



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/85616458376>
Phone: 888 475 4499 and Webinar ID: 856 1645 8376

The City Council may or may not attend this meeting.

October 20, 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. 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.

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

Attachments: 1. October 6 2022

3.2. Presentation, discussion, and possible action regarding a Final Plat for Williams Creek Lake Estates Subdivision Phase 3 including a replat of Williams Creek Lake Estates Subdivision Phase 1 Block 1, Lot 8R on approximately 7.12 acres of land, generally located at the intersection of Williams Lake Drive and Rock Prairie Road to the west of Williams Creek Lake Estates Phase 1. Case #FP2021-000032

Sponsors: Parker Mathews

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

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

5. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

5.2. Discussion of Minor / Amending Plats approved by staff:

- Emerald Ridge Estates Phase 1: Block 1, Lot 2A-R ~ Case #FP2022-000026

Sponsors: Derrick Williams

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

- Thursday, October 27, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - McIlhaney)
- Thursday, November 3, 2022 ~ P&Z Meeting and Impact Fee Advisory Committee Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, November 10, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Jackson)
- Thursday, November 17, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- An Ordinance Amendment regarding the creation of a new use called Shared Housing. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2022 and voted (7-0) to approve the request.
- A Comprehensive Plan Amendment from Neighborhood Center to Mixed Residential on approximately 0.356 acres located at 217 Richards Street. The Planning & Zoning Commission heard this item on September 15, 2022 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2022 and voted (7-0) to approve the request.
- A Rezoning from Rural to General Commercial on approximately two acres located at 9900 State Highway 30. The Planning & Zoning Commission heard this item on September 15, 2022 and voted (6-0) to recommend approval. The City Council heard this item on October 13, 2022 and voted (7-0) to approve the request.

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

- None

6. 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.

7. 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 October 14, 2022 at 5:00 p.m.



City Secretary

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

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

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

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

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

MINUTES
PLANNING & ZONING COMMISSION
1101 Texas Ave, College Station, TX 77840
October 6, 2022 6:00 p.m.
Phone: *888 475 4499 and Webinar ID: 879 4222 0848
Internet: <https://zoom.us/j/87942220848>

COMMISSIONERS PRESENT: Dennis Christiansen, Bobby Mirza, Jason Cornelius, Mark Smith, Melissa McIlhaney, and Thomas Jackson

COMMISSIONERS ABSENT: William Wright

COUNCIL MEMBERS PRESENT: Elizabeth Cunha and Bob Brick

CITY STAFF PRESENT: Molly Hitchcock, Carol Cotter, Jason Schubert, Alyssa Halle-Schramm, Anthony Armstrong, Lucas Harper, Parker Mathews, Matthew Ellis, Bekha Blasingame, Naomi Sing, Gillian Sitler, Lindsey Pressler, Katherine Beaman-Jamael, Gabriel Schrum, Jeff Howell, 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. **Consent Agenda**

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

- September 15, 2022

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Williams Creek Reserve Block 1, Lots 6R & 7R, Common Area BR, Open Space A, and Private ROW being a replat of Williams Creek Reserve Block 1, Lots 6 & 7, Common Area B & Private Right of Way consisting of 2 residential lots, 2 common areas, and Private Right of Way on approximately 16.697 acres of land, generally located at the intersection of Knoxville Way and Rock Prairie Road to the east of Williams Creek Subdivision Phase 7. Case #FP2022-000023

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

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

No items were removed.

5. Regular Agenda

- 5.1 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks' and Section 8.3.F.4, 'Alleys' and presentation, discussion, and possible action regarding a Preliminary Plan for Wyatt Place Subdivision Lot 10 (SE ½ of) on approximately two acres, located at 14015 Renee Lane. Case #PP2022-000002

Land Development Review Administrator Armstrong presented the waiver requests and Preliminary Plan to the Commission recommending approval.

Chairperson Christiansen asked how staff evaluated the no cul-de-sac requirement in the alley.

Land Development Review Administrator Armstrong stated that the cul-de-sac would have still required a waiver, as a dead-end alley is not allowed. Mr. Armstrong further stated that coordination with the Fire and Sanitation Departments have shown that they can still function with the T turnround design provided and there would be no parking along the alley.

Commissioner Jackson asked for clarification that the developer has decided to go with a T-design instead of a cul-de-sac.

Land Development Review Administrator Armstrong stated that one of the options would have been a cul-de-sac but there would have been potential lot removal and a significant change to lot configuration.

Commissioner Mirza asked if there were any utility easements to be abandoned.

Land Development Review Administrator Armstrong stated that the applicant is providing additional utility connections, no easements will be abandoned.

Commissioner Smith asked for the rationale behind the block length issue and why it is not needed.

Land Development Review Administrator Armstrong clarified that block length is required for street connectivity based off of a grid pattern. Staff supports the current waiver request because the best location to break the block would have been in another location and that a break at this location would encourage cut-through traffic trying to avoid the light at Victoria Avenue and Barron Road.

Commissioner Jackson asked for an explanation on block length.

Land Development Review Administrator Armstrong clarified that block length provides connectivity for public safety and welfare.

Chairperson Christiansen asked if there were any members of the public that wished to speak on this item.

No one spoke.

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

Commissioner Cornelius motioned to approve the Preliminary Plan. Commissioner Smith seconded the motion, the motion passed (6-0).

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 1, "General Provisions," Section 1.10 "Transitional Provisions," Article 3, "Development Review Procedures," Section 3.4 "Plat Review," Section 3.12 “Building Permit,” Article 4, "Zoning Districts," Section 4.1 "Establishment of Districts," Article 5, "District Purpose Statements and Supplemental Standards," Section 5.1 "Residential Zoning Districts," Section 5.2 "Residential Dimensional Standards," Article 6, "Use Regulations," Section 6.3 "Types of Use," Section 6.4 “Specific Use Standards,” Article 7, "General Development Standards," Article 8, "Subdivision Design and Improvements," Section 8.3 "General Requirements and Minimum Standards of Design for Subdivisions within the City Limits," Section 8.8 "Requirements for Parkland Dedication," Article 11, "Definitions," Section 11.2 "Defined Terms,” of the Code of Ordinances of the City of College Station, Texas, regarding the creation of the Middle Housing zoning district. Case# ORDA2022-000006. (Note: Final action on this item is scheduled for the October 27, 2022 City Council Meeting – subject to change.)

Staff Planner Ellis presented the Ordinance Amendment to the Commission recommending approval.

Commissioner Smith asked about the front park/rear park issue inquiring what the three or fewer front park will look like.

Staff Planner Ellis explained that half or less of the front yard will be allowed for parking spaces with the standard parking requirements based on the number of occupiable bedrooms and that three or fewer bedrooms could be parked in the front yard, similar to a single-family home.

Commissioner Mirza asked for the rationale behind rear parking.

Staff Planner Ellis stated that it creates a clean green façade with the ability of the City to maintain quality services with less on-street parking.

Commissioner Mirza asked if the front setbacks would stay the same.

Staff Planner Ellis clarified that front setbacks would stay the same.

Commissioner Jackson stated that the Middle Housing zoning district will include duplex and townhome developments, however there are also Townhouse and Duplex zoning districts. Mr. Jackson asked for clarification on the existing and proposed zoning districts.

Staff Planner Ellis clarified that the D Duplex and T Townhouse zoning districts have different development standards. Mr. Ellis also clarified that Middle Housing would have smaller lots and smaller setbacks.

Commissioner Cornelius expressed concerns that redevelopment will go toward student housing, stating that middle housing should attract younger families.

Chairperson Christiansen stated and asked for clarification that Shared Housing in the Middle Housing zoning district would be more-than-four-unrelated occupied homes.

Staff Planner Ellis confirmed that this would be part of the Shared Housing definition.

Chairperson Christiansen opened the public hearing.

Kimberly Miller, Realtors & Builders Association, requested the need for a proper definition for Shared Housing, looking for policy statement, and 2:1 ratio clarification.

Chairperson Christiansen closed the public hearing.

Commissioner Cornelius motioned to recommend approval of the Ordinance Amendment. Commissioner Smith seconded the motion, the motion passed (6-0).

- 5.3 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 3, "Development Review Procedures," Section 3.3 "Zoning Map Amendment (Rezoning)," Article 5, "District Purpose Statements and Supplemental Standards," Section 5.11 "Single-Family Overlay Districts," Article 9, "Nonconformities," and Section 9.2 "Nonconforming Uses," of the Code of Ordinances of the City of College Station, Texas, regarding the Restricted Occupancy Overlay. Case #ORDA2022-000008 (Final action on this item is scheduled for the October 27, 2022 City Council Meeting – subject to change).

Long Range Planning Administrator Halle-Schramm presented the Ordinance Amendment to the Commission recommending approval.

Commissioner Jackson asked if multiple phases of a subdivision were to apply, would it need to be 50% + 1 of all phases.

Long Range Planning Administrator Halle-Schramm stated that each phase would have to have a majority 50% + 1 threshold.

Commissioner McIlhane asked for the advantage to allowing subdivision phases to apply together if each phase must meet the 50% + 1 threshold.

Long Range Planning Administrator Halle-Schramm stated that cost and time are big factors with the application fee and neighborhood meetings.

Commissioner Smith asked for clarification on what makes contiguous subdivisions with a Homeowner's Association (HOA) unable to apply under a single application.

Long Range Planning Administrator Halle-Schramm clarified that an HOA is not legally recognized documentation for creating lots, the application must be tied to the original subdivision plat based on direction from the City Council.

There was general discussion regarding applications by original subdivision plat.

Commissioner McIlhane asked staff to consider multiple contiguous subdivisions as a group to apply together.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Cornelius motioned to recommend approval of the Ordinance Amendment. Chairperson Christiansen seconded the motion.

Commissioner McIlhane asked City Council and staff to consider multiple contiguous original subdivisions as a group who could apply together.

Commissioner Smith expressed support for staff considering multiple contiguous original subdivisions as a group who could apply together.

The motion passed (5-1) with Commissioner Jackson voting in opposition.

- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 8 "Subdivision Design and Improvements," Section 8.3.K "Sidewalks," of the Code of Ordinances of the City of College Station, Texas, to adjust sidewalk zones utilized for fee in lieu of construction and other sidewalk-related requirements. Case #ORDA2022-000007. (Final action on this item is scheduled for the October 27, 2022 City Council Meeting - subject to change).

Transportation Planning Coordinator Schubert presented the Ordinance Amendment to the Commission recommending approval.

Chairperson Christiansen asked why a developer would chose not to spend money to develop sidewalks.

Transportation Planning Coordinator Schubert stated that with small developments that are likely not making infrastructure improvements that sidewalks make the per unit cost inflate.

Commissioner McIlhane asked if with the utilization of fee, if the City does not construct a sidewalk within the seven years, do the funds defer back to the developer.

Transportation Planning Coordinator Schubert clarified that if the funds are not used, the developer can request a refund.

Commissioner Mirza asked if sidewalk construction must follow Americans with Disabilities Act (ADA) requirements.

Transportation Planning Coordinator Schubert confirmed that sidewalk construction must follow ADA requirements.

Commissioner Jackson asked if there is any inflation adjustment.

Transportation Planning Coordinator Schubert stated that an inflation adjustment has not been done with sidewalk funds.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Smith motioned to recommend approval of the Ordinance Amendment. Commissioner Cornelius seconded the motion, the motion passed (6-0).

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Discussion of Minor / Amending Plats approved by staff:

- JHW Commercial Addition Phase 2: Block 1, Lots 4-A & 4-B ~ Case #FPCO2022-000006
- The Meadows Phase I: Block 1, Lots 1R-2R & 31R ~ Case #FP2022-000019
- The Meadows Phase II: Block 1, Lots 1R ~ Case #FP2022-000020

There was no discussion.

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

- Thursday, October 13, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – Wright)
- Thursday, October 20, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 27, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – McIlhaney)
- Thursday, November 3, 2022 ~ P&Z Meeting and Impact Fee Advisory Committee Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.4 Presentation and discussion regarding an update on items heard:

- A Rezoning to establish a Restricted Occupancy Overlay on approximately 10 acres located along Justin Avenue. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (4-2) to recommend approval. The City Council heard this item on September 22, 2022 and voted (6-1) to approve the request.
- An Ordinance Amendment regarding the creation of a new use called Shared Housing. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (6-0) to recommend approval. The City Council heard this item on September 22, 2022 and voted (7-0) to postpone action until the October 13, 2022 City Council Meeting.
- A presentation on the Small Area Plan Audit. The Planning & Zoning Commission heard this item on September 1, 2022 and voted (6-0) to recommend forwarding the item to City Council. The City Council heard this item on September 22, 2022 and voted (7-0) to accept the audit.

There was no discussion.

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

- None

7. Discussion and possible action on future agenda items.

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

There was no discussion.

8. Adjourn

The meeting adjourned at 7:23 p.m.

Approved:

Dennis Chairperson Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



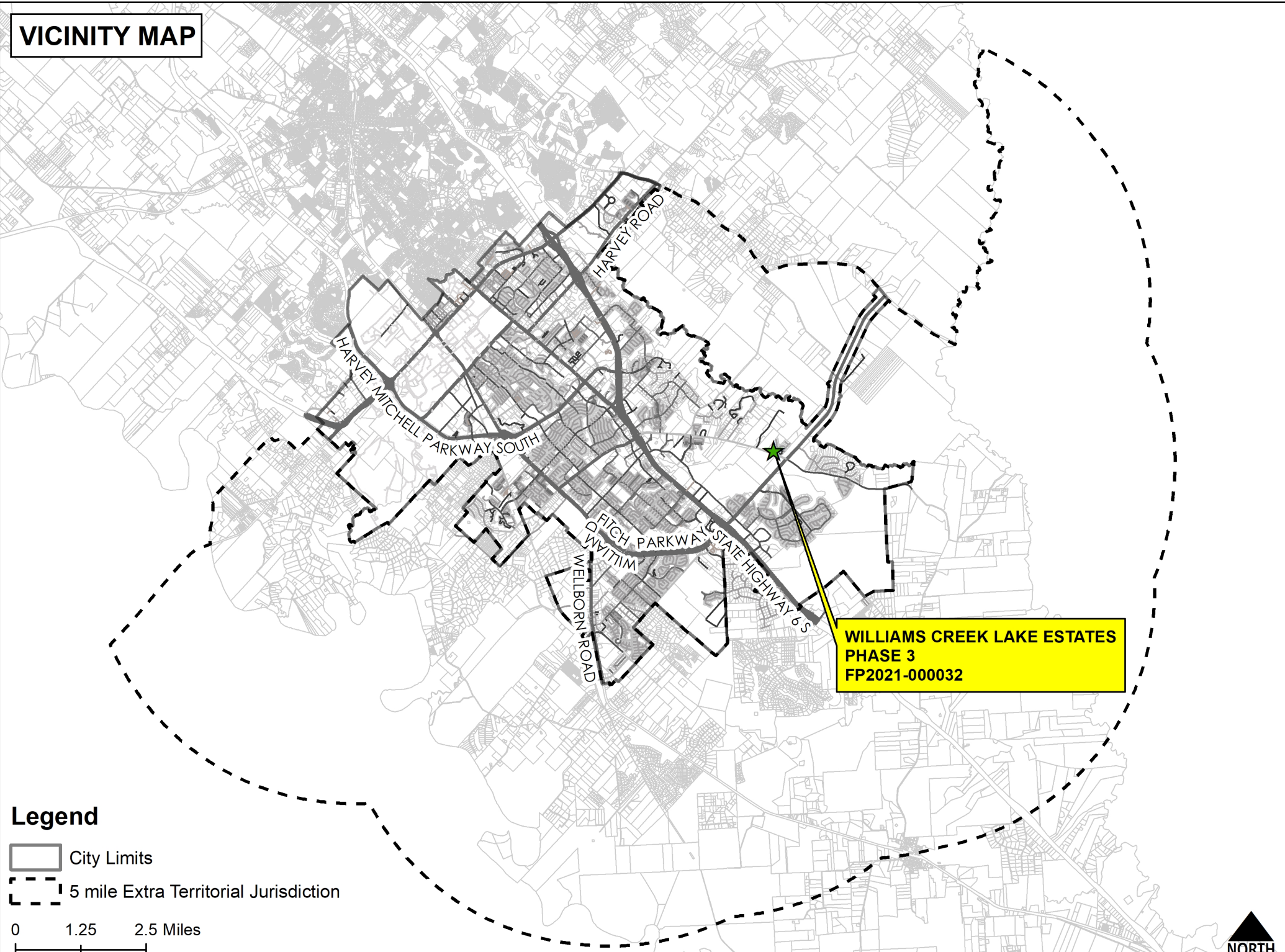
**Final Plat
for
Williams Creek Lake Estates Subdivision Phase 3
including a Replat of
Williams Creek Lake Estates Subdivision Phase 1 Block 1, Lot 8R
FP2021-000032**

Scale	20 lots and 3 common areas on 7.12 acres
Location	Generally located at the intersection of Williams Lake Drive and Rock Prairie Road to the west of Williams Creek Lake Estates Phase 1.
Property Owner	Williams Creek Lake Estates, INC
Applicant	Schultz Engineering, LLC
Project Manager	Parker Mathews, Graduate Engineer pmathews@cstx.gov
Project Overview	This plat is the last phase of the Williams Creek Lake Estates Subdivision. It will establish 20 residential lots, 3 common areas, and private right-of-way.
Preliminary Plan	The preliminary plan was approved in June of 2017.
Public Infrastructure	Total linear feet proposed: 934 Sanitary Sewer Lines 1,271 Water Lines 1,251 Storm Sewer Lines
Parkland Dedication	\$1,261 per lot for a total of \$25,220
Traffic Impact Analysis	N/A
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



Legend

City Limits

5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

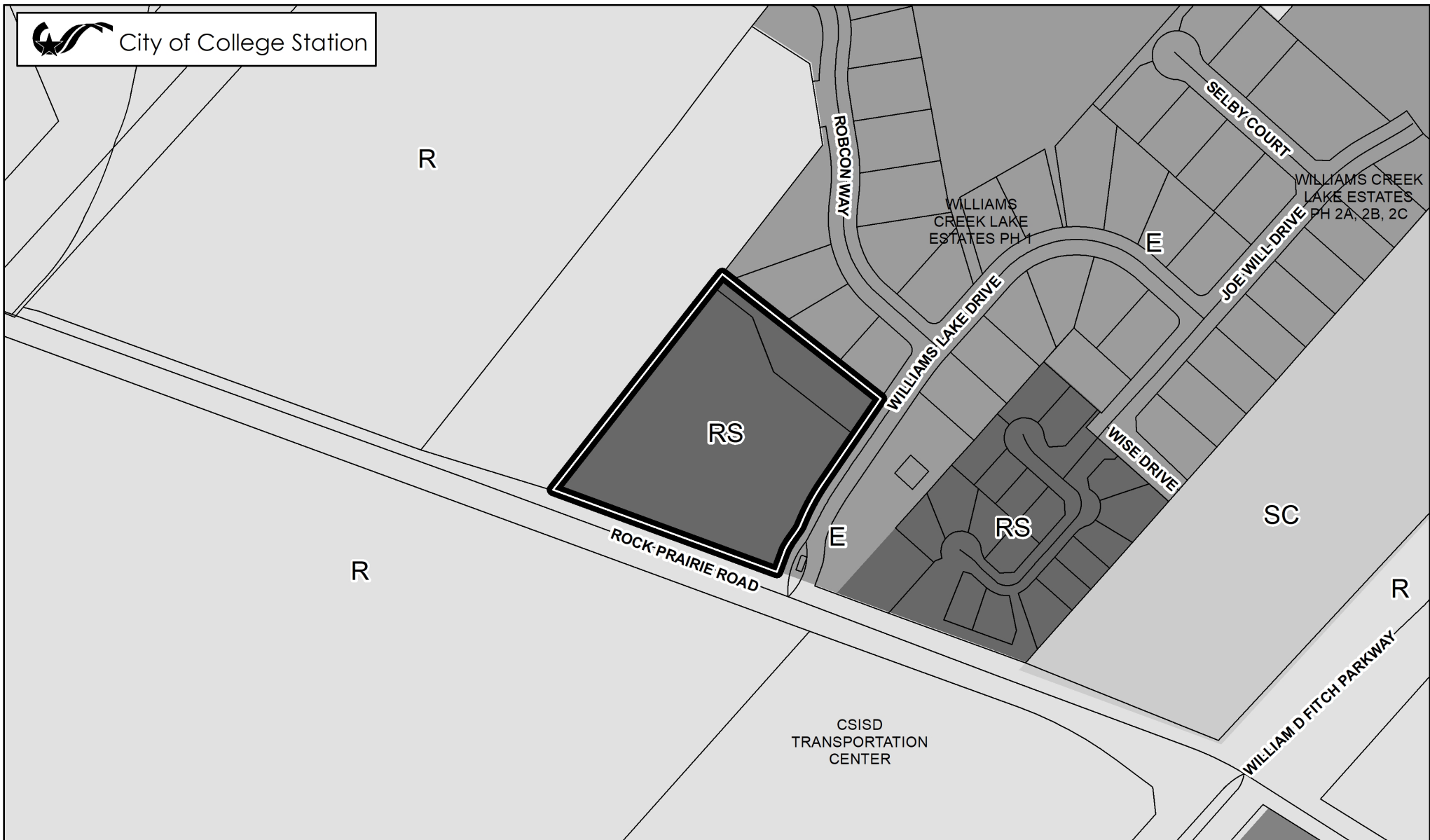


0 340 680 Feet

**WILLIAMS CREEK LAKE ESTATES
PHASE 3**

Case:
FP2021-000032

**FINAL PLAT
RESIDENTIAL**



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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

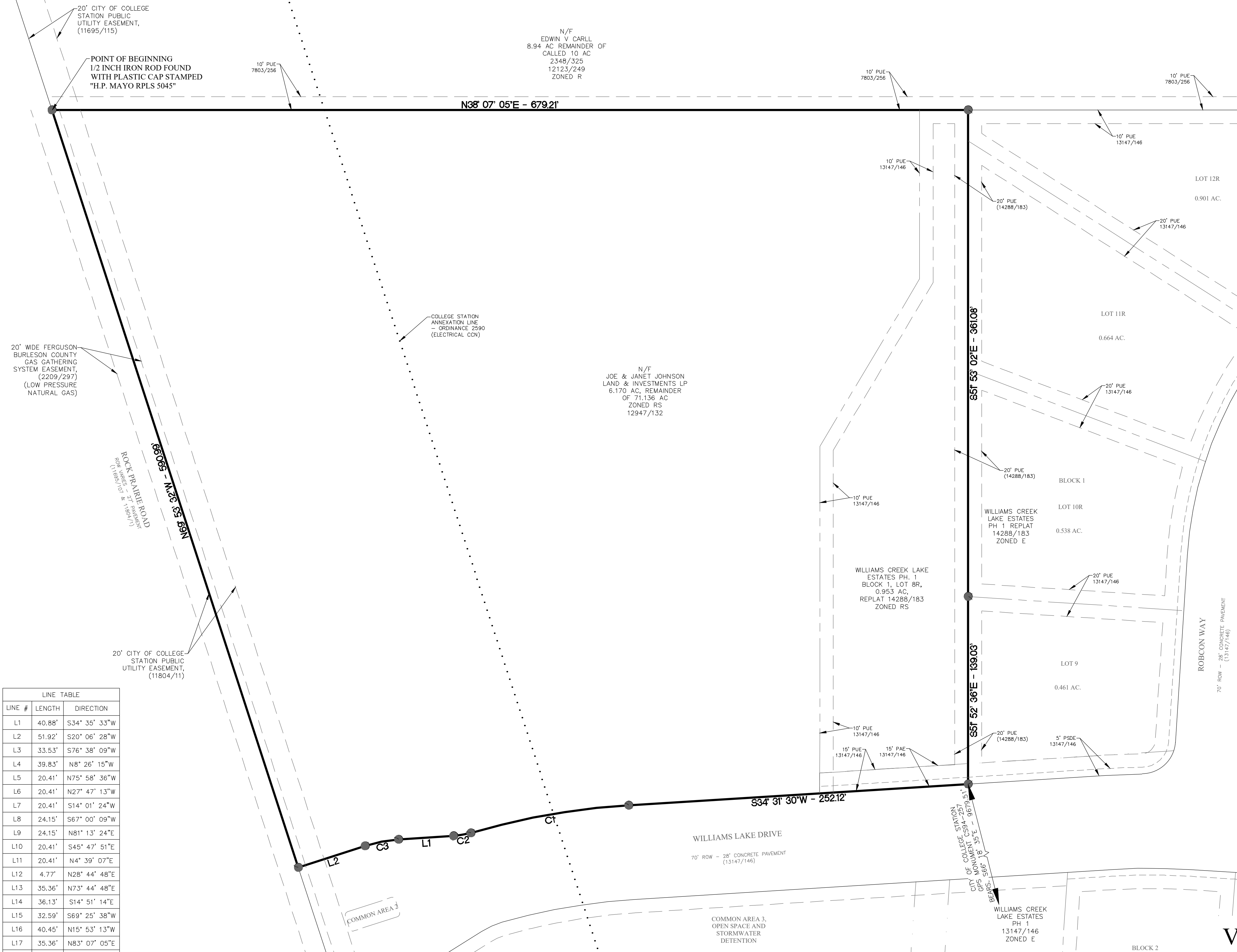


0 340 680 Feet

**WILLIAMS CREEK LAKE ESTATES
PHASE 3**

Case:
FP2021-000032

**FINAL PLAT
RESIDENTIAL**



LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	40.88'	S34° 35' 33"W	
L2	51.92'	S20° 06' 28"W	
L3	33.53'	S76° 38' 09"W	
L4	39.83'	N8° 26' 15"W	
L5	20.41'	N75° 58' 36"W	
L6	20.41'	N27° 47' 13"W	
L7	20.41'	S14° 01' 24"W	
L8	24.15'	S67° 00' 09"W	
L9	24.15'	N81° 13' 24"E	
L10	20.41'	S45° 47' 51"E	
L11	20.41'	N4° 39' 07"E	
L12	4.77'	N28° 44' 48"E	
L13	35.36'	N73° 44' 48"E	
L14	36.13'	S14° 51' 14"E	
L15	32.59'	S69° 25' 38"W	
L16	40.45'	N15° 53' 13"W	
L17	35.36'	N83° 07' 05"E	
L18	32.35'	S11° 34' 03"E	
L19	16.57'	N76° 38' 09"E	
L20	33.19'	N14° 51' 14"W	
L21	22.27'	N48° 16' 22"W	
L22	60.53'	N61° 15' 12"W	
L23	74.92'	N61° 15' 12"W	
L24	18.26'	N3° 49' 34"E	

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	119.19'	535.00'	012°45'53"	59.84'	118.95'	S28°08'33"W
C2	12.99'	58.00'	012°49'57"	6.52'	12.96'	S28°10'35"W
C3	25.28'	100.00'	014°29'05"	12.71'	25.21'	S27°21'01"W
C4	126.06'	50.00'	144°27'00"	155.97'	95.23'	N27°50'48"W
C5	162.65'	50.00'	186°22'46"	897.21'	99.85'	S83°07'05"W
C6	195.08'	50.00'	223°32'54"	125.17'	92.87'	S15°53'13"E
C7	155.11'	50.00'	177°44'26"	2535.35'	99.98'	N69°25'38"E
C8	87.00'	540.00'	009°13'50"	43.59'	86.90'	S26°22'31"W
C9	5.70'	53.00'	006°09'46"	2.85'	5.70'	S24°50'29"W
C10	24.30'	550.00'	002°31'55"	12.15'	24.30'	N23°01'34"E

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	COLLEGE STATION ANNEXATION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC SLOPE AND DRAINAGE EASEMENT (P.S.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE
	"X" SET IN CONCRETE

ORIGINAL PLAT

Vol. 14288, PG. 183

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman
City of College Station, Texas

CERTIFICATE OF THE 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

VICINITY MAP



A FIELD NOTES DESCRIPTION OF 7.123 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 8R, BLOCK 1, WILLIAMS CREEK LAKE ESTATES SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 14288, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 71.136 ACRE TRACT CONVEYED TO WILLIAMS CREEK LAKE ESTATES, INC. IN VOLUME 12947, PAGE 132 (OPRBCT); SAID 7.123 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with cap stamped "H. P. MAYO RPLS 5045" found on the northeast line of Rock Prairie Road (variable width R.O.W.) marking the west corner of said remainder of 71.136 acre tract and the south corner of the remainder of a called 10.00 acre tract conveyed to Edwin V. Carll in Volume 12123, Page 243 (OPRBCT);

THENCE, with the common boundary of said remainder of 71.136 acre tract and said remainder of 10.00 acre tract, N 38° 07' 05" E, a distance of 679.21 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the north corner of said Lot 8R and the west corner of Lot 12R (plot 14288/183 OPRBCT);

THENCE, with the common boundary of said Lot 8R and said Lot 12R, S 51° 53' 02" E a distance of 361.08 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the common corner of Lot 10R (plot 14288/183 OPRBCT) and Lot 9, Block 1, Williams Creek Lake Estates Subdivision, Phase 1, according to the plat recorded in Volume 13147, Page 146 (OPRBCT);

THENCE, with the common boundary of said Lot 8R and said Lot 9, S 51° 52' 36" E a distance of 139.03 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found on the northwest line of Williams Lake Drive (variable width R.O.W. 13147/146 OPRBCT) marking the common corner of said Lot 8R and said Lot 9;

THENCE, along the northwest line of Williams Lake Drive for the following six (6) courses and distances:

- 1) S 34° 31' 30" W a distance of 252.12 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the beginning of a curve;
- 2) along said curve to the left having a radius of 535.00 feet, an arc distance of 119.19 feet, a delta angle of 12° 45' 53" and a chord which bears S 28° 08' 33" W a distance of 118.95 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the end of said curve and the beginning of another curve;
- 3) along said curve to the right having a radius of 58.00 feet, an arc distance of 12.99 feet, a delta angle of 12° 49' 57" and a chord which bears S 28° 10' 35" W a distance of 12.96 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the end of said curve;
- 4) S 34° 35' 33" W a distance of 40.88 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the beginning of a curve;
- 5) along said curve to the left having a radius of 100.00 feet, an arc distance of 25.28 feet, a delta angle of 14° 29' 05" and a chord which bears S 27° 21' 01" W a distance of 25.21 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found marking the end of said curve;
- 6) S 20° 08' 28" W a distance of 51.92 feet to a 1/2 inch iron rod with cap stamped "KERR 4502" found on the northeast line of Rock Prairie Road for the south corner of this herein described tract;

THENCE, with the northeast line of Rock Prairie Road, N 69° 53' 32" W a distance of 590.99 feet POINT OF BEGINNING hereof, and containing 7.123 acres, more or less.

Surveyed on the ground between 2014 and 2020 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established from GPS observation. Distances described herein are grid distances. To obtain surface distances (not areas) multiply by a combined scale factor of 1.00009502113816 (calculated using geoid12b).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Joseph W. Johnson, Williams Creek Lake Estates, Inc., owner and developer of the land shown on this plat, and designated herein as the Williams Creek Lake Estates Subdivision, Phase 3, 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.

Joseph W. Johnson, Vice President & Treasurer
Williams Creek Lake Estates, Inc.

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 CITY ENGINEER

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

City Engineer
City of College Station, Texas

CERTIFICATE OF THE 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

FINAL PLAT

WILLIAMS CREEK LAKE ESTATES SUBDIVISION

PHASE 3

7.123 ACRES
20 LOTS
BLOCK 8, LOTS 1-18
BLOCK 9, LOTS 19-20
COMMON AREAS 7, 8 & 13
BEING A
REPLAT
OF
WILLIAMS CREEK LAKE ESTATES SUBDIVISION

PHASE 1

0.953 ACRES
BLOCK 1, LOT 8R
VOL. 14288, PG. 183
AND
FINAL PLAT
OF
6.170 ACRES REMAINDER OF A
CALLED 71.136 ACRE TRACT
12947/132
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

WILLIAMS CREEK LAKE
ESTATES, INC.
P.O. BOX 800
COLEMAN, TX 76834
(979) 229-0310

SCALE 1" = 40'
SEPTEMBER, 2022
SURVEYOR:

KERR
Kerr Surveying, LLC

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

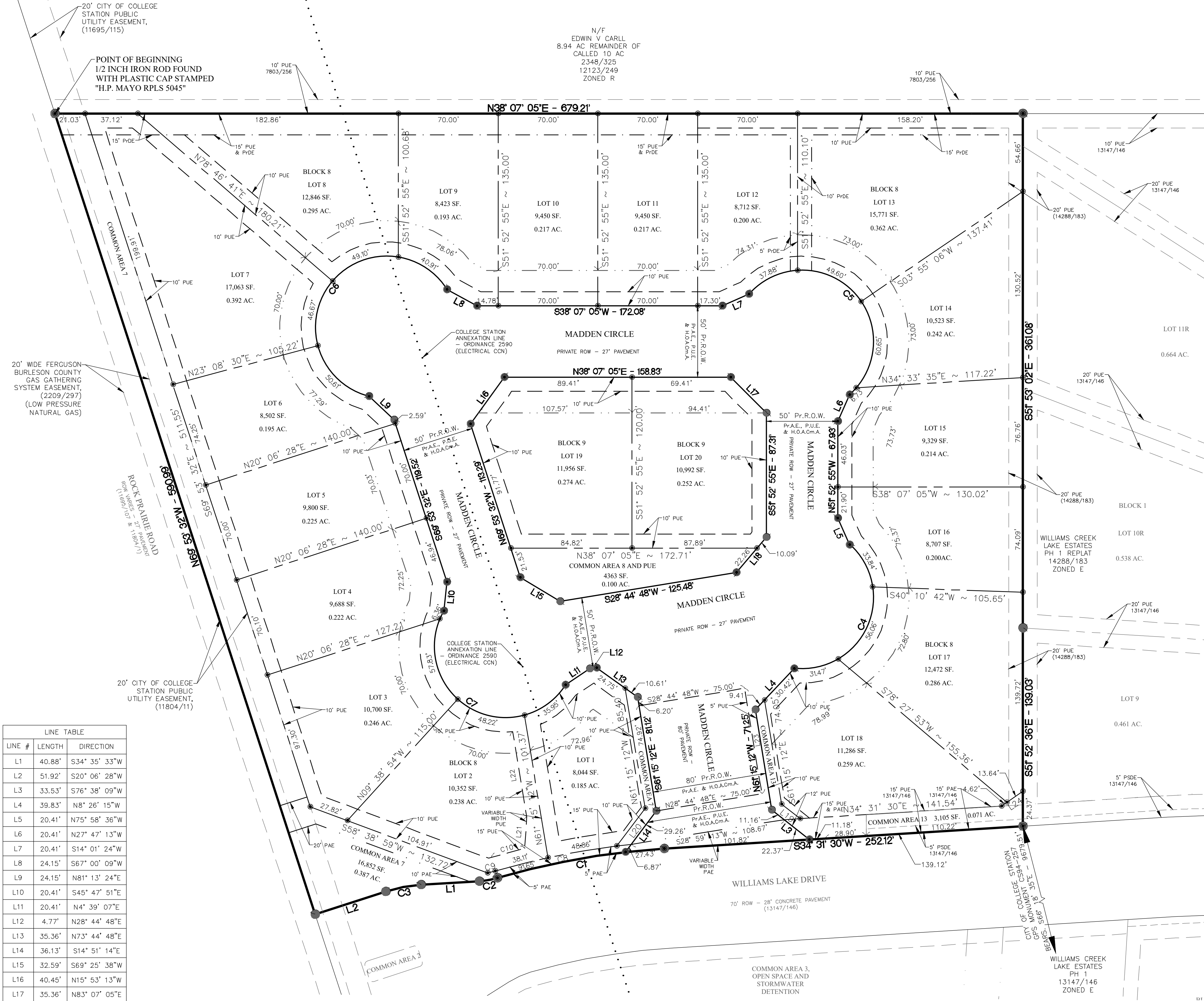
TBPELS FIRM # 10018500

ENGINEER:

SCHULTZ
Schultz Engineering LLC

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

SHEET 1 OF 2



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.88'	S34° 35' 33"W
L2	51.92'	S20° 06' 28"W
L3	33.53'	S76° 38' 09"W
L4	39.83'	N8° 26' 15"W
L5	20.41'	N75° 58' 36"W
L6	20.41'	N27° 47' 13"W
L7	20.41'	S14° 01' 24"W
L8	24.15'	S67° 00' 09"W
L9	24.15'	N81° 13' 24"E
L10	20.41'	S45° 47' 51"E
L11	20.41'	N4° 39' 07"E
L12	4.77'	N28° 44' 48"E
L13	35.36'	N73° 44' 48"E
L14	36.13'	S14° 51' 14"E
L15	32.59'	S69° 25' 38"W
L16	40.45'	N15° 53' 13"W
L17	35.36'	N83° 07' 05"E
L18	32.35'	S11° 34' 03"E
L19	16.57'	N78° 38' 09"E
L20	33.19'	N14° 51' 14"W
L21	22.27'	N48° 16' 22"W
L22	60.53'	N61° 15' 12"W
L23	74.92'	N61° 15' 12"W
L24	18.26'	N3° 49' 34"E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	119.19'	535.00'	012°45'53"	59.84'	118.95'
C2	12.99'	58.00'	012°49'57"	6.52'	12.96'
C3	25.28'	100.00'	014°29'05"	12.71'	25.21'
C4	126.06'	50.00'	144°27'00"	155.97'	95.23'
C5	162.65'	50.00'	186°22'46"	897.21'	99.85'
C6	195.08'	50.00'	223°32'54"	125.17'	92.87'
C7	155.11'	50.00'	177°44'26"	2535.35'	99.98'
C8	87.00'	540.00'	009°13'50"	43.59'	86.90'
C9	5.70'	53.00'	006°09'46"	2.85'	5.70'
C10	24.30'	550.00'	002°31'55"	12.15'	24.30'

REPLAT

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	COLLEGE STATION ANNEXATION LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC SLOPE AND DRAINAGE EASEMENT (P.S.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK CORNERS & ANGLE POINTS - 5/8" IRON ROD SET IN CONCRETE WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE
	"X" SET IN CONCRETE

VICINITY MAP



NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0009502113816 (CALCULATED USING GEOID12A).
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0350E, EFFECTIVE DATE: MAY 16, 2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN, RS.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, FENCES, GRADING, STRUCTURES AND LANDSCAPING CANNOT IMPEDE THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENTS. THE HOA SHALL HAVE THE RIGHT TO ACCESS THE PRIVATE DRAINAGE EASEMENTS AND THE MAINTENANCE AND ACCESS EASEMENT FOR THE MAINTENANCE OF THE DRAINAGE SYSTEMS LOCATED IN AND ADJACENT TO THESE EASEMENTS.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU) AND THE CITY OF COLLEGE STATION. LOTS 2 THROUGH 8, BLOCK 8, WILL HAVE ELECTRICAL SERVICE PROVIDED BY COLLEGE STATION UTILITIES.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS, BORROW DITCHES WILL CONVEY RUNOFF TO CULTIVATED STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
- BLANKET ACCESS AND UTILITY EASEMENT, 6982/280, DOES APPLY TO THIS TRACT AS DESCRIBED AS THE REMAINDER OF A CALLED 39.44 ACRE TRACT, 7803/244.
- BLANKET EASEMENT TO CITY OF BRYAN, 98/82, DOES APPLY TO THIS TRACT AS DESCRIBED AS THE REMAINDER OF TRACTS ONE AND TWO RECORDED IN DEED, 7803/244.
- EASEMENTS TO PRODUCER'S GAS COMPANY, 526/543 & 534/112, MAY OR MAY NOT CROSS THIS TRACT. UNABLE TO PLOT DUE TO LACK OF DESCRIPTIVE INFORMATION.

- THIS PHASE 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:
 - ALL PROPERTY OWNERS WITHIN AN EXISTING RESIDENTIAL AREA THAT IS PROPOSED TO BE GATED OR HAVE PRIVATE STREETS SHALL AGREE TO BECOME MEMBERS OF AN OPERATIVE OWNERS ASSOCIATION.
 - THE LEGAL INSTRUMENT ESTABLISHING THE OWNERS ASSOCIATION MUST PROVIDE FOR A STREET MAINTENANCE AGREEMENT AND RESERVE FUND AS WELL AS WRITTEN PERMISSION FOR THE CITY'S ACCESS TO THE SUBDIVISION ALL OF WHICH MUST BE SUBMITTED FOR APPROVAL BY THE CITY ATTORNEY PRIOR TO THE SUBMISSION OF THE FINAL PLAT.
 - THE CITY MUST HAVE ACCESS TO PRIVATE ROADWAYS AT ANY TIME WITHOUT LIABILITY WHEN ON OFFICIAL BUSINESS. THIS INCLUDES PERMISSION TO REMOVE OBSTRUCTIONS INCLUDING ANY GATE AND GUARD (HOUSE) UPON NON-COMPLIANCE BY THE OWNERS ASSOCIATION OF ANY TERMS OF THIS ORDINANCE OR AS NECESSARY FOR THE EMERGENCY VEHICLE ACCESS. IN THE EVENT THE CITY MUST REMOVE OBSTRUCTION TO ACCESS THE DEVELOPMENT, THE OWNERS ASSOCIATION WILL BE ASSESSED ALL COSTS SUBSTANTIALLY ASSOCIATED THEREWITH.
 - IN THE EVENT THE CITY DEEMS THAT SUBSTANTIAL REPAIRS TO PRIVATE STREET(S) WITHIN A GATED COMMUNITY ARE NECESSARY IN ORDER TO ENSURE SAFE ACCESS AND PASSAGE FOR EMERGENCY SERVICE VEHICLES, THE CITY WILL NOTIFY THE OWNERS ASSOCIATION AND A PUBLIC HEARING BEFORE THE CITY COUNCIL WILL BE SET FOR INPUT ON THE PROJECTED REPAIRS. SHOULD THE OWNERS ASSOCIATION FAIL TO PROVIDE THE SATISFACTORY REPAIRS DEEMED NECESSARY IN A TIME FRAME SET BY THE CITY AT THE PUBLIC HEARING, THEN THE CITY WILL MAKE THE NECESSARY REPAIRS AND ASSESS THE OWNERS ASSOCIATION ALL COSTS BORNE BY THE CITY IN REPAIR OF THE PRIVATE STREET(S). SHOULD THE OWNERS ASSOCIATION FAIL TO REIMBURSE THE CITY WITHIN NINETY (90) DAYS, THE OWNERS ASSOCIATION SHALL BE SUBJECT TO LIEN AND POSSIBLE FORECLOSURE OF ALL ASSETS INCLUDING BUT NOT LIMITED TO THE MAINTENANCE RESERVE FUND.
 - THE OWNERS ASSOCIATION WAS CREATED BY THE DOCUMENT FILED IN VOLUME _____, PAGE _____ OF THE OFFICIAL RECORD OF BRAZOS COUNTY. THE STREET MAINTENANCE AGREEMENT AND RESERVE FUND WERE ESTABLISHED BY A DOCUMENT FILED IN VOLUME _____, PAGE _____ OF THE OFFICIAL RECORDS OF BRAZOS COUNTY.
- 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.
- ALL GATE MECHANICAL OR MANUAL OPERATING FUNCTIONS SHALL MEET FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNOBSTRUCTED VERTICAL CLEARANCE.
- THE RESIDENTIAL PARKING OPTION FOR THIS PHASE IS WIDE LOT FRONTAGE.
- NO LOT SHALL HAVE ACCESS TO ROCK PRAIRIE ROAD.
- MAXIMUM IMPERVIOUS COVER TO BE 50%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH COLLEGE STATION UDO SECTION 5.2 RESIDENTIAL DESIGN STANDARDS.

FINAL PLAT

WILLIAMS CREEK LAKE ESTATES SUBDIVISION

PHASE 3

7.123 ACRES
20 LOTS
BLOCK 8, LOTS 1-18
BLOCK 9, LOTS 19-20
COMMON AREAS 7, 8 & 13
BEING A
REPLAT
OF
WILLIAMS CREEK LAKE ESTATES SUBDIVISION
PHASE 1
0.953 ACRES
BLOCK 1, LOT 8R
VOL. 14288, PG. 183
AND
FINAL PLAT
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6.170 ACRES REMAINDER OF A
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12947/132
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

WILLIAMS CREEK LAKE
ESTATES, INC.
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:

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900
SHEET 2 OF 2