure	Approximate Totals (linear feet): 1,968 Streets 3,936 Sidewalks 2,008 Water Lines 1,585 Sanitary Sewer 996 Storm Sewer Lines
Parkland Dedication	Total fees of \$1,261 per lot
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes, with the exception of the mentioned previously approved modification requested and approved with the PDD zoning to section 8.3.E.2 "Relation to Adjoining Street System" which removed the requirement to extend Yellow Tanager Court through this property.
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



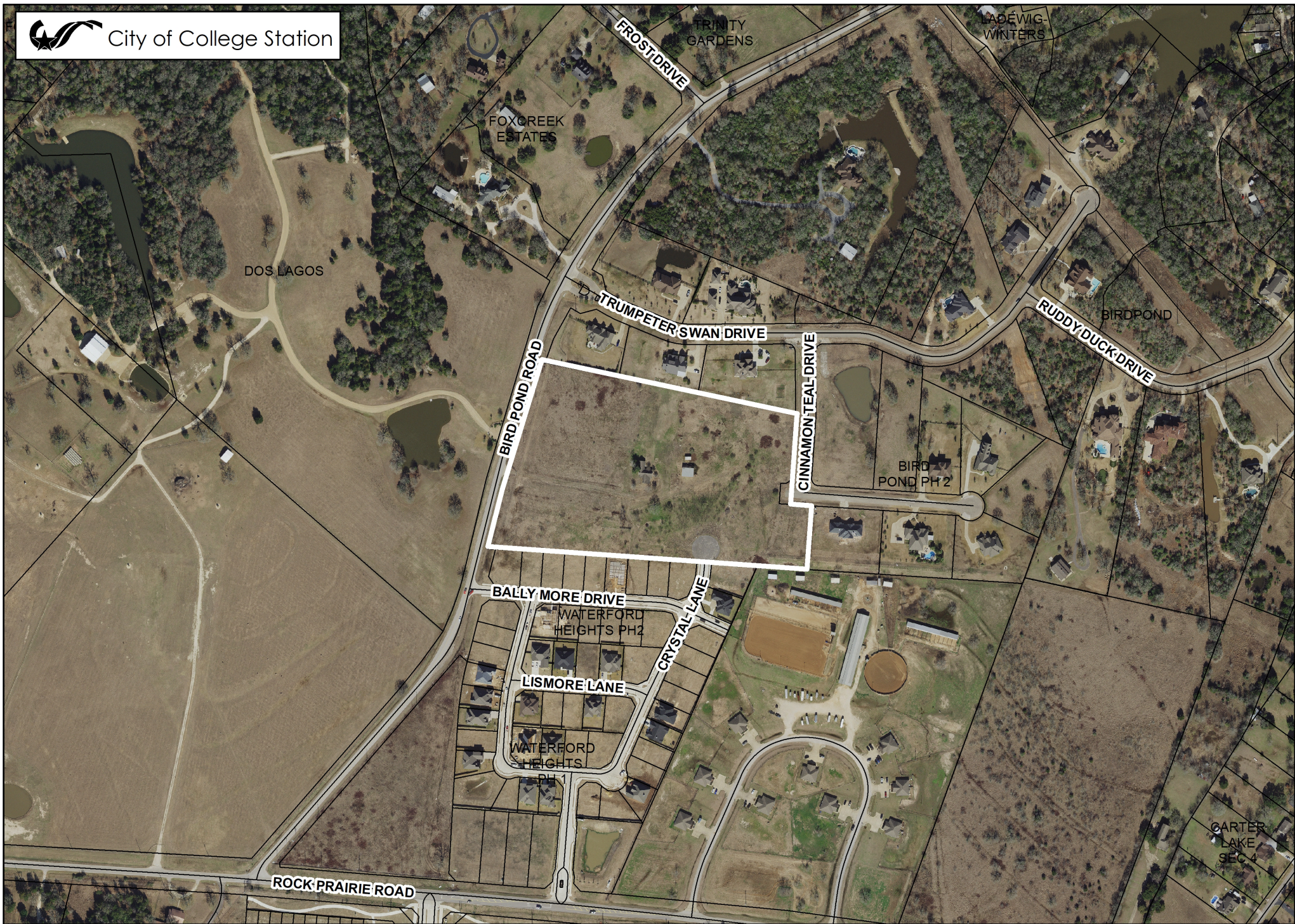
WATERFORD ESTATES SUBDIVISION
FP2021-000012

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

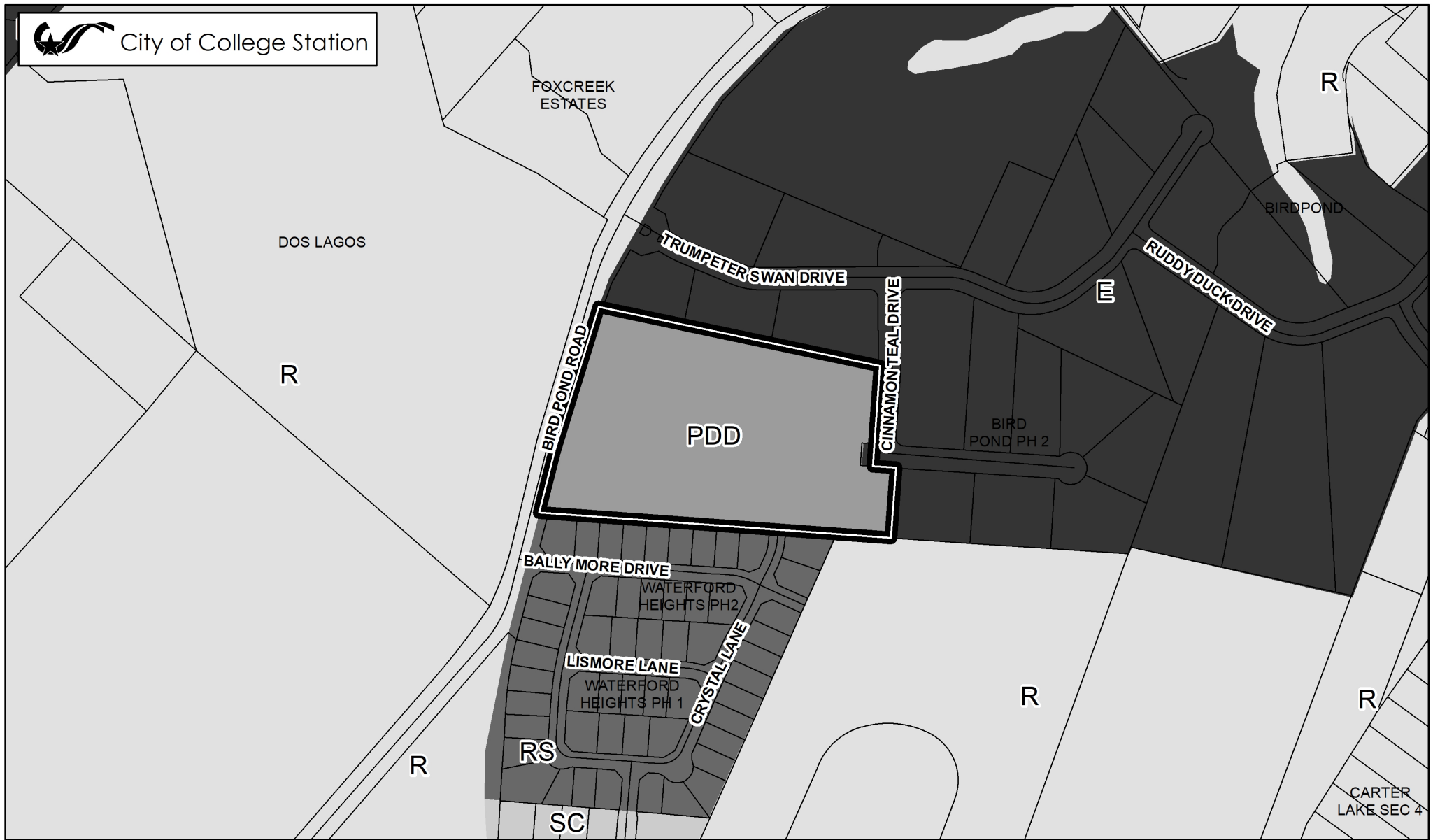




0 425 850 Feet

WATERFORD ESTATES SUBDIVISION

Case: FINAL PLAT RESIDENTIAL
FP2021-000012



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



0 425 850 Feet

WATERFORD ESTATES SUBDIVISION

Case: FINAL PLAT RESIDENTIAL
FP2021-000012

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 13.36 ACRE TRACT AS DESCRIBED BY A DEED TO JP&M INVESTMENTS, LP RECORDED IN VOLUME 15368, PAGE 224 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A CALLED 334 SQUARE FOOT TRACT BEING A PORTION OF THE RIGHT-OF-WAY OF YELLOW TANGER COURT (70' R.O.W.) TO BE ABANDONED.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE EASTERLY LINE OF BIRD POND ROAD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID 13.36 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 25.463 ACRE TRACT AS DESCRIBED IN A DEED TO JP&M INVESTMENTS, LP RECORDED IN VOLUME 13118, PAGE 59 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE COLLEGE STATION CONTROL MONUMENT CS94-130 (N-102099189E-356963.02) BEARS: S 85° 48' 02" W FOR A DISTANCE OF 5932.64 FEET. BEARING SYSTEM SHOWN HEREON IS GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010705 (CALCULATED USING GEOID 12B).

THENCE: N 14° 05' 54" E ALONG THE EASTERLY LINE OF BIRD POND ROAD FOR A DISTANCE OF 200.93 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 17° 05' 14" E CONTINUING ALONG THE EASTERLY LINE OF BIRD POND ROAD FOR A DISTANCE OF 464.44 FEET TO THE NORTHEAST CORNER OF SAID 13.36 ACRE TRACT;

THENCE: S 78° 03' 21" E ALONG THE NORTHERLY LINE OF SAID 13.36 ACRE TRACT, SAME BEING A SOUTHERLY LINE OF BIRD PONS ASSATES, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 8698, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AT 551.35 FEET PASS A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND. CONTINUE ON FOR A TOTAL DISTANCE OF 891.65 FEET TO THE WEST LINE OF CINNAMON TEAL DRIVE (70' R.O.W.) AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 165.00 FEET, FOR REFERENCE A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND DISTURBED BEARS: N 79° 26' 16" E FOR A DISTANCE OF 0.13 FEET;

THENCE: ALONG THE WEST LINE OF CINNAMON TEAL DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 53' 49" FOR AN ARC DISTANCE OF 2.58 FEET (CHORD BEARS: S 03° 40' 29" W - 2.58 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE: S 04° 07' 24" W CONTINUING ALONG THE WEST LINE OF CINNAMON TEAL DRIVE FOR A DISTANCE OF 308.05 FEET TO THE SOUTHLINE OF YELLOW TANGER COURT;

THENCE: S 85° 52' 36" E ALONG THE SOUTH LINE OF YELLOW TANGER COURT FOR A DISTANCE OF 71.98 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 3, BIRD POND ESTATES, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 8698, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 04° 07' 24" W ALONG THE COMMON LINE OF SAID 13.36 ACRE TRACT AND SAID LOT 8 FOR A DISTANCE OF 218.37 FEET TO 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE NORTH LINE OF A CALLED 26.225 ACRE TRACT AS DESCRIBED BY A DEED TO FLYING ACE DEVELOPMENT, LLC RECORDED IN VOLUME 1184, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE SOUTHEAST CORNER OF SAID 13.36 ACRE TRACT;

THENCE: N 85° 53' 05" W ALONG THE COMMON LINE OF SAID 13.36 ACRE TRACT AND SAID 26.225 ACRE TRACT, AT 167.39 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE NORTHEAST CORNER OF THE AFOREMENTIONED REMAINDER OF 25.463 ACRE TRACT, CONTINUE ON ALONG THE COMMON LINE OF SAID 13.36 ACRE TRACT AND SAID REMAINDER OF 25.463 ACRE TRACT FOR A TOTAL DISTANCE OF 1094.36 FEET TO THE POINT OF BEGINNING CONTAINING 13.414 ACRES OF LAND AS SURVEYED ON THE GROUND.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	71.98'	S85° 52' 36"E
L2	35.52'	S28° 31' 42"E
L3	35.44'	S48° 59' 09"W
L4	35.35'	N40° 53' 28"W
L5	18.26'	S72° 41' 03"W
L6	18.26'	N25° 31' 03"E
L7	31.43'	N34° 50' 38"W
L8	75.22'	N73° 47' 19"W
L9	35.19'	S61° 28' 18"W
L10	35.36'	N49° 06' 03"E
L11	35.36'	S40° 53' 57"E
L12	35.36'	S49° 06' 03"W
L13	35.36'	N40° 53' 57"W
L14	55.00'	N4° 06' 55"E
L15	36.11'	S58° 23' 17"W
L16	59.71'	N52° 04' 31"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James A. Pitman, J P & M Investments, LP, owner and developer of the land shown on this plat, and designated herein as Waterford Heights Estates Subdivision, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

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 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.

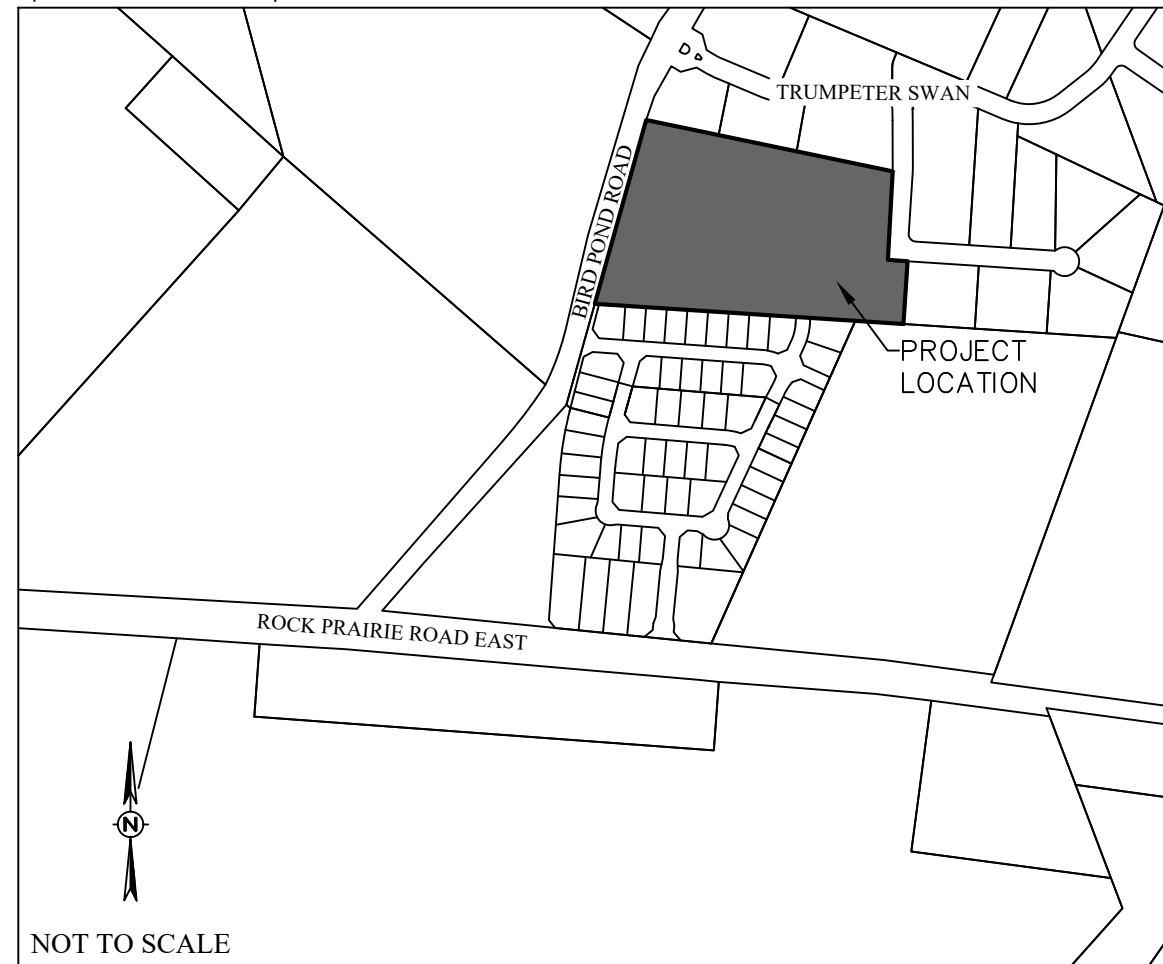
_____, R.P.L.S. No. 4502

LEGEND

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

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	2.58'	165.00'	000°53'49"	1.29'	2.58'	S03°40'29"W
C2	36.89'	175.00'	012°06'38"	18.56'	36.92'	S79°50'38"E
C3	117.81'	75.00'	090°00'00"	75.00'	106.07'	S40°53'57"E
C4	113.80'	75.00'	086°56'02"	71.09'	103.19'	S47°34'04"W
C5	153.30'	50.00'	175°40'01"	1321.64'	99.93'	N40°53'57"W
C6	73.67'	1942.50'	002°10'23"	36.84'	73.67'	S15°38'43"W

VICINITY MAP



NOTES:

- BEARING SYSTEM SHOWN HEREON IS GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010705 (CALCULATED USING GEOID 12B)
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- EACH RESIDENTIAL LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO BIRD POND ROAD, CINNAMON TEAL DRIVE OR YELLOW TANGER COURT.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- BLANKET EASEMENT TO THE CITY OF BRYAN 98/323 DOES APPLY TO THIS TRACT.
- UTILITY BLANKET EASEMENT TO THE CITY OF COLLEGE STATION 8259/287 DOES APPLY TO THIS TRACT.
- MAXIMUM IMPERVIOUS COVER TO BE 50%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH THE DRAINAGE REPORT SUBMITTED WITH THIS FINAL PLAT.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS EFFECTS THE FOLLOWING LOTS: LOTS 6-8 & 17-18, BLOCK 1

FINAL PLAT WATERFORD ESTATES SUBDIVISION 13.414 ACRES

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

23 LOTS
BLOCK 1, LOTS 1-18
BLOCK 2, LOTS 19-23
COMMON AREAS 1, 2, 3, & 4

SCALE 1" = 40'

JUNE 2021

SURVEYOR:

Brad Kerr, RPLS No. 4502

OWNER/DEVELOPER:

JP&M INVESTMENTS, LP
PO Box 7170
Bryan, TX 77805
(979) 446-3358
(979) 492-6457

ENGINEER:

SCHULTZ

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

MEMORANDUM

January 20, 2022

TO: Members of the Planning & Zoning Commission

FROM: Tamanna Tasnum, Staff Planner
Alyssa Halle-Schramm, Long Range Planning Administrator

SUBJECT: **FY2021 Comprehensive Plan & Unified Development Ordinance Annual Review**

Item: Public hearing, presentation, discussion, and possible action regarding the FY2021 Comprehensive Plan & Unified Development Ordinance (UDO) Annual Review.

Summary of Item:

The FY2021 Comprehensive Plan & UDO Annual Review highlights the major Comprehensive Plan initiatives that occurred during the past fiscal year. It covers the Comprehensive Plan and all associated master plans, programs, and small area plans such as neighborhood and district plans. The review also includes amendments that were made to the UDO, which helps implement the Comprehensive Plan's vision.

The Comprehensive Plan was originally adopted in May 2009 after thousands of hours of citizen participation. It covers a 20-year horizon and is meant to be a "living document." In 2019, City staff launched the 10-year evaluation of the plan – branded The Next 10 – that culminated in an Evaluation & Appraisal Report that recommended plan modifications in response to changing conditions. That report was adopted by the City Council in October 2020. Throughout 2021, City staff worked to implement the recommended changes which included revising goals, policies, actions, narrative, and maps, along with associated maps from related master plans. The City Council adopted the updated Comprehensive Plan on October 14, 2021. Many of the new actions within the updated plan are already underway or are scheduled to begin in 2022.

This Annual Review is organized into the following categories:

- The 10-Year Comprehensive Plan Update
- Infrastructure projects that were completed, under construction, or under design (includes maps)
- Programs that were hosted by City departments
- Items that were postponed due to the ongoing pandemic
- UDO Amendments

Attachments:

FY2021 Annual Review of the Comprehensive Plan & Unified Development Ordinance



CITY OF COLLEGE STATION
Home of Texas A&M University®

FY2021 COMPREHENSIVE PLAN & UNIFIED
DEVELOPMENT ORDINANCE (UDO) ANNUAL REVIEW





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FY2021 COMPREHENSIVE PLAN & UNIFIED DEVELOPMENT ORDINANCE (UDO) ANNUAL REVIEW

The FY2021 Comprehensive Plan & Unified Development Ordinance (UDO) Annual Review highlights the major Comprehensive Plan initiatives that occurred during FY2021. It covers the Comprehensive Plan and all associated master plans, programs, and small-area plans such as neighborhood and district plans. The review also includes amendments that were made to the UDO, which helps implement the Comprehensive Plan's vision. This Annual Review is organized into the following categories and each item is labeled with the associated plan(s), if applicable.

- The 10-Year Comprehensive Plan Update;
- Infrastructure projects that were completed, under construction, or under design;
- Programs that were hosted by City departments;
- Items that were postponed due to the ongoing pandemic, and
- UDO Amendments.



THE 10-YEAR COMPREHENSIVE PLAN UPDATE

College Station's Comprehensive Plan expresses the values and aspirations of our community. It is the broadest public policy document of the City. It covers a 20-year horizon and is meant to be a "living document." The plan provides goals and direction in the form of text, maps, and specific actions related to land use, growth and development, housing, neighborhoods, mobility, parks, the environment, economic development, and related topics. The plan is implemented over time through the City's zoning and regulations, infrastructure investments, and other public and private development decisions.

The Comprehensive Plan was originally adopted in May 2009 after thousands of hours of citizen participation. In 2019, City staff launched the 10-year evaluation of the plan – branded The Next 10 – that continued through 2020. City staff spent that time evaluating the plan, considering growth and development trends, and engaging with over 800 citizens and stakeholders from across the community. The evaluation included extensive meetings with the Comprehensive Plan Evaluation Committee, City staff, and leadership, and multiple workshops with the Planning & Zoning Commission and City Council for guidance and input. The result was the 10-Year Evaluation & Appraisal Report that recommended plan modifications in response to changing conditions. The City Council accepted the report in October 2020.

Throughout 2021, City staff worked to implement the recommended changes which included revised goals, policies, actions, narrative, and maps, along with associated maps from related master plans. There were significant updates to the plan narrative and maps including, but not limited to, updates to the Future Land Use & Character Map and Thoroughfare Plan. In addition, the plan update included associated maps from the Bicycle, Pedestrian, and Greenways Master Plan; Water System Master Plan; and Wastewater System Master Plan. Changes to future land uses, density, development patterns, and thoroughfares within the Comprehensive Plan necessitated changes to those respective maps and master plans.

City staff hosted a final round of public engagement efforts throughout August and into September 2021. This included virtual participation options and in-person open houses. Over 100 participants provided feedback in-person and staff received another 98 comments through the virtual maps and 18 online survey responses during this final check on the proposed plan update. Refinements were made based on that public input.

The updated plan was presented to the Bicycle, Pedestrian, and Greenways Advisory Board, the Parks & Recreation Advisory Board, and the Planning & Zoning Commission. All boards unanimously recommended approval of the 10-year update to the Comprehensive Plan to the City Council. The City Council adopted the updated plan on October 14, 2021.

Many of the new actions within the plan are already underway or are scheduled to begin in 2022. Beginning next year, this Annual Review will provide a more detailed assessment of the progress made on the approximately 97 actions included in the City's updated Comprehensive Plan.

ASSOCIATED PLANS

While all associated plans implement the broad goals and aspirations of the Comprehensive Plan, many of the plans contain specific actions and infrastructure projects that have been implemented throughout the last year. Each item on the following tables is labeled with the associated plan(s), if applicable. Please note, if an item is not labeled with any associated plan(s), it is an item that implements the broader Comprehensive Plan.



Bicycle, Pedestrian, and Greenways Master Plan - provides a long-term vision of the bicycle, pedestrian, and greenway facilities necessary to meet the community's needs (*adopted January 2010, updated May 2018 and October 2021*)



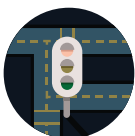
Consolidated Plan/Annual Action Plan – provides guidance for a 5-year period to allow for the effective use of federal grant funds to address the housing and community development needs of the City's low- to moderate-income population *2020-2024 Consolidated Plan adopted July 2020, Action Plans adopted annually*)



Economic Development Master Plan – provides guidance for the next 5 to 10 years to ensure growth and development advance the city's economic development objectives (*adopted September 2013, updated May 2020*)



Parks & Recreation Master Plan - identifies parks and recreation needs over a 10-year horizon and provides guidance on how to best address those needs (*adopted July 2011, undergoing an update in 2022*)



Thoroughfare Plan – is included within the Comprehensive Plan and provides the long-term plan of the major street network necessary to meet future mobility needs (*adopted 2009, updated October 2021*)



Wastewater Master Plan* - identifies the wastewater system infrastructure needed to serve future growth and rehabilitate existing areas where needed (*adopted April 2017, updated October 2021*)



Water Master Plan* - identifies the water system infrastructure needed to serve future growth and rehabilitate existing areas where needed (*adopted April 2017, updated October 2021*)

**Projects are typically not mapped as part of this Annual Review for security purposes.*



NEIGHBORHOOD, DISTRICT, AND CORRIDOR PLANS

are shorter-term, action-oriented small-area plans area that focus on the needs and opportunities within a specific geographic area. Many of the neighborhood plans are now beyond their intended time horizons. Some projects within these plans are still being implemented due to the longer time horizons needed for funding and constructing capital projects. Some items within the plans were not implemented and/or are no longer being pursued. City staff are currently auditing the five neighborhood plans to determine implementation status and completion of each plan.



Central College Station Neighborhood Plan – covers approx. 1,450 acres in the geographic center of the city
(adopted June 2010, plan horizon 2010-2017)



Eastgate Neighborhood Plan – covers approximately 567 acres in one of the older neighborhoods in the city along the eastern edge of Texas A&M University
(adopted June 2011, plan horizon 2011-2018)



Southside Area Neighborhood Plan – covers approximately 720 acres in one of the oldest neighborhoods in the city along the southern edge of Texas A&M University
(adopted September 2012, plan horizon 2012-2019)



Medical District Master Plan – creates a focused healthcare and wellness district that includes the major hospitals and medical facilities
(adopted October 2012)



Wellborn Community Plan – covers over 929 acres in the southwestern portion of the city, including much of the historic Wellborn Community
(adopted April 2013, plan horizon 2013-2023)



South Knoll Neighborhood Plan – covers over 3,500 acres of neighborhoods within the core of the city
(adopted September 2013, plan horizon 2013-2020)

INFRASTRUCTURE PROJECTS

Construction Completed

Map ID #	Project name	Responsible Party / Project Description	Associated plan(s)
1	AGGIE FIELD OF HONOR IMPROVEMENTS	CITY: Constructed a wrought iron fence and drainage flume	 PARKS AND RECREATION MASTER PLAN
2	COLLEGE AVENUE SHARED-USE PATH	TXDOT: Added a shared-use path on one side of College Avenue from University Drive to the City Limits	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
3	UNIVERSITY TOWN CENTER SHARED-USE PATH	UNIVERSITY TOWN CENTER DEVELOPMENT: Added a shared-use path on one side of the public way, from Lincoln Avenue to 815 feet north of Lincoln Avenue	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
4	FRANCIS DRIVE REHABILITATION PHASES 1 & 2	CITY: Rehabilitated Francis Drive from Glenhaven to Walton with bike lanes from Ashburn Avenue to Walton Drive. Rehabilitated existing water and wastewater utilities along Francis Drive.	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  EASTGATE NEIGHBORHOOD PLAN  WATER MASTER PLAN  WASTEWATER MASTER PLAN
5	CITY HALL	CITY: Completed construction on the new City Hall	 EASTGATE NEIGHBORHOOD PLAN
6	MUSCO VISION AT VETERANS PARK	CITY: Live streamed softball games at Veterans Park	 PARKS AND RECREATION MASTER PLAN
7	VETERANS PARK PHASE 1B	CITY: Added a new restroom and improved drainage, field accessibility, and other amenities	 PARKS AND RECREATION MASTER PLAN
8	LUTHER STREET SIDEWALK	WEST PARK ADDITION DEVELOPMENT: Added a sidewalk on one side of Luther Street within the property boundaries (West Park Addition Blk 1, Lots 2R1 & 2R2)	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  SOUTHSIDE AREA NEIGHBORHOOD PLAN
9	SOUTHSIDE NEIGHBORHOOD SAFETY IMPROVEMENTS	CITY: Widened to a minor collector with a sidewalk on one side and buffered bike lanes along Park Place from Timber Street to Glade Street. Rehabilitated the street and utilities with sidewalks on both sides along Park Place from Glade Street to Anderson Street, along Anna Street from Timber Street to Holik Street, along Glade Street from Park Place to Anna Street, and along Holik Street from Park Place to Anna Street. Rehabilitated the existing water and wastewater utilities in the vicinity of Park Place and Timber Street.	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  SOUTHSIDE AREA NEIGHBORHOOD PLAN  THOROUGHFARE PLAN  WATER MASTER PLAN  WASTEWATER MASTER PLAN
10	BEE CREEK PARK & ADAMSON LAGOON IMPROVEMENTS	CITY: Refurbished a metal slide and pavilion. Demolished and rebuilt Bee Creek Park restrooms	 PARKS AND RECREATION MASTER PLAN

Construction Completed

Map ID #	Project name	Responsible Party / Project Description	Associated plan(s)
11	CENTRAL PARK IMPROVEMENTS	CITY: Demolished and rebuilt the athletic restrooms and pavilion	 PARKS AND RECREATION MASTER PLAN
12	FUN FOR ALL PHASE 2	CITY: Added restrooms and play features	 PARKS AND RECREATION MASTER PLAN
13	FEATHER RUN (RURAL MINOR COLLECTOR)	MISSION RANCH DEVELOPMENT: Extended Feather Run as a rural minor collector from Bexas Buff Pass to Briscoe Manor Court	 THOROUGHFARE PLAN
14	FEATHER RUN (MINOR COLLECTOR)	MISSION RANCH DEVELOPMENT: Extended Feather Run as a minor collector with bike lanes and a sidewalk on one side from Rock Prairie Road West to Sienna Springs Drive	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
15	HUNTINGTON TRAIL PARK SHARED-USE PATH	THE HUNTINGTON DEVELOPMENT: Added a shared-use path through the park	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
16	DOUBLE MOUNTAIN ROAD EXTENSION	MIDTOWN DEVELOPMENT: Extended Double Mountain Road as a minor collector with buffered bike lanes and sidewalks on both sides from Lady Bird Lane to Toledo Bend Drive	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN  MEDICAL DISTRICT MASTER PLAN
17	ROCK PRAIRIE ROAD SIDEWALK	WILLIAMS CREEK LAKE ESTATES: Added a sidewalk on one side of Rock Prairie Road within Williams Creek Lake Estates Phase 2A, 2B & 2C, from 200-feet south of Williams Lake Drive to 600-feet southeast of Williams Lake Drive	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
18	ROYDER ROAD PHASE 2	CITY: Widened Royder Road to a major collector with bike lanes and sidewalks on both sides from Backwater Drive to Wellborn Road (FM 2154)	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN  WELLBORN COMMUNITY PLAN
	EAST SIDE FM 158 SEWER LINE	CITY: Installed a lift station and providing sanitary sewer service within Bryan City limits, as acquired College Station sewer area	 WASTEWATER MASTER PLAN
	LICK CREEK PARALLEL TRUNKLINE	CITY: Installed a 54" parallel trunkline from Lick Creek Wastewater Treatment Plant (LCWWTP) to William D Fitch Parkway	 WASTEWATER MASTER PLAN
	NORTHEAST SEWER TRUNK LINE PHASE 2	CITY: Installed a 42" sewer trunkline from Carters Creek Wastewater Treatment Plant to Raintree	 WASTEWATER MASTER PLAN

FY2021 CONSTRUCTION COMPLETED PROJECTS

- 1 AGGIE FIELD OF HONOR IMPROVEMENTS
- 2 COLLEGE AVENUE SHARED-USE PATH
- 3 UNIVERSITY TOWN CENTER SHARED-USE PATH
- 4 FRANCIS DRIVE REHABILITATION PHASES 1 & 2
- 5 CITY HALL
- 6 MUSCO VISION AT VETERANS PARK
- 7 VETERANS PARK PHASE 1B
- 8 LUTHER STREET SIDEWALK
- 9 SOUTHSIDE NEIGHBORHOOD SAFETY IMPROVEMENTS
- 10 BEE CREEK & ADAMSON LAGOON IMPROVEMENTS
- 11 CENTRAL PARK IMPROVEMENTS
- 12 FUN FOR ALL PHASE II
- 13 FEATHER RUN EXTENSION
- 14 FEATHER RUN EXTENSION
- 15 HUNTINGTON TRAIL PARK SHARED-USE PATH
- 16 DOUBLE MOUNTAIN ROAD EXTENSION
- 17 ROCK PRAIRIE ROAD SIDEWALK
- 18 ROYDER ROAD PHASE 2



CONSTRUCTION COMPLETED PROJECTS

Construction Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
1	CEMETERY SALES AND MAINTENANCE SHOP	CITY: Construction of sales and maintenance shop building	 PARKS AND RECREATION MASTER PLAN
2	TRAFFIC SIGNAL AT UNIVERSITY DRIVE EAST (FM 60) & NIMITZ STREET	TXDOT: Install signal at University Drive East (FM 60) & Nimitz Street	
3	EASTGATE SIDEWALK SAFETY IMPROVEMENTS	CITY: Sidewalk safety improvements on one side along Nunn Street from Lincoln Avenue to Walton Drive, Walton Drive from Nunn Street to Puryear Drive, and Puryear Drive from North Walton Drive to James Parkway	  BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN EASTGATE NEIGHBORHOOD PLAN
4	HARVEY ROAD SHARED-USE PATH	ASCEND AT HARVEY DEVELOPMENT: Construct a shared-use path on the north side of Harvey Road from Summit Crossing Lane to Ascend Lane	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
5	HARVEY MITCHELL PARKWAY (FM 2818) IMPROVEMENTS	TXDOT: Widen to a 6-lane major arterial with shared-use paths on both sides, utilizing super street concept	  BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN THOROUGHFARE PLAN
6	WOODSON VILLAGE REHABILITATION	CITY: Rehabilitate water and wastewater lines near Haines Drive, Glade Street, Dexter Drive, Timm Drive, Hawthorn Street, and Park Place	    SOUTHSIDE AREA NEIGHBORHOOD PLAN SOUTH KNOLL NEIGHBORHOOD PLAN WATER MASTER PLAN WASTEWATER MASTER PLAN
7	ADAMSON LAGOON DECKING	CITY: Pool decking improvements around Adamson Baby Pool	 PARKS AND RECREATION MASTER PLAN
8	ADAMSON & HALLARAN POOL IMPROVEMENTS	CITY: Replastering of Adamson and Hallaran Pools	 PARKS AND RECREATION MASTER PLAN
9	CENTRAL & STEEPLECHASE PARK IMPROVEMENTS	CITY: Improvements within both parks	 PARKS AND RECREATION MASTER PLAN

Construction Underway

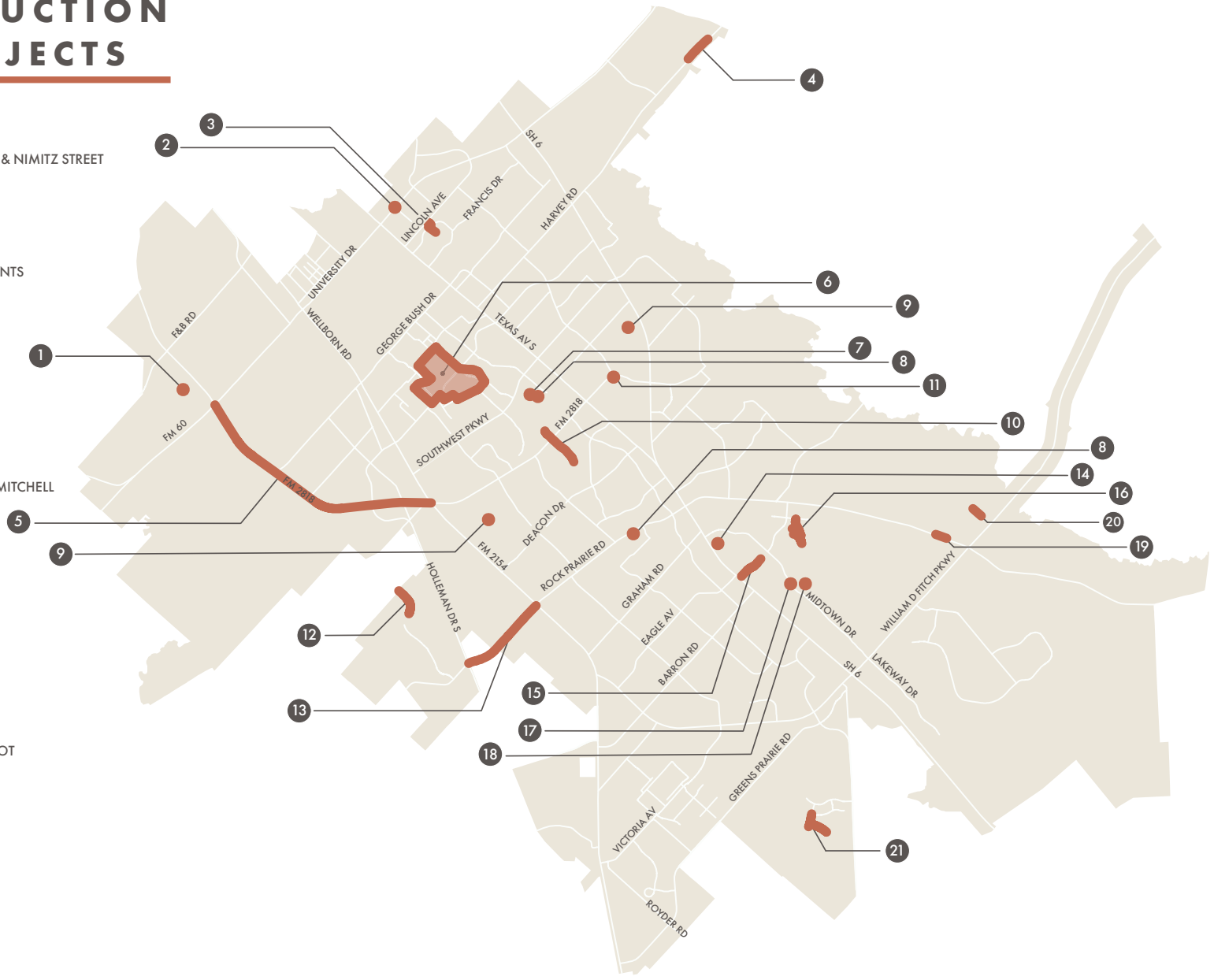
Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
10	SOUTHWOOD DRIVE SIDEWALK	CITY: Construct a sidewalk on one side of Southwood Drive from Valley View Drive to Todd Trail	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  CENTRAL COLLEGE STATION NEIGHBORHOOD PLAN  SOUTH KNOLL NEIGHBORHOOD PLAN
11	TRAFFIC SIGNAL AT DARTMOUTH STREET & HARVEY MITCHELL PARKWAY (FM 2818)	CITY: Install signal at Dartmouth Street and Harvey Mitchell Parkway (FM 2818)	
12	FEATHER RUN EXTENSION	MISSION RANCH DEVELOPMENT: Extending Feather Run as a rural minor collector from Kerr Valley Lane to the existing Feather Run in the Quail Run subdivision	 THOROUGHFARE PLAN
13	ROCK PRAIRIE ROAD WEST IMPROVEMENTS	CITY: Widen Rock Prairie Road West to a major collector with buffered bike lanes and sidewalks on both sides from Wellborn Road (FM 2154) to Holleman Drive South	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
14	ROCK PRAIRIE ELEVATED STORAGE TANK	CITY: Constructing a new 3 million gallon elevated storage tank near Rock Prairie on SH 6 with pressure reducing valves (PVR)	 WATER MASTER PLAN  MEDICAL DISTRICT MASTER PLAN
15	TOWN LAKE DRIVE	M. D. WHEELER DEVELOPMENT: Construct 2 out of 4 lanes of a minor arterial from SH 6 to 585 feet east of SH 6	 THOROUGHFARE PLAN
16	MIDTOWN RESERVE PARK SHARED-USE PATH	MIDTOWN DEVELOPMENT: Construct a shared-use path through the park from McQueeney Drive to Livingston Drive	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
17	LICK CREEK TRAIL IMPROVEMENTS	CITY: Drainage improvements along existing trails	 PARKS AND RECREATION MASTER PLAN
18	LICK CREEK GREENWAY TRAILHEAD AND PARKING LOT	CITY: Construct a trailhead and parking lot	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN

Construction Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
19	ROCK PRAIRIE ROAD WEST SIDEWALK	WILLIAMS CREEK LAKE ESTATES DEVELOPMENT: Construct a sidewalk on one side of Rock Prairie Road West from Williams Lake Drive to 600-feet west of Williams Lake Drive	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
20	WILLIAMS CREEK DRIVE	WILLIAMS CREEK LAKE ESTATES: Construct Williams Creek Drive as a rural minor collector	 THOROUGHFARE PLAN
21	LATANA WAY AND OLDHAM OAKS AVENUE	GREENS PRAIRIE RESERVE DEVELOPMENT: Extend Latana Way from Oldham Oaks Avenue to Storyteller Court and Oldham Oaks Avenue from Crystal Ridge Court to Coral River Road as minor collectors with shared-use paths on both sides	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
	SH 6 WATER LINE PHASE 3	CITY: Construct an 18" water line from Woodcreek to Sebesta Road, a 20" waterline from Harvey Mitchell Parkway (FM 2818) to Sebesta Road, and a 12" waterline from Emerald Parkway to North Forest Parkway	 WATER MASTER PLAN
	HOLLEMAN DRIVE / WELLBORN ROAD (FM 2154) INTERSECTION UTILITY IMPROVEMENTS	CITY: Replacement of water and wastewater utilities as part of the Holleman Drive / Wellborn Road (FM 2154) Intersection project initiated by TxDOT	 WATER MASTER PLAN  WASTEWATER MASTER PLAN
	CARTERS CREEK WASTEWATER TREATMENT (CCWWTP) DEWATERING IMPROVEMENTS	CITY: Improvements to the existing CCWWTP sludge dewatering system	 WASTEWATER MASTER PLAN
	LICK CREEK WASTEWATER TREATMENT PLANT (LCWWTP) EXPANSION	CITY: Expanding LCWWTP from 2 million gallons per day (MGD) to 5 MGD while adding phosphorus removal capabilities	 WASTEWATER MASTER PLAN

FY2021 CONSTRUCTION UNDERWAY PROJECTS

- 1 CEMETERY SALES AND MAINTENANCE SHOP
- 2 TRAFFIC SIGNAL AT UNIVERSITY DRIVE EAST (FM 60) & NIMITZ STREET
- 3 EASTGATE SIDEWALK SAFETY IMPROVEMENTS
- 4 HARVEY ROAD SHARED-USE PATH
- 5 HARVEY MITCHELL PARKWAY (FM 2818) IMPROVEMENTS
- 6 WOODSON VILLAGE REHABILITATION
- 7 ADAMSON LAGOON DECKING
- 8 ADAMSON & HALLARAN POOL IMPROVEMENTS
- 9 CENTRAL & STEEPLECHASE PARK IMPROVEMENTS
- 10 SOUTHWOOD DRIVE SIDEWALK
- 11 TRAFFIC SIGNAL AT DARTMOUTH STREET & HARVEY MITCHELL PARKWAY (FM2818)
- 12 FEATHER RUN EXTENSION
- 13 ROCK PRAIRIE ROAD WEST IMPROVEMENTS
- 14 ROCK PRAIRIE ELEVATED STORAGE TANK
- 15 TOWN LAKE DRIVE
- 16 MIDTOWN RESERVE PARK SHARED-USE PATH
- 17 LICK CREEK TRAIL IMPROVEMENTS
- 18 LICK CREEK GREENWAY TRAILHEAD AND PARKING LOT
- 19 ROCK PRAIRIE ROAD WEST SIDEWALK
- 20 WILLIAMS CREEK DRIVE
- 21 LATANA WAY AND OLDHAM OAKS AVENUE



Design Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
1	NORTHGATE PARK BASKETBALL COURTS	CITY: Installation of a new basketball court	 PARKS AND RECREATION MASTER PLAN
2	NIMITZ STREET SIDEWALK	CAMPUS CROSSING DEVELOPMENT: Construct a sidewalk on west side of Nimitz Street from University Drive East to 160-feet south of University Drive East	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
3	LIONS PARK IMPROVEMENTS	CITY: New surfacing and lighting on basketball court	 PARKS AND RECREATION MASTER PLAN
4	LINCOLN AVENUE REHABILITATION	CITY: Rehabilitate Lincoln Avenue and utilities with shared-use paths on both sides from Texas Avenue to University Drive East	  EASTGATE NEIGHBORHOOD PLAN
5	HARVEY ROAD SIDEWALK	CRESCENT POINTE RETAIL DEVELOPMENT: Construct a sidewalk on north side from Copperfield Parkway to 675-feet northeast of Copperfield Parkway	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN
6	LUTHER STREET WEST REHABILITATION	CITY: Rehabilitate Luther Street West with separated bike lanes and sidewalks on both sides from Penberthy Boulevard to Marion Pugh Drive	  SOUTHSIDE AREA NEIGHBORHOOD PLAN
7	LINCOLN RECREATION CENTER PLAYGROUND	CITY - CDBG FUNDING: Demolition and installation of a new playground	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
8	CROMPTON PARK IMPROVEMENTS	CITY: Additional lighting along the trails	 PARKS AND RECREATION MASTER PLAN
9	MCCULLOCH REHABILITATION	CITY: Rehabilitate water and wastewater lines near Arizona Street, Phoenix Street, Carolina Street, Georgia Street, Nevada Street, Holleman Drive, and Southland Street	 WATER MASTER PLAN  WASTEWATER MASTERPLAN  SOUTHSIDE AREA NEIGHBORHOOD PLAN
10	JONES BUTLER ROAD EXTENSION	CITY: Extend Jones Butler Road as a major collector with bicycle and pedestrian facilities to be determined	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
11	DEACON DRIVE WEST EXTENSION	CITY: Extend Deacon Drive West as a major collector with bike lanes and sidewalks on both sides and relocate railroad crossing at Cain Road to Deacon Drive West	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
12	STATE HIGHWAY 6 (SH 6) IMPROVEMENTS	TXDOT: Widen SH 6 to a 6-lane highway and other interchange improvements from SH 21 to William D. Fitch Parkway (SH 40)	
13	ROCK PRAIRIE ROAD IMPROVEMENTS	CITY: Widen Rock Prairie Road to a 4-lane major arterial with bicycle and pedestrian facilities to be determined from SH 6 to Town Lake Drive	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN  MEDICAL DISTRICT MASTER PLAN
14	WELLBORN ROAD (FM 2154) IMPROVEMENTS	TXDOT: Widen Wellborn Road (FM 2154) to a 4-lane major arterial with shared-use paths on one side from William D. Fitch Parkway (SH 40) to Greens Prairie Road	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN  WELLBORN COMMUNITY PLAN
15	BARRON ROAD IMPROVEMENTS AND REALIGNMENT OF CAPSTONE DRIVE	CITY: Widen Barron Road as 4-lane minor arterial, and realign Capstone Drive, with bike lanes and sidewalks on both sides from William D. Fitch Pkwy to Denver Court	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN
16	CORPORATE PARKWAY EXTENSION	CITY: Extend Corporate Parkway as a major collector with buffered bike lanes and sidewalks on both sides	 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN  THOROUGHFARE PLAN  MEDICAL DISTRICT MASTER PLAN
17	WILLIAM D FITCH REHABILITATION PHASE 1 & 2	CITY: Rehabilitate William D Fitch from Rock Prairie Road to SH 30	
	BEE CREEK TRUNKLINE PHASE 3 & 4	CITY: Install a larger capacity parallel trunkline from Texas Ave to SH 6	 WASTEWATER MASTER PLAN

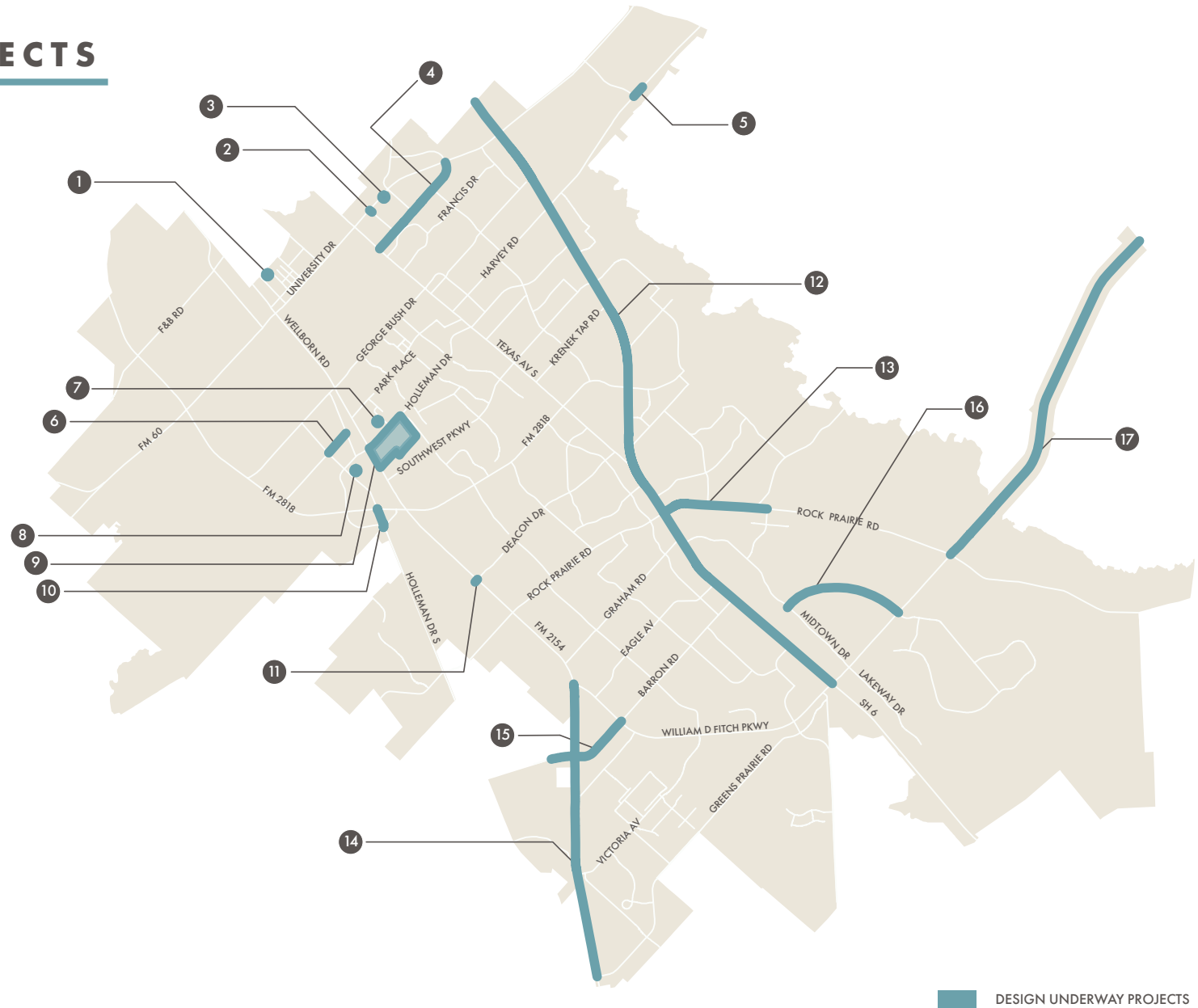
Design Underway

Map #	Project / Location	Responsible Party / Project Description	Associated plan(s)
	NORTHEAST TRUNKLINE PHASE 3 & 4	CITY: Install a larger capacity parallel trunkline from Harvey Road (SH 30) to SH 6, relocate proposed line further from creek bank	 WASTEWATER MASTER PLAN
	JONES BUTLER UTILITY LINE REHABILITATION	CITY: Relocate water and wastewater lines due to the Jones Butler Road roundabout project	  WATER MASTER PLAN WASTEWATER MASTER PLAN
	COMBINATION SANDY POINT PUMP STATION (SPPS) SITE IMPROVEMENTS	CITY: Improvements to Sandy Point Pump Station including security fencing improvements and construction of a shelter to protect and preserve the division's vehicles and equipment	 WATER MASTER PLAN
	CARTERS CREEK WASTEWATER TREATMENT PLANT (CCWWTP) FUELING STATION	CITY: Replace the existing above ground fuel tanks	 WASTEWATER MASTER PLAN
	CCWWTP BLOWER BUILDING #2 REPLACEMENT	CITY: Replace the existing aeration blowers within Blower Building #2	 WASTEWATER MASTER PLAN
	CCWWTP DIVERSION LIFT STATION & FORCE MAIN	CITY: Construct a new 4 million gallon per day (MGD) firm pumping lift station at CCWWTP and 24" force main/gravity sanitary sewer from CCWWTP to LCWWTP	 WASTEWATER MASTER PLAN



FY2021 DESIGN UNDERWAY PROJECTS

- 1 NORTHGATE PARK BASKETBALL COURTS
- 2 NIMITZ STREET SIDEWALK
- 3 LIONS PARK IMPROVEMENTS
- 4 LINCOLN AVENUE REHABILITATION
- 5 HARVEY ROAD (SH 30) SIDEWALK
- 6 LUTHER STREET WEST REHABILITATION
- 7 LINCOLN RECREATION CENTER PLAYGROUND
- 8 CROMPTON PARK IMPROVEMENTS
- 9 MCCULLOCH REHABILITATION
- 10 JONES BUTLER ROAD EXTENSION
- 11 DEACON DRIVE WEST EXTENSION
- 12 STATE HIGHWAY 6 (SH 6) IMPROVEMENTS
- 13 ROCK PRAIRIE ROAD IMPROVEMENTS
- 14 WELLBORN ROAD (FM 2154) IMPROVEMENTS
- 15 BARRON ROAD IMPROVEMENTS AND REALIGNMENT OF CAPSTONE DRIVE
- 16 CORPORATE PARKWAY EXTENSION
- 17 WILLIAM D FITCH REHABILITATION PHASE 1 & 2





PROGRAMS

Department	Program	Description	Associated plan(s)
PARKS AND RECREATION	ADULT ATHLETIC PROGRAMS	4,110 Participants	 PARKS AND RECREATION MASTER PLAN
	YOUTH ATHLETIC PROGRAMS	1,045 Participants	 PARKS AND RECREATION MASTER PLAN
	ADULT SOFTBALL TOURNAMENTS	199 Teams	 PARKS AND RECREATION MASTER PLAN
	GIRLS FASTPITCH TOURNAMENTS	832 Teams	 PARKS AND RECREATION MASTER PLAN
	YOUTH SOCCER TOURNAMENTS	281 Teams	 PARKS AND RECREATION MASTER PLAN
	YOUTH FOOTBALL TOURNAMENTS	373 Teams	 PARKS AND RECREATION MASTER PLAN
	AQUATICS INSTRUCTORS HOSTED FIRST AID, CPR, LIFEGUARD, WATER SAFETY INSTRUCTOR, AND BABYSITTING CLASSES		 PARKS AND RECREATION MASTER PLAN
	ANNUAL MONSTER BASH AT LINCOLN RECREATION CENTER		 PARKS AND RECREATION MASTER PLAN
	CHRISTMAS IN THE PARK AT CENTRAL PARK		 PARKS AND RECREATION MASTER PLAN
	LICK CREEK OUTDOOR EDUCATION		 PARKS AND RECREATION MASTER PLAN

Department	Project / Location	Description	Associated plan(s)
ECONOMIC DEVELOPMENT & TOURISM	RETAIL RECRUITMENT	Executed a purchase contract with Costco for the sale of approximately 19 acres in Midtown Business Park (MBP); issued a RFP to market 28+ acres of MBP for future commercial development in Subdistrict A	 ECONOMIC DEVELOPMENT MASTER PLAN
	INDUSTRY RECRUITMENT	Coordinated with the Brazos Valley Economic Development Corporation (BVEDC) to market property available for development at Midtown Business Park and College Station Business Center (Capex - \$44,500,000/New jobs - 515)	 ECONOMIC DEVELOPMENT MASTER PLAN
	BUSINESS RETENTION AND EXPANSION	Engaged with local businesses through Business Over Breakfast (bimonthly meetings with area business owners) and the Hospitality Insider Newsletter	 ECONOMIC DEVELOPMENT MASTER PLAN
	COVID RECOVERY	Activities to support local businesses, including: Economic Assistance Grant through the CARES Act; Hotel Occupancy Tax Deferral Program; Operation Restart; and a Shop Local Campaign	 ECONOMIC DEVELOPMENT MASTER PLAN
	CHRISTMAS IN COLLEGE STATION CAMPAIGN	Promotion of College Station as a Christmas destination, including: various local events; highlighting "Santa Certified" hotels; and a partnership with Santa's Wonderland	 ECONOMIC DEVELOPMENT MASTER PLAN
	DESTINATION ENTERTAINMENT VENUES: WOLF PEN CREEK / NORTHGATE DISTRICT	Established events such as Homegrown at Northgate and Howdy Holly-Days at Northgate; created partnerships with ChiliFest and the College Station Noon Lions Club for future Wolf Pen events	 ECONOMIC DEVELOPMENT MASTER PLAN
	AMPLIFYING EXISTING EVENTS	Developed community events, including "Dine Around Century Square" and artisan markets, as well as partnering with Reed Arena and Texas A&M Ventures	 ECONOMIC DEVELOPMENT MASTER PLAN
COMMUNITY SERVICES	MARKETING AND PROMOTIONAL STRATEGIES	Enhanced community engagement through the "All Up in Your Business" podcast, interviews with local media, Heart of Aggieland Visitor's Pass, and the "Live, Learn, Play" Campaign	 ECONOMIC DEVELOPMENT MASTER PLAN
	OWNER-OCCUPIED HOUSING ASSISTANCE - CDBG	Activities completed: 3 Down payment Assistance Loans; 4 Minor Repair Project Completed; 3 Minor Repair Projects Underway	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	RENTER-OCCUPIED HOUSING ASSISTANCE - CDBG & HOME	Tenant Based Rental Assistance: Security Deposits provide for 55 households; Acquisition/ Rehabilitation of 6 units by Elder Aid for future senior affordable rental units is underway	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	PUBLIC SERVICE AGENCY FUNDING - CDBG	Funding provided to 6 programs to provide health and human services to low-to-moderate income residents.	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	CSPD BACK TO SCHOOL BASH - CDBG	Provided funding to CSPD for the Back to School Bash at the Lincoln Center. The Bash is intended as an outreach opportunity for CSPD to build relationships in the historically minority and low-income neighborhoods.	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN
	CARES ACT FUNDING - CDBG-CV	22 College Station businesses received grants to assist in maintaining jobs for low-to-moderate income employees; Funding provided to CSISD Family Empowerment Program, Project Unity, Catholic Charities, and Unlimited Potential to assist with rental and utility payments for families affected by COVID.	 CONSOLIDATED PLAN/ ANNUAL ACTION PLAN



Department	Project / Location	Description	Associated plan(s)
PLANNING & DEVELOPMENT SERVICES	BICYCLE FRIENDLY COMMUNITY DESIGNATION THROUGH THE LEAGUE OF AMERICAN BICYCLISTS	Received Bronze status	CITY COUNCIL STRATEGIC PLAN
	ADOPT-A-GREENWAY PROGRAM		 BICYCLE, PEDESTRIAN AND GREENWAYS MASTER PLAN



POSTPONED ITEMS

FY2021 items that were postponed due to pandemic-related budget reductions.

Department	Project / Location	Associated plan(s)
PARKS AND RECREATION	STAR PARTY AT LICK CREEK NATURE CENTER - DELAYED	 PARKS AND RECREATION MASTER PLAN



UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENTS

Amendment	Description
RELATED AND FAMILY DEFINITION <i>(adopted December 10, 2020)</i>	Addressed public concern regarding the restrictive nature of the definitions of "family" and "related" and modernized the ordinance in accordance with legal precedent. The updated definition creates a more permissive definition of "family" that removes language referring to degrees of consanguinity (blood relation) and affinity (marriage relation), clarifies specific familial types, and codifies a new method of counting relationships to ensure a maximum of one family unit and three unrelated individuals will be allowed per dwelling unit.
RESTRICTED OCCUPANCY OVERLAY (ROO) <i>(adopted April 19, 2021)</i>	Created a new overlay zoning option for single-family subdivisions to restrict occupancy to no more than two unrelated persons. An application for a ROO requires a majority (50% + one) of a subdivision's property owners to sign a petition supporting the application. A legacy (grandfather) clause allows existing occupancy levels up to four unrelated persons to continue under certain conditions. The city's existing restrictions of no more than four unrelated persons remain for all areas without the overlay.

