



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/87262652291>
Phone: 888 475 4499 and Webinar ID: 872 6265 2291

The City Council may or may not attend this meeting.

May 5, 2022

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person 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. Presentation and discussion regarding an update on items heard:

- A Conditional Use Permit for a Night Club, Bar or Tavern Use encompassing 5,218 square feet on approximately 2.05 acres located at 3164 Holleman Drive South Suite 100. The Planning & Zoning Commission heard this item on March 17, 2022 and voted (7-0) to recommend approval with the condition that there be a three-foot perimeter barrier on the south side of the open-air bar. The City Council heard this item on April 14, 2022 and voted (7-0) to approve the request with the Commission's recommendation.
- A Rezoning from R Rural and GC General Commercial to MF Multi-Family on approximately 43 acres generally located at Holleman Drive South and General Parkway. The Planning & Zoning Commission heard this item on March 17, 2022 and voted (7-0) to recommend approval of Exhibit #3. The City Council heard this item on April 14, 2022 and voted (7-0) to approve the request with the Commission's recommendation.

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

- Thursday, May 12, 2022 ~ Canceled ~ City Council Meeting
- Thursday, May 19, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 26, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Christiansen)
- Thursday, June 2, 2022 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.

3.4. 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. April 21 2022

4.2. Presentation, discussion, and possible action regarding a Final Plat for Williams Creek Reserve Subdivision on approximately 56.952 acres, generally located on Rock Prairie Road east of Campbell Court. Case #FP2021-000030

Sponsors: Robin Macias

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 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 to PDD Planned Development District for approximately 8.91 acres located at 1898 Arnold Road, generally located at the intersection of Arnold Road and Farah Drive. Case #REZ2022-000004 (Note: Final action of this item will be considered at the May 26, 2022 City Council Meeting – Subject to change).

Sponsors: Robin Macias

Attachments: 1. Staff Report

2. Vicinity Map, Aerial, and Small Area Map
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Existing Future Land Use Map
7. Original PDD ordinance
8. Exhibit "B"
9. Concept Plan

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 to PDD Planned Development District for approximately 5 acres located at 404 Harvey Mitchell Parkway South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #REZ2022-000005 (Note: Final action of this item will be considered at the May 26, 2022 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

- Attachments:
1. Staff Report
 2. Vicinity Map, Aerial, and Small Area Map
 3. Background Information
 4. Applicant's Supporting Information
 5. Rezoning Map
 6. Existing Future Land Use Exhibit
 7. Rezoning Exhibit
 8. Original PDD Ordinance
 9. Concept Plan - Proposed

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 April 29, 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**

April 21, 2022 6:00 p.m.

Phone: *888 475 4499 and Webinar ID: 838 6180 1247

Internet: <https://zoom.us/j/83861801247>

COMMISSIONERS PRESENT: Dennis Christiansen, Bobby Mirza, William Wright, Jason Cornelius, and Melissa McIlhaney

COMMISSIONERS ABSENT: Mark Smith and Thomas Jackson

COUNCIL MEMBERS PRESENT: Elizabeth Cunha

CITY STAFF PRESENT: Michael Ostrowski, Erika Bridges, Anthony Armstrong, Lucas Harper, 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 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, April 28, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison – Mirza)
- Thursday, May 5, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 12, 2022 ~ Canceled ~ City Council Meeting
- Thursday, May 19, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 26, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison – Christiansen)

There was no discussion.

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

There was no discussion

4. **Consent Agenda**

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

- April 7, 2022

4.2 Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Subdivision Section 201 on approximately 15.8 acres, generally located east of State Highway 6 South and north of Peach Creek Cut-Off Road in the City's Extraterritorial Jurisdiction (ETJ). Case #FP2020-000034

4.3 Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 106 on approximately 8.667 acres, generally located south of Double Mountain Road near its intersection with Lady Bird Lane. Case #FP2020-000025

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

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

No items were removed.

6. **Regular Agenda**

There were no regular agenda items.

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.

Director of Planning & Development Services Ostrowski introduced Planning & Development Services staff member, Lucas Harper, to the Commission.

8. **Adjourn**

The meeting adjourned at 6:03 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin Support Specialist
Planning & Development Services



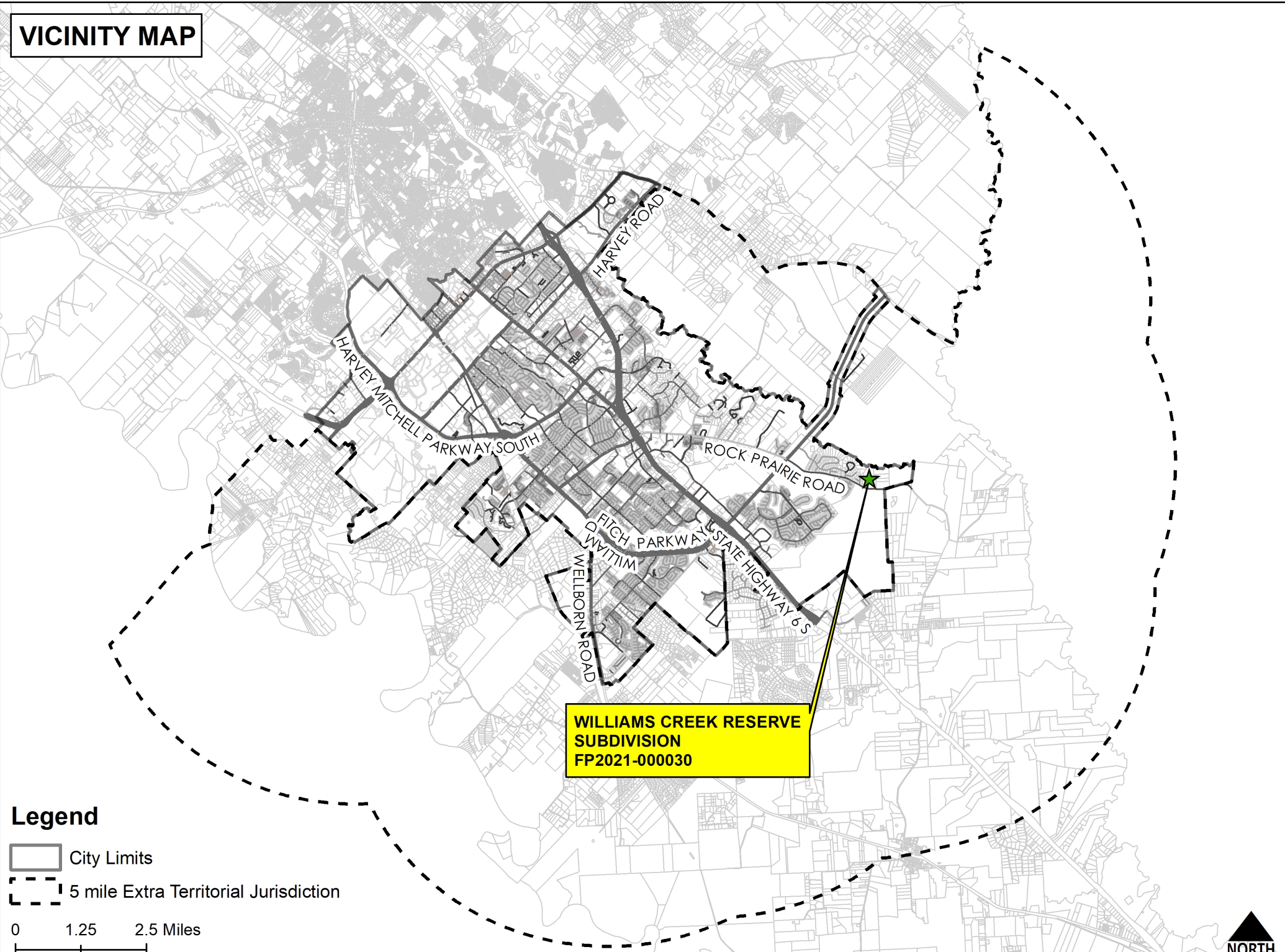
**Final Plat
for
Williams Creek Reserve
FP2021-000030**

Scale	22 single family lots, 4 common areas on approximately 56.952 acres.
Location	Generally located off of Rock Prairie Rd east of Campbell Ct
Property Owner	Williams Creek Reserve LLC
Applicant	Schultz Engineering, LLC
Project Manager	Robin Macias, Staff Planner, rmacias@cstx.gov
Project Overview	This final plat creates 22 new single family home lots. Additionally, there are 4 common areas.
Preliminary Plan	Approved November 4, 2021
Public Infrastructure	Approximate Totals(Linear Feet): 2,325 Streets 2,728 Water Lines 3,615 Storm Sewer Lines 0 Sanitary Sewer Lines 0 Sidewalks
Parkland Dedication	\$1,261 per lot
Traffic Impact Analysis	Not applicable
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes , with the exception of a waiver to block length previously approved in November 2021 with the preliminary plan.
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



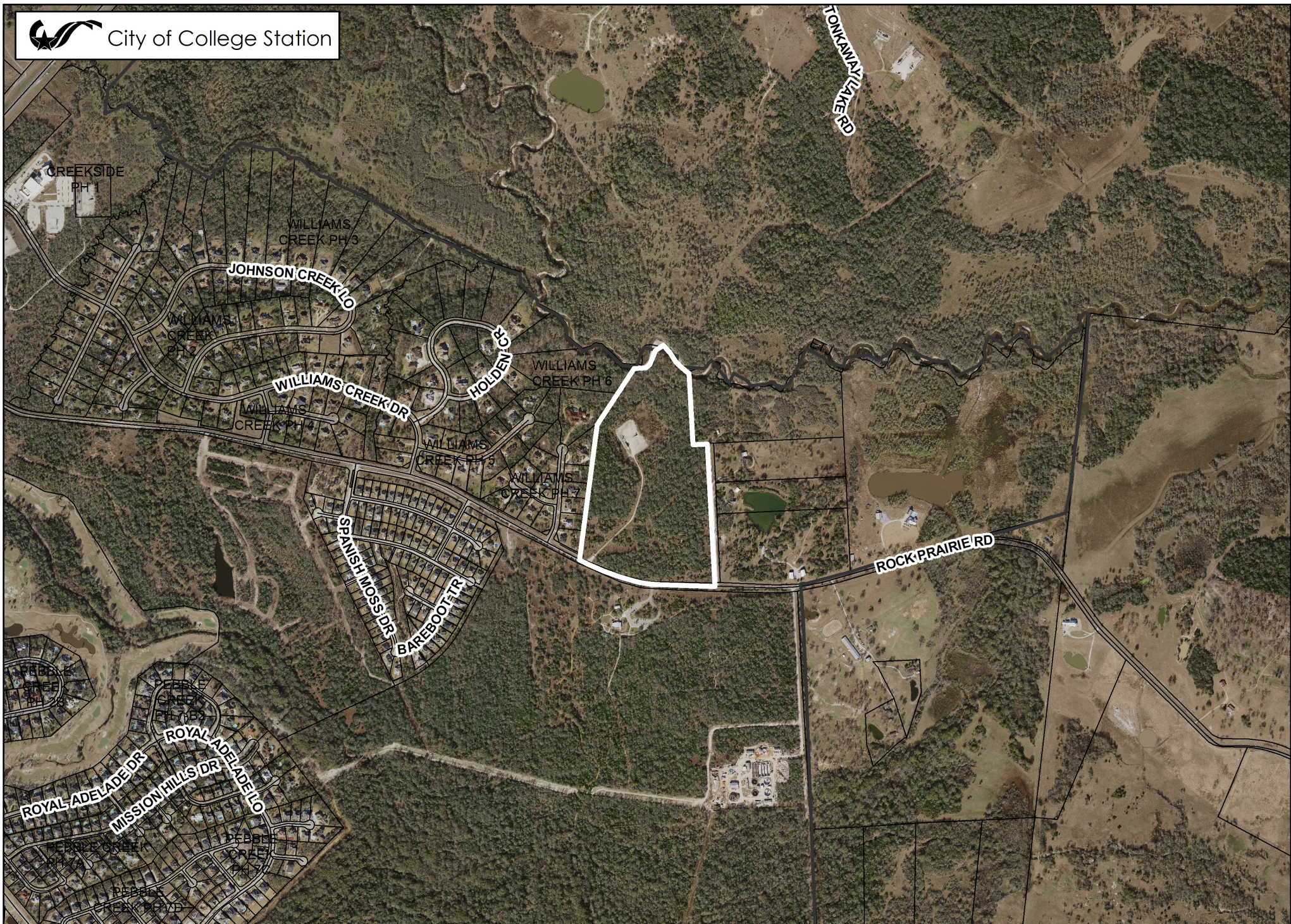
Legend

City Limits

5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



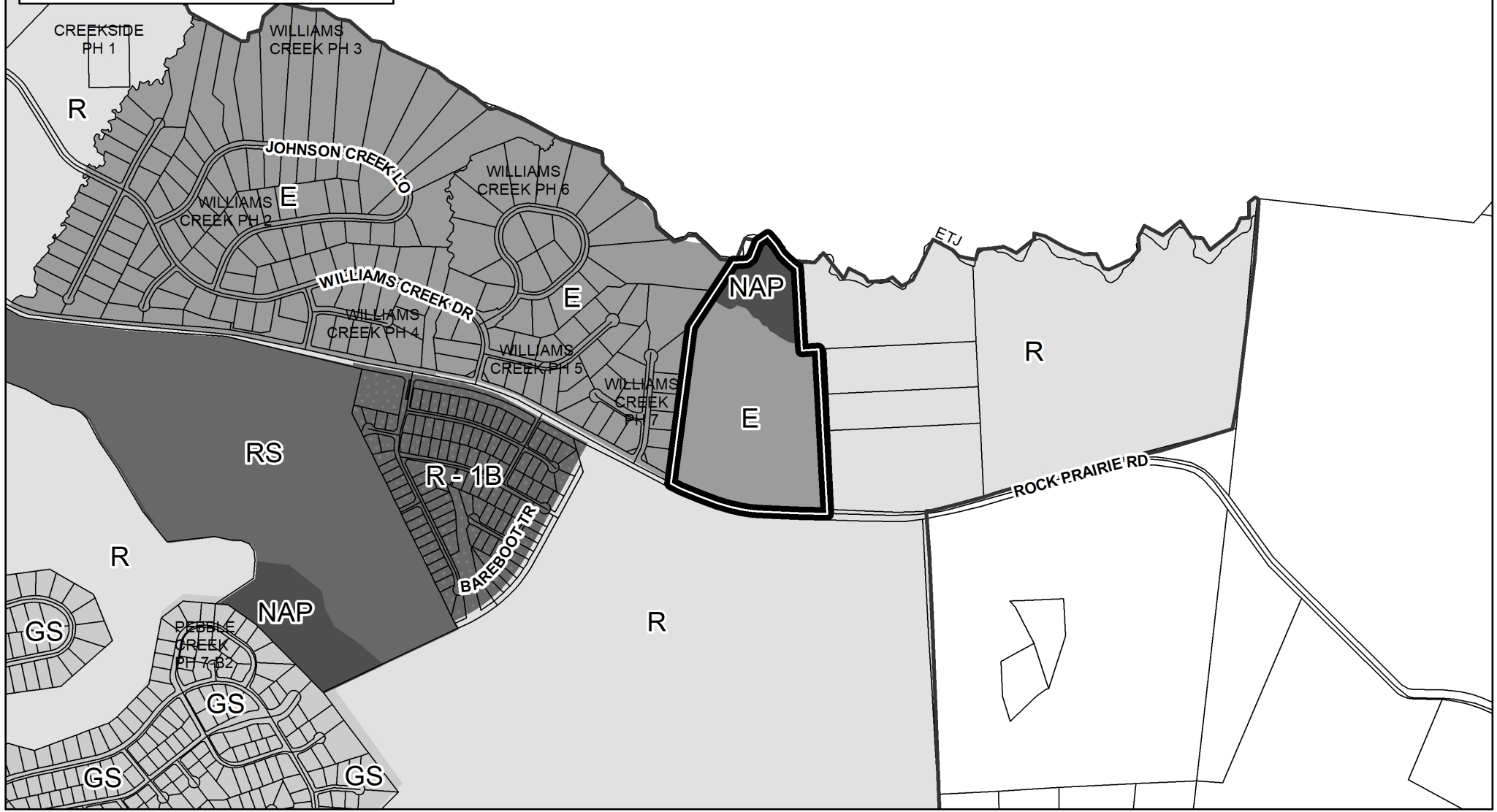


0 1,250 2,500 Feet

**WILLIAMS CREEK RESERVE
SUBDIVISION**

Case:
FP2021-000030

**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

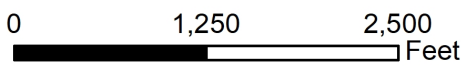
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

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

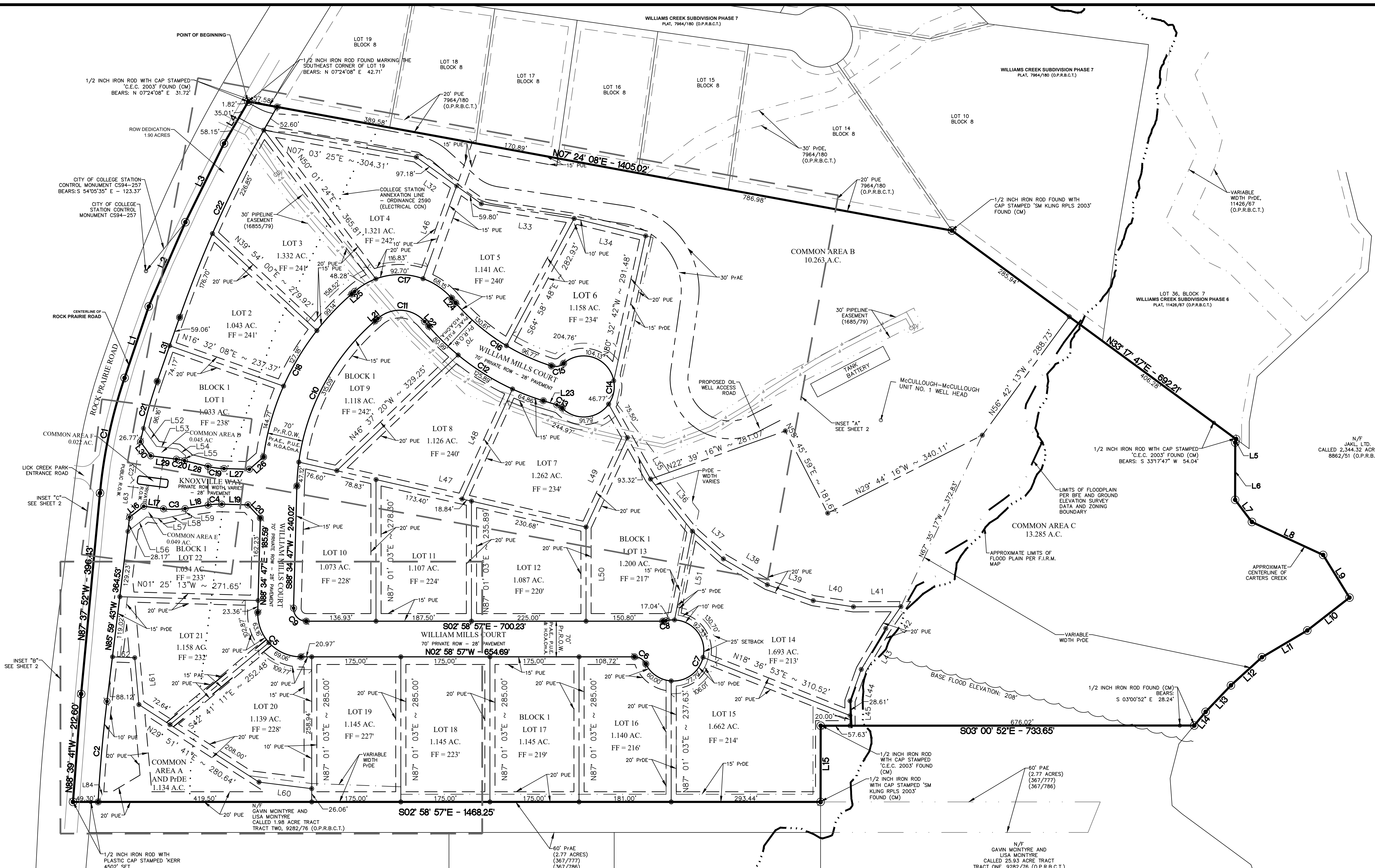
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



**WILLIAMS CREEK RESERVE
SUBDIVISION**

Case:
FP2021-000030

**FINAL PLAT
RESIDENTIAL**

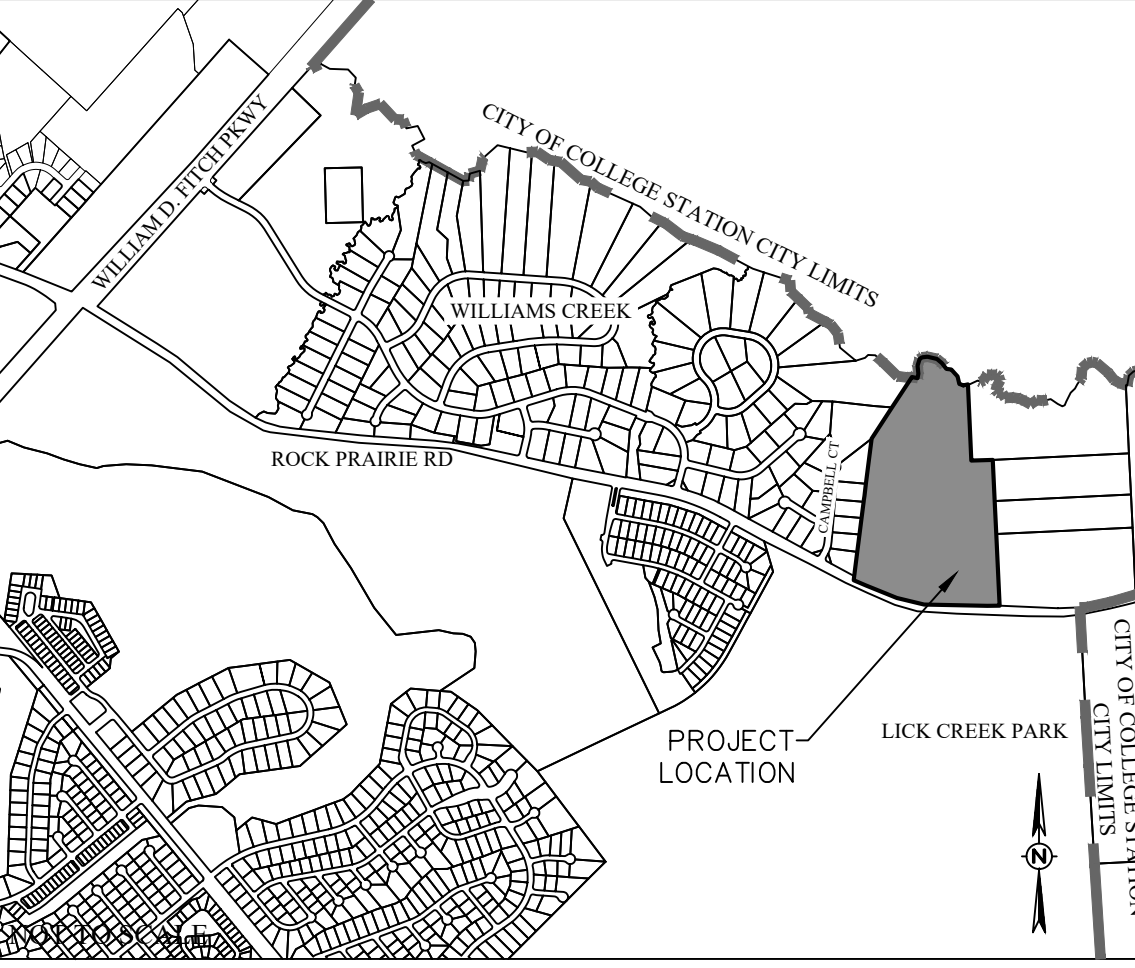


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	231.88'	994.23'	01°32'14"	116.47'	231.35'	N80°56'59"W
C2	198.29'	2934.73'	00°35'21"	99.18'	198.25'	N87°55'51"W
C3	42.49'	150.00'	01°13'48"	21.39'	42.35'	N03°37'30"W
C4	27.02'	150.00'	01°01'11"	13.55'	26.98'	N06°34'48"W
C5	135.84'	85.00'	09°13'44"	87.35'	121.84'	N42°47'55"E
C6	27.85'	25.00'	06°34'16"	15.57'	26.43'	N28°55'41"E
C7	269.92'	60.00'	25°45'06"	74.42'	93.42'	N68°02'14"W
C8	6.08'	25.00'	01°35'50"	3.05'	6.06'	S09°56'52"E
C9	39.95'	25.00'	09°13'44"	25.69'	35.83'	S42°47'55"W
C10	369.22'	445.00'	04°32'19"	195.98'	358.72'	N67°39'03"W
C11	102.10'	65.00'	09°00'00"	65.00'	91.92'	N01°07'06"E
C12	272.24'	485.00'	03°20'40"	139.81'	268.68'	N30°02'16"E
C13	12.25'	25.00'	02°04'21"	6.25'	12.13'	N27°59'37"E
C14	278.64'	60.00'	26°05'10"	64.25'	87.70'	S88°59'12"W
C15	25.60'	25.00'	05°40'36"	14.05'	24.50'	S14°43'04"E
C16	228.14'	415.00'	03°12'53"	117.03'	225.28'	S30°22'10"W
C17	212.06'	135.00'	09°00'00"	135.00'	190.92'	S01°07'06"W
C18	371.99'	515.00'	04°12'30"	194.53'	363.95'	S64°34'27"E
C19	31.92'	150.00'	01°21'30"	16.02'	31.86'	S04°40'32"W
C20	16.44'	150.00'	00°16'53"	8.23'	16.44'	S07°37'50"W
C21	122.98'	934.91'	00°32'13"	61.58'	122.89'	N77°29'17"W
C22	456.29'	2334.78'	01°11'51"	228.87'	455.57'	N68°07'16"W
C23	77.32'	934.91'	00°44'19"	38.68'	77.30'	N83°37'33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	148.23'	N74° 16' 07"W
L2	180.45'	N69° 28' 35"W
L3	172.23'	N66° 52' 08"W
L4	94.98'	N62° 52' 53"W
L5	7.17'	S80° 06' 47"E
L6	112.38'	N87° 09' 38"E
L7	54.54'	N49° 51' 40"E
L8	154.18'	N21° 51' 45"E
L9	98.52'	N55° 22' 04"E
L10	104.92'	S40° 54' 28"E
L11	103.51'	S33° 33' 18"E
L12	82.24'	S45° 13' 35"E
L13	71.93'	S49° 16' 43"E
L14	34.94'	S53° 06' 38"E
L15	149.67'	N87° 03' 52"E
L16	35.21'	N40° 45' 10"W
L17	39.11'	N4° 29' 24"E
L18	45.74'	N11° 44' 24"W
L19	51.45'	N1° 25' 13"W
L20	35.36'	N43° 34' 47"E
L21	7.84'	N43° 52' 54"W
L22	11.79'	N46° 07' 06"E
L23	27.58'	N13° 57' 26"E
L24	11.79'	S46° 07' 06"W
L25	7.84'	S43° 52' 54"E
L26	36.79'	S44° 02' 20"E
L27	49.87'	S1° 25' 13"E
L28	47.27'	S10° 46' 17"W
L29	50.80'	S4° 29' 24"W
L30	34.26'	S51° 14' 01"W
L31	133.23'	N73° 43' 11"W
L32	156.98'	N32° 40' 19"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L33	184.63'	N6° 03' 09"E
L34	144.59'	N10° 39' 59"E
L35	168.83'	N57° 50' 09"E
L36	131.13'	S48° 19' 22"W
L37	81.70'	S38° 49' 50"W
L38	100.20'	S27° 24' 57"W
L39	95.43'	S16° 12' 31"W
L40	79.90'	S5° 41' 19"W
L41	93.25'	S3° 11' 24"E
L42	52.26'	N58° 12' 37"W
L43	93.67'	N62° 05' 50"W
L44	65.83'	N73° 21' 11"W
L45	48.61'	N86° 59' 08"E
L46	193.64'	S73° 07' 18"E
L47	578.35'	N9° 45' 43"E
L48	237.62'	N68° 22' 28"W
L49	193.59'	N68° 09' 33"W
L50	185.00'	N87° 01' 03"E
L51	177.91'	S81° 38' 34"E
L52	43.42'	S51° 14' 01"W
L53	42.16'	S4° 29' 24"W
L54	20.65'	S36° 32' 28"W
L55	10.00'	N79° 13' 43"W
L56	46.70'	S40° 45' 10"E
L57	30.77'	S4° 29' 24"W
L58	47.62'	S15° 37' 23"E
L59	10.00'	N78° 15' 36"E
L60	104.37'	S4° 07' 05"W
L61	92.47'	N81° 56' 44"E
L62	43.84'	S0° 48' 20"E
L63	72.70'	N85° 59' 43"W

VICINITY MAP



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	COLLEGE STATION ANNEXATION LINE
	APPROXIMATE LIMITS OF FLOODPLAIN PER F.I.R.M. MAP
	APPROXIMATE LIMITS OF FLOODPLAIN PER BFE AND GROUND ELEVATION SURVEY DATA AND ZONING BOUNDARY
	APPROXIMATE LOCATION OF BURIED PIPELINE AS FLAGGED ON GROUND
	EXISTING GAS PIPELINE SIGN
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING PIPELINE EASEMENT
	PROPERTY CORNER

FINAL PLAT
WILLIAMS CREEK RESERVE
SUBDIVISION
56.952 ACRES
SAMUEL W. ROBERTSON LEAGUE SURVEY, A-202
COLLEGE STATION, BRAZOS, TEXAS
22 LOTS
BLOCK 1, LOTS 1-22
COMMON AREAS A, B, C & D

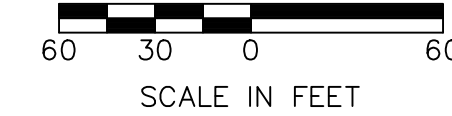
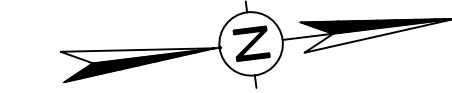
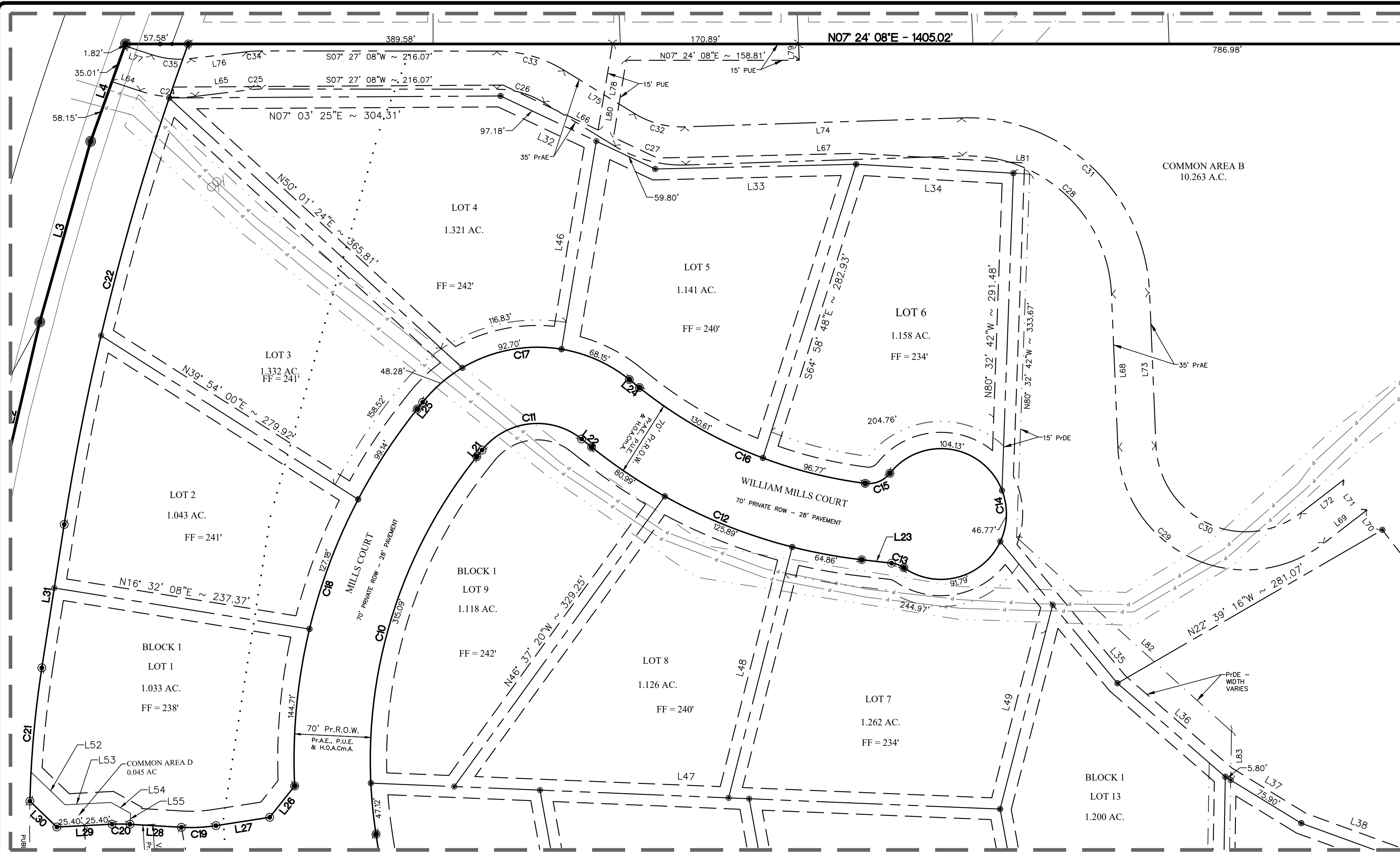
OWNER/DEVELOPER: Williams Creek Reserve, LLC
P.O. Box 800
Coleman, TX 76834
(979) 229-0310

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER: SCHULTZ
P.O. Box 12327
911 SOUTHWEST PKWY E
409 N. Texas Ave.
Bryan, TX 77803
(979) 764-3900

SCALE 1" = 100'
NOVEMBER, 2021

TBPELS FIRM # 10018500



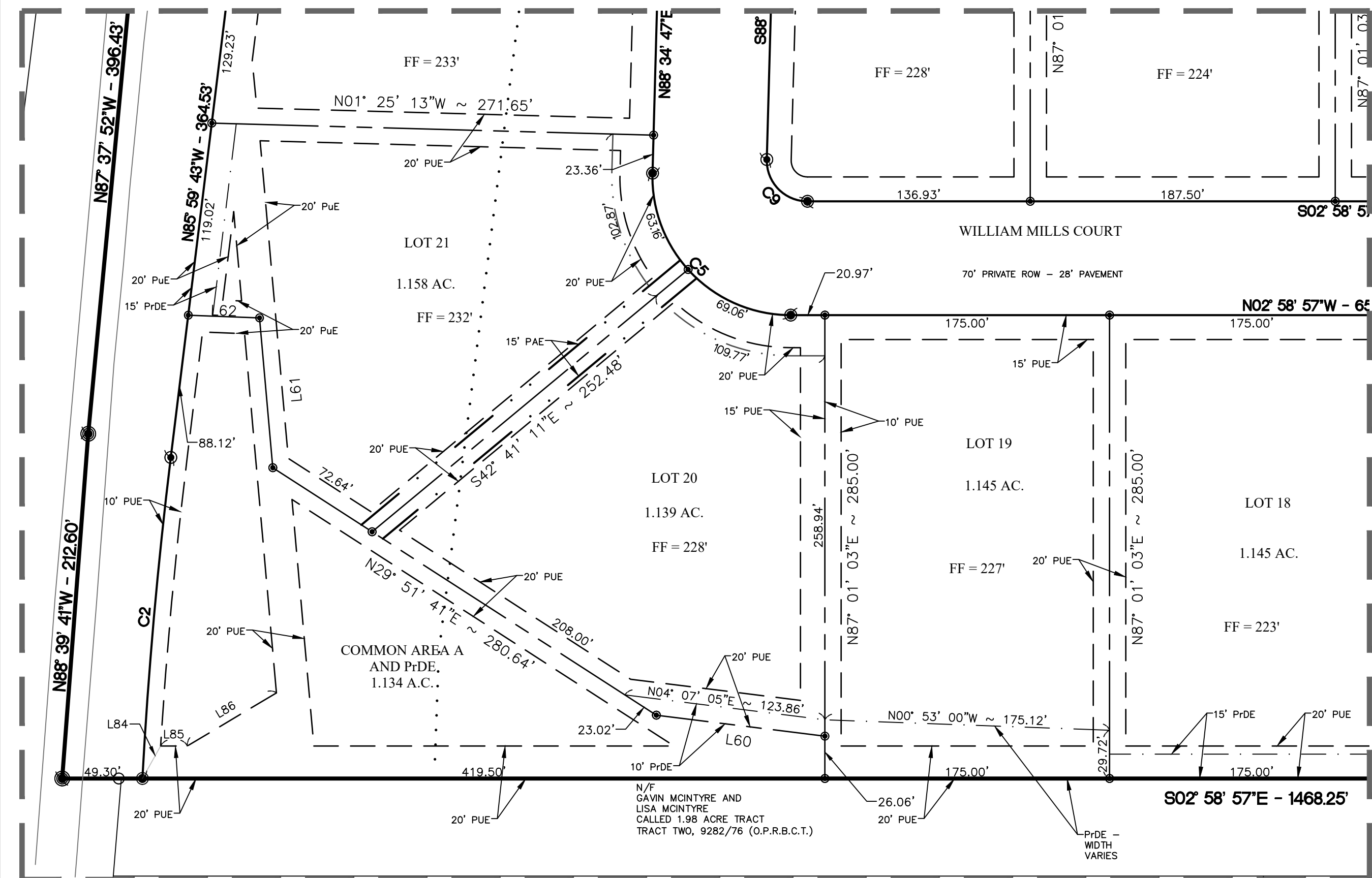
LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- COLLEGE STATION ANNEXATION LINE
- APPROXIMATE LIMITS OF FLOODPLAIN PER F.I.R.M. MAP
- APPROXIMATE LIMITS OF FLOODPLAIN PER BFE AND GROUND ELEVATION SURVEY DATA AND ZONING BOUNDARY
- APPROXIMATE LOCATION OF BURIED PIPELINE AS FLAGGED ON GROUND
- EXISTING GAS PIPELINE SIGN
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.V.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPOSED PRIVATE ACCESS EASEMENT (P.V.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.V.D.E.)
- EXISTING PIPELINE EASEMENT
- PROPERTY CORNER

LINE TABLE		
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L4	94.98'	N62° 52' 53"W
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L6	112.38'	N87° 09' 38"E
L7	54.54'	N49° 51' 40"E
L8	154.18'	N21° 51' 45"E
L9	98.52'	N55° 22' 04"E
L10	104.92'	S40° 54' 28"E
L11	103.51'	S33° 33' 18"E
L12	82.24'	S45° 13' 35"E
L13	71.93'	S49° 16' 43"E
L14	34.94'	S53° 06' 38"E
L15	149.67'	N87° 03' 52"E
L16	35.21'	N40° 45' 10"W
L17	39.11'	N4° 29' 24"E
L18	45.74'	N11° 44' 24"W
L19	51.45'	N1° 25' 13"W
L20	35.36'	N43° 34' 47"E
L21	7.84'	N43° 52' 54"W
L22	11.79'	N46° 07' 06"E
L23	27.58'	N13° 57' 26"E
L24	11.79'	S46° 07' 06"W
L25	7.84'	S43° 52' 54"E
L26	36.79'	S44° 02' 20"E
L27	49.87'	S1° 25' 13"E
L28	47.27'	S10° 46' 17"W
L29	50.80'	S4° 29' 24"W
L30	34.26'	S51° 14' 01"W
L31	133.23'	N73° 43' 11"W

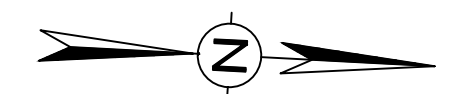
LINE TABLE		
LINE #	LENGTH	DIRECTION
L32	156.98'	N32° 40' 19"E
L33	184.63'	N6° 03' 09"E
L34	144.59'	N10° 39' 59"E
L35	168.83'	N57° 50' 09"E
L36	131.13'	S48° 19' 22"W
L37	81.70'	S38° 49' 50"W
L38	100.20'	S27° 24' 57"W
L39	95.43'	S16° 12' 31"W
L40	79.90'	S5° 41' 19"W
L41	93.25'	S3° 11' 24"E
L42	52.26'	N58° 12' 37"W
L43	93.67'	N62° 05' 50"W
L44	65.83'	N73° 21' 11"W
L45	48.61'	N86° 59' 08"E
L46	193.64'	S73° 07' 18"E
L47	578.35'	N9° 45' 43"E
L48	237.62'	N68° 22' 28"W
L49	193.59'	N68° 09' 33"W
L50	185.00'	N87° 01' 03"E
L51	177.91'	S81° 38' 34"E
L52	43.42'	S51° 14' 01"W
L53	42.16'	S4° 29' 24"W
L54	20.65'	S36° 32' 28"W
L55	10.00'	N79° 13' 43"W
L56	46.70'	S40° 45' 10"E
L57	30.77'	S4° 29' 24"E
L58	47.62'	S15° 37' 23"E
L59	10.00'	N78° 15' 36"E
L60	104.37'	S4° 07' 05"W
L61	92.47'	N81° 56' 44"E
L62	43.84'	S0° 48' 20"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L63	72.70'	N85° 59' 43"W
L64	26.88'	S25° 39' 58"W
L65	51.13'	S0° 28' 08"W
L66	76.56'	S38° 56' 12"W
L67	254.26'	S5° 32' 29"W
L68	140.67'	N84° 59' 45"W
L69	50.03'	S30° 14' 01"E
L70	23.04'	S59° 45' 59"W
L71	35.00'	S59° 45' 59"W
L72	50.03'	S30° 14' 01"E
L73	140.67'	N84° 59' 45"W
L74	254.26'	S5° 32' 29"W
L75	76.56'	S38° 56' 12"W
L76	51.13'	S0° 28' 08"W
L77	25.99'	S25° 39' 58"W
L78	80.10'	S73° 07' 18"E
L79	15.01'	N84° 59' 45"W
L80	71.64'	N73° 07' 18"W
L81	15.00'	N10° 39' 59"E
L82	265.86'	N49° 29' 15"E
L83	44.61'	N81° 38' 34"W
L84	22.91'	S63° 47' 09"E
L85	16.36'	N2° 58' 57"W
L86	63.87'	N33° 45' 55"W
L87	8.00'	N85° 30' 36"W
L88	52.00'	N4° 29' 24"E
L89	8.00'	S85° 30' 36"E
L90	52.00'	S4° 29' 24"W
L91	42.00'	S85° 30' 36"E
L92	100.00'	S85° 30' 36"E
L93	75.85'	N86° 49' 04"E

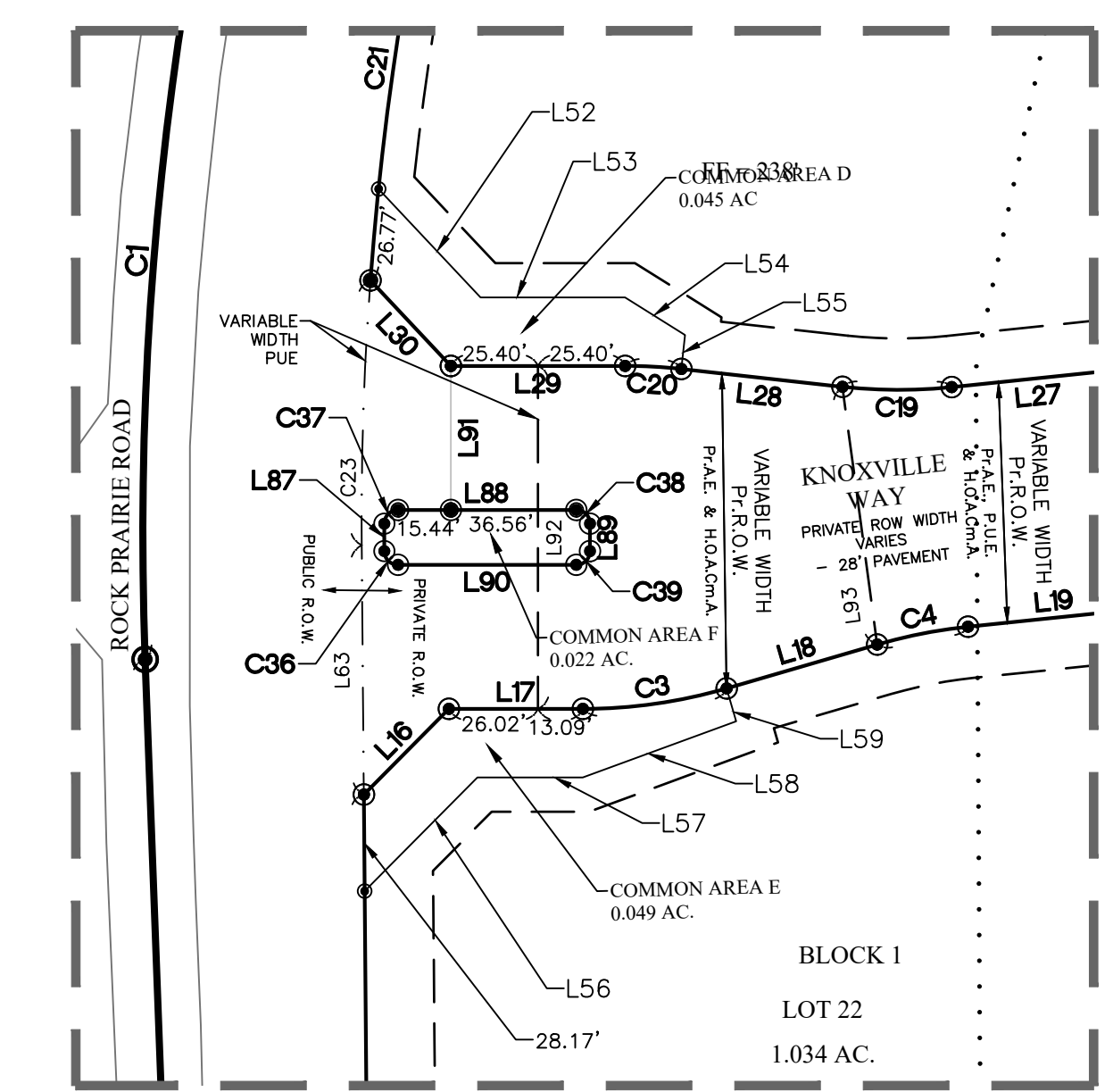
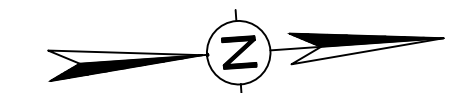


INSET A

1"=60'

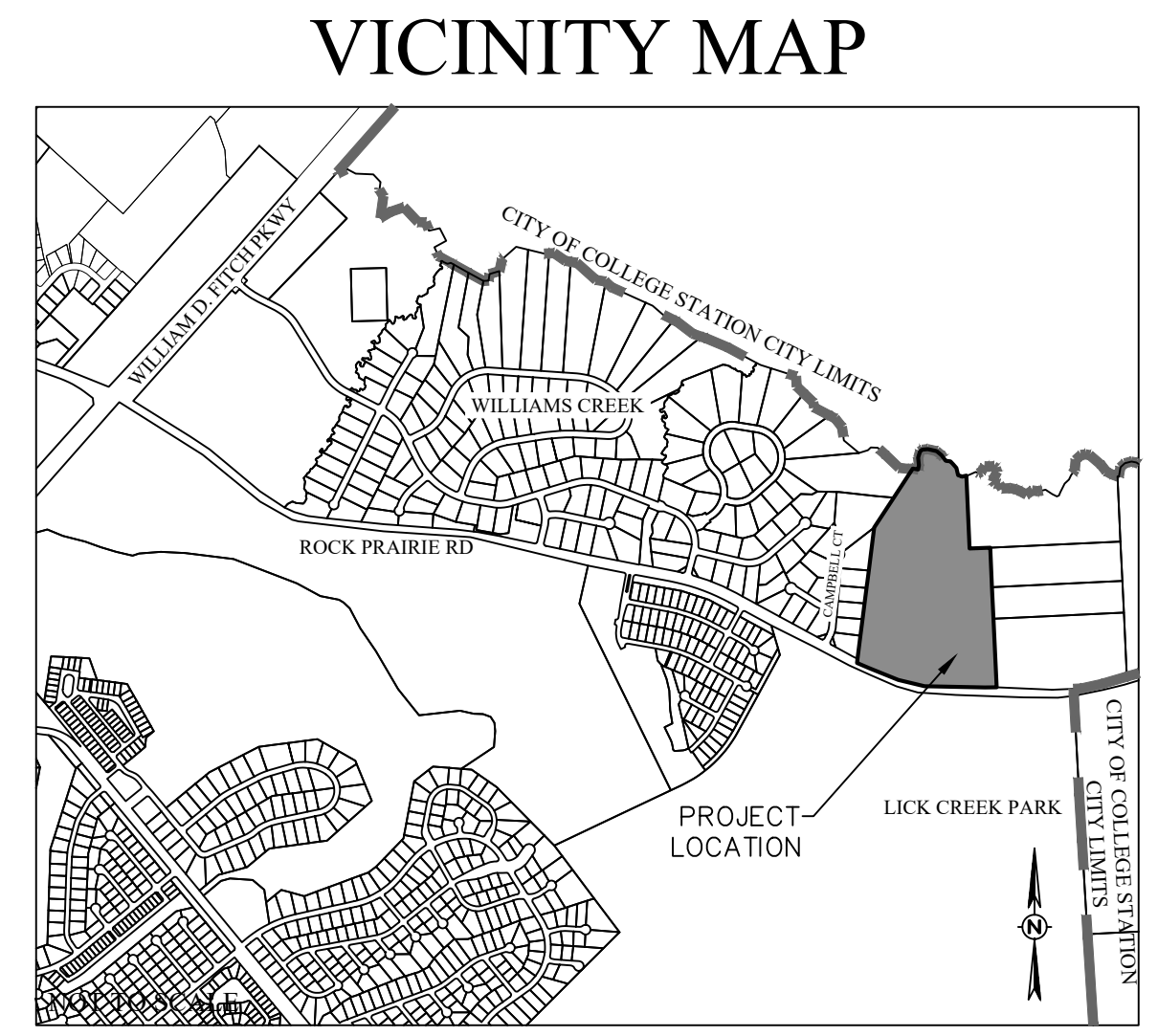


Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	231.88'	994.23'	013°21'46"	116.47'	231.35'	N80°56'59"W
C2	198.29'	2934.73'	003°52'16"	99.18'	198.25'	N87°55'51"W
C3	42.49'	150.00'	016°13'48"	21.39'	42.35'	N03°37'30"W
C4	27.02'	150.00'	010°19'11"	13.55'	26.98'	N06°34'48"W
C5	135.84'	85.00'	091°33'44"	87.35'	121.84'	N42°47'55"E
C6	27.85'	25.00'	063°49'16"	15.57'	26.43'	N28°55'41"E
C7	269.92'	60.00'	257°45'06"	74.42'	93.42'	N68°02'14"W
C8	6.08'	25.00'	013°55'50"	3.05'	6.06'	S09°56'52"E
C9	39.95'	25.00'	091°33'44"	25.69'	35.83'	S42°47'55"W
C10	369.22'	445.00'	047°32'19"	195.98'	358.72'	N67°39'03"W
C11	102.10'	65.00'	090°00'00"	65.00'	91.92'	N01°07'06"E
C12	272.24'	485.00'	032°09'40"	139.81'	268.68'	N30°02'16"E
C13	12.25'	25.00'	028°04'21"	6.25'	12.13'	N27°59'37"E
C14	278.64'	60.00'	266°05'10"	64.25'	87.70'	S88°59'12"W
C15	25.60'	25.00'	058°40'36"	14.05'	24.50'	S14°43'04"E
C16	228.14'	415.00'	031°29'53"	117.03'	225.28'	S30°22'10"W
C17	212.06'	135.00'	090°00'00"	135.00'	190.92'	S01°07'06"W
C18	371.99'	515.00'	041°23'06"	194.53'	363.95'	S64°34'27"E
C19	31.92'	150.00'	012°11'30"	16.02'	31.86'	S04°40'32"W
C20	16.44'	150.00'	006°16'53"	8.23'	16.44'	S07°37'50"W



INSET C

1"=50'



FINAL PLAT

WILLIAMS CREEK RESERVE

SUBDIVISION

56.952 ACRES

SAMUEL W. ROBERTSON LEAGUE SURVEY, A-202

COLLEGE STATION, BRAZOS, TEXAS

22 LOTS

BLOCK 1, LOTS 1-22

COMMON AREAS A, B, C, D, E & F

OWNER/DEVELOPER:

Williams Creek Reserve, LLC
P.O. Box 800
Coleman, TX 76834
(979) 229-0310

SCALE 1"= 60'

NOVEMBER, 2021

SURVEYOR:

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

ENGINEER:

SCHULTZ
Engineering, LLC
P.O. Box 800
Coleman, TX 76834
(979) 229-0310

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

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-257 (Y:10194481.85, X:3593170.56) AND AS ESTABLISHED BY GPS OBSERVATION.DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009641738449 (CALCULATED USING GEOID12B).
2. DISTANCES SHOWN ALONG CURVES ARE CORD LENGTHS.
3. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS AND ANGLE POINTS UNLESS IN CREEK OR OTHERWISE NOTED.
4. A 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. 48041C0350E, EFFECTIVE DATE: MAY 16, 2012.
5. ZONING OF THIS TRACT IS ESTATE (E), AND NATURAL AREAS PROTECTED (NAP).
6. THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER THE BCS UNIFIED DESIGN GUIDELINES.
7. SIDEWALKS ARE NOT REQUIRED ON RURAL RESIDENTIAL STREETS.
8. 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. ALTHOUGH A PORTION OF COLLEGE STATION CCN COVERS A PORTION OF THIS PROPERTY, THE CITY OF COLLEGE STATION WATER DEPARTMENT AND WELLBORN WATER HAVE COME TO AN AGREEMENT THAT ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY WELLBORN WATER. THE CCN AREA IS CURRENTLY BEING REVISED.
9. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
10. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU) AND THE CITY OF COLLEGE STATION. LOTS 1 THROUGH 3 AND LOTS 21 AND 22, BLOCK 1 WILL HAVE ELECTRICAL SERVICE PROVIDED BY COLLEGE STATION UTILITIES OR BTU, DEPENDING ON THE LOCATION OF THE HOUSE ON THE LOT. THE REMAINING LOTS WILL BE SERVED BY BTU.
11. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
12. THERE SHALL BE A 20' PUE CENTERED ALONG ALL SIDE LOT LINES.
13. DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
14. RESIDENTIAL STRUCTURES CONSTRUCTED WITHIN ESTATE RESIDENTIAL SUBDIVISIONS SHALL:

A. NOT BE LOCATED MORE THAN 500' FROM THE PUBLIC OR PRIVATE STREET. IF THEY ARE LOCATED A DISTANCE GREATER THAN 500' FROM THE PUBLIC OR PRIVATE STREET, THEN A 20' WIDE ALL-WEATHER SURFACE, MEETING CURRENT ENGINEERING STANDARDS SHALL BE PROVIDED TO THE STRUCTURE PRIOR TO BRINGING COMBUSTIBLES ON-SITE.

B. NOT BE LOCATED MORE THAN 2000' OFF A PUBLIC OR PRIVATE STREET UNLESS APPROVED BY THE FIRE MARSHAL. THIS SHALL BE ALLOWED ONLY IN THE CASE OF UNUSUAL TOPOGRAPHY. FURTHER, ANY BRIDGE OR CULVERT INSTALLED ON ROADWAYS OR ON AN INDIVIDUAL LOT, WHERE THE STRUCTURE IS LOCATED MORE THAN 500' FROM THE PUBLIC OR PRIVATE STREET, MUST BE DESIGNED TO HANDLE EMERGENCY TRAFFIC LOADING.
15. EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
16. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA, HOMEOWNERS' ASSOCIATION.
17. MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS' ASSOCIATION (HOA).
18. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORMWATER RUNOFF, A DRAINAGE WAY AND A PRIVATE DRAINAGE EASEMENT SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
19. THIS SUBDIVISION WILL BE GATED WITH PRIVATE STREETS. ALL PROPERTY OWNERS SHALL AGREE TO BECOME MEMBERS OF AN OPERATIVE OWNERS ASSOCIATION, WHICH WILL MEET THE FOLLOWING REQUIREMENTS:

A. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, FENCES, WALLS, GATE EQUIPMENT, LANDSCAPING, AND ALL OTHER COMMON FACILITIES, INCLUDING PRIVATE STREETS AND SIDEWALKS, WHICH ARE PART OF THE SUBDIVISION (THE "COMMON FACILITIES").

B. ALL PROPERTY OWNERS WITHIN AN EXISTING RESIDENTIAL AREA THAT IS PROPOSED TO BE GATED SHALL AGREE TO BECOME MEMBERS OF AN OPERATIVE HOMEOWNERS ASSOCIATION (HOA).

C. THE HOA SHALL PREPARE AND FILE FOR RECORD A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT REPAIR AND MAINTENANCE OF THE COMMON FACILITIES AND DEMONSTRATING THAT THE ASSOCIATION IS SELF-PERPETUATING AND ADEQUATELY FUNDED TO ACCOMPLISH ITS PURPOSE.

D. THE BUDGET FOR THE HOA SHALL INCLUDE A FUND RESERVED FOR THE REPAIR AND MAINTENANCE OF COMMON FACILITIES IN THE AMOUNT APPROVED BY THE CITY STAFF.

E. THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNERS ASSOCIATION, STREET MAINTENANCE AGREEMENT, THE APPROVAL OF THE RESERVE FUND BY THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS, AND WRITTEN PERMISSION FOR THE CITY'S ACCESS TO THE SUBDIVISION WILL BE SUBMITTED FOR APPROVAL BY THE CITY ATTORNEY PRIOR TO THE SUBMISSION OF THE FINAL PLAT.
20. VEHICLE ACCESS SHALL BE PROVIDED ON PRIVATE ROADWAYS AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, DIAL-A-RIDES, UTILITY, SCHOOL BUSES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS WILL NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLES.
21. ALL GATE MECHANICAL OR MANUAL OPERATING FUNCTIONS SHALL MEET FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNOBSTRUCTED VERTICAL CLEARANCE.
22. NO LOT SHALL HAVE ACCESS TO ROCK PRAIRIE ROAD.
23. ELECTRONIC KNOX GATE OPENER SHALL BE INSTALLED ON THE GATE TO ALLOW FOR FIRE ACCESS.
24. NO RESIDENTIAL LOTS WILL BE LOCATED WITHIN 300' OF THE WELLHEAD PER FIRE CODE REQUIREMENTS OR WITHIN THE ACCEPTABLE SEPARATION DISTANCE FOR THERMAL RADIATION FOR PEOPLE OF 483' FROM THE 72"x20' HEATER TREATER LOCATED AT THE WELLSITE. THE DISTANCE WAS CALCULATED USING THE ACCEPTABLE SEPARATION DISTANCE ASSESSMENT TOOL PROVIDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
25.

A. EASEMENT FROM A.C. WILLIAMS ESTATE TO THE CITY OF BRYAN DATED JUNE 8, 1938, RECORDED IN VOLUME 98, PAGE 83, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (BLANKET) DOES APPLY TO THIS TRACT. A PUE WILL BE DEDICATED FOR THE EXISTING OVERHEAD ELECTRICAL LINES.

B. EASEMENT FROM ALTA W. MCCULLOUGH TO PRODUCERS GAS COMPANY, DATED JANUARY 9, 1978, RECORDED IN VOLUME 411, PAGE 104, DEED RECORDS OF BRAZOS COUNTY, TEXAS. DOES NOT APPLY TO THIS TRACT.

C. EASEMENT FROM MCCULLOUGH REALTY COMPANY TO PRODUCERS GAS COMPANY, DATED SEPTEMBER 1, 1978, RECORDED IN VOLUME 411, PAGE 108, DEED RECORDS OF BRAZOS COUNTY, TEXAS. DOES NOT APPLY TO THIS TRACT.

D. EASEMENT FROM MCCULLOUGH REALTY COMPANY TO PRODUCERS GAS COMPANY, DATED JUNE 11, 1981, RECORDED IN VOLUME 1007, PAGE 37, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. DOES NOT APPLY TO THIS TRACT.

E. EASEMENT FROM JEAN M. STEPHEN, ET AL TO FERGUSON-BURLESON COUNTRY GATHERING SYSTEM, DATED MAY 8, 1992, RECORDED IN VOLUME 1723, PAGE 58, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. DOES APPLY TO THIS TRACT.

F. EASEMENT FROM CAROL ANDERSON TO FERGUSON-BURLESON COUNTRY GATHERING SYSTEM, DATED OCTOBER 25, 1993, RECORDED IN VOLUME 1949, PAGE 315, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. DOES NOT APPLY TO THIS TRACT.

G. EASEMENT FROM JEAN M. STEPHEN, ET AL TO FERGUSON-BURLESON COUNTRY GATHERING SYSTEM, DATED MAY 8, 1992, RECORDED IN VOLUME 2394, PAGE 256, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. DOES APPLY TO THIS TRACT.

H. EASEMENT F (1723/58) & G (2394/256) WERE AMENDED IN VOLUME 16855, PAGE 79, TO REVISE THE EASEMENT LOCATION TO THE ACTUAL LOCATION OF THE PIPELINES.
26. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT IN THIS SUBDIVISION WITHOUT THE ISSUANCE OF A LICENCE BY THE BRAZOS COUNTY HEALTH UNIT UNDER THE PROVISIONS OF THE PRIVATE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
27. THE MINIMUM FINISH FLOOR ELEVATION SHOWN ARE FOR SEWER SERVICES.
28. MAXIMUM IMPERVIOUS COVER TO BE 30%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH COLLEGE STATION UDO SECTION 5.2 RESIDENTIAL DESIGN STANDARDS.

METES AND BOUNDS DESCRIPTION OF A 56.952 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE SAMUEL W. ROBERTSON LEAGUE, ABSTRACT NO. 202, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 648.21 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO WILLIAMS CREEK RESERVE, LLC RECORDED IN VOLUME 16453, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

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

BEGINNING IN THE CENTERLINE OF ROCK PRAIRIE ROAD (Y:10194665.16, X:3592827.71) AT THE SOUTHWEST CORNER OF SAID REMAINDER OF 648.21 ACRE TRACT; COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-257 (Y:10194481.85, X:3593170.56) AND AS ESTABLISHED FROM GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS SHOWN AS "MEASURED" ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009641738449 [CALCULATED USING GEOID12B];

THENCE: N 07° 24' 08" E, PASS A 1/2 INCH IRON ROD WITH CAP STAMPED 'C.E.C. 2003' FOUND ON THE FENCED NORTHEAST LINE OF ROCK PRAIRIE ROAD (R.O.W. WIDTH VARIES) AT 31.72 FEET, PASS A 1/2 INCH IRON ROD FOUND MARKING THE MOST EASTERLY SOUTH CORNER OF LOT 19, BLOCK 8, WILLIAMS CREEK SUBDIVISION PHASE 7 AS SHOWN ON THE PLAT RECORDED IN VOLUME 7964, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AT 42.71 FEET, FOR A TOTAL DISTANCE OF **1,405.02 FEET** TO A 1/2 INCH IRON ROD WITH CAP STAMPED 'SM KLING RPLS 2003' FOUND MARKING THE COMMON CORNER OF LOTS 10 AND 14 OF SAID BLOCK 8;

THENCE: N 33° 17' 47" E, PASS THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF LOT 36, BLOCK 7, WILLIAMS CREEK SUBDIVISION PHASE 6 AS SHOWN ON THE PLAT RECORDED IN VOLUME 11426, PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, PASS A 1/2 INCH IRON ROD WITH CAP STAMPED 'C.E.C. 2003' FOUND ON THE EAST LINE OF SAID LOT 36 AT 638.17 FEET, FOR A TOTAL DISTANCE OF **692.21 FEET** TO THE APPROXIMATE CENTERLINE OF CARTERS CREEK;

THENCE: ALONG THE APPROXIMATE CENTERLINE OF CARTERS CREEK FOR THE FOLLOWING CALLS:

S 80° 06' 47" E FOR A DISTANCE OF **7.17 FEET**;

N 87° 09' 38" E FOR A DISTANCE OF **112.38 FEET**;

N 49° 51' 40" E FOR A DISTANCE OF **54.54 FEET**;

N 21° 51' 45" E FOR A DISTANCE OF **154.18 FEET**;

N 55° 22' 04" E FOR A DISTANCE OF **98.52 FEET**;

S 40° 54' 28" E FOR A DISTANCE OF **104.92 FEET**;

S 33° 33' 18" E FOR A DISTANCE OF **103.51 FEET**;

S 45° 13' 35" E FOR A DISTANCE OF **82.24 FEET**;

S 49° 16' 43" E FOR A DISTANCE OF **71.93 FEET**;

S 53° 06' 38" E FOR A DISTANCE OF **34.94 FEET** TO THE NORTHWEST CORNER OF A CALLED 25.93 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE IN A DEED TO GAVIN MCINTYRE AND LISA MCINTYRE RECORDED IN VOLUME 9282, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 03° 00' 52" E ALONG THE WEST LINE OF SAID 25.93 ACRE TRACT, PASS A 1/2 INCH IRON ROD FOUND AT 28.24 FEET, FOR A TOTAL DISTANCE OF **733.65 FEET** (DEED CALL: S 00° 52' 31" E - 756.51 FEET, 9282/76, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH CAP STAMPED 'C.E.C. 2003' FOUND MARKING THE SOUTHWEST CORNER OF SAID 25.93 ACRE TRACT;

THENCE: N 87° 03' 52" E ALONG THE SOUTH LINE OF SAID 25.93 ACRE TRACT FOR A DISTANCE OF **149.67 FEET** (DEED CALL: N 89° 07' 29" E - 150.00 FEET, 9282/76, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH CAP STAMPED 'SM KLING RPLS 2003' FOUND MARKING THE NORTHWEST CORNER OF A CALLED 1.98 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO IN SAID DEED, 9282/76 (O.P.R.B.C.T.);

THENCE: S 02° 58' 57" E ALONG THE WEST LINE OF SAID 1.98 ACRE TRACT, PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE NORTH LINE OF ROCK PRAIRIE ROAD AT 1,433.48 FEET, FOR A TOTAL DISTANCE OF **1,468.25 FEET** (DEED CALL: S 00° 52' 31" E - 1,432.10 FEET, 9282/76, O.P.R.B.C.T.) TO THE CENTERLINE OF ROCK PRAIRIE ROAD;

THENCE: ALONG THE CENTERLINE OF ROCK PRAIRIE ROAD FOR THE FOLLOWING CALLS:

N 88° 39' 41" W FOR A DISTANCE OF **212.60 FEET**;

N 87° 37' 52" W FOR A DISTANCE OF **396.43 FEET** TO THE BEGINNING OF A TANGENT CLOCKWISE CURVE HAVING A RADIUS OF 994.23 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **13° 21' 46"** FOR AN ARC DISTANCE OF **231.88 FEET**, CHORD BEARS: **N 80° 56' 59" W** A DISTANCE OF **231.35 FEET**, TO THE END POINT OF SAID CURVE;

N 74° 16' 07" W FOR A DISTANCE OF **148.23 FEET**;

N 69° 28' 35" W FOR A DISTANCE OF **180.45 FEET**;

N 66° 52' 08" W FOR A DISTANCE OF **172.23 FEET**;

N 62° 52' 23" W FOR A DISTANCE OF **94.98 FEET** TO THE **POINT OF BEGINNING** CONTAINING **56.952 ACRES OF LAND** AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Janet Johnson, Williams Creek Reserve, LLC, owner and developer of the land shown on this plat, and designated herein as the Williams Creek Reserve 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.

Janet Johnson, President
Williams Creek Reserve, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the 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, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

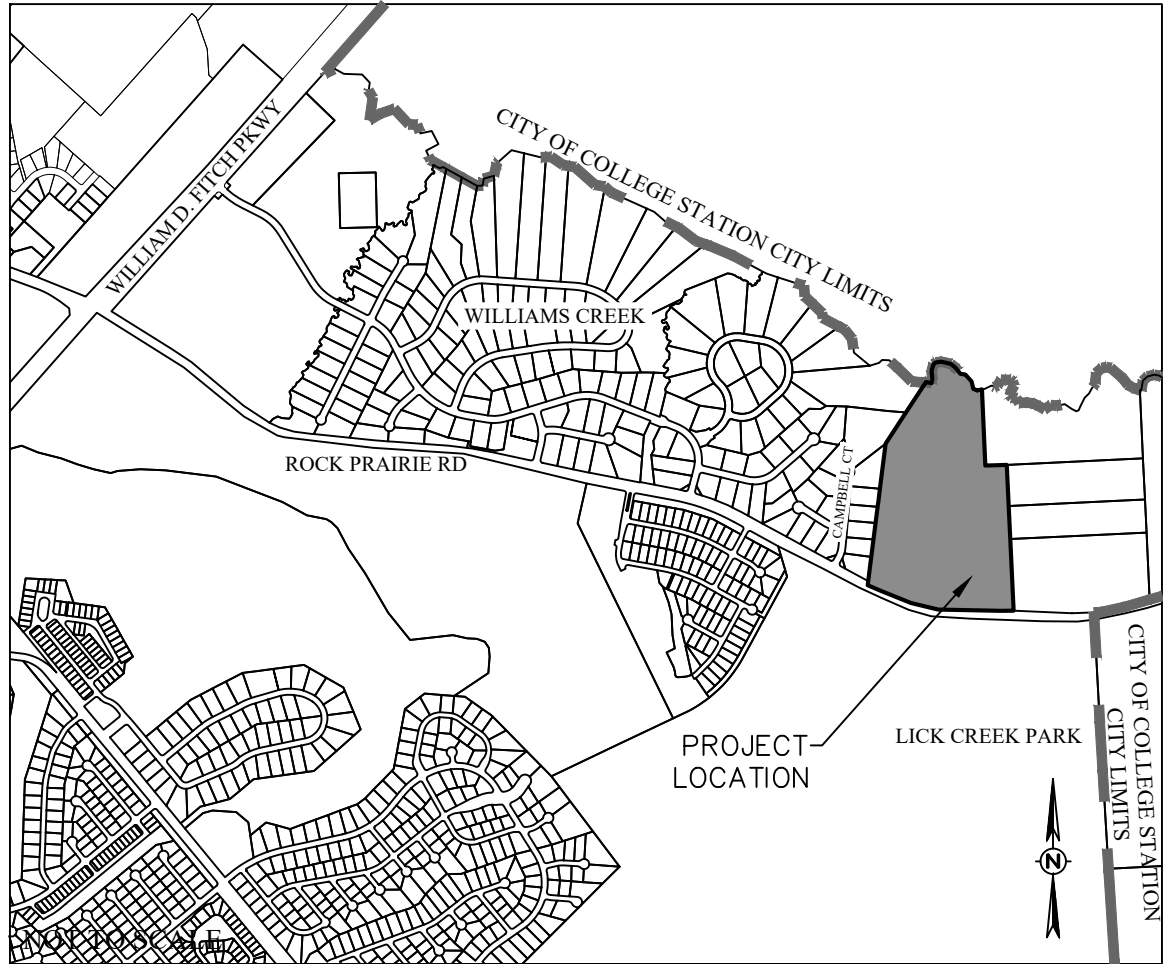
Chairman
City of College Station, Texas

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

VICINITY MAP



FINAL PLAT
WILLIAMS CREEK RESERVE
SUBDIVISION

56.952 ACRES

SAMUEL W. ROBERTSON LEAGUE SURVEY, A-202

COLLEGE STATION, BRAZOS, TEXAS

22 LOTS

BLOCK 1, LOTS 1-22

COMMON AREAS A, B, C & D

SCALE 1" = 50'
NOVEMBER, 2021

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:

SCHULTZ
Engineering, LLC

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

(979) 764-3900

SHEET 3 OF 3

May 5, 2022
Regular Agenda
Rezoning – Arnold Road PDD

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 PDD Planned Development District to PDD Planned Development District for approximately 8.91 acres located at 1898 Arnold Road, generally located Arnold Road and Farah Drive. Case # REZ2022-000004 (Note: Final action of this item will be considered at the May 26, 2022 City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the modified rezoning request and concept plan.

Summary: This request is to modify the existing PDD Planned Development District Zoning and concept plan on approximately 8.91 acres. The property was originally zoned PDD Planned Development District with the neighboring property to the east in 2012. The commercial portion of the original PDD has since developed, so this PDD modification request covers the undeveloped residential portion of the property. The applicant is requesting to change the base zoning from R-6 High Density Multi-Family to MF Multi-Family and update the general layout of the Concept Plan with modifications to the maximum height, parking space requirement, and cross access as set forth in the Concept Plan. These modifications will not change the land uses currently allowed on the property, but are to provide benefits to the senior community.

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as Medical. The Comprehensive Plan generally describes the Medical land use designation as follows:

Medical – Areas appropriate for medically related uses and supporting office, commercial, and residential uses. The medical land use designation surrounding Rock Prairie and State Highway 6 is further detailed in the Medical District Master Plan, which envisions a wide array of medical and supporting services and activities concentrated in the district.

The subject property is part of the College Station Medical District Master Plan that was approved in October 2012. The Medical District Master Plan includes areas appropriate for medically related uses, including the region’s two major hospitals, and supporting office, commercial, and residential uses.

Uses allowed through the current PDD, and that are not proposed to be changed, include: senior-targeted independent living, assisted living, active adult communities, senior-targeted

mixed income multi-family developments, nursing homes, convalescent homes, extended care facilities, skilled nursing facilities, and memory care facilities.

As the intent is to develop a facility targeted at senior living, the uses allowed by the existing PDD are consistent with the Comprehensive Plan and the Medical District Plan.

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

The property has frontage to Arnold Road. Adjacent properties are zoned PDD Planned Development District to the east and R Rural and GS General Suburban to the south. There is a city park to the north of the subject property. Adjacent and nearby properties are developed as a city park, residential homes, and an assisted living facility. The PDD's land uses are appropriate in the context of the area.

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 multi-family development. The site has adequate space to meet the minimal dimensional standards for the base zoning district of MF Multi-Family as set forth in the PDD.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Detention is required as part of the development and the outfall capacity is provided by the storm system under Arnold Road. The subject property has frontage to Arnold Road, a minor collector on the Throughfare Plan, and will have driveway access to it. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

5. The marketability of the property:

The proposed modifications to the existing PDD and Concept Plan will increase the marketability of the property by eliminating the need for stairs and providing closer parking for the senior community living in the dwellings.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. The proposed Concept Plan is generally changing the building and parking layout from the original PDD Concept Plan.

In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;

2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose, Intent and Community Benefits:

The proposed PDD for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide senior-targeted facilities and continuum of care facilities that are located within walking distances to existing premier medical service providers and major retailers. The applicant has proposed a multi-family townhome-like project that is limited in height with parking near the homes targeted for senior living.

Base Zoning and Meritorious Modifications:

The proposed PDD will have a base zoning of MF Multi-Family. This is not a change in the current land use from the previously approved PDD in 2012. The base zoning district shall be changed from R-6 High Density Multi-Family to MF Multi-Family due to the R-6 High Density Multi-Family zoning district being retired.

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following modifications to the notes on the existing Concept Plan:

Section 12-7.3 Off-Street Parking Standards:

- Multi-Family
 - 1 bedroom unit: reduced from 1.5 spaces per bedroom to 1.15 spaces per bedroom (no change from original PDD)
 - 2 + bedroom units: now proposed to meet the parking space requirements as set forth in Section 12-7.3 of the UDO

Section 12-5.2 Residential Dimensional Standards:

- Reduction in the maximum height to 40 feet. The previous Concept Plan stated that the maximum building height would be 50 feet for lot one and 60 feet for lot two.

Section 12 – 7.4 Access Management and Circulation

- Cross access shall not be required to adjacent development.

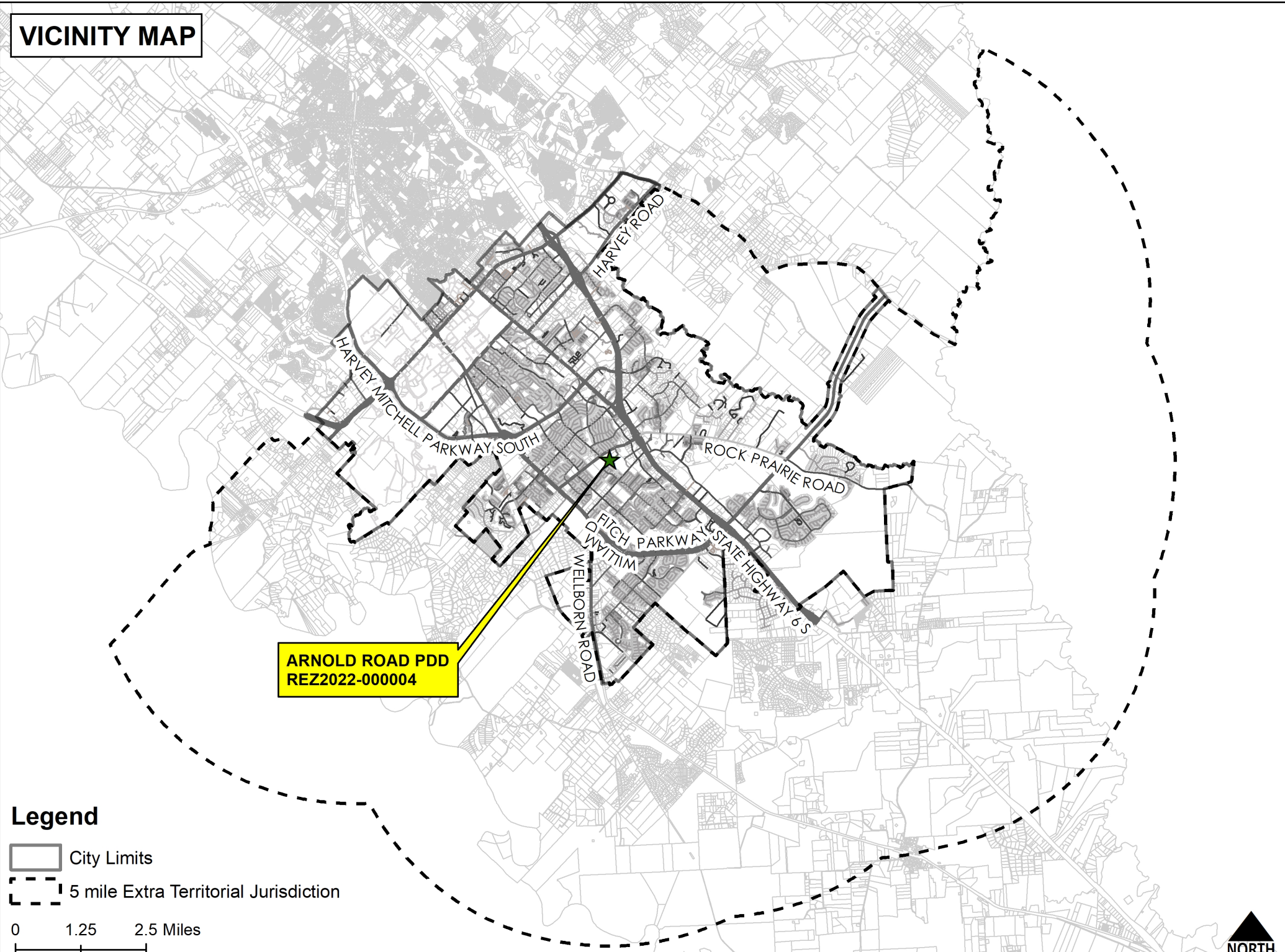
STAFF RECOMMENDATION

Staff recommends approval of the rezoning request and associated Concept Plan.

SUPPORTING MATERIALS

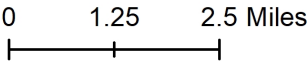
1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Applicants Supporting Information
4. Rezoning Map
5. Existing Future Land Use Map
6. Original Zoning Ordinance
7. Exhibit “B”
8. Concept Plan

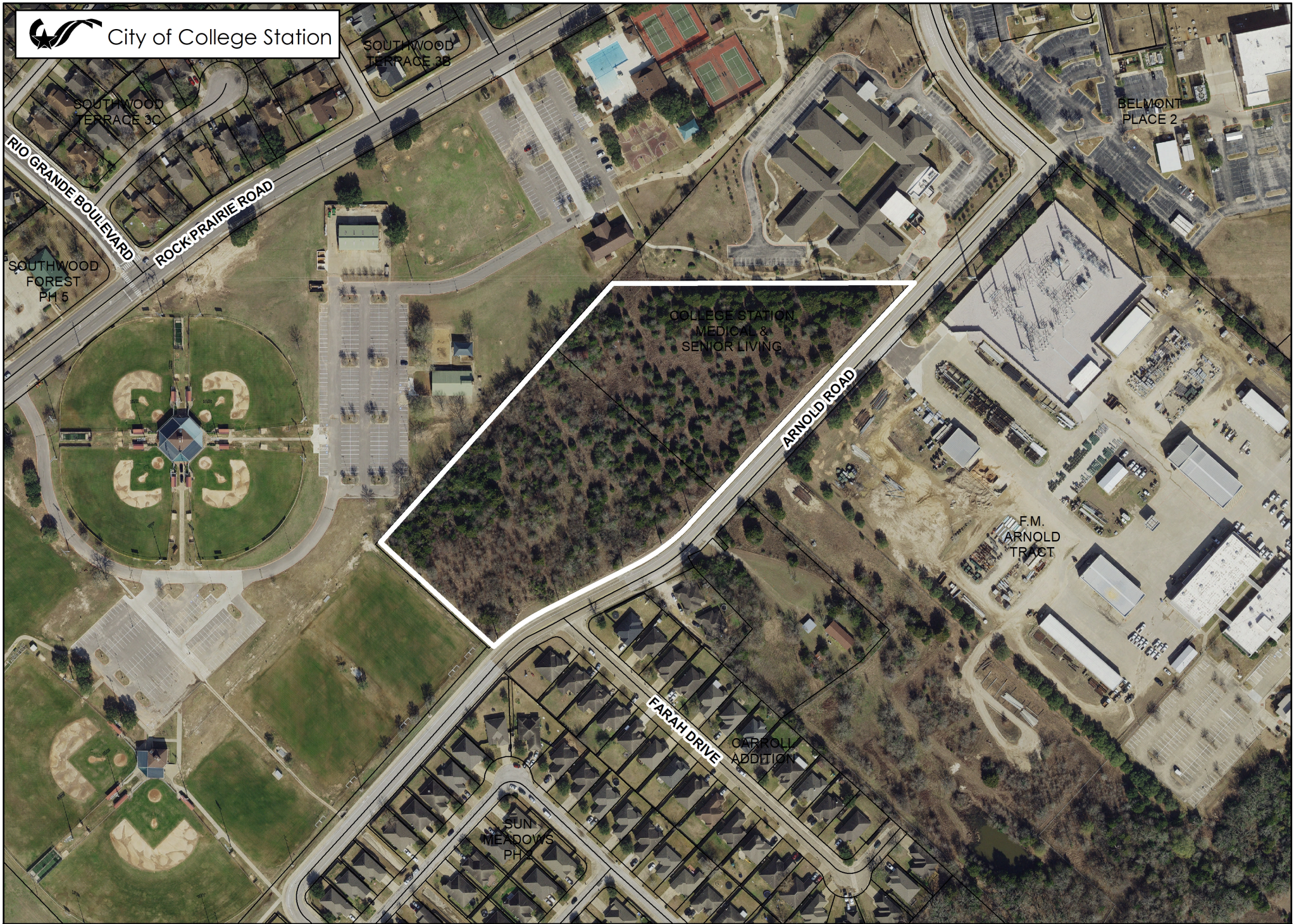
VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



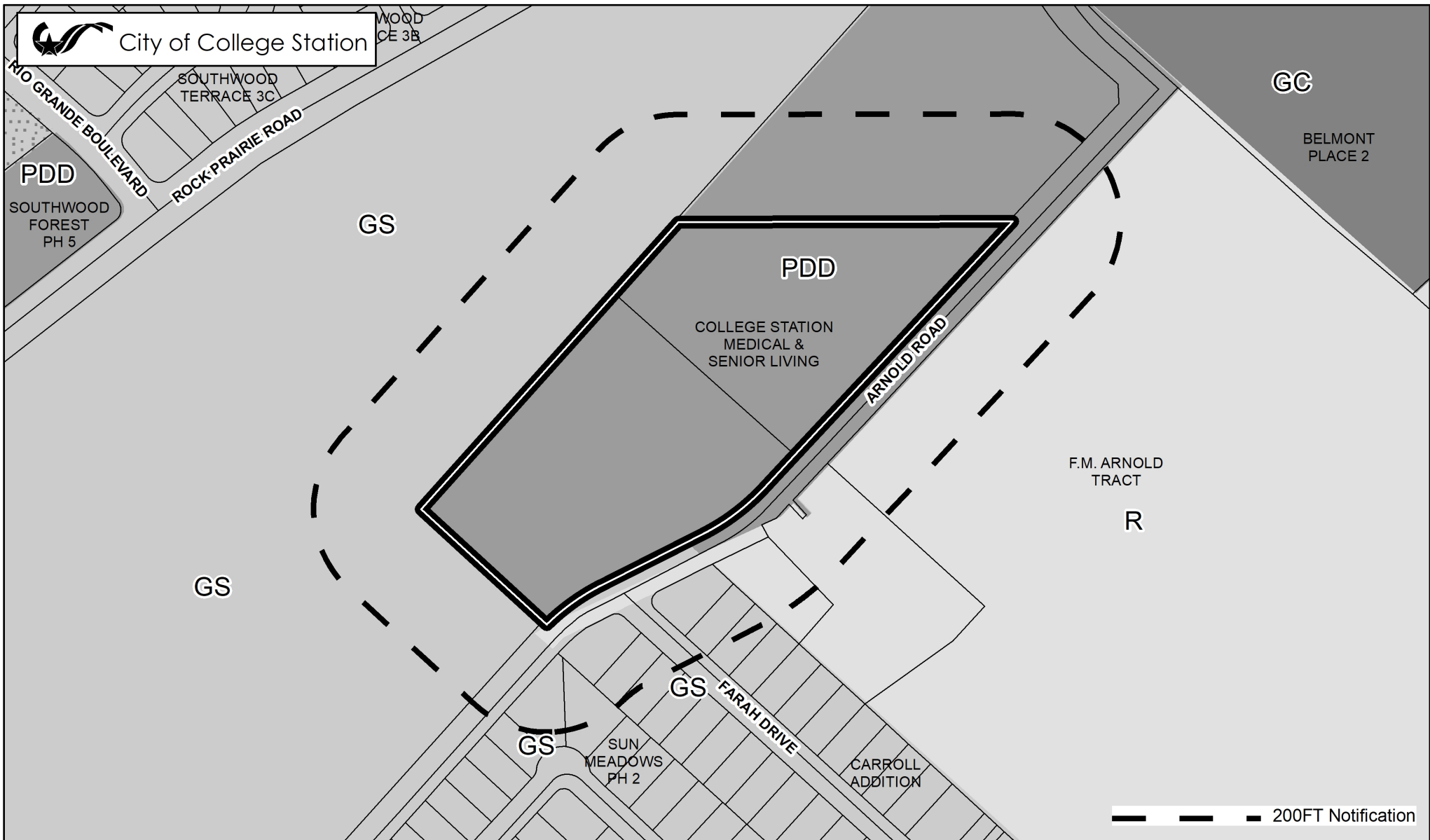


0 255 510 Feet

ARNOLD ROAD PDD

Case:
REZ2022-000004

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



0 255 510 Feet

ARNOLD ROAD PDD

Case:
REZ2022-000004

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 5, 2022
Advertised Council Hearing Date: May 26, 2022

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

None

Property owner notices mailed: 15

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	Parks & Greenways	GS General Suburban	City Park
South	Suburban Residential and Institutional/Public	GS General Suburban and R Rural	Single family homes and City of College Station utilities
East	Medical	PDD Planned Development District with a base zoning of GC General Commercial	Assisted living facility
West	Parks & Greenways	GS General Suburban	City Park

DEVELOPMENT HISTORY

Annexed: December 1993
Zoning: A-O Agricultural Open (1993)
R-1 Single Family Residential (2002)
PDD Planned Development District (2012)
Final Plat: College Station Medical & Senior Living Lots 1 & 2
Site Development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: ARNOLD ROAD PDD

Address: 1898 ARNOLD DR

Legal Description: COLLEGE STATION MEDICAL + SENIOR LIVING, LOT 2

Total Acreage: 8.91

Applicant:: Kimley-Horn (Bryan)

Property Owner: TEXAS HOTEL MANAGEMENT CORP

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

- The application is for an amendment of the concept plan and certain elements of the PDD. The primary zoning and uses will not be changed. Market conditions in the area make this amendment necessary.

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

The proposed zoning is in accordance 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?

The current zoning allows senior targeted residential used (i.e. senior targeted independent living, assisted living, and active-adult communities, nursing homes, memory care facilities, etc.). The market shows there is a need in our community for senior independent living facilities which will allow for residents 55+ who are not looking for an assisted living facility to live in a community of their peers.

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

The amendment will not change the permitted used allowed in the PDD. The proposed zoning allows senior targeted residential used (i.e. senior targeted independent living, assisted living, and active-adult communities, nursing homes, memory care facilities, etc.). The market shows there is a need in our community for senior independent living facilities which will allow for residents 55+ who are not looking for an assisted living facility to live in a community of their peers.

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

The amendment will not change the permitted uses allowed in the PDD. The proposed zoning allows senior targeted residential uses (i.e. senior targeted independent living, assisted living, and active-adult communities, nursing homes, memory care facilities, etc.). The market shows there is a need in our community for senior independent living facilities which will allow for residents 55+ who are not looking for an assisted living facility to live in a community of their peers.

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

The current concept plan shows large multi-story multi-family buildings for the seniors. This is not ideal for senior residents due to the ease of climbing stairs and parking a distance away from the entrance.

List any other reasons to support this zone change.

The revised concept plan allows for single-story attached senior living homes that will allow each resident to park at their front door.

EXISTING Zoning

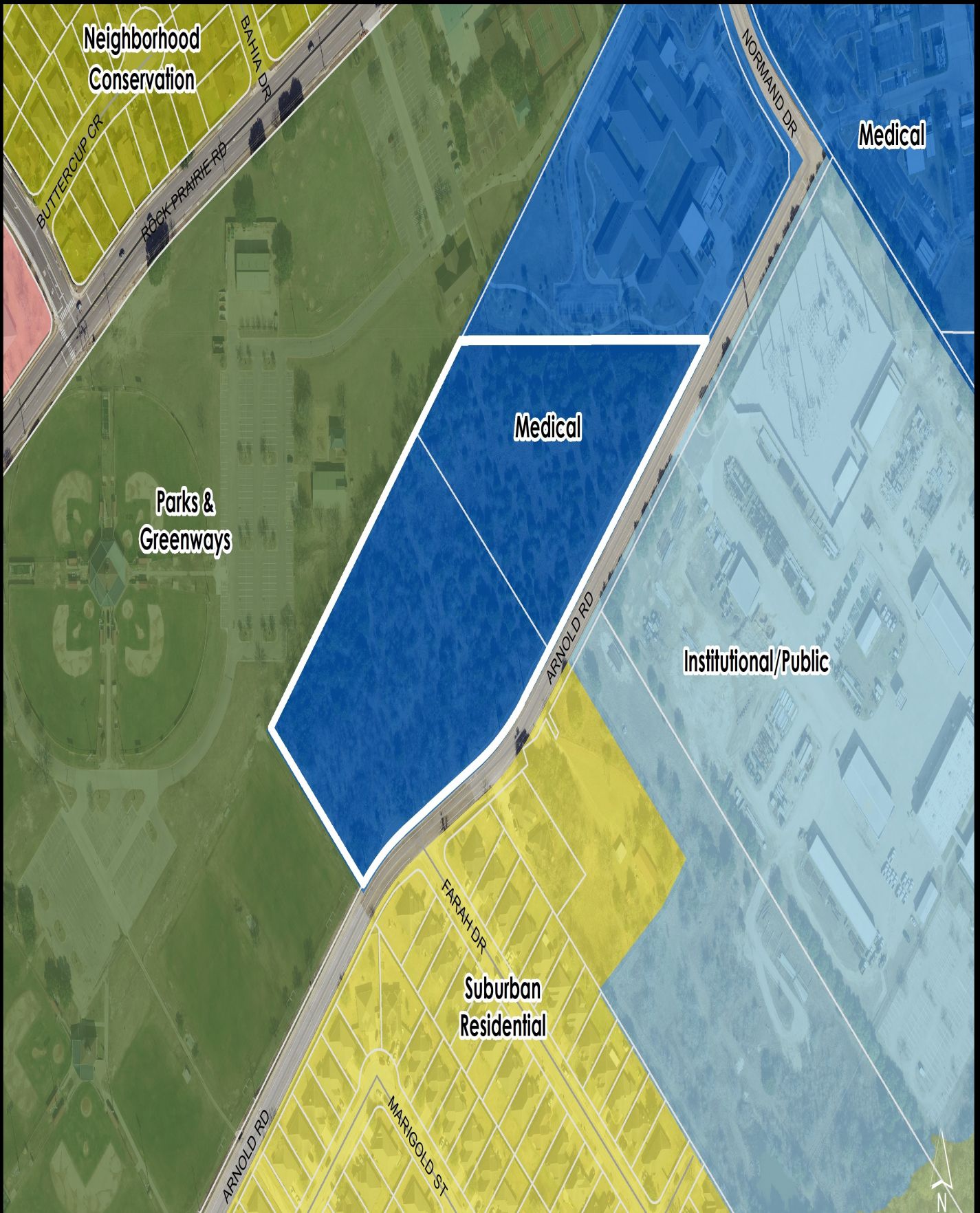


PROPOSED Zoning



EXISTING

Future Land Use



ORDINANCE NO. 2012-3392

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and Exhibit "B", and as shown graphically in Exhibit "C" Exhibit "D" and Exhibit "E", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of January, 2012

APPROVED:

Tracy J. Tracy
MAYOR

ATTEST:

Amy Mathen
City Secretary

APPROVED:

Carla A Robinson
City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from R-1 Single-Family Residential to PDD Planned Development District:

Texas Hotel Management Corporation
17.07 Acre Tract
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas

Field notes of a 17.07 acre tract or parcel of land, lying and being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of the called 17.215 acre tract described in the deed from Bandura Corp., to Texas Hotel Management Corporation recorded in Volume 3665, Page 248, of the Official Records of Brazos County, Texas, and said 17.07 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found marking a 3-way corner between the beforementioned 17.215 acre tract and the 18.83 acre tract described in the deed to the City of College Station, Texas, recorded in Volume 448, Page 234, of the Deed Records of Brazos County, Texas, and Lot 2R, Block 3 - 0.59 acre, according to the Amending plat of Belmont Place, Section Two, recorded in Volume 7543, Page 285, of the Official Records of Brazos County, Texas, same being the north corner of the said 17.215 acre tract;

THENCE S 48° 01' 03" E along the common line between the beforementioned 17.215 acre tract and Block 3, Belmont Place, Section Two, at a distance of 349.11 feet pass a ½" iron rod and cap found marking the southeast terminus of Normand Drive - 60' wide right-of-way, continue on for a total distance of 530.42 feet to a ½" iron rod and cap found marking the common corner between the said 17.215 acre tract and the 35.00 acre tract described in the deed to the City of College Station, Texas, recorded in Volume 692, Page 506, of the Official Records of Brazos County, Texas, same being in the southwest line of Lot 1R, Block 3 - 23.83 acres, Amending Plat of Belmont Place, Section Two;

THENCE S 42° 58' 19" W along the common line between the beforementioned 17.215 acre tract and the following two tracts: the beforementioned 35.00 acre tract, and a 30.02 acre - remainder tract, described in the deed to F. M. Arnold, recorded in Volume 200, Page 445, of the Deed Records of Brazos County, Texas, adjacent to a chain link and barbed wire fence, at a distance of 857.04 feet, a ½" iron rod found marking the common corner between the said 35.00 acre tract and the 30.02 acre - remainder tract, bears southeast - 0.65 feet and a chain link fence corner bears southeast - 3.1 feet, continue on, for a total distance of 1048.54 feet to a ½" iron rod found;

THENCE along the common line between the beforementioned 17.215 acre tract and the 30.02 acre - remainder tract and around an abandoned water well, as follows:

S 42° 42' 01" E	for a distance of 36.83 feet to a ½" iron rod and cap found,
S 43° 25' 12" W	for a distance of 10.56 feet to a ½" iron rod and cap found,
N 43° 10' 46" W	for a distance of 36.92 feet to a ½" iron rod found, from which a 6" creosote post fence corner bears S 21° 42' E - 5.5 feet;

THENCE along the common line between the 17.215 acre tract and the Arnold Road (private road), as follows:

S 42° 58' 48" W	for a distance of 34.43 feet to a ½" iron rod and cap found,
S 65° 14' 02" W	for a distance of 166.40 feet to a ½" iron rod set at the east corner of a 0.156 acre tract described in the deed to Craig Browne and Rostell Chapman, according to the deed recorded in Volume 5027, Page 162, of the Official Records of Brazos County, Texas, and dedicated as Arnold Road, according to the plat of Carroll Addition, recorded in Volume 5229, Page 47, of the Official Records of Brazos County, Texas;

KLING ENGINEERING AND SURVEYING
BRYAN, TEXAS

Texas Hotel Management Corporation
17.07 Acre Tract
Robert Stevenson Survey, A-54
College Station, Brazos County, Texas
Continued - Page 2

THENCE along the northeast and northwest right-of-way lines of Arnold Road, as follows:

N 47° 32' 32" W for a distance of 32.38 feet to a ½" iron rod set,
S 63° 10' 46" W for a distance of 180.26 feet to a ½" iron rod and
cap set at the beginning of a curve, concave to
the southeast, having a radius of 405.00 feet,
Southwesterly along said curve, for an arc distance of 124.58 feet to
a ½" iron rod and cap found in the northeast line
of a 9.93 acre tract, described in the deed to the
City of College Station, Texas, recorded in
Volume 448, Page 230, of the Deed Records of
Brazos County, Texas, the chord bears S 54° 22'
03" W - 124.09 feet, the east corner of the said
9.93 acre tract bears S 47° 32' 40" E - 1.17 feet;

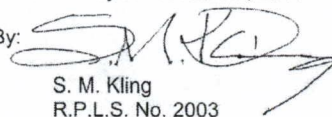
THENCE N 47° 32' 40" W along the common line between the
beforementioned 17.215 acre tract and the 9.93 acre tract, for a distance of 316.81
feet to a ½" iron rod found marking the common corner between the said 17.215
acre tract and the beforementioned 18.83 acre tract;

THENCE N 41° 48' 29" E along the common line between the
beforementioned 17.215 acre tract and the beforementioned 18.83 acre tract, for
a distance of 1532.94 feet to the **PLACE OF BEGINNING**, containing 17.07 acres
of land, more or less.



Surveyed: November, 2011

By:


S. M. Kling
R.P.L.S. No. 2003

Prepared 11/29/11
kes11-dvd\Texas Hotel Management - 17.07ac.wpd

EXHIBIT "B"**Purpose & Intent**

The purpose of the PDD zoning district is to provide senior-targeted residential facilities, continuum of care, and medical facilities that are located within walking distance to existing, premier medical service providers and major retailers.

Permitted Uses

The following uses will be permitted in the residential areas:

- Senior-Targeted Independent Living, Assisted Living, and Active-Adult communities;
- Senior-Targeted Mixed-Income Multifamily Developments;
- Nursing Homes;
- Convalescent Homes;
- Extended Care Facilities;
- Skilled Nursing Facilities; and
- Memory Care Facilities.

The following uses will be permitted in the non-residential use area:

- Hospital;
- Offices;
- Medical Retail;
- Medical Clinics;
- Skilled Nursing; and
- Memory Care Facilities.
- Stand-alone retail and restaurant uses shall not be permitted unless they serve as an accessory use to another primary use.

Definitions

- Senior: Adults 55 years of age or older.
- Senior-Targeted Community: A community that provides features, amenities, operational standards, services and use restrictions that adults 55 years of age or older find desirable. By choosing to provide senior-targeted amenities, and consciously *not* provide amenities desired by the general public of ages less than 55, seniors often self-select into these communities. Many senior-targeted communities are often age-restricted as well, to reinforce and bolster the sense of safety and community desired by senior residents.

Senior-targeted communities feature amenities consciously planned into the development; among these particular amenities, open space within half a block and recreational facilities are the most common. These recreational facilities include walking trails and park spaces, along with a lifestyle center/ clubhouse that emphasize clubs and activities and feature resort-style amenities. Amenities often include an indoor and/or outdoor heated swimming pool, whirlpool tub, steam and/or sauna rooms, separate facilities for aerobics and weight training, rooms for cards, games and billiards, and often feature a great room with a commercial kitchen as well as

facilities for tennis, golf, shuffleboard, bocce, and more. Clubs and activities focus on scrapbooking and other crafts.

- **Active-Adult Communities:** Active adult housing refers to communities either age-targeted or age-restricted to people aged 55 or older. Active adult housing is often designed for complete single-floor living, with features like laundry facilities and the master bedroom and bathroom on the first floor. The properties have few, if any, steps to get into the home, and often boast details like toggle/rocker light switches, lever handles, shower stalls with seats, wide doorways, and other features that make life easier for people who are experiencing the pains associated with aging (like arthritis).

Active adult communities feature amenities consciously planned into the development; among these particular amenities, open space within half a block and recreational facilities are the most common. These recreational facilities include walking trails and park spaces, along with a lifestyle center/ clubhouse that emphasize clubs and activities and feature resort-style amenities. Amenities often include an indoor and/or outdoor heated swimming pool, whirlpool tub, steam and/or sauna rooms, separate facilities for aerobics and weight training, rooms for cards, games and billiards, and often feature a great room with a commercial kitchen as well as facilities for tennis, golf, shuffleboard, bocce, and more. Clubs and activities focus on scrapbooking and other crafts.

Building Height

The center portion of the site (see Concept Plan – Exhibit “C”) will consist of residential uses with maximum height of four stories and 60 feet. The western portion will also consist of residential uses with a maximum height of three stories and 50 feet.

Base Zoning and Meritorious Modifications

In accordance with the above Purpose & Intent statement, the Concept Plan (Exhibit “C”) proposes residential and non-residential use areas. The residential use areas will adhere to the dimensional standards and requirements of the R-6 High Density Multi-Family district while the non-residential use area will follow the C-1 General Commercial district standards. At the time of plat and site plan, the project will need to meet all applicable site development standards and platting requirements of the UDO for the C-1 General Commercial and R-6 High Density Multi-Family zoning classifications, except for the parking reduction and block length/block perimeter/access way meritorious modifications that are described in Concept Plan Note 5 as provided in Exhibit “D.”

Parkland Dedication Credit for Construction of Multi-Use Path:

Construction of a portion of the multi-use path identified on the Bicycle, Pedestrian, and Greenways Master Plan that connects Arnold Road to Rio Grande Boulevard through the Southwood Community Park. Specifically, construct the portion of the multi-use path shown on the Concept Plan adjacent to the development on the City’s park property. Construction of the multi-use path can be counted as credit toward the Community Park Development fee-in-lieu funds that is required for the residential units constructed with this development.

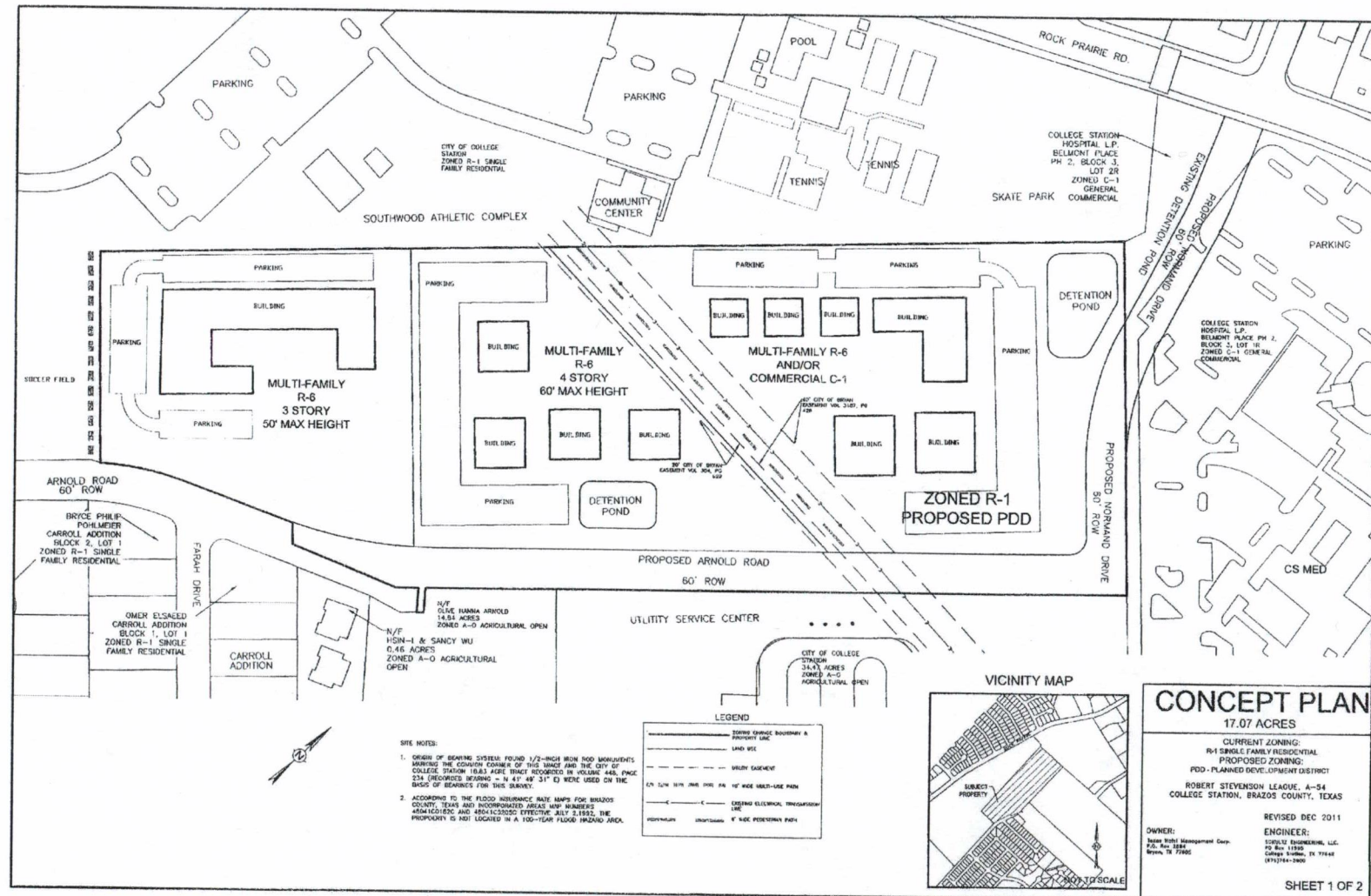


EXHIBIT "D"

<u>CONCEPT PLAN NOTES:</u> 1. THE LAND USES PROPOSED FOR THIS PROPERTY ARE AS LISTED AND SHOWN ON THIS PLAN. MULTI-FAMILY MEETING THE REQUIREMENTS OF R-6, ZONING CLASSIFICATION - SENIOR TARGET MARKET COMMERCIAL MEETING THE REQUIREMENTS OF C-1, GENERAL COMMERCIAL ZONING CLASSIFICATION. 2. THE RANGE OF BUILDING HEIGHTS IS ANTICIPATED TO BE FROM 12' TO 60'. 3. THE STORM WATER DRAINAGE FROM THIS SITE FLOWS NORTH INTO CITY PROPERTY AND THEN TO ROCK PRAIRIE ROAD, SOUTH INTO THE CITY OF COLLEGE STATION UTILITY SERVICE CENTER OR SOUTHWEST INTO ARNOLD ROAD. STORM WATER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO. 4. THE DETENTION PONDS FOR THIS SITE WILL BE GENERALLY LOCATED AS SHOWN ON THIS PLAN. 5. THE GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) SOUGHT ARE AS FOLLOWS. 5.1. REDUCTION IN PARKING REQUIREMENTS PER UDO SECTION 7.2.1 <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">A. MEDICAL OR DENTAL CLINIC;</td> <td>1/200 SF</td> <td>1/280 SF</td> </tr> <tr> <td>B. OFFICE BUILDING;</td> <td>1/250 SF</td> <td>1/350 SF</td> </tr> <tr> <td>C. PERSONAL SERVICE SHOP;</td> <td>1/250 SF</td> <td>1/350 SF</td> </tr> <tr> <td>D. RETAIL SALES & SERVICES (C-1);</td> <td>1/250 SF</td> <td>1/350 SF</td> </tr> <tr> <td>E. RESTAURANT;</td> <td>NO CHANGE</td> <td></td> </tr> <tr> <td>F. MULTIFAMILY:</td> <td></td> <td></td> </tr> <tr> <td>1 BR</td> <td>1.5/BR</td> <td>1.15/BR</td> </tr> <tr> <td>2 BR</td> <td>1.25-1.5/BR</td> <td>1.15/BR</td> </tr> <tr> <td>3 BR</td> <td>NO CHANGE</td> <td></td> </tr> </table> 5.2. UDO SECTION 8.2. - WAIVER TO BLOCK LENGTH AND BLOCK PERIMETER REQUIREMENTS. ACCESS WAY REQUIREMENTS WILL BE MET AS SHOWN ON THE CONCEPT PLAN. 6. MULTI-USE PATH ALONG WESTERN BOUNDARY OF THIS TRACT WILL OCCUR WITH THE ADJACENT DEVELOPMENT. THE PEDESTRIAN PATH ALONG THE ELECTRICAL EASEMENT WILL BE CONSTRUCTED WITH THE ADJACENT DEVELOPMENT. THE PEDESTRIAN PATH WILL BE A PRIVATELY OWNED AND MAINTAINED PEDESTRIAN PUBLIC ACCESS WAY. 7. CROSS ACCESS WILL BE PROVIDED FOR TRAFFIC TO GO BETWEEN EACH SECTION OF THIS DEVELOPMENT. THE LOCATION OF THIS CROSS ACCESS WILL BE DETERMINED AT PLATTING OR SITE PLAN SUBMITTAL. 8. NORMAND DRIVE AND ARNOLD ROAD WILL HAVE A SIDEWALK ON EACH SIDE AS REQUIRED BY THE UDO. 9. THE PROPOSED THOROUGHFARES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED TO MINOR COLLECTOR STREET STANDARDS. 10. THE EXTENSION OF ARNOLD ROAD AND THE EXTENSION OF NORMAND DRIVE FROM ROCK PRAIRIE ROAD MUST BE CONSTRUCTED WITH THE FIRST PHASE OF DEVELOPMENT WITH THIS PLANNED DEVELOPMENT DISTRICT ZONING. 11. EACH OF THE PHASES OF DEVELOPMENT SHALL BE CONNECTED TO ADJACENT PHASES AND THE PROPOSED 6-FOOT WIDE PEDESTRIAN PATH (IF APPLICABLE) WITH A PEDESTRIAN CONNECTION (MINIMUM 5-FOOT SIDEWALKS WITH STRIPED CROSSWALKS) THAT IS INTERNAL TO THE DEVELOPMENT. IF A PEDESTRIAN CONNECTION IS CONSTRUCTED NORTH OF THE NORTHERN PROPERTY LINE WITH THE SOUTHWOOD ATHLETIC COMPLEX, THIS CONNECTION WILL COUNT AS THE PEDESTRIAN CONNECTION FOR THIS AREA OF THE DEVELOPMENT.	A. MEDICAL OR DENTAL CLINIC;	1/200 SF	1/280 SF	B. OFFICE BUILDING;	1/250 SF	1/350 SF	C. PERSONAL SERVICE SHOP;	1/250 SF	1/350 SF	D. RETAIL SALES & SERVICES (C-1);	1/250 SF	1/350 SF	E. RESTAURANT;	NO CHANGE		F. MULTIFAMILY:			1 BR	1.5/BR	1.15/BR	2 BR	1.25-1.5/BR	1.15/BR	3 BR	NO CHANGE		CONCEPT PLAN NOTES 17.07 ACRES CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL PROPOSED ZONING: PDD - PLANNED DEVELOPMENT DISTRICT ROBERT STEVENSON LEAGUE, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS OWNER: Texas Hotel Management Corp. P.O. Box 2584 Bryan, TX 77805 (979) 764-3900 ENGINEER: SCHULTZ ENGINEERING, LLC P.O. Box 11985 College Station, TX 77842 (979) 764-3900 REVISED DEC 2011
A. MEDICAL OR DENTAL CLINIC;	1/200 SF	1/280 SF																										
B. OFFICE BUILDING;	1/250 SF	1/350 SF																										
C. PERSONAL SERVICE SHOP;	1/250 SF	1/350 SF																										
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2 BR	1.25-1.5/BR	1.15/BR																										
3 BR	NO CHANGE																											

SHEET 2 OF 2

EXHIBIT "E"

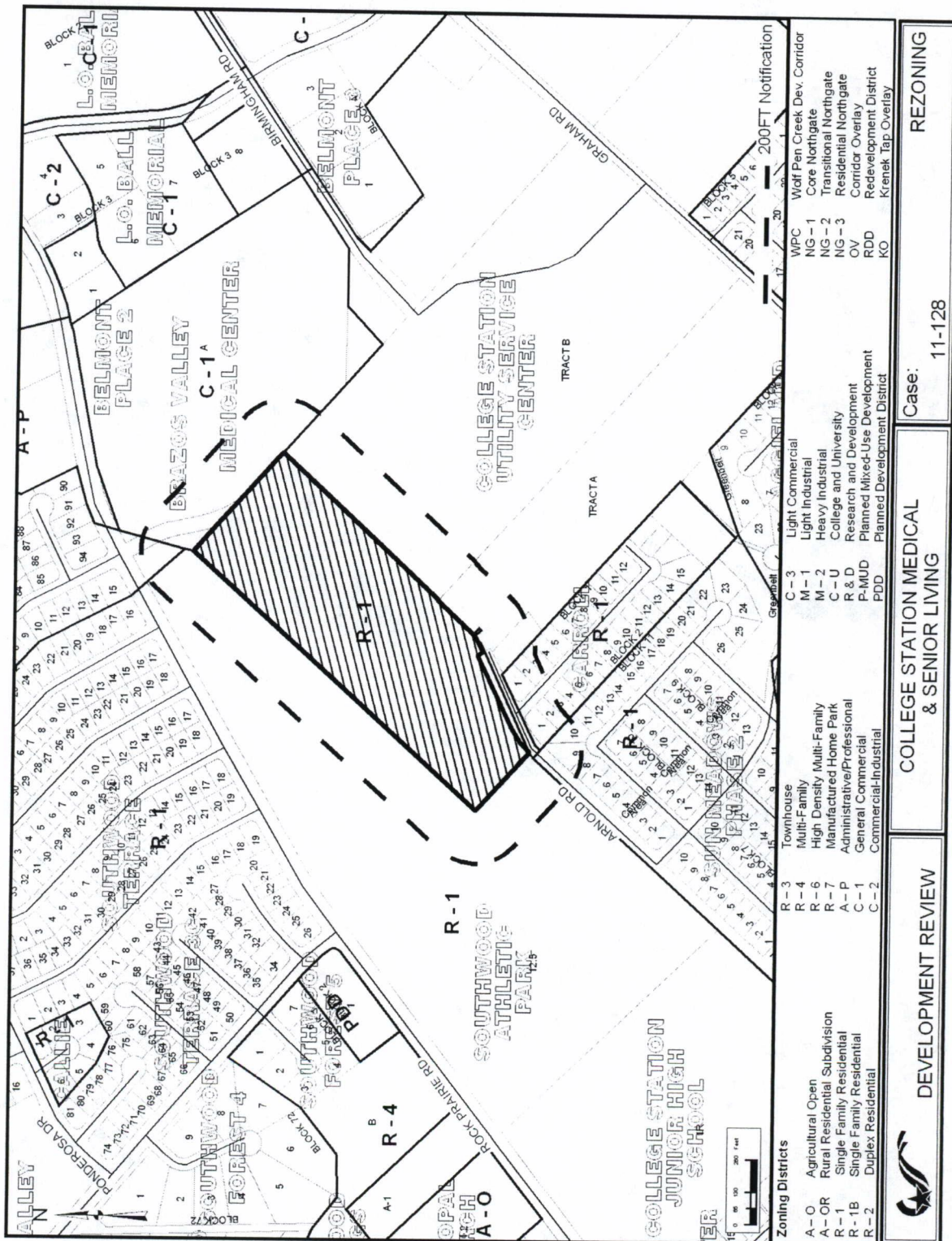


EXHIBIT “B”

Purpose & Intent

The purpose of the PDD zoning district is to provide senior-targeted residential facilities and continuum of care that are located within walking distance to existing, premier medical service providers and major retailers.

Permitted Uses

The following uses will be permitted:

- Senior-Targeted Independent Living, Assisted Living, and Active-Adult communities;
- Senior-Targeted Mixed-Income Multifamily Developments;
- Nursing Homes;
- Convalescent Homes;
- Extended Care Facilities;
- Skilled Nursing Facilities; and
- Memory Care Facilities.

Definitions

- Senior: Adults 55 years of age or older.
- Senior-Targeted Community: A community that provides features, amenities, operational standards, services and use restrictions that adults 55 years of age or older find desirable. By choosing to provide senior-targeted amenities, and consciously *not* provide amenities desired by the general public of ages less than 55, seniors often self-select into these communities. Many senior-targeted communities are often age-restricted as well, to reinforce and bolster the sense of safety and community desired by senior residents.

Senior-targeted communities feature amenities consciously planned into the development; among these particular amenities, open space within half a block and recreational facilities are the most common. These recreational facilities include walking trails and park spaces, along with a lifestyle center/clubhouse that emphasize clubs and activities and feature resort-style amenities. Amenities often include an indoor and/or outdoor heated swimming pool, whirlpool tub, steam and/or sauna rooms, separate facilities for aerobics and weight training, rooms for cards, games and billiards, and often feature a great room with a commercial kitchen as well as facilities for tennis, golf, shuffleboard, bocce, and more. Clubs and activities focus on scrapbooking and other crafts

- Active-Adult Communities: Active adult housing refers to communities either age-targeted or age-restricted to people ages 55 or older. Active adult housing is often designed for complete single-floor living, with features like laundry facilities and the master bedroom and bathroom on the first floor. The properties have few, if any steps to get into the home, and often boast details like toggle/rocker light switches, lever handles, shower stalls with seats, wide doorways, and other features that make life easier for people who are experiencing the pains associated with aging (like arthritis).

Active adult communities feature amenities consciously planned into the development; among these particular amenities, open space within half a block and recreational facilities are the most common. These recreational facilities include walking trails and park spaces, along with a lifestyle center/clubhouse that emphasize clubs and activities and feature resort-style amenities. Amenities often include an indoor and/or outdoor heated swimming pool, whirlpool tub, steam and/or sauna rooms, separate facilities for aerobics and weight training, rooms for cards, games and billiards, and often feature a great room with a commercial kitchen as well as facilities for tennis, golf, shuffleboard, bocce, and more. Clubs and activities focus on scrapbooking and other crafts.

Building Height

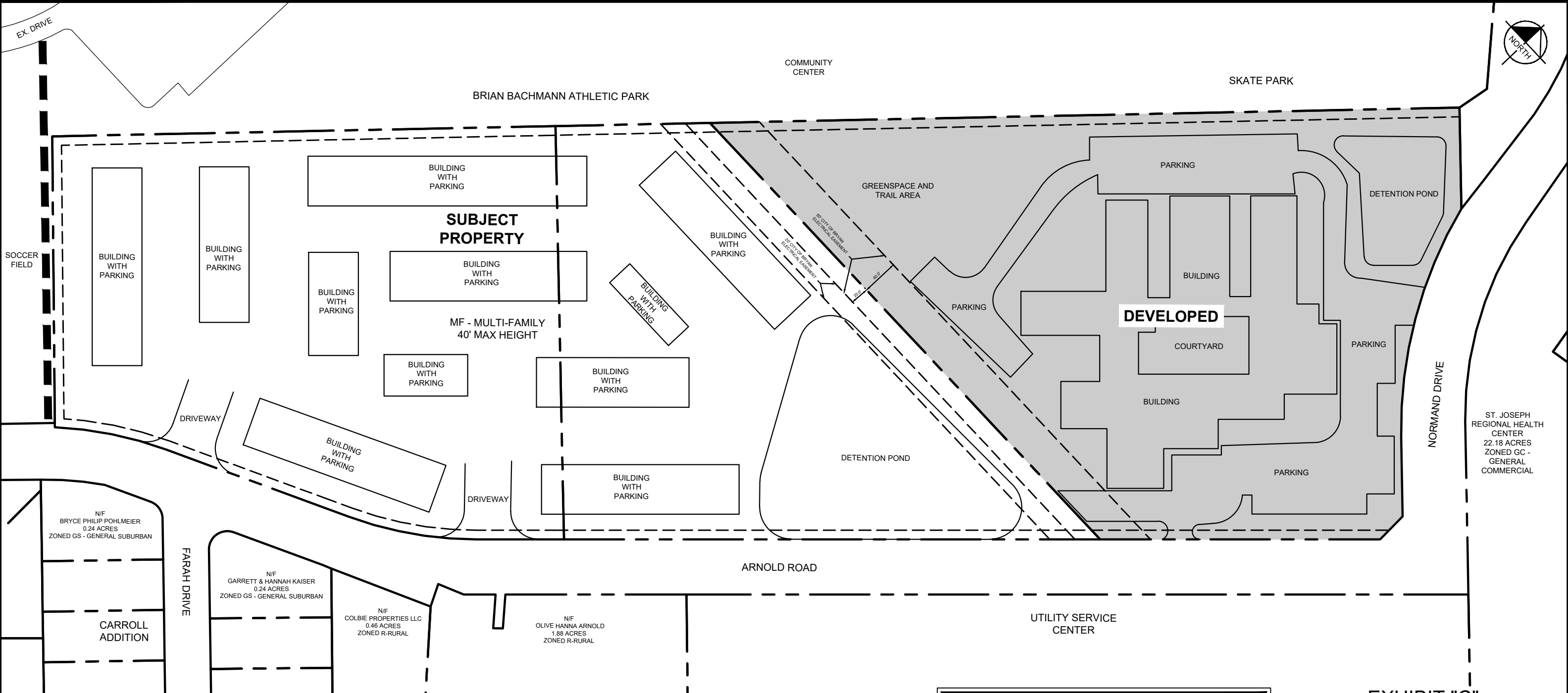
The residential portion of the site (see Concept Plan – Exhibit “C”) will consist of residential uses with a maximum height 40 feet and will not meet the requirements as set forth in Section 7.2.H "Low Density Residential Height Protection" to the adjacent park property.

Base Zoning and Meritorious Modifications

In accordance with the above Purpose & Intent statement, the Concept Plan (Exhibit “C”) proposes a residential area. The residential use area will adhere to the dimensional standards and requirements of the MF Multi-Family district. At the time of plat and site plan, the project will need to meet all applicable site development standards and platting requirements of the UDO for the MF Multi-Family zoning classification, except for the parking reduction and block length/block perimeter/access way meritorious modifications that are described in Concept Plan Note 5 as provided in Exhibit “D”.

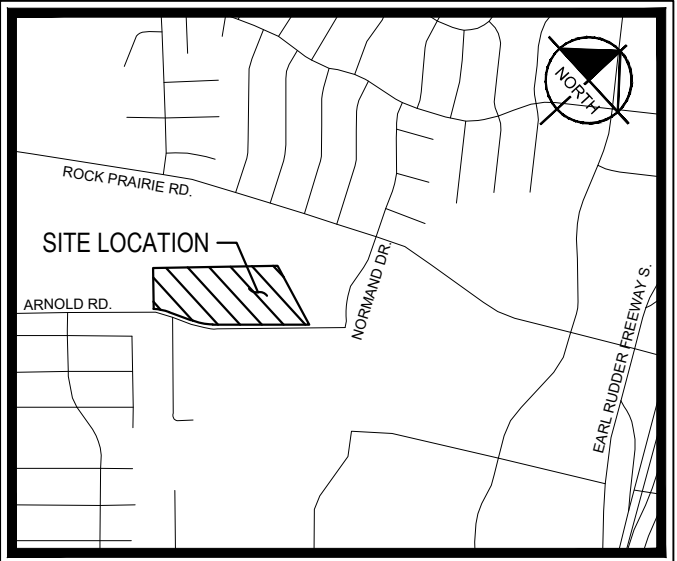
Parkland Dedication Credit for Construction of Multi-Use Path

Construction of a portion of the multi-use path identified on the Bicycle, Pedestrian, and Greenways Master Plan that connects Arnold Road to Rio Grande Boulevard through Southwood Community Park. Specifically, construct the portion of the multi-use path shown on the Concept Plan adjacent to the development on the City’s park property from Arnold Road to Brian Bachmann Park Drive. Construction of the multi-use path can be counted as credit toward the Community Park Development fee-in-lieu funds that is required for the residential units constructed with this development.



K:\CST_CIVIL\060453266 - ARNOLD RD SENIOR LIVING\CADEXHIBITS\CONCEPT PLAN.DWG
DWG NAME

LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	10' WIDE MULTI-USE PATH



VICINITY MAP
N.T.S.

EXHIBIT "C"
CONCEPT PLAN
8.91 ACRES

CURRENT ZONING:
PDD - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING:
PDD - PLANNED DEVELOPMENT DISTRICT
COLLEGE STATION MEDICAL + SENIOR LIVING LOTS 1 AND 2
COLLEGE STATION, BRAZOS COUNTY, TEXAS
OWNER:
TEXAS HOTEL MANAGEMENT CORP.
2121 WILLIAM J. BRYAN PARKWAY EAST #2864
BRYAN, TEXAS 77850

Kimley»Horn
2800 South Texas Avenue, Suite 201
Bryan, Texas 77802
Tel. No. (979) 775-9595
Fax No. (979) 775-9599
TBPE Registration No. F-928

CONCEPT PLAN NOTES:

1. THE LAND USES PROPOSED FOR THIS PROPERTY ARE AS LISTED AND SHOWN ON THIS PLAN.
- MULTI—FAMILY

— MEETING THE REQUIREMENTS OF MF, ZONING CLASSIFICATION — SENIOR TARGETED MARKET
2. THE RANGE OF BUILDING HEIGHTS IS ANTICIPATED FROM 12’ TO 40’.
3. THE STORM WATER DRAINAGE FROM THIS SITE FLOWS NORTH INTO CITY PROPERTY AND THEN THE ROCK PRAIRIE ROAD, SOUTH INTO THE CITY OF COLLEGE STATION UTILITY SERVICE CENTER OR SOUTHWEST INTO ARNOLD ROAD. STORM WATER REQUIREMENTS WILL BE IN ACCORDANCE WITH THE UDO.
4. THE DETENTION POND FOR THIS SITE WILL BE GENERALLY LOCATED AS SHOWN ON THIS PLAN.
5. THE GENERAL BULK OR DIMENSIONAL VARIATIONS (MERITORIOUS MODIFICATIONS) SOUGHT AFTER ARE AS FOLLOWS.
- 5.1. REDUCTION IN PARKING REQUIREMENTS PER UDO SECTION 7.3

MULTI—FAMILY:

1 BR

2+ BR

1.5/BR

NO CHANGE

1.15/BR
- 5.2 UDO SECTION 8.2 — WAIVER TO BLOCK LENGTH AND BLOCK PERIMETER REQUIREMENTS. ACCESS WAY REQUIREMENTS WILL BE MET AS SHOWN ON THE CONCEPT PLAN.
6. MULTI—USE PATH ALONG WESTERN BOUNDARY OF THIS TRACT WILL OCCUR WITH THE ADJACENT DEVELOPMENT. MULTI—USE PATH SHALL EXTEND FROM THE ARNOLD ROAD SOUTH WEST TO THE BRIAN BACHMANN PARK DRIVE.
7. CROSS ACCESS WILL NOT BE REQUIRED.
8. EACH OF THE PHASES OF DEVELOPMENT SHALL BE CONNECTED TO THE PROPOSED 6—FOOT WIDE PEDESTRIAN PATH (IF APPLICABLE) WITH A PEDESTRIAN CONNECTION (MINIMUM 5—FOOT SIDEWALKS WITH STRIPPED CROSSWALKS) THAT IS INTERNAL TO THE DEVELOPMENT. IF A PEDESTRIAN CONNECTION IS CONSTRUCTED NORTH OF THE NORTHERN PROPERTY LINE WITH THE SOUTHWOOD ATHLETIC COMPLEX, THIS CONNECTION WILL COUNT AS THE PEDESTRIAN CONNECTION FOR THIS AREA OF THE DEVELOPMENT.

EXHIBIT "D"

CONCEPT PLAN

NOTES

8.91 ACRES

CURRENT ZONING:

PDD - PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING:

PDD - PLANNED DEVELOPMENT DISTRICT

COLLEGE STATION MEDICAL + SENIOR LIVING LOTS 1 AND 2

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:

TEXAS HOTEL MANAGEMENT CORP.

2121 WILLIAM J. BRYAN PARKWAY EAST #2864

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May 5th, 2022
Regular Agenda
PDD Rezoning – Valley Park Apartments

To: Planning & Zoning Commission

From: Jesse DiMeolo, 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 PDD Planned Development District to PDD Planned Development District for approximately 5 acres located at 404 Harvey Mitchell Parkway South, generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. Case #REZ2022-000005 (Note: Final action of this item will be considered at the May 26th, 2022, City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the rezoning request.

Summary: The property is the southernmost lot out of three lots that share driveway access off Harvey Mitchell Parkway. The two northern lots have been developed for commercial and office related uses, with this lower lot still undeveloped. The subject property is adjacent to the Aggie Field of Honor and was rezoned to a PDD to with a base zoning of MF Multi-Family in May 2017. This rezoning is not proposing any change to the base zoning of MF Multi-Family but is proposing an amended Concept Plan with a different bedroom per unit mix, a different building and amenity layout, and a meritorious modification for parking.

REZONING REVIEW CRITERIA

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

The subject area is designated on the Comprehensive Plan Future Land Use and Character Map as General Commercial. The Comprehensive Plan generally describes the General Commercial land use designation as follows:

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

The previous Comprehensive Plan Land Use and Character Map was amended from Suburban Commercial to Urban in May 2017 in conjunction with the adoption of the PDD rezoning that is existing on the property. With the property undeveloped at the time of the new Comprehensive Plan, the property was redesignated for General Commercial. The proposed zoning permits high-density multi-family development, which is not consistent with the Comprehensive Plan but follows the character of the existing PDD zoning by proposing the same number of bedrooms with a different unit mix.

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

The PDD zoning with a MF Multi-Family base district is appropriate in the context of the surrounding area because it provides a horizontal mixing of uses with the two properties to the north and gives easy access to residents. The proposed Concept Plan change to the unit mix and building layout does not negatively affect the surrounding area. The proximity to Texas A&M University provides a shorter commuting distance for residents or they can choose to use alternative modes of transportation and utilize the proposed multi-purpose trail. The lack of access to the site off Harvey Mitchell Parkway makes it more of a challenge to market the property as commercial.

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

By creating a horizontal mix of uses, the proposed zoning helps spread out traffic throughout the day. If all three properties along the Harvey Mitchell Parkway frontage were commercial, traffic would be isolated to similar peak hours. The applicant also stated that the physical layout of the property and limited access to public rights-of-way made it difficult to market the property as commercial.

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

Water service to the subject tract may be provided by an existing 10" water main along the front of the property. Domestic and fire flow demand may necessitate future water main extensions with site development. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

The site also has existing 6" sanitary sewer mains along the northern and western property lines and a lift station located near the northwestern corner. Wastewater for select properties, including this tract, are subject to an Interlocal Agreement (ILA) with Texas A&M University in which they have agreed to accept an enumerated sewer demand into their system. Based on preliminary demands provided, the ILA and lift station capacity appear to be adequate.

The site will have access to Harvey Mitchell Parkway through an existing driveway and cross access easement on the adjacent site. No additional access points can be permitted due to the property's proximity to the existing ramp on Harvey Mitchell Parkway. A TIA was not required, as the proposed land use classification change is expected to generate less than 150 vehicle trips during any peak hour period.

5. The marketability of the property:

The property is actively being marketed for multi-family due to the proximity to Texas A&M University and the BioCorridor. Also being near to the Veterinary School and Health Science Center helps create a sub-market for one- and two-bedroom apartments.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD

Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose, Intent and Community Benefit:

The purpose and intent of this PDD is to provide a multi-family housing product close to campus and the BioCorridor. Community Benefits are shown on the Concept Plan with increased landscape buffering along the shared property line with the Aggie Field of Honor Cemetery and a multi-use path.

The Concept Plan retains the same buffer area between the property and the Aggie Field of Honor that was approved in the existing PDD. There is no change being made to the buffer area. Section 7.7 of the Unified Development Ordinance requires a minimum 10-foot-wide landscape buffer between the differing uses. Both the existing and proposed Concept Plan propose increasing this buffer to 25 feet. The required plantings in the buffer area will meet the standard requirements of Section 7.7. The existing chain-link fence along the property line will be replaced with a privacy fence. The intent of the increased buffer width is to address any concerns on the potential visual and audible degradation of the cemetery due to this development.

The subject property will be accessed through the neighboring commercial properties to the north via a proposed access easement. The proposed multi-use pathway will connect Raymond Stotzer Parkway with existing commercial developments and the proposed multi-family development, allowing commercial properties and the proposed multi-family developments to access Texas A&M University by walking or biking. The pathway will supplement the single access available for vehicular transportation.

Base Zoning District and Meritorious Modifications:

The PDD Planned Development District zoning includes a MF Multi-Family base zoning district and all requirements associated with the base zoning district shall apply except where specifically modified herein.

The current rezoning request is for **three modifications to the previously approved PDD Concept Plan**—a modification to the number of units, a modification to the building layout on site, and a meritorious modification to the parking requirement.

1. Modification to the number of units

The PDD currently states that the maximum building height will be four stories tall, with a maximum of 199 multi-family units and 339 bedrooms. One of the three proposed amendments to the Concept Plan is to change the number of units and the unit mix, but the total number of bedrooms will not change, just the ratio of bedrooms to units. Originally the ratio was 2.4 bedrooms per unit, but the proposed PDD will be 1.7 bedrooms per unit.

2. Building layout

The second proposed amendment to the Concept Plan is related to the layout of development on the site. Concerns on the original PDD rezoning included noise from the pool amenity area next to the cemetery and apartment buildings blocking the view of Kyle Field from the cemetery. The applicant has addressed both concerns. Regarding noise coming from the pool amenity area, this will be located interior to the site and surrounded by the apartment building itself. The building will open towards Harvey Mitchell, not the cemetery. The second concern about sight angles to Kyle Field has been addressed by a clear zone easement established with the original plat in the southern portion of the property. This easement does not allow any structures to be built there.

3. Meritorious Modification – parking

The third and last proposed amendment to the Concept Plan is a meritorious modification to the parking requirements for multifamily. UDO requirements for Multi-Family dwelling units are typically 1.5 spaces per bedroom for one-bedroom apartments and 1 space per bedroom for 2+ bedroom units. The proposal is for one parking space per bedroom regardless of the unit size with additional parking provided for staff.

Floodplain & Detention:

Stormwater from the site generally discharges to the northeast within the White Creek drainage basin. There is no FEMA regulated floodplain on site. The property has an existing detention pond at the southern corner, which will need to be evaluated with site development to confirm that the pond has adequate capacity to serve the entire site. Any necessary drainage improvements will need to be designed and constructed in accordance with the BCS Unified Stormwater Design Guidelines.

Parkland:

Fee-in-lieu of parkland dedication will be paid prior to building permits being issued based on the number of bedrooms.

STAFF RECOMMENDATION

Staff recommends approval.

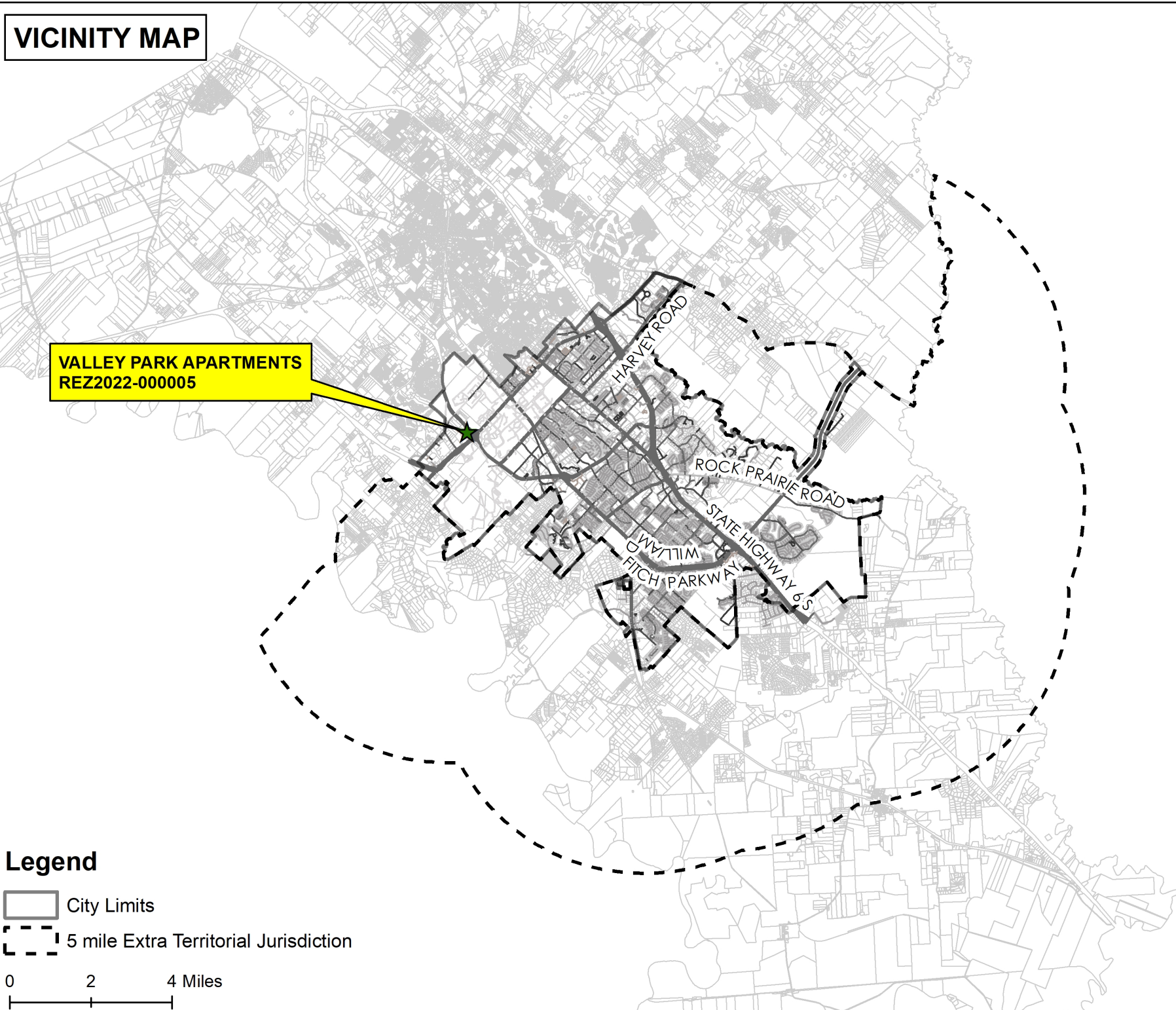
SUPPORTING MATERIALS

1. Vicinity, Aerial, and Small Area Map

2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Original PDD Ordinance
7. Concept Plan – Proposed
8. Existing Future Land Use Exhibit

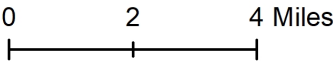
VICINITY MAP

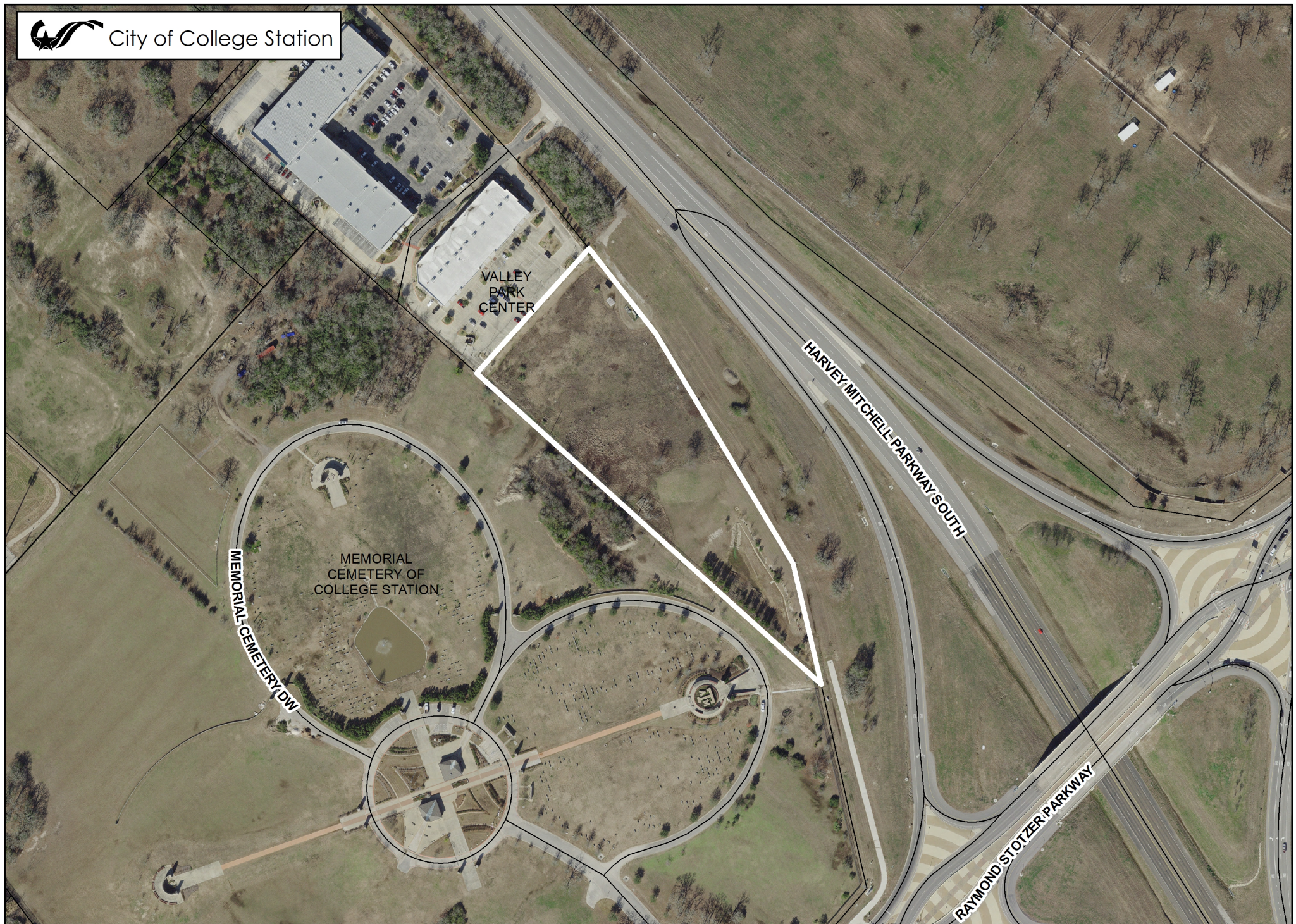
VALLEY PARK APARTMENTS
REZ2022-000005



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





VALLEY
PARK
CENTER

MEMORIAL
CEMETERY OF
COLLEGE STATION

MEMORIAL CEMETERY DR

HARVEY MITCHELL PARKWAY SOUTH

RAYMOND STOTZER PARKWAY

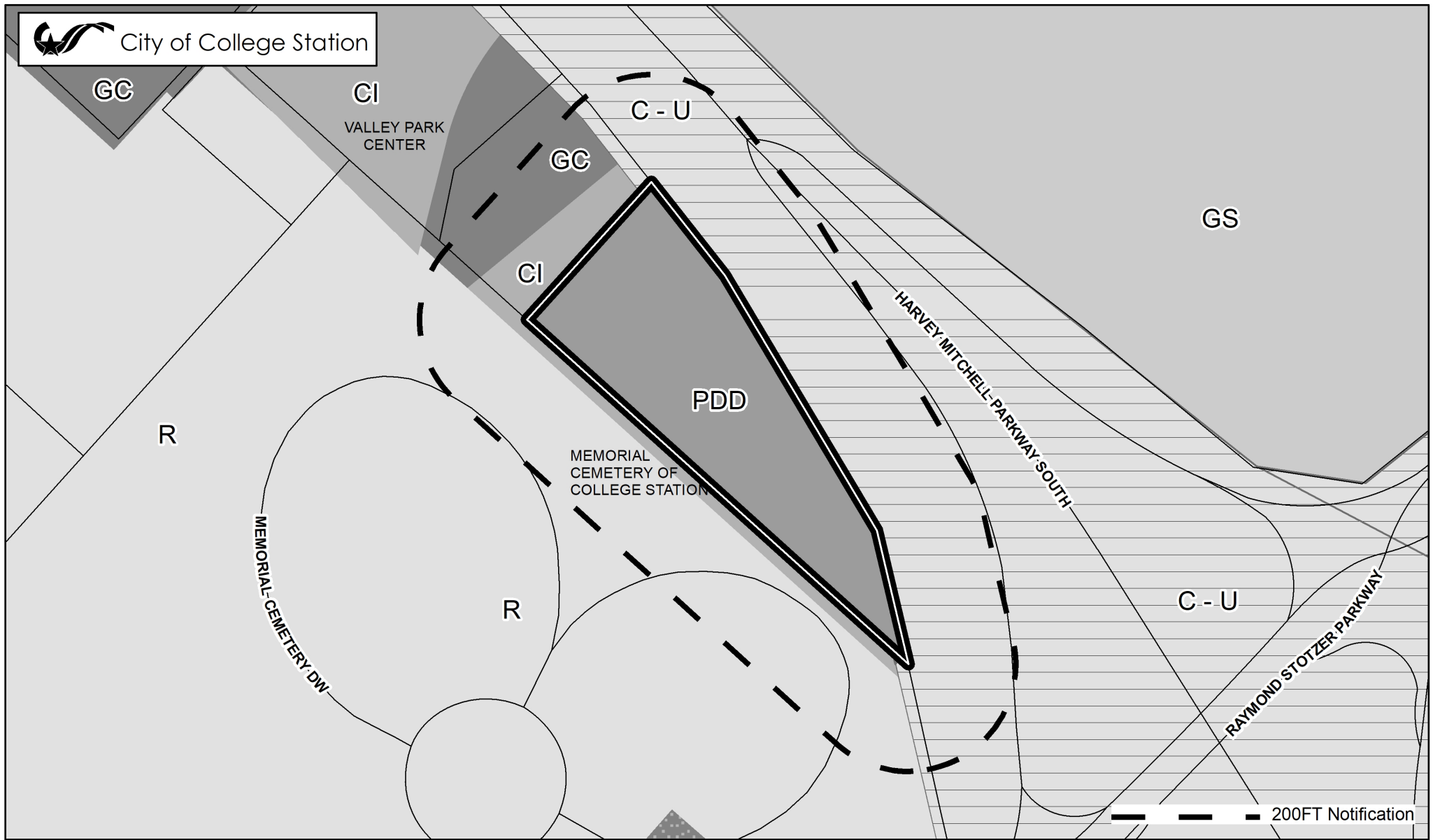


0 255 510 Feet

VALLEY PARK APARTMENTS

Case:
REZ2022-000005

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



0 255 510 Feet

VALLEY PARK APARTMENTS

Case:
REZ2022-000005

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 5, 2022
Advertised Council Hearing Date: May 26, 2022

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

N/A

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	CI Commercial Industrial and GC General Commercial	Commercial Business and Office
South (Across Raymond Stotzer)	Texas A&M University	C-U College University	Easterwood Airport
East (across Harvey Mitchell Pkwy)	Texas A&M University	C-U College University	Texas A&M Property
West	Institutional/Public	R Rural	Cemetery

DEVELOPMENT HISTORY

Annexation: 1970
Zoning: R-1 upon annexation (1970)
C-1 General Commercial to C-2 Commercial Industrial (2005)
C-2 Commercial Industrial renamed CI Commercial Industrial (2012)
PDD Planned Development District (2017)
Final Plat: 2011, Valley Park Center
Site development: Vacant



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: REVISE THE CURRENT PD FROM 142 MULTIFAMILY UNITS TO 199 UNIT

Address: 404 HARVEY MITCHELL PKWY S

Legal Description: VALLEY PARK CENTER, LOT 3R, ACRES 4.74

Total Acreage: 4.74

Applicant: BEAMON ENGINEERING, LLC

Property Owner: BATES-FLATO HOLDINGS LP

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

The developer has seen an increased market for one-bedroom and two-bedroom apartments. Therefore the developer would like to change the current PD, which has a cap of 142 units with an average of 2.4 bedrooms per unit, to 199 units with an average of 1.7 bedrooms per unit.

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

The zoning request is not in compliance with the Comprehensive Plan without meritorious modifications but follows the character of the existing PD zoning by proposing the same number of bedrooms with a different unit mix.

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

The property is suitable for multifamily uses due to the proximity to Texas A&M University. The lack of access creates a challenge to market the property as commercial.

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

The property is suitable for multifamily uses due to the proximity to Texas A&M university and Easterwood Airport. The lack of access creates a challenge to market the property as commercial. The proximity to the departments of A&M that enroll graduate students (Vet school and Health Science Center) create a sub-market for one and 2-bedroom apartments.

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

The property is suitable for multifamily uses due to the proximity to Texas A&M university and Easterwood Airport. The lack of access creates a challenge to market the property as commercial. The proximity to the

departments of A&M that enroll graduate students (Vet school and Health Science Center) create a sub-market for one and 2-bedroom apartments.

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

The property is actively being marketed for multifamily due to the proximity to Texas A&M and the Biomedical Corridor.

List any other reasons to support this zone change.

NA

Maximum Building Height.

50 ft

Proposed Drainage.

The site has an existing detention pond which has been designed for an additional 45,000 sf of structure per the PAC notes. Additional detention will be provided if the development exceeds the allowable impervious cover.

Variations Sought.

The current PD is being revised to allow 199 units instead of 142 units. The number of bedrooms will be capped at 339. Also a parking reduction to 1 space per bedroom plus parking for staff.

Community Benefits.

All of the community benefits approved for the existing PD are being offered with this PD revision.

Sustained Stability.

The concept plan follows the character and precedent set by existing approved PD. This project will provide a

need for one bedroom and 2 bedroom housing in the area. while encouraging multimodal transportation.

Conformity.

The concept plan follows the character and precedent set by existing approved PD. This project will provide a need for one bedroom and 2 bedroom housing in the area. while encouraging multimodal transportation.

Compatibility with use.

The property is the last remaining vacant lot in the subdivision, and the last lot to be developed in this intersection quadrant. The existing PD was approved after the lots to the north were already developed, which demonstrates the compatibility with the surrounding uses.

Access to Streets.

The concept plan shows a shared driveway through the existing adjacent development. The shared access is required by TXDOT and will reduce the conflict turning movements onto the highway.

Public Improvements.

The project will complete the multimodal trail and provide a connection between the development and Texas A&M. No other public improvements extension are required to support the Multifamily project.

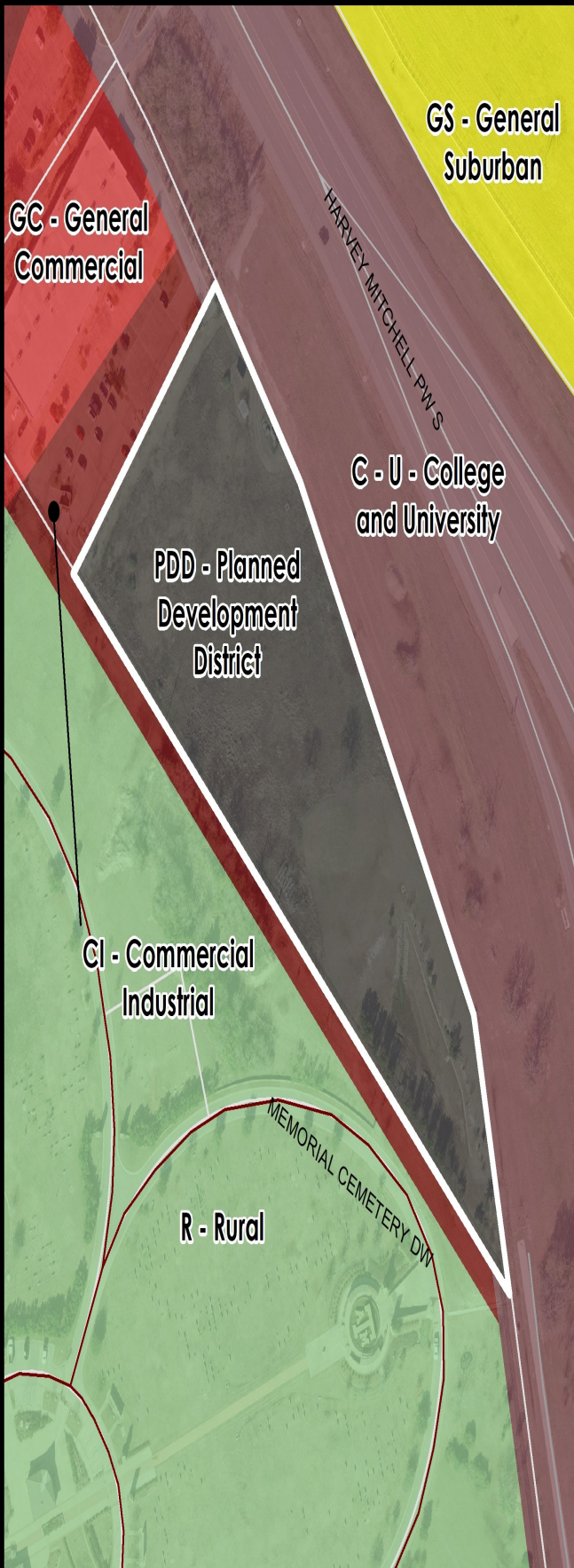
Public Health.

The concept plan considers local and state guidelines for the public health safety and welfare and will not be detrimental to the public health.

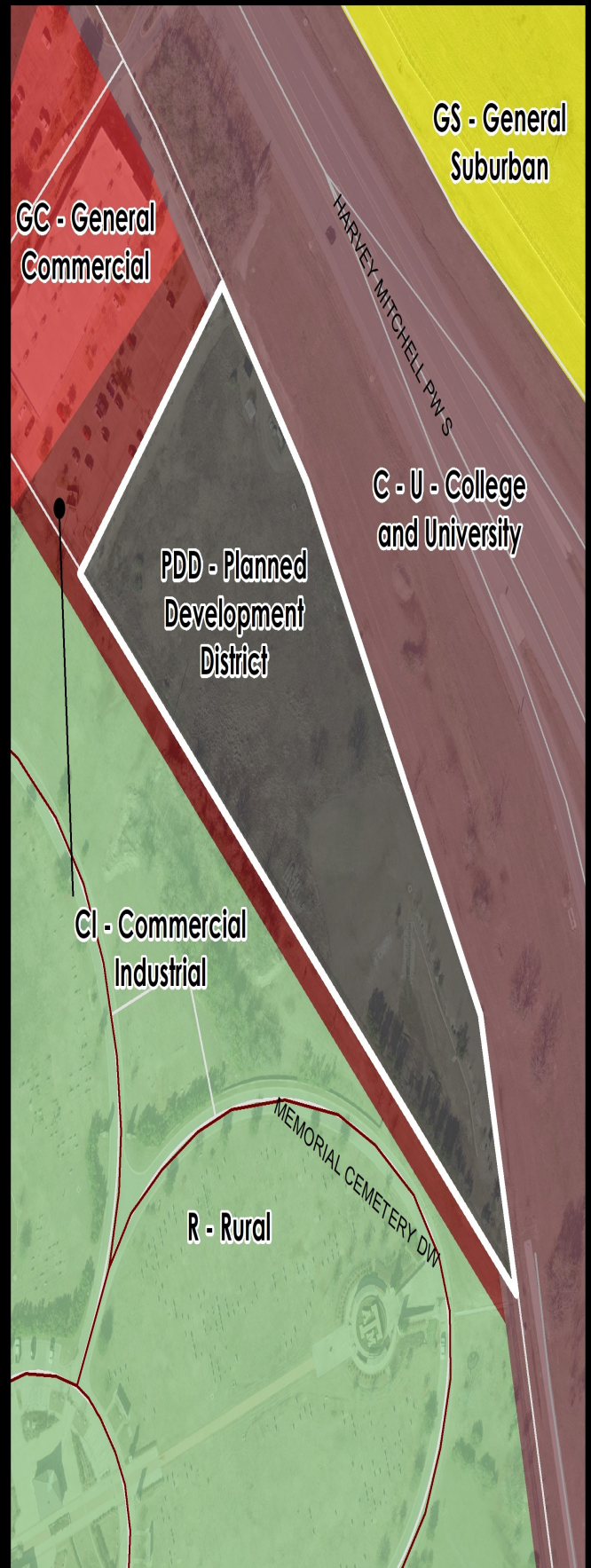
Safety.

The completion of the Multimodal trail will provide a connection between this development and Research Park and Texas A&M, which will encourage pedestrian and bicycle traffic. Also using the shared driveway with the adjacent property will offer a safer access to the street and reduce conflict turning movements.

EXISTING Zoning

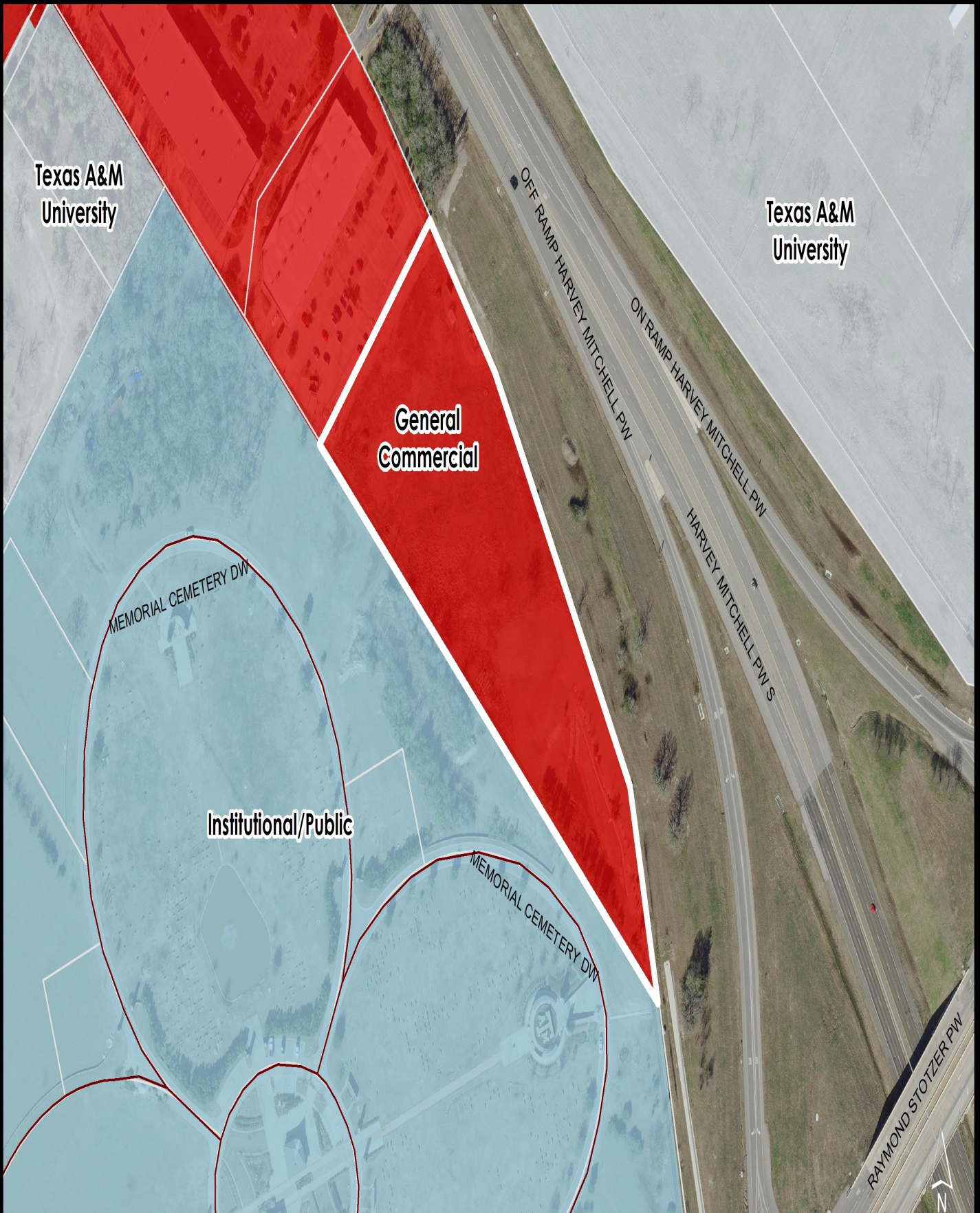


PROPOSED Zoning



EXISTING

Future Land Use



HARVEY MITCHELL PARKWAY
(VARIABLE WIDTH ROW)

- NOTES:
1. Bearings are Texas State Plane, Central Zone NAD83 datum, based on GPS observations checked to City of College Station GPS monuments no. 165.
 2. No part of this property lies within a special flood hazard area, according to Flood Insurance Rate Map no. 48041C0305F, revised April 2, 2014.
 3. This property falls within the flights paths for takeoffs and landings of the Easterwood Airport and may experience noise and possible vibration from aircraft.

LEGEND

— — — — — PROPERTY BOUNDARY

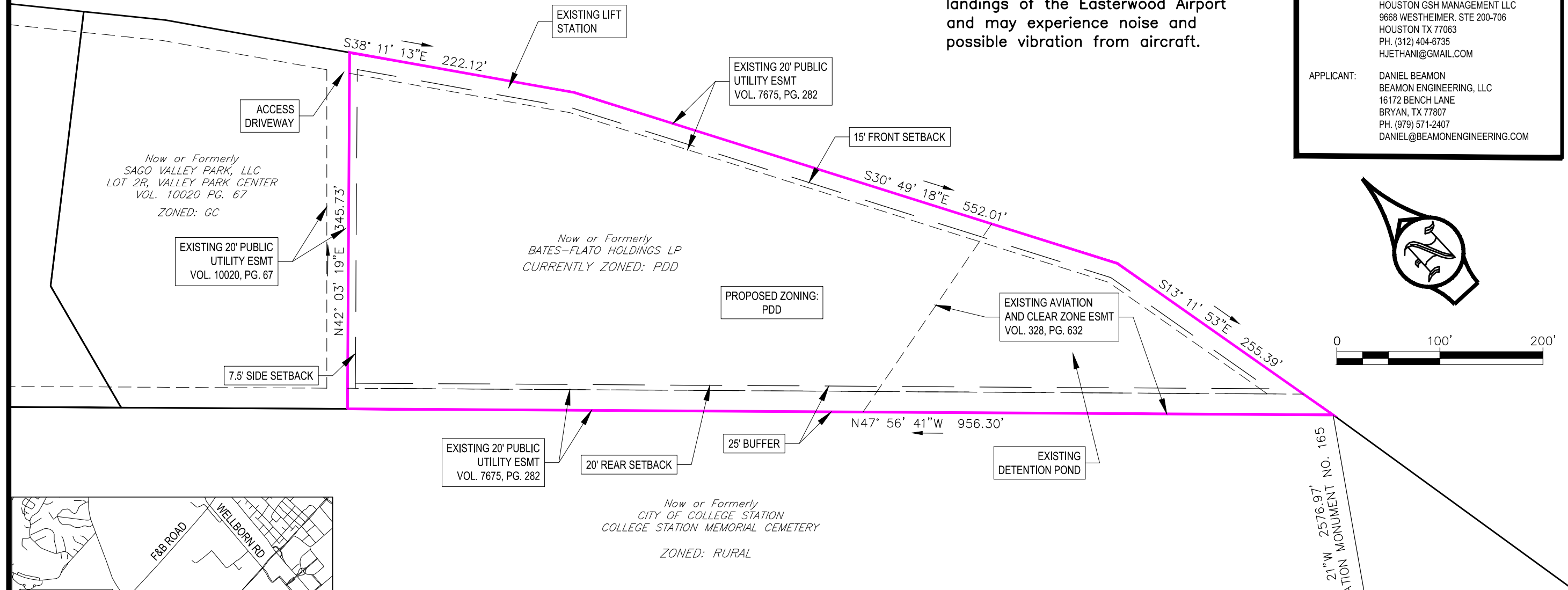
— — — — — EXISTING SETBACK

— — — — — EXISTING EASEMENT

OWNER: BATES-FLATO HOLDING LP
107 E. 27TH STREET
HOUSTON, TX 77008
PH. (713) 355-4379
WLS@WLS-INC.COM

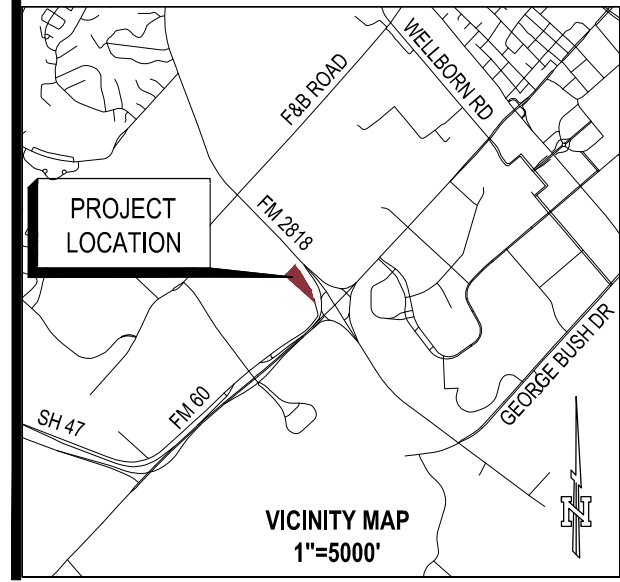
DEVELOPER: HARESH JETHANI AND KERSI ENGINEER
HOUSTON GSH MANAGEMENT LLC
9668 WESTHEIMER, STE 200-706
HOUSTON TX 77063
PH. (312) 404-6735
HJETHANI@GMAIL.COM

APPLICANT: DANIEL BEAMON
BEAMON ENGINEERING, LLC
16172 BENCH LANE
BRYAN, TX 77807
PH. (979) 571-2407
DANIEL@BEAMONENGINEERING.COM



North arrow pointing up.

Scale bar: 0, 100', 200'.



TBPE FIRM NO. F-21588
16172 BENCH LANE
BRYAN, TEXAS 77807

BEAMON ENGINEERING

ZONING EXHIBIT
VALLEY PARK APARTMENTS
404 AND 406 HARVEY MITCHELL PARKWAY SOUTH
LOT 3R, VALLEY PARK CENTER (4.74 ACRES)
VOL. 10020, PG. 67

DRAWN BY:	DPB
APPROVED BY:	DPB
DATE:	April 10, 2022
JOB NUMBER:	TBD
SCALE:	1"=100'
SHEET NO.:	1 OF 1

ORDINANCE NO. 2017-3883

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM CI COMMERCIAL INDUSTRIAL TO PDD PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 4.74 ACRES IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, AT 404 HARVEY MITCHELL PARKWAY SOUTH, GENERALLY LOCATED AT THE CORNER OF HARVEY MITCHELL PARKWAY SOUTH AND RAYMOND STOTZER PARKWAY; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", as described in Exhibit "B" and as depicted in the concept plan in Exhibit "C" and as further shown in Exhibit "D", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 11th day of May, 2017

APPROVED:

MAYOR

ATTEST:

City Secretary

APPROVED:

City Attorney

That Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from CI Commercial Industrial to PDD Planned Development District:

LEGAL NOTES:

1. THE COUNTY HAS BEEN ADVISED BY THE RECORDS OF WARD 10A, VALLEY PARK CENTER LOT 30, IS BEING CONSIDERED TO THIS PARCEL.
2. THE COUNTY HAS BEEN ADVISED BY THE RECORDS OF WARD 10A, VALLEY PARK CENTER LOT 30, IS BEING CONSIDERED TO THIS PARCEL.
3. THE COUNTY HAS BEEN ADVISED BY THE RECORDS OF WARD 10A, VALLEY PARK CENTER LOT 30, IS BEING CONSIDERED TO THIS PARCEL.
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9. THE COUNTY HAS BEEN ADVISED BY THE RECORDS OF WARD 10A, VALLEY PARK CENTER LOT 30, IS BEING CONSIDERED TO THIS PARCEL.
10. THE COUNTY HAS BEEN ADVISED BY THE RECORDS OF WARD 10A, VALLEY PARK CENTER LOT 30, IS BEING CONSIDERED TO THIS PARCEL.

FW 2818
(FRONT OF WAY MAPS)
ZONED: C-11
COLLEGE AND UNIVERSITY

TO 400' OF ORIGINAL COMMERCIAL

CALLER 2.240 ACRES
VALLEY PARK CENTER
LOT 30
VOL. 10000 PG. 67

20' PUBLIC UTILITY EASEMENT
VOL. 10000 PG. 67

LEGAL DESCRIPTION:
VALLEY PARK CENTER LOT 30
CALLER 2.240 ACRES TRACT
OUT OF THE JOSEPH B. SCOTT TRACT, 4-50
ZONED: C-11 COMMERCIAL INDUSTRIAL
VOL. 10000 PG. 67

20' PUBLIC UTILITY EASEMENT
VOL. 7675 PG. 282

AVIGATION AND
CLAN TING EASEMENT
VOL. 328 PG. 52

20' PUBLIC UTILITY EASEMENT
VOL. 7675 PG. 282

30' JOINT ACCESS EASEMENT
VOL. 10000 PG. 67

CALLER 18.181 ACRES
TO CITY OF COLLEGE STATION
LOT 30
VOL. 10000 PG. 67
ZONED: R
RURAL

REZONING PLAN
COLLEGE STATION,
BRAZOS COUNTY, TEXAS
SEPTEMBER 15, 2019
A: Project No. 10000-0000-00

JONES CARTER
PLANNING & DESIGN
10000 100th Street, Suite 100, Houston, Texas 77055-1000
Tel: 281-416-1000
Fax: 281-416-1001
www.jonescarter.com

EXHIBIT “B”

General: The Concept plan depicts Urban land use to allow for high-density multi-family. Due to the location, the limited access available and surrounding commercial uses, the proposed use of multi-family is not harmonious with the character of the surrounding area unless meritorious modifications are made. The surrounding area is mostly commercial development that consist of office use. The proposed development is intended to provide student housing in close proximity to the Texas A&M University campus. The PDD includes a variety of unit types and bedroom counts. Meritorious modifications and other requirements are included below. All other standards of the MF Multi-family district shall apply to the subject tract.

Density: The project is capped at 142 dwelling units.

Range of future building heights: The buildings will have a maximum building height of four stories.

Drainage: The drainage from the project will enter the two existing ponds on the property and be detained before leaving the property boundary. Modifications to the ponds are proposed to allow them to act as detention. The applicant is requesting to reclaim a portion of the “flood prone” area. This portion of the property shown as “flood prone” is located in a Zone X area on the FEMA FIRM map panel 48041C0305F.

Meritorious Modifications

The following modification is proposed through this rezoning request:

Residential Zoning District: The proposed base zoning will be multi-family with a modification to limit the total commercial portion to a maximum of 2,000 square feet and with a limitation to restaurant uses only. MF Multi-Family zoning traditionally permits non-residential uses up to a maximum of 50 percent of the total floor area if incorporated into the residential structure, and this shall be allowed up to a maximum of 2,000 square feet.

EXHIBIT "C" CONCEPT PLAN

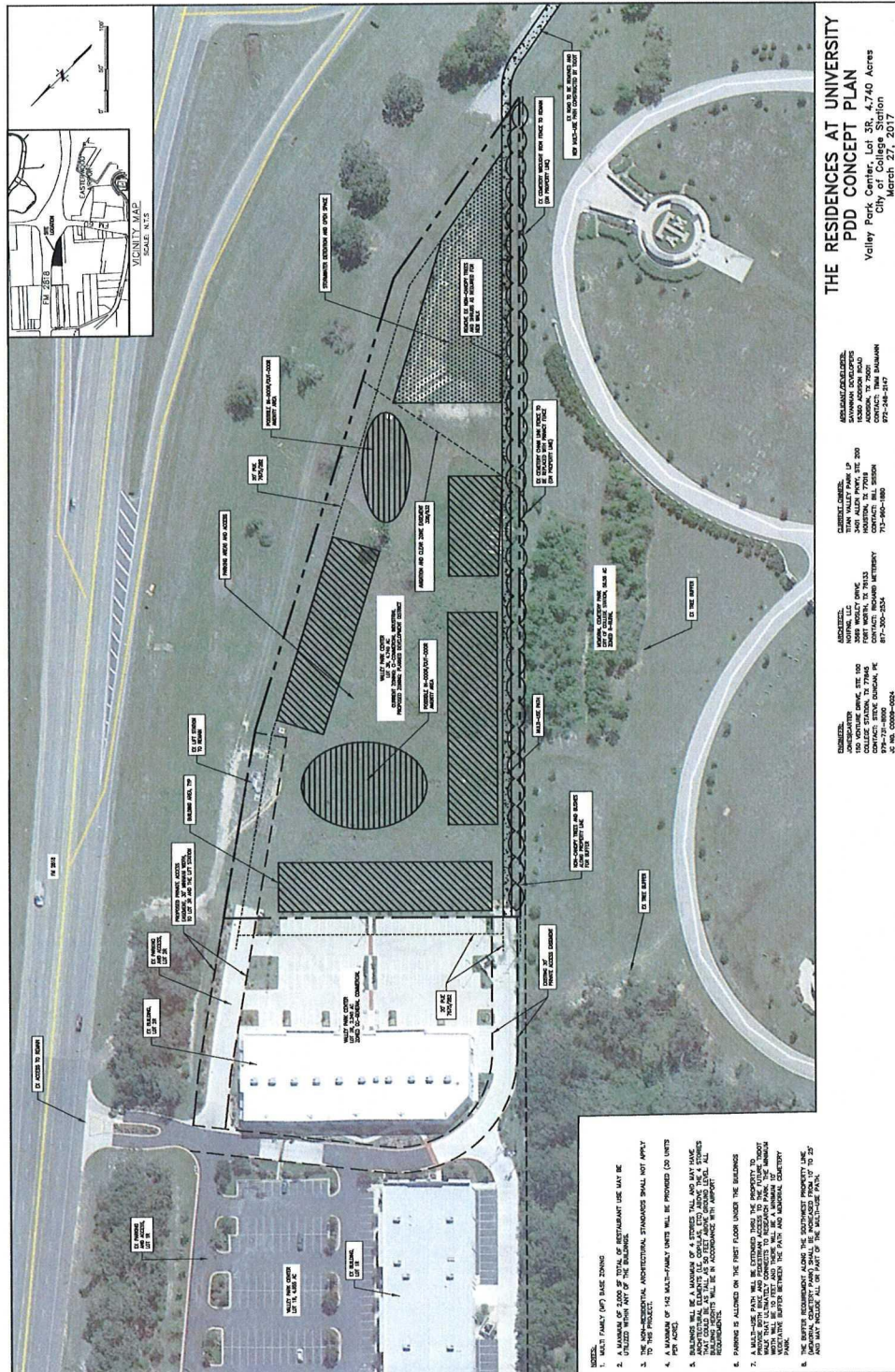
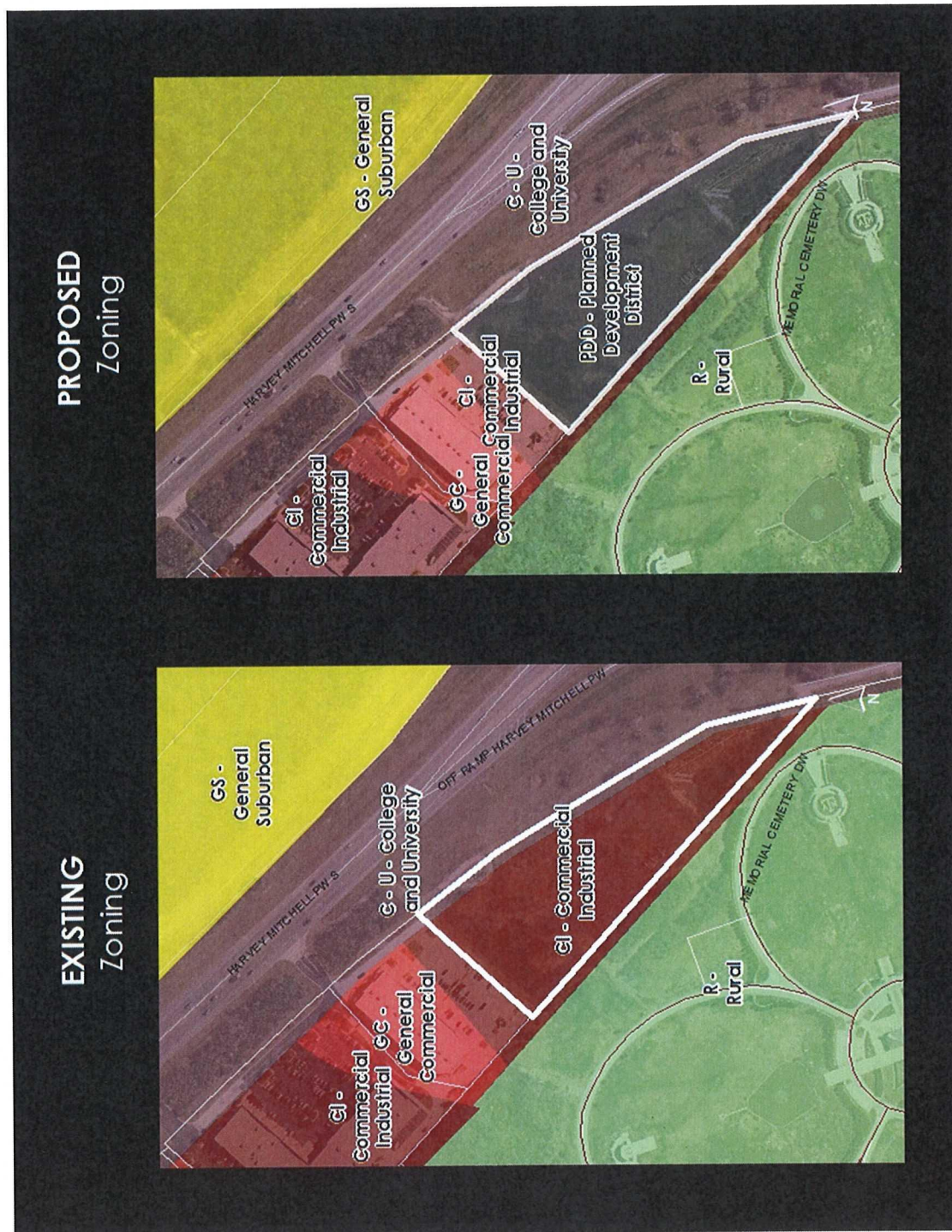
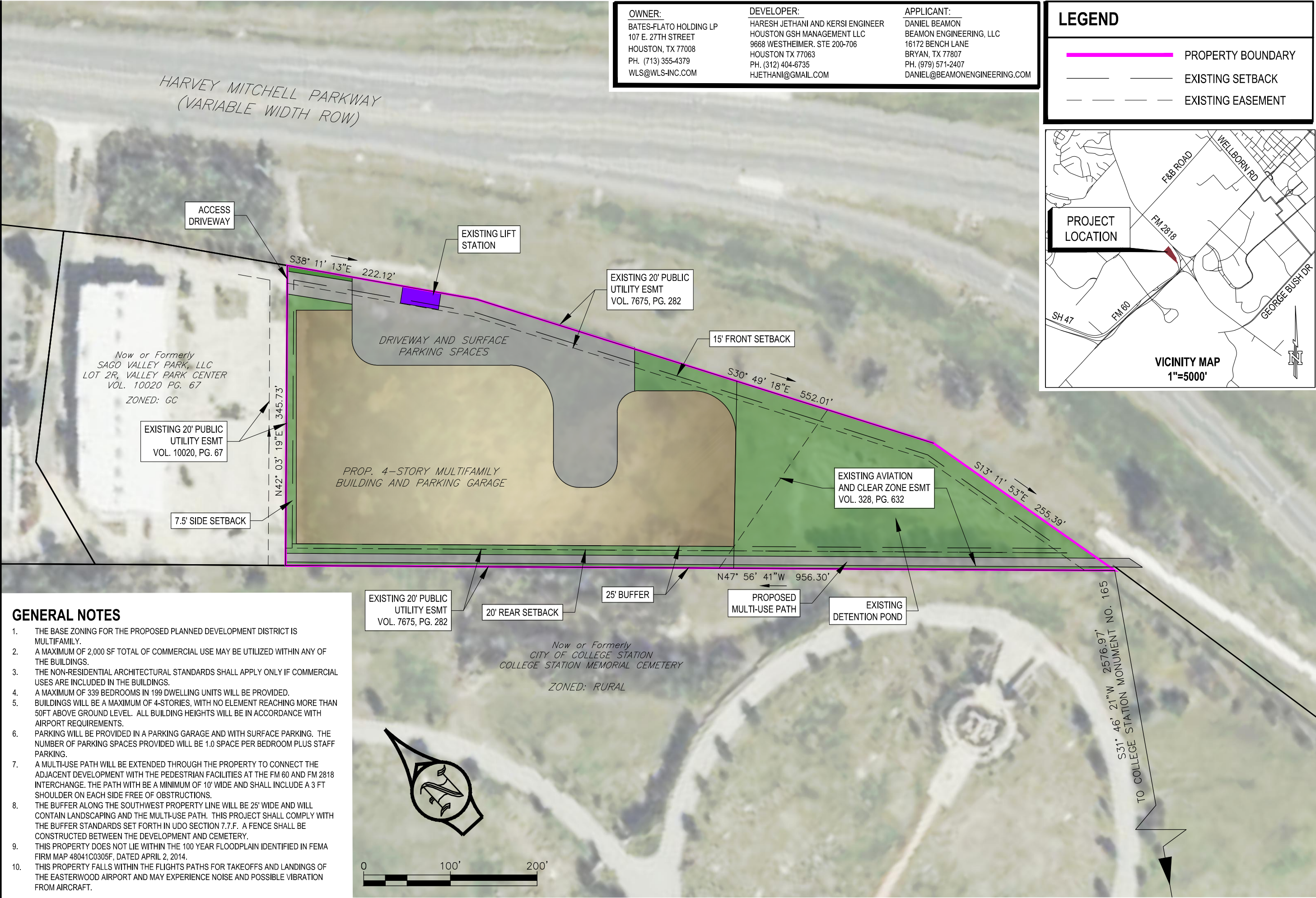


EXHIBIT "D"





TBPE FIRM NO. F-21588
16172 BENCH LANE
BRYAN, TEXAS 77807

BEAMON
ENGINEERING

CONCEPT PLAN

VALLEY PARK APARTMENTS

404 AND 406 HARVEY MITCHELL PARKWAY SOUTH
LOT 3R, VALLEY PARK CENTER (4.74 ACRES)
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