



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/85136236001>
Phone: 888 475 4499 and Webinar ID: 851 3623 6001

The City Council may or may not attend this meeting.

December 15, 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. November 17 2022

3.2. Presentation, discussion, and possible action regarding a Final Plat for Emerald Ridge Estates Phase IIIB being a replat of Emerald Ridge Estates Phase IIIB Block 1, Lot 1 on approximately 2.381 acres of land, generally located at the intersection of Emerald Parkway and Rolling Hill Trail. Case #FP2020-000047

Sponsors: Anthony Armstrong

Attachments: 1. Staff Report

2. Vicinity Map, 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. Regular Agenda

- 5.1. Public Hearing, presentation, discussion, and possible action regarding waiver requests to Unified Development Ordinance Section 8.3.H.2, 'Platting and Replatting within Older Residential Subdivisions' and presentation, discussion, and possible action regarding a Final Plat for College Hills Estates, Third Installment, Block 17, Lots 9 (part of), 10 & 11 on approximately 0.922 acres, located at 1305 Walton Drive. Case #FP2022-000029

Sponsors: Robin Macias

- Attachments:
1. Staff Report
 2. Waiver Request
 3. Waiver Exhibit
 4. Vicinity Map, Aerial, and Small Area Map
 5. Applicant's Supporting Information
 6. Final Plat

6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

- 6.2. Discussion of Minor / Amending Plats approved by Staff:

- Creekridge Estates Phase 1, Block 1, Lots 9R, 10R, & 12R ~ Case #FP2021-000031

Sponsors: Gabriel Schrum

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

- Thursday, January 5, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Cornelius)
- Thursday, January 19, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 26, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - McIlhaney)

- 6.4. Presentation and discussion regarding an update on items heard:

- A Rezoning for approximately five acres located at 404 Harvey Mitchell Parkway South from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. The Planning & Zoning Commission heard this item on November 3, 2022 and voted (7-0) to recommend approval. The City Council heard this item on November 21, 2022 and voted (7-0) to approve the request.

- A Rezoning for approximately two acres located at 2849 Barron Road from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission heard this item on November 17, 2022 and voted (7-0) to recommend approval. The City Council heard this item on December 8, 2022 and voted (7-0) to approve the request.
- A Rezoning for approximately 45 acres located at 700 Scott & White Drive from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. The Planning & Zoning Commission heard this item on November 17, 2022 and voted (7-0) to recommend approval. The City Council heard this item on December 8, 2022 and voted (7-0) to approve the request.
- A Rezoning for approximately 17 acres located at 400 Double Mountain Road from O Office to MF Multi-Family. The Planning & Zoning Commission heard this item on November 17, 2022 and voted (5-2) to recommend approval. The City Council heard this item on December 8, 2022 and voted (5-2) to approve the request.

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

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 December 9, 2022 at 5:00 p.m.



Deputy City Secretary

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

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

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411,

Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
November 17, 2022**

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

COUNCIL MEMBERS PRESENT: Councilmember John Nichols

CITY STAFF PRESENT: Director of Planning and Development Services Michael Ostrowski, Assistant Director of Planning and Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planner Jeff Howell, Staff Planners Robin Macias and Matthew Ellis, Engineer I Lucas Harper, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Lindsey Pressler, Assistant City Attorney II Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

Chairperson Christiansen called the meeting to order at 6:03 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- November 3, 2022

Commissioner Cornelius motioned to approve the Consent Agenda, Commissioner Smith seconded the motion, the motion passed 7-0.

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 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 on approximately two acres of land located at Harpers Crossing Block 1 Lot 2, more generally located northeast of the intersection of Barron Road and William D. Fitch Parkway. Case #REZ2022-000023 (Note: Final action of this item will be considered at the December 8, 2022 City Council meeting – Subject to change).

Staff Planner Macias presented the Rezoning to the Commission recommending approval.

Commissioner Smith asked about the general inquiry staff received on the Rezoning.

Staff Planner Macias clarified that the inquiry asked why the property was being rezoned again.

Commissioner Jackson asked about the parking modifications on the Rezoning, asking if parking is the main modification for the Commission’s consideration.

Staff Planner Macias confirmed that the Commission is considering a modification to the parking requirements because the Suburban Commercial Zoning District does not allow for parking between a structure and single-family residential properties. Staff Planner Macias further explained that parking is proposed to be between the existing medical office and single-family properties, therefore a modification is being requested.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Cornelius motioned to recommend approval of the Rezoning, Commissioner McIlhaney seconded the motion, the motion passed 7-0.

- 5.2 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 to amend the Concept Plan for approximately 45 acres generally located at 700 Scott & White Drive. Case #REZ2022-000023 (Note: Final action of this item will be considered at the December 8, 2022 City Council meeting – Subject to change).

Administrator Armstrong presented the Concept Plan Amendment to the Commission recommending approval.

Chairperson Christiansen asked for the significance of the tracts and why there are seven separate tracts.

Administrator Armstrong clarified that the original Concept Plan in 2010 showed the Baylor Scott & White Hospital at the core with preliminary planned adjacent lots, so that each tract will come in on its own for development.

Chairperson Christiansen asked if all seven tracts are under the same ownership.

Administrator Armstrong confirmed that all tracts are under the same Planned Development District (PDD) under the same ownership.

Commissioner Jackson asked if this development is consistent with the Medical District Master Plan.

Administrator Armstrong confirmed that this original PDD is the main anchor for the east side of State Highway 6 and is consistent with the Medical District Master Plan.

Commissioner Mirza asked if all development will be medically related.

Administrator Armstrong confirmed that the proposed use will be medically related.

Developer Representative, Paulina Cristoforo, Walter P. Moore, was available to answer questions from the Commission.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Wright motioned to recommend approval of the Concept Plan Amendment, Commissioner McIlhaney seconded the motion, the motion passed 7-0.

- 5.3 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 O Office to MF Multi-Family on approximately 17 acres of land located at 400 Double Mountain Road. Case #REZ2022-000006 (Note: Final action of this item will be considered at the December 8, 2022 City Council meeting – Subject to change).

Administrator Armstrong presented the Rezoning to the Commission recommending denial.

Chairperson Christiansen asked for clarification on staff’s recommendation for denial after the Comprehensive Plan Amendment was approved by the Commission and City Council.

Administrator Armstrong stated that the Comprehensive Plan Amendment request to go to Urban Residential would allow for four types of uses MF Multi-Family, TH Townhouse, SC Suburban Commercial, and MU Mixed-Use. Administrator Armstrong further stated that a rezoning to MU Mixed-Use is fitting for this property to be in compliance with the Medical District Master Plan. Administrator Armstrong also stated that while the Comprehensive Plan was changed to allow for a different land use, to meet the intention and needs of the Medical District Master Plan, there should be a density and mixing of uses.

Chairperson Christiansen asked in general if the proposal is consistent with the land use change.

Administrator Armstrong clarified that this is an allowed use within the Urban Residential land use category.

Commissioner Cornelius asked for further clarification on the allowed use, and staff’s recommendation of denial on the zoning request because it does not fit with the Master Plan.

Administrator Armstrong clarified that land use is not the same as zoning. Administrator Armstrong also explained that the Medical District Master Plan still speaks to a dense environment, walkability, and connectivity to the medical core and this development could prohibit the Master Plan from coming to fruition. Administrator Armstrong further stated that staff is in favor of a MF Multi-Family development but would prefer a denser urban environment.

Commissioner Cornelius asked if changing the zoning and including the waivers requested would essentially eliminate connectivity and walkability.

Administrator Armstrong confirmed that with MF Multi-Family zoning the development becomes its own environment with its own connectivity, but a Mixed-Use zoning would create walkability throughout.

Commissioner McIlhaney stated that when speaking about the Comprehensive Plan Amendment, the Baylor Scott & White Hospital was in support of having a place for employees and physicians that is walkable to the hospital.

Administrator Armstrong clarified that staff is still supportive of residential development, but there needs to be connectivity through this development while still providing housing.

Commissioner McIlhaney recalled discussion that the intent was to integrate into the medical center without creating a straight multi-family development.

Commissioner Jackson stated that this property was not consistent with Medical District Master Plan. Commissioner Jackson expressed the need to follow the Medical District Master Plan and its ideology.

Commissioner Wright asked for the walkability of The Huntington.

Administrator Armstrong stated that The Huntington has provided required connectivity per the ordinance.

Commissioner Cornelius asked if the change to the zoning would allow them to cut themselves off from the Midtown Development and the Baylor Scott & White Hospital.

Administrator Armstrong confirmed that the development would be cut off from the rest of the village center urban environment, the medical district, and the clinic.

Commissioner Mirza stated his preference is to see a medically related business within this area because of the proximity to the Baylor Scott & White Hospital, and stated concerns for the traffic load that would accompany a high-density residential development.

Commissioner McIlhaney asked for itemized requirements for a mixed-use development.

Administrator Armstrong clarified that a mixed-use development has maximum setback requirements and a vertical or horizontal mixing of uses, such as Northpoint Crossing.

Tristen Fisher, Applicant, Mitchell & Morgan Engineers, was available to present to the Commission.

Veronica Morgan, Applicant, Mitchell & Morgan Engineers, addressed the Commission stating that a shared-use path and pedestrian friendly areas in this development will connect to the neighborhood center through a pedestrian facility. Veronica Morgan also stated that staff requests on this development are more appropriately addressed with the Preliminary Plan that will be presented to the Commission at a later date.

Doug Barlow, Applicant, College Station, addressed the Commission and was available to answer questions.

Jackie Binks, Applicant, Bryan, addressed the Commission and was available to answer questions.

Commissioner Cornelius asked if the Traffic Impact Analysis (TIA) was completed through the year 2025, and how much of the property to the east will be developed by 2025, to know the impact.

Jackie Binks confirmed that the TIA was completed through 2025.

Brad Brimley, Binkey & Barfield, clarified that the TIA assumed completion of and factored in analysis on the Midtown Reserve development, and accounted for general growth.

Commissioner Jackson asked regarding the TIA and the existing Level of Service D, how much of the approved but unbuilt development factored into traffic demand calculations.

Brad Brimley stated that the assumed Midtown Station and the units for the proposed development at 400 Double Mountain Road are factored into the calculations.

Commissioner Jackson asked how the other developments that are approved but not yet built are factored in.

Brad Brimley stated that the TIA was only instructed to assume Midtown Station Apartments.

Commissioner McIlhaney asked if there was a reason this is going forward as a multi-family request and not Planned Development District (PDD) with associated waivers.

Veronica Morgan stated that the PDD would not have associated waivers, the waivers are proposed with the Preliminary Plan.

Commissioner Smith stated that there is an acceptance of multi-family development on this property but asked if a multi-family development can be developed without discarding the Master Plan.

Veronica Morgan stated that the applicant is following the Master Plan and explained that the waivers with the Preliminary Plan are not in the Master Plan. Veronica Morgan further explained that there is a requirement within the Master Plan for pedestrian connectivity and the applicant is providing a shared-use path.

Commissioner Smith stated that in the Medical District Master Plan there are block length requirements and asked if the TIA shows that block length requirements are frivolous.

Veronica Morgan stated that block length requirements are for pedestrian and bicycle access and block length requirements chop up a development.

Commissioner Cornelius asked how having those streets would negatively impact the development plan.

Jackie Binks stated that the streets would cut up the project and make it difficult for residents to move across the property.

Commissioner Jackson asked if there was any data to show that mixed-use and office uses are unsuccessful.

Veronica Morgan stated that vacancy surveys presented during the land use plan change show high vacancy rates over the Medical District area.

Commissioner Cornelius asked if the Commission would be able to require bicycle paths with the Preliminary Plan.

Administrator Armstrong stated that the bicycle path is being proposed but is not required. Administrator Armstrong further stated that the ordinance requires the streets to be projected as a subdivision regulation requirement.

Commissioner Cornelius asked if street projections can be required on the Rezoning.

Director Ostrowski stated that requiring street projections on the Rezoning would create a conditional rezoning, which is not recommended by staff.

Chairperson Christiansen asked if the Commission has the authority to approve the Preliminary Plan with the condition that pedestrian and bicycle facilities be provided.

Director Ostrowski confirmed that the Commission can grant conditional approval on the Preliminary Plan.

Commissioner Cornelius asked for clarification on requiring pedestrian and bicycle paths on the Preliminary Plan.

Administrator Armstrong confirmed that the paths can be a conditional approval on the Preliminary Plan.

Commissioner McIlhaney asked if there is any insight about the intent of the connectivity related to vehicle versus pedestrian facilities within the Medical District Master Plan.

Administrator Armstrong stated that the intent was to have short walkable blocks with wide sidewalks along streets with parking per the cross-section. Administrator Armstrong also stated that the proposal by the applicant to provide just a 10-foot wide multi-use path with a fence on either side to not allow people into the development does not meet the walkability of the Medical District Master Plan.

Commissioner Cornelius asked for clarification on the street widths in the area.

Administrator Armstrong clarified that the village center adopted with the PDD contains cross sections required with the Midtown District, the remaining streets would have to meet the minimum standard required by ordinance.

Commissioner Cornelius asked if the Commission would have authority to condition the size of bicycle or pedestrian paths on the Preliminary Plan.

Administrator Armstrong explained that the Commission could place a condition on the Preliminary Plan.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Wright stated that nothing presented tonight was different from the Comprehensive Plan Amendment, spoke in support of the Rezoning, and would like sidewalk connectivity conditions placed on the Preliminary Plan.

Commissioner Wright motioned to recommend approval of the Rezoning, Commissioner Cornelius seconded the motion.

Commissioner Smith spoke in support of the Rezoning stating that this zoning does not prohibit the development of this property in such a way that it is complaint with Master Plan, and conditions placed on the Preliminary Plan will make the difference.

Commissioner McIlhaney spoke in support of Rezoning and the opportunity to put restrictions on the Preliminary Plan at a later date, not compromising the overall District Plan.

Commissioner Mirza expressed reservations for the Rezoning citing concerns for the amendments.

Commissioner Jackson spoke against the Rezoning expressing concerns with too much density, an inconsistency with the Medical District Master Plan, and inconsistencies with the traffic level of service.

Commissioner Cornelius expressed reservations with connectivity and supported making suggestions or requirements on the Preliminary Plan to make sure there is ease of connectivity with Midtown and the Baylor Scott & White Hospital.

Chairperson Christiansen stated that the Baylor Scott & White Hospital and Midtown are in favor of this development, and everything presented with the Rezoning was consistent with the Comprehensive Plan Amendment.

The motion passed 5-2, with Commissioners Jackson and Mirza voting in the negative.

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:

- Willow Run Phase 1; Lots 1-AR-1, 1-AR-2 & 1-CR ~ Case #FP2022-000014

There was no discussion.

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

- Monday, November 21, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – Smith)
- Cancelled ~ Thursday, December 1, 2022 ~ P&Z Meeting ~ 6:00 p.m.
- Thursday, December 8, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – Christiansen)
- Thursday, December 15, 2022 ~ P&Z Meeting ~ 6:00 p.m.

There was no discussion.

6.4 Presentation and discussion regarding an update on items heard:

- A Comprehensive Plan Amendment to expire the East College Station Transportation Study, Central College Station Neighborhood Plan, Eastgate Neighborhood Plan,

Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan. The Planning & Zoning Commission heard this item on November 3, 2022 and voted (7-0) to recommend approval. The City Council heard this item on November 10, 2022 and voted (7-0) to approve the request.

- An Ordinance Amendment regarding the allowable location for single-family parking. The Planning & Zoning Commission heard this item on November 3, 2022 and voted (7-0) to recommend approval. The City Council heard this item on November 10, 2022 and voted (7-0) to approve the request.

There was no discussion.

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

- None

There was no discussion.

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 7:24 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



**Final Plat
of
Emerald Ridge Estates Phase IIIB
being a replat of Emerald Ridge Estates Phase IIIB
FP2020-000047**

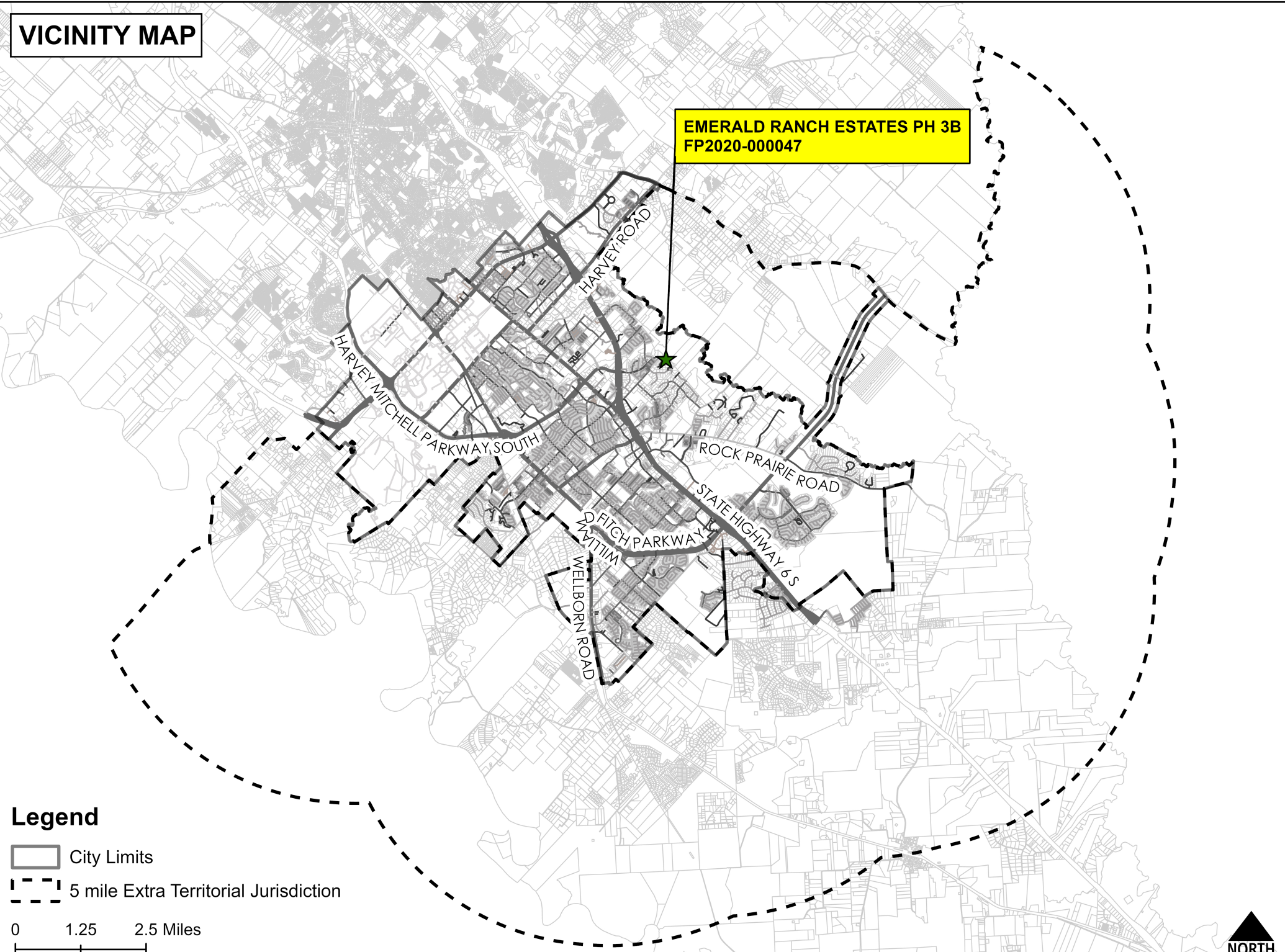
Scale	1 existing lot turning into 8 lots and 2 common areas on approximately 2.381 acres
Location	Generally located east of the intersection of Emerald Ridge and Rolling Hill Trail
Property Owner	Emerald Ridge Estates, LTD
Applicant	Bleyl & Associates
Project Manager	Anthony Armstrong, Land Development Review Administrator aarmstrong@cstx.gov
Project Overview	This is the third phase of the Emerald Ridge Estates subdivision that will complete the development of the original tract.
Preliminary Plan	Approved September 4, 2020
Public Infrastructure	Total linear feet proposed: 275 Streets (Private) 20 Sanitary Sewer Lines 275 Sidewalks (Private) 485 Water Lines
Parkland Dedication	\$8,827 of community and neighborhood parkland dedication for 7 new single family lots
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP

EMERALD RANCH ESTATES PH 3B
FP2020-000047

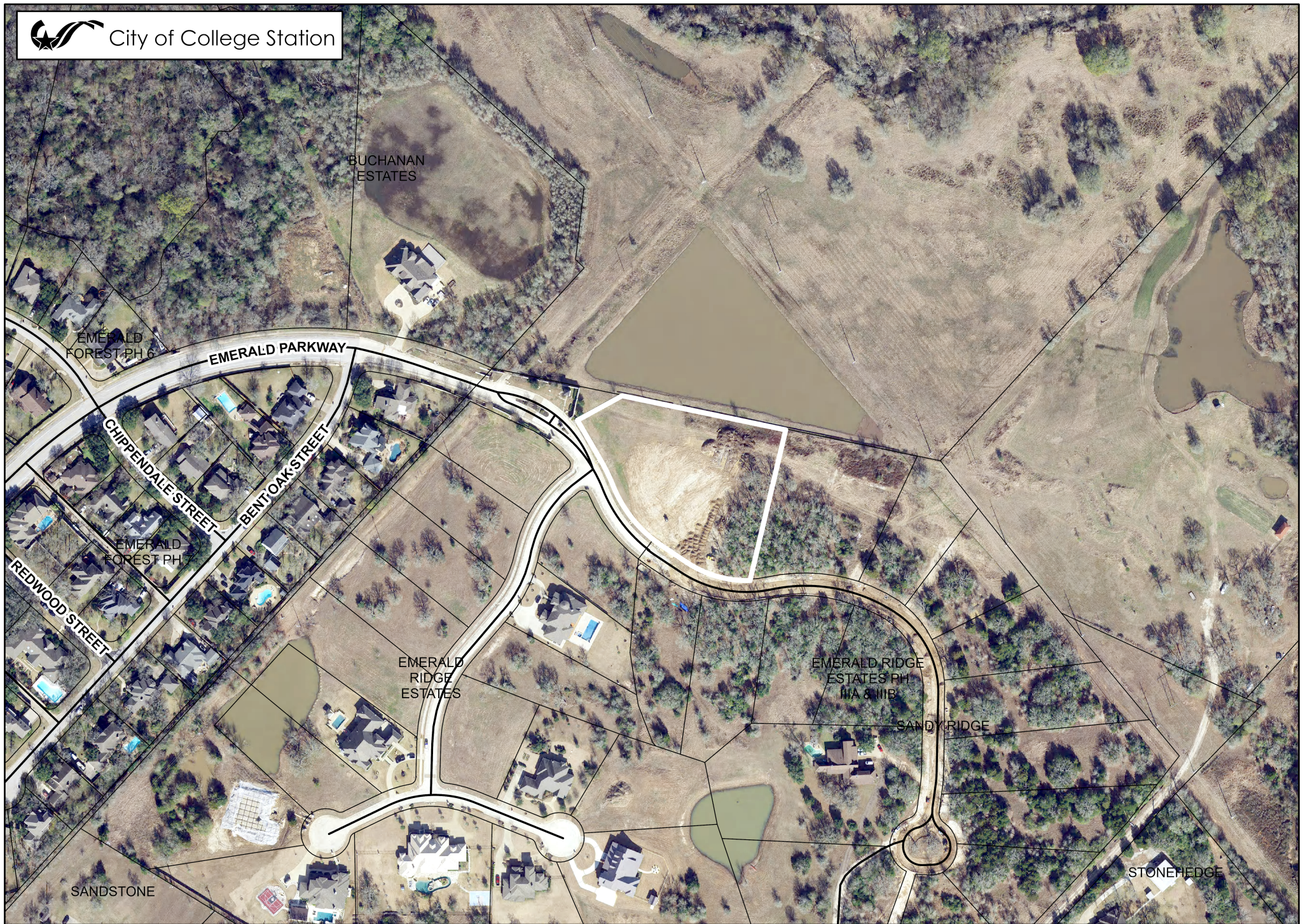


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



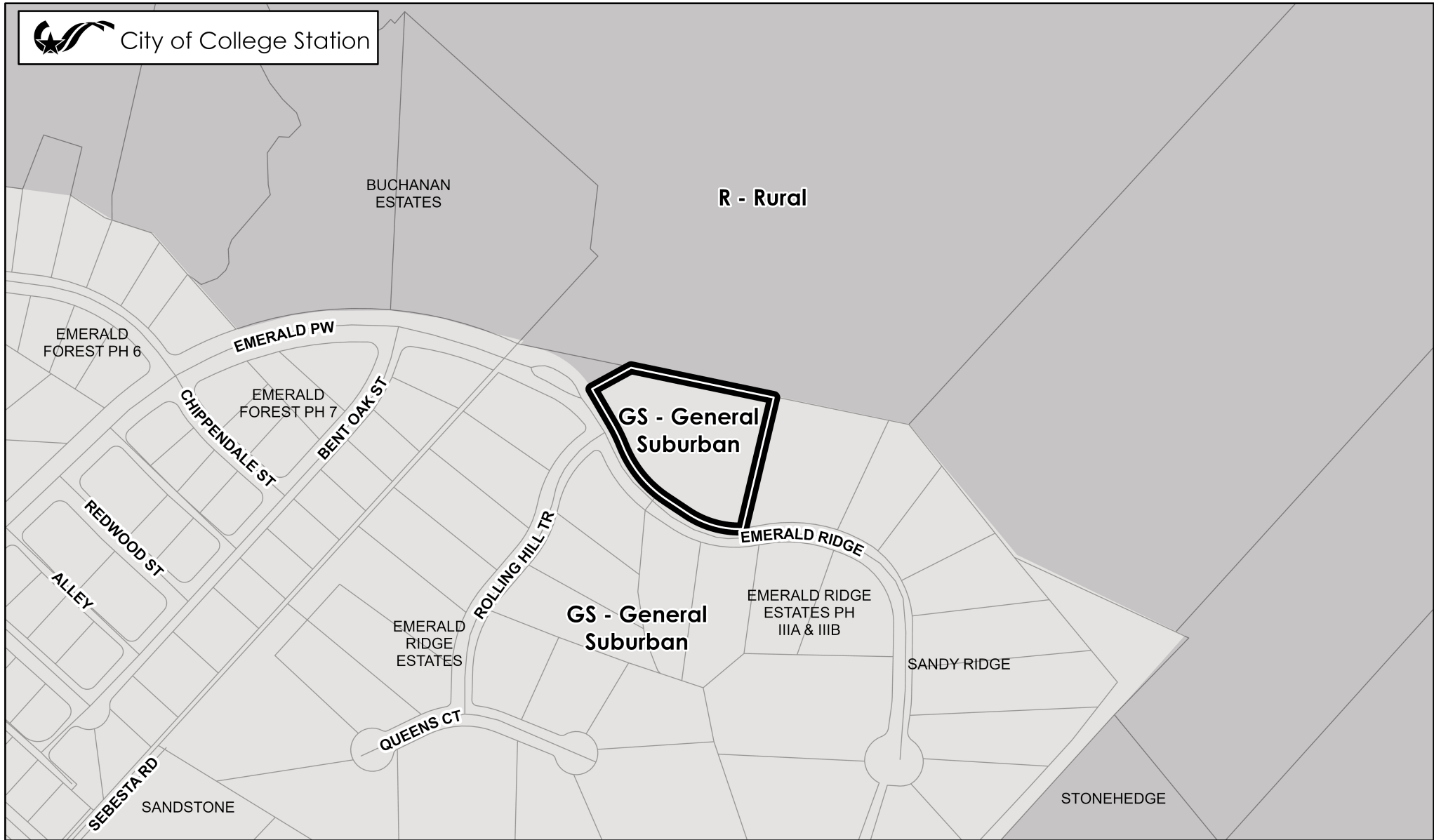


0 255 510 Feet

EMERALD RIDGE ESTATES PH 3B

Case:
FP2020-000047

REPLAT



ZONING DISTRICTS (In Grayscale)

Residential		MF	Multi-Family
R	Rural	MU	Mixed-Use
WE	Wellborn Estate	MH	Middle Housing
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
ROO	Restricted Occupancy 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

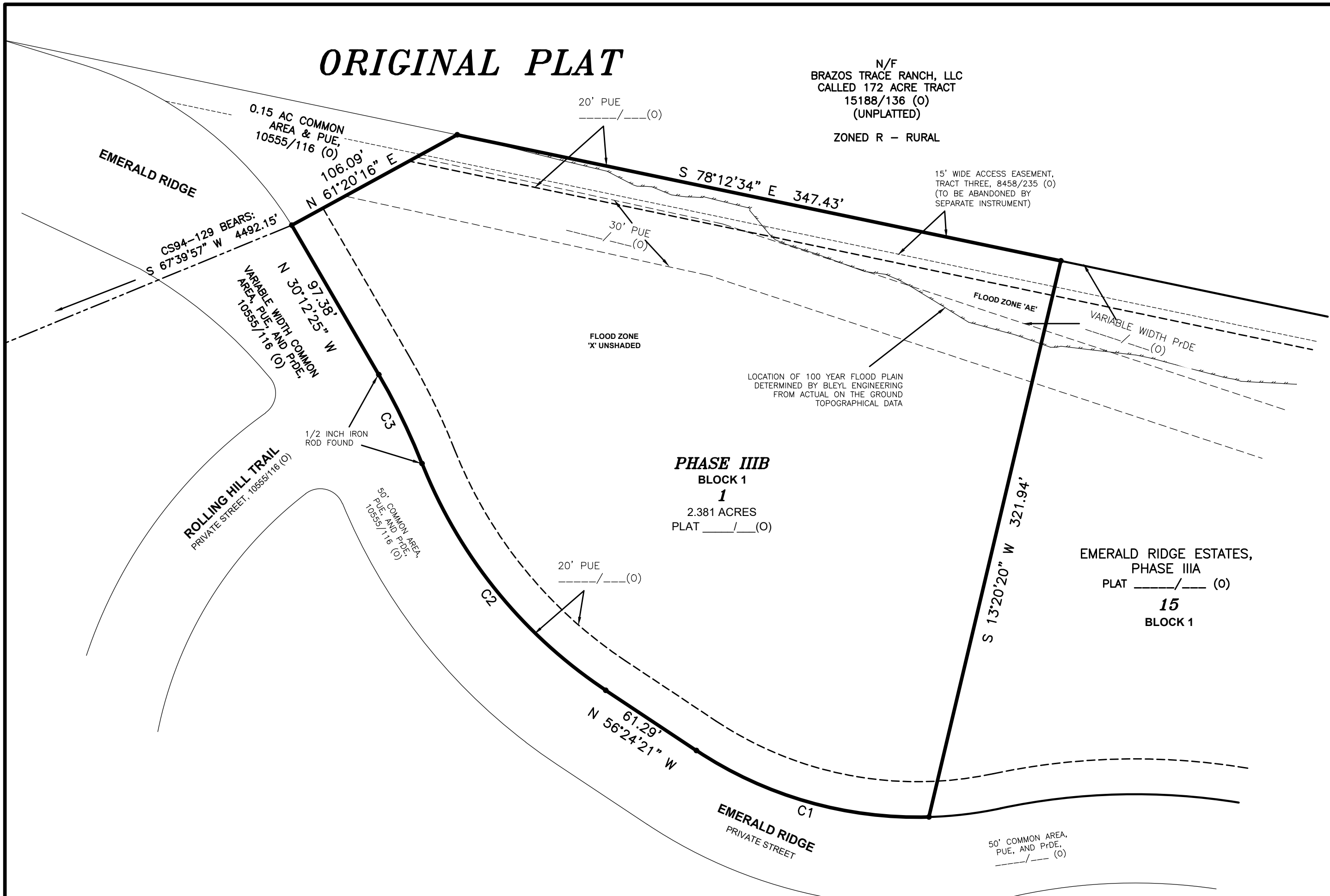


0 320 640 Feet

EMERALD RIDGE ESTATES PH 38

Case:
FP2020-000047

REPLAT



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	225.00'	35°16'09"	138.50'	N 74°02'25" W	136.33'
C2	274.97'	34°46'35"	166.90'	N 39°01'03" W	164.35'
C3	374.96'	8°31'14"	55.76'	N 25°53'23" W	55.71'
C4	66.50'	90°00'00"	104.46'	N 10°58'49" W	94.05'
C5	66.50'	62°53'46"	73.00'	N 87°25'42" W	69.39'

LINE	BEARING	DISTANCE
L1	N 14°18'14" W	33.47'
L2	N 34°01'11" E	10.98'
L3	N 65°12'01" E	44.41'
L4	N 65°12'01" E	59.36'
L5	S 76°39'40" E	13.50'
L6	N 38°15'50" E	46.15'
L7	N 34°01'11" E	21.88'
L8	N 26°19'58" E	13.69'
L9	N 11°03'01" W	23.04'
L10	S 61°07'24" W	2.40'
L11	N 70°46'21" W	33.59'
L12	N 59°47'35" E	14.07'

LEGEND

PUE = PUBLIC UTILITY EASEMENT
PrDE = PRIVATE DRAINAGE EASEMENT
(O) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
*** = 7.5' PRIVATE MAINTENANCE EASEMENT

15 - LOT NUMBER
8888 SQ. FT. - TOTAL AREA OF LOT
MIN. FF: - MINIMUM FINISHED FLOOR ELEVATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

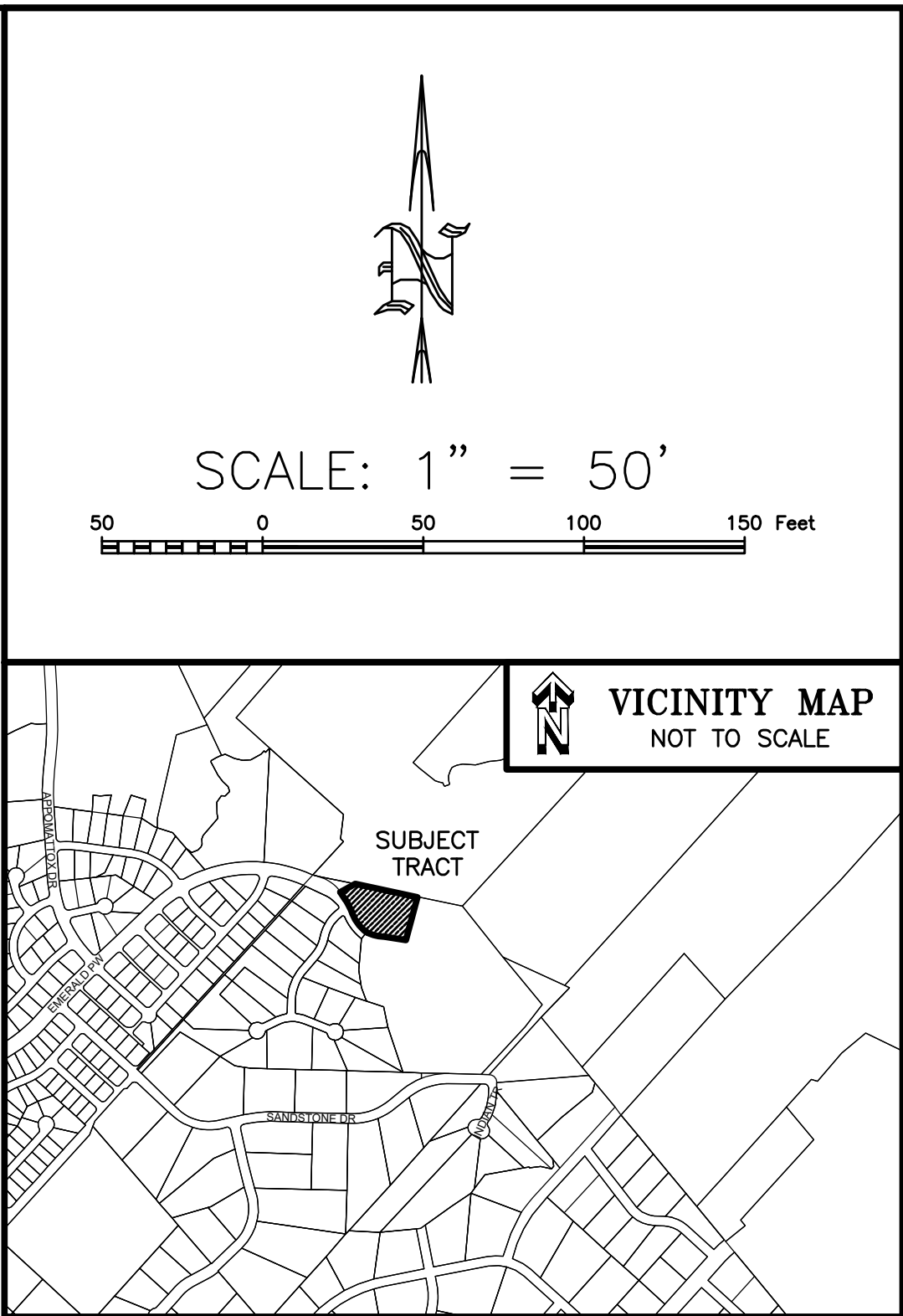
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

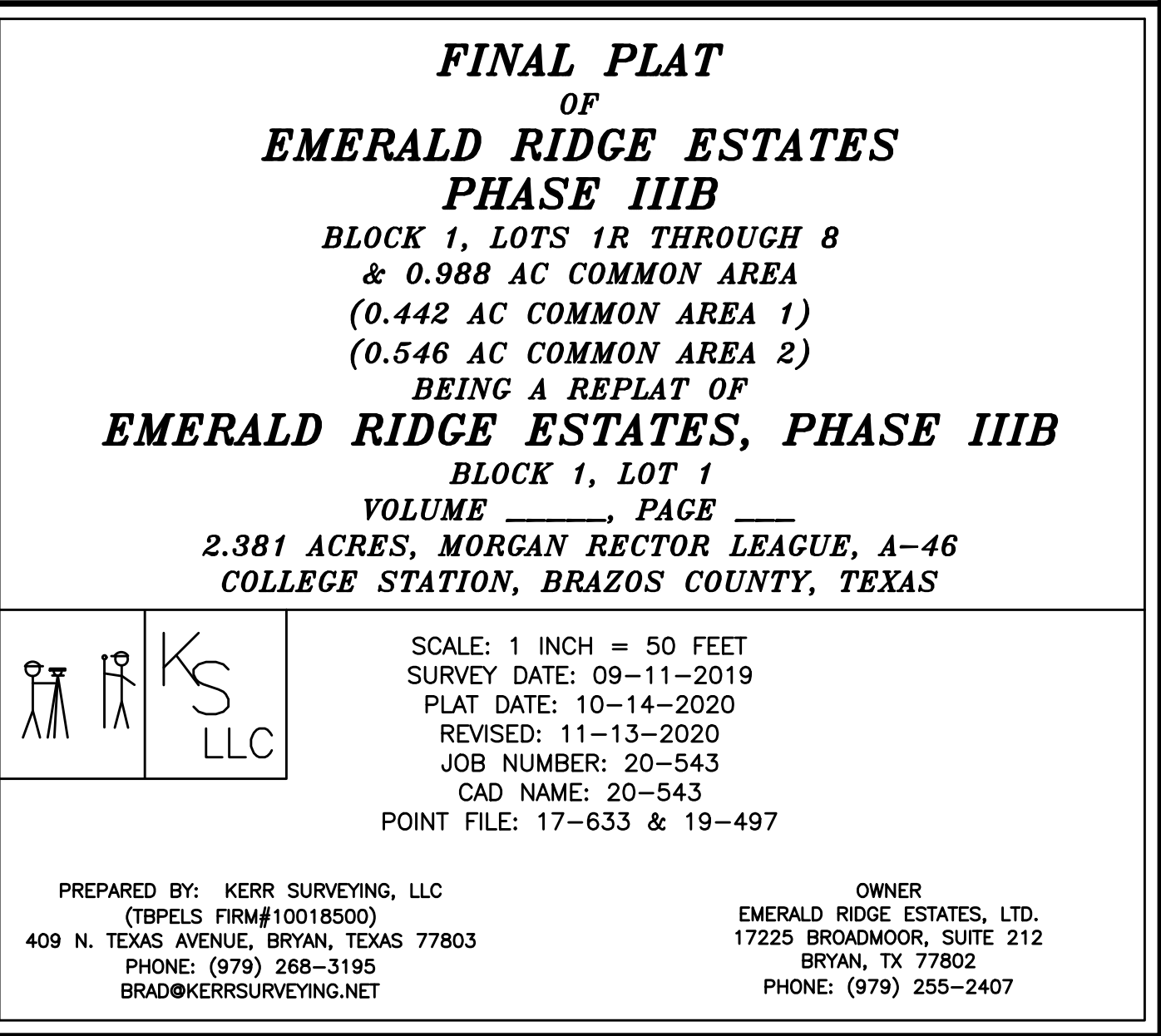
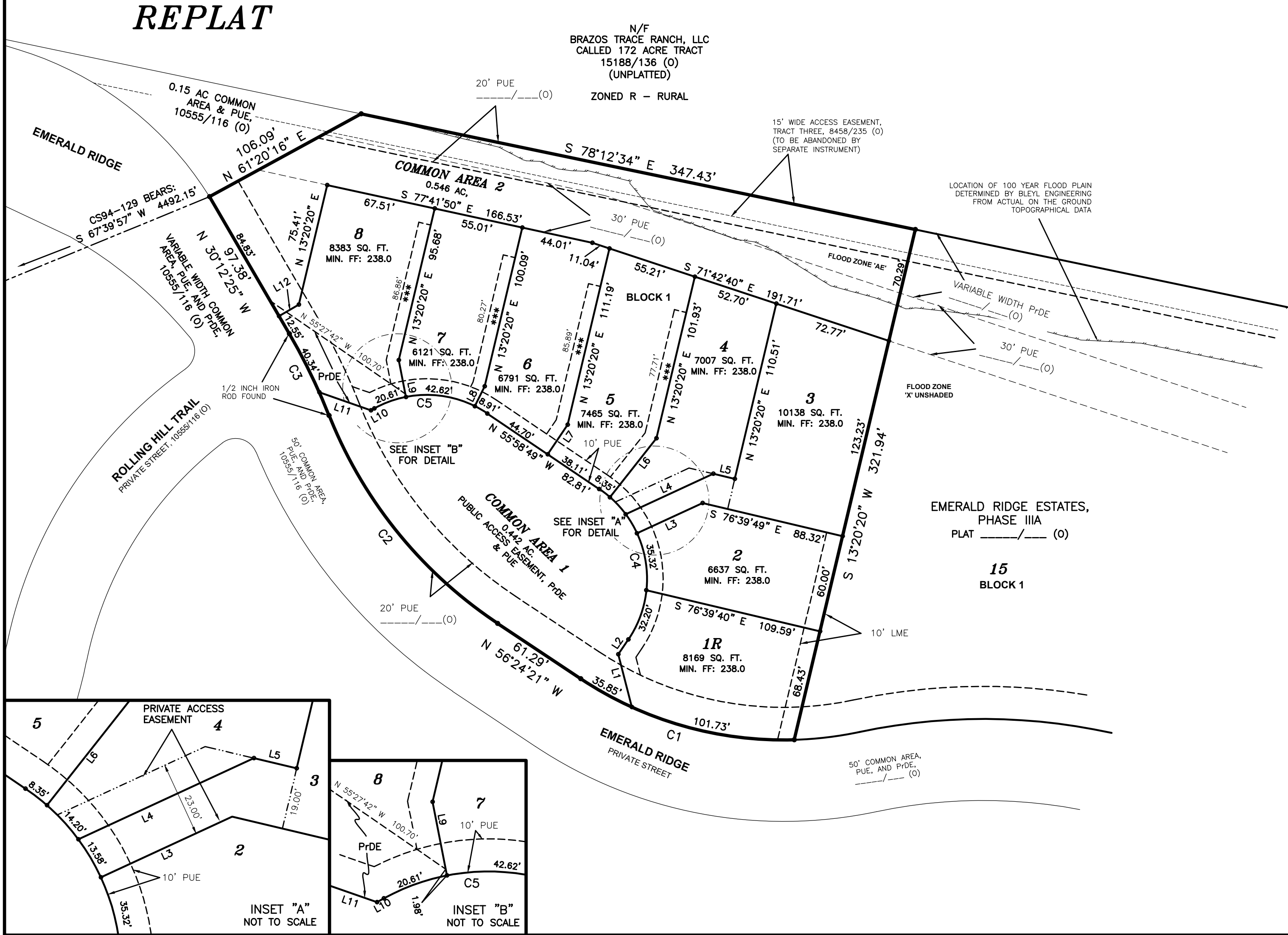
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk,
Brazos County, Texas



GENERAL NOTES

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-129 (N:10205822.95; E:3568553.08) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001020212736 (CALCULATED USING GEOID12B).
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 4804100310F, REVISED DATE: 04-02-2014.
- SUBJECT PROPERTY IS CURRENTLY ZONED "GS" - GENERAL SUBURBAN.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF COLLEGE STATION ORDINANCE FOR CURRENT ZONING DISTRICT AT TIME OF DEVELOPMENT.
- PROPERTY CORNERS ESTABLISHING THE OUTER BOUNDARY ARE 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND UNLESS OTHERWISE NOTED.
- 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET AT ALL NEW LOT CORNERS.
- DISTANCES ALONG CURVES ARE CHORD DISTANCES.
- A VARIANCE WAS APPROVED TO SECTION 8.2.A.7.b OF THE UNIFIED DEVELOPMENT ORDINANCE, RELATING TO ADJOINING STREET SYSTEMS, FOR THIS SUBDIVISION IN 2010.
- ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE EMERALD RIDGE ESTATES HOMEOWNERS ASSOCIATION (HOA).
- PRIVATE ACCESS EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOTS 3 AND 4.
- NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENT.
- ALL LOTS REQUIRE A MINIMUM FINISHED FLOOR (MIN FF) ELEVATION OF 238'.
- THIS FINAL PLAT IS A GENERAL SUBURBAN CLUSTER DEVELOPMENT.
- ALL DETACHED STRUCTURES MUST BE SEPARATED BY A MINIMUM DISTANCE OF TEN (10) FEET.
- 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 MAX IMPERVIOUS AREA (55%) COVER REQUIREMENTS OF THE GS ZONING DISTRICT APPLIES TO THE LOTS.
- NO DRIVEWAY WILL BE ACCESS PERMITTED TO EMERALD RIDGE.
- RETAINING WALL AT THE REAR OF LOTS 1 AND 2 SHALL BE MAINTAINED BY THE HOA.
- PUE = PUBLIC UTILITY EASEMENT
- LME = LANDSCAPE AND MAINTENANCE EASEMENT





**Final Plat
for
College Hills Estates Third Installment Block 17, Lots 10R & 11R
being a Replat of
College Hills Estates, Third Installment, Block 17, Lots 9 (part
of), 10 & 11
FP2022-000029**

Scale	2 lots on 0.922 acres
Location	1305 Walton Drive
Property Owner	Lala Vida LLC
Applicant	Lala Vida LLC
Project Manager	Robin Macias, Staff Planner rmacias@cstx.gov
Project Overview	This replat will create two residential lots along Walton Drive. This property is a building plot that was created before July 15, 1970 and is designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use Map. To subdivide, the requirements set forth in Section 8.3.H.2 Platting and Replatting within Older Residential Subdivisions of the Unified Development Ordinance must be met. The property does not meet or exceed the average width of the lots along the street frontage for all of the lots in the block. The applicant is requesting a waiver to lot width.
Preliminary Plan	N/A
Public Infrastructure	No public infrastructure will be installed.
Parkland Dedication	Parkland dedication fees will be paid prior to the filing of the plat at a rate of \$3,154 for one additional lot.
Traffic Impact Analysis	N/A
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes, with the exception of one waiver request, related to UDO Section 8.3.H.2 Platting and Replatting within Older Residential Subdivisions
Staff Recommendation	Denial

Supporting Materials

1. Waiver Request
2. Waiver Exhibit
3. Vicinity Map, Aerial, and Small Area Map
4. Applicants Supporting Information
5. Final Plat

SUBDIVISION WAIVER REQUEST

The proposed Final Plat is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver request:

UDO Section 8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' – Per the requirements of this section, proposed plats which create an additional lot must meet or exceed the average width of the lots along the street frontage for all of the lots in the block, including the subject lot. The waiver request is for lot width of both lots. The average lot width is approximately 107 ft along Walton Drive. The applicant is proposing a lot width of 83.31 ft for lot 10R and a lot width of 75 ft for lot 11R.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

The subject property consists of two originally platted lots and a portion of a third. The property has historically been used as one tract and is therefore considered one building plot. Ownership, improvements, and miscellaneous factors were used to determine that this property is considered a building plot.

There are no special circumstances or conditions affecting the land that would deprive the applicant of the reasonable use of land. The average lot width of the lots along the street frontage for all of the lots in the block is approximately 107 ft. The proposed two lots would be deficient by 23.69 ft and 32 ft. The applicant has ability to develop the lot that has been used as a building plot for a single-family structure.

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The waivers are not necessary for the preservation and enjoyment of a substantial property right of the applicant. If the waiver was not granted, there would be one residential lot which could be used for the construction of a new home.

- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of the waiver would not be detrimental to the public health, safety or welfare or injurious to other property in the area.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

The granting of the waivers will not prevent the orderly subdivision of other land in the area. All other lots wanting to subdivide would need to meet the requirements of Section 8.3.H.2 of the UDO, though the granting of the waiver would reduce the average lot width of the lots on the block.

Summary of staff recommendations

Staff recommends denial of the waiver as there are no special conditions affecting the land, the waivers are not necessary for the preservation and enjoyment of a substantial property right, and the deficiency in lot width is substantial, thereby notably changing the area's established development pattern.

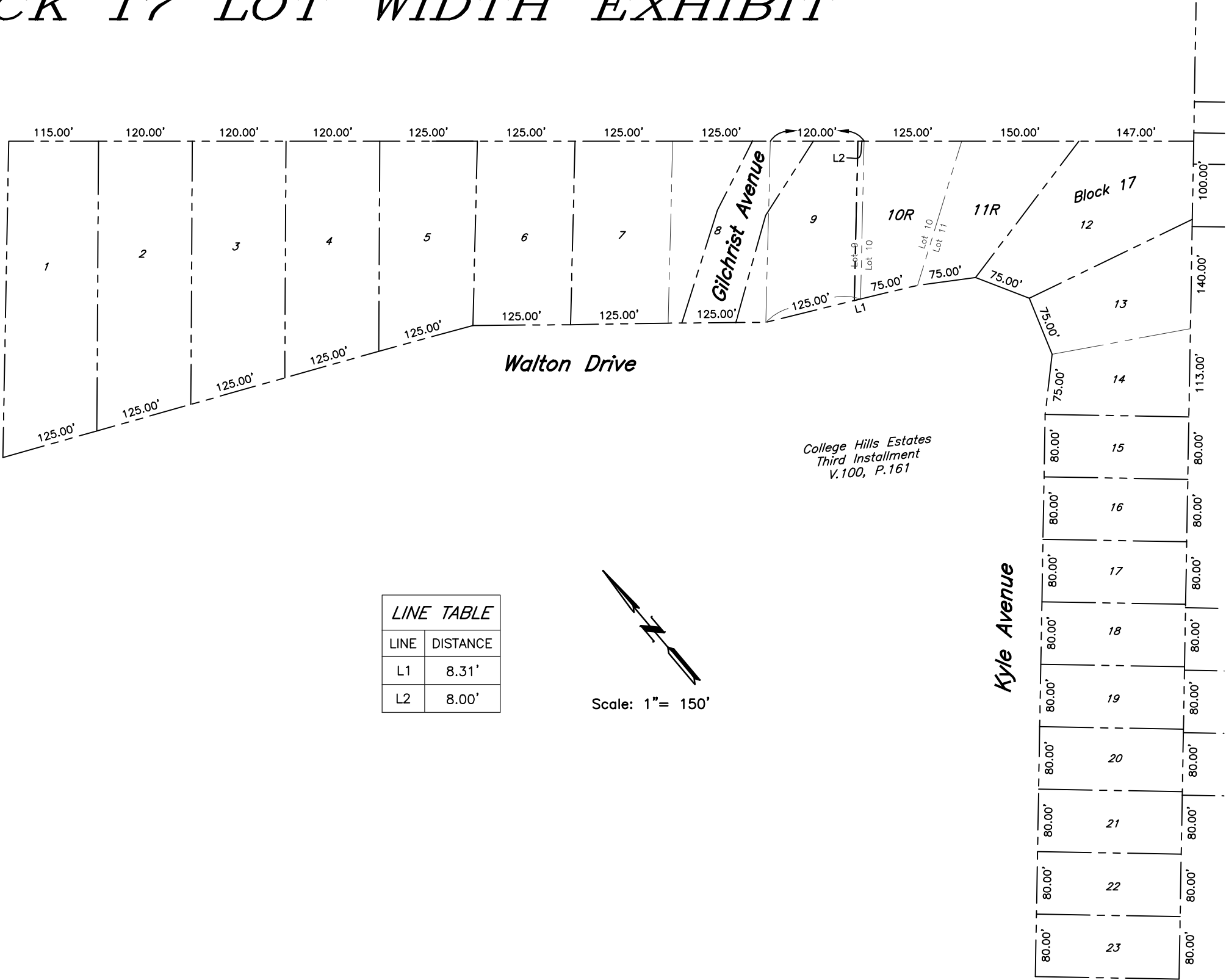
BLOCK 17 LOT WIDTH EXHIBIT

LOT WIDTH TABLE		
LOT NUMBER	LOT WIDTH	ADDRESS
1	125	1107 Walton Drive
2	125	1201 Walton Drive
3	125	1203 Walton Drive
4	125	1205 Walton Drive
5	125	1207 Walton Drive
6	125	1209 Walton Drive

LOT WIDTH TABLE		
LOT NUMBER	LOT WIDTH	ADDRESS
7 – 8 (part)	142.50	1213 Walton Drive
8 (part) – 9 (part)	155.10	1301 Walton Drive
9 (part) – 10 – 11	158.20	1305 Walton Drive
12	75	1307 Walton Drive
13 – 14	150	1309 Walton Drive
15	80	516 Kyle Avenue

LOT WIDTH TABLE		
LOT NUMBER	LOT WIDTH	ADDRESS
16	80	514 Kyle Avenue
17	80	512 Kyle Avenue
18	80	510 Kyle Avenue
19	80	508 Kyle Avenue
20	80	506 Kyle Avenue
21	80	504 Kyle Avenue

LOT WIDTH TABLE		
LOT NUMBER	LOT WIDTH	ADDRESS
22	80	502 Kyle Avenue
23	80	500 Kyle Avenue



LINE TABLE	
LINE	DISTANCE
L1	8.31'
L2	8.00'

Scale: 1"= 150'

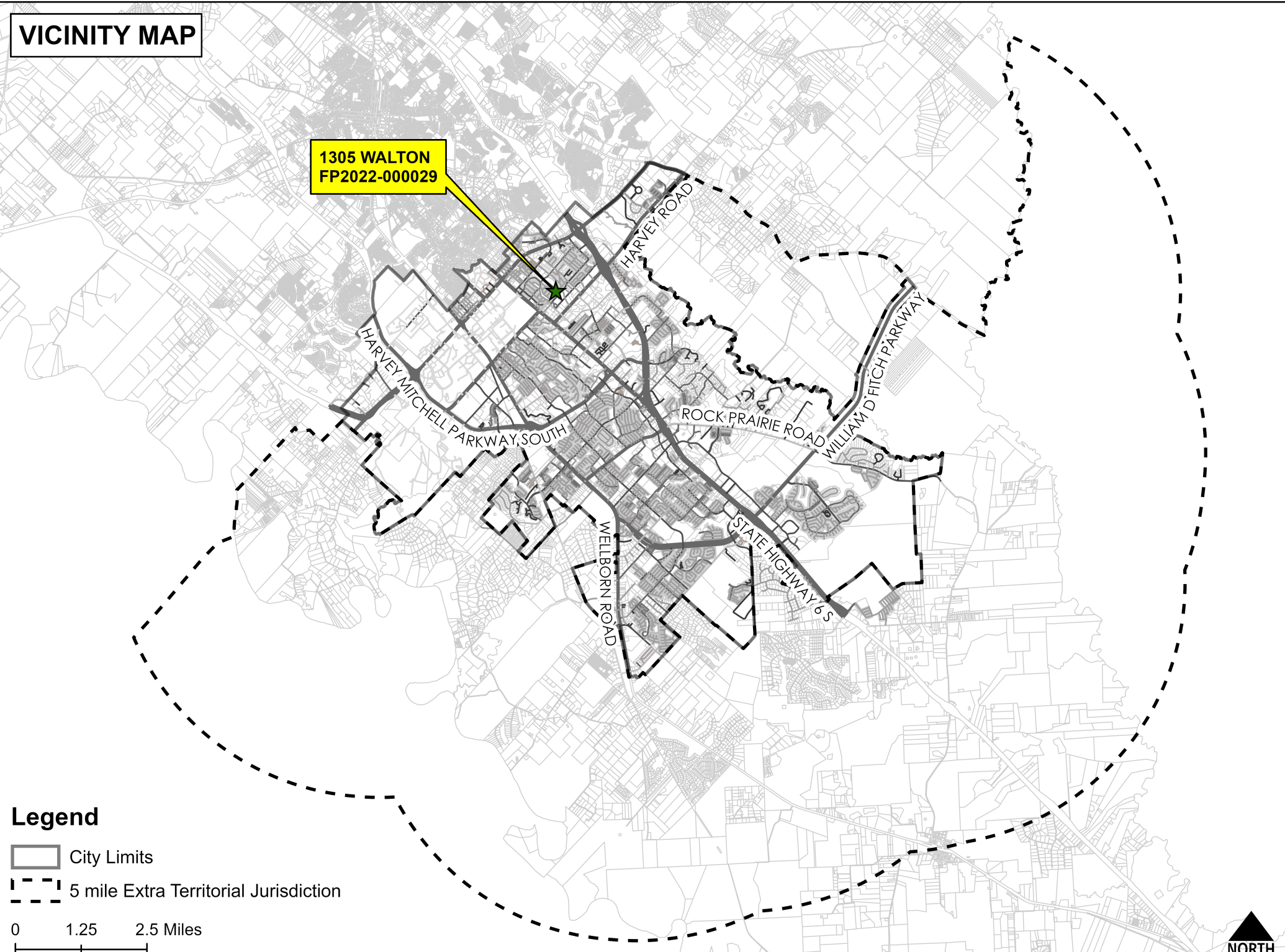
Block 17
College Hills Estates, Third Installment

Lot	Width	Address
1	125	1107 Walton Drive
2	125	1201 Walton Drive
3	125	1203 Walton Drive
4	125	1205 Walton Drive
5	125	1207 Walton Drive
6	125	1209 Walton Drive
7-8(p)	142.50	1213 Walton Drive
8(p)-9(p)	155.10	1301 Walton Drive
9(p)-10-11	158.20	1305 Walton Drive
12	75	1307 Walton Drive
13-14	150	1309 Walton Drive
15	80	516 Kyle Avenue
16	80	514 Kyle Avenue
17	80	512 Kyle Avenue
18	80	510 Kyle Avenue
19	80	508 Kyle Avenue
20	80	506 Kyle Avenue
21	80	504 Kyle Avenue
22	80	502 Kyle Avenue
23	<u>80</u>	500 Kyle Avenue

Avg. Width 107.54

VICINITY MAP

1305 WALTON
FP2022-000029

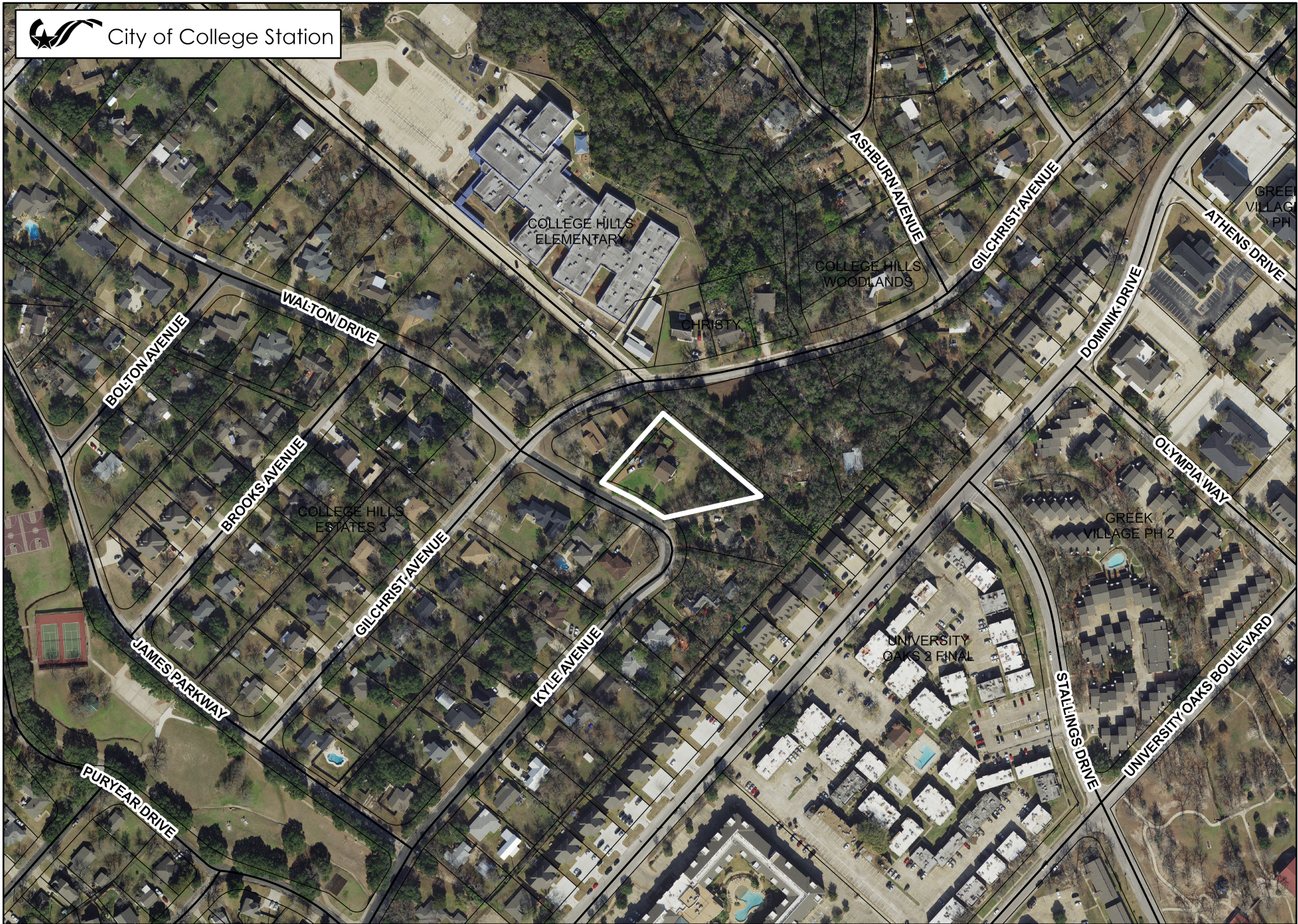


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0

270

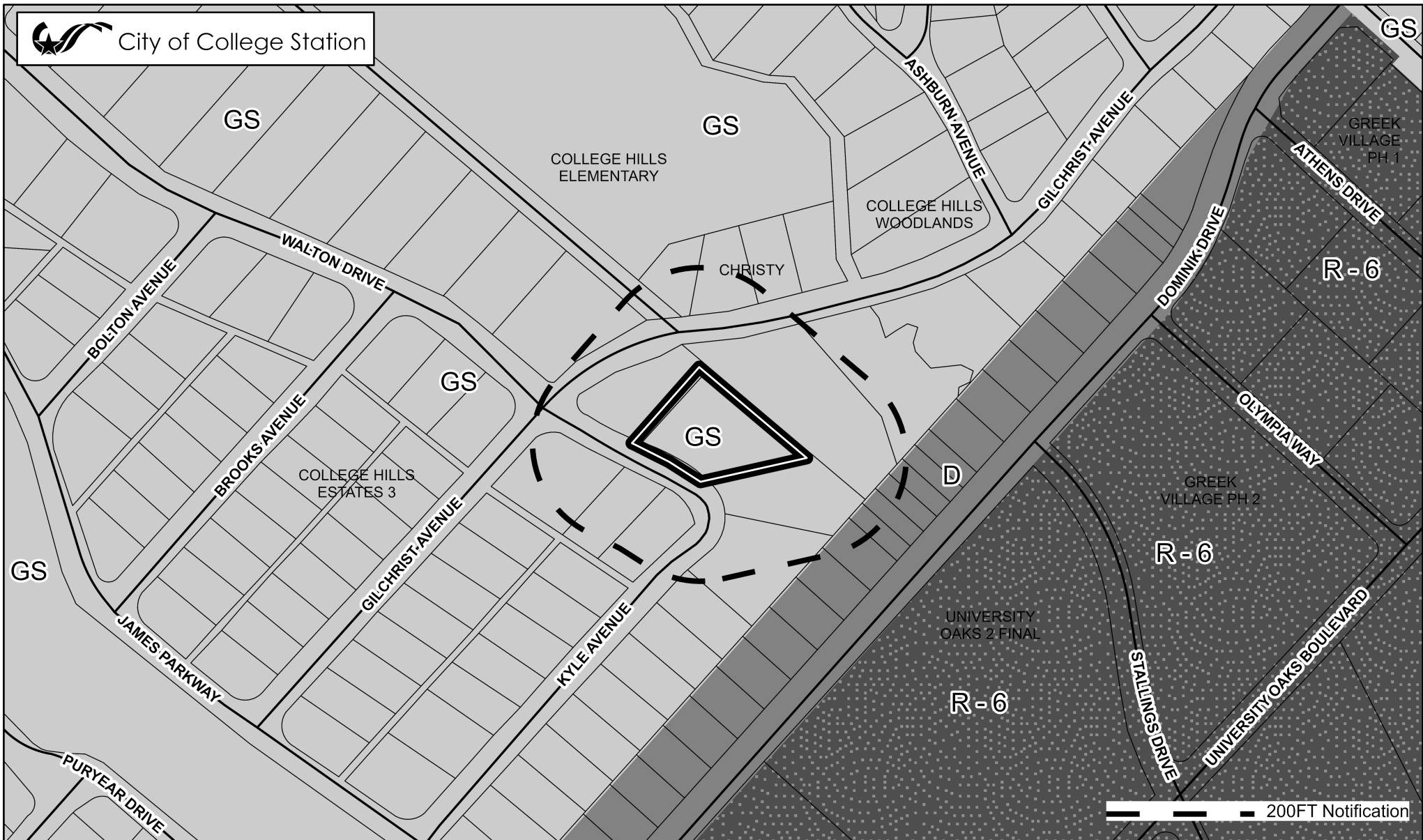
540

Feet

1305 WALTON

Case:
FP2022-000029

REPLAT



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
ROO	Restricted Occupancy 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



0 270 540 Feet

1305 WALTON

Case:
FP2022-000029

REPLAT

CITY OF COLLEGE STATION

Planning & Development Services Department

Final Plat Application

Supporting Information

Name of Project: SECTION 8.3.H.2 WAIVER REQUEST FOR 1303 AND 1305 WALTON

Project No.: FP2022-000029

Address: 1305 WALTON DR

Applicant: LALA VIDA LLC

Property Owner: LALA VIDA LLC SERIES 2

Legal Description: COLLEGE HILLS ESTATES PH 3, BLOCK 17, LOT 10-11 & 6' OF 9

Total Acreage: 0.922

Total No. of Lots: 2.1

ROW Acreage: 0.04

Floodplain Acreage: N/A

Existing Use: residential

Special Flood Hazard Area? No - there is no Special Flood Hazard Area on the property

Requested waiver(s) to subdivision regulations and reason for same (if applicable):

Section 8.3.h.2

Regarding the waiver request, explain how there are special circumstances or conditions affecting the land involved such that strict application of the city subdivision regulations will deprive the applicant of the reasonable use of the land.

A waiver would not be required for this request except for a single dimension of Lot 10 (curb frontage) and a single dimension of Lot 11 (curb frontage) where the entirety of the current parcel containing both lots exceeds the College Hills Block 17 frontage average of approximately 97' per lot. A waiver is required to meet the UDO 8.3.h.2 replat guideline for each lot to exceed the block of curb frontage only. The special circumstances for the waiver are that that these pie-shaped individual lot(s) are notably large; each is approximately a half acre in size, 75' wide at the curb frontage, over 200' deep and 141' wide at the rear property lines. These dimensions exceed the minimum standards and average lot sizes for GS zoned properties in College Station and even exceed the averages within the College Hills neighborhood itself. Unlike other replat requests, no new lot lines or A/B addresses are being proposed through this waiver; the applicant requests only to utilize 1303 Walton and 1305 Walton per the lot line dividing these lots in the current plat on file.

The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The applicant wishes to construct one residence, complete with off-street parking and landscaping, per complete ~half acre lot contained within the current parcel of land. This will beautify the currently vacant lot and provide housing that enables College Station residents to enjoy our city in-line with the city's General Suburban Single Family zoning plan for the community.

The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

The structure that occupied this parcel from 1949 until 2022, now demolished, was unsafe and uninhabited by the prior occupants due to foundation, electrical and plumbing failures; the structure had become an eyesore and was donated to CSFD for training prior to its final demolition.

The proposed replacement for that structure shall be ideal for this oversized double lot parcel. Each proposed residence will sit on nearly 1/2 acre of space that was designed in the original 1939 plat and planned to accommodate one structure per lot; this change will not strain our infrastructure, which easily supports density of one single family home per half acre lot.

Granting this waiver allows residences to be created that shall comply with modern safety codes, beautify the community and allow residents of College Station the opportunity to live in the one of our original neighborhoods, creating a greener environment in the process by reducing commute times for College Station residents wishing to live and work in the heart of city, making it feasible for residents to bike or walk to work and taking cars off our roads. Only positives, no detriments, are foreseen by this proposal.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

Not applicable.

Detailed explanation of condition identified above:

Fees in lieu of sidewalk construction are not being requested.

Walton Drive is a very wide street without existing sidewalks. The applicant agrees to have or not have sidewalks, as the city wishes, but sidewalks on this property, at the moment, wouldn't be purposeful as long as none of the adjacent properties have sidewalks.

Requested Oversize Participation: N/A

Parkland Dedication due prior to filing the Final Plat, if applicable: N/A

Parkland Development Fee: N/A

No. of acres to be dedicated: N/A

No. of acres in floodplain: N/A

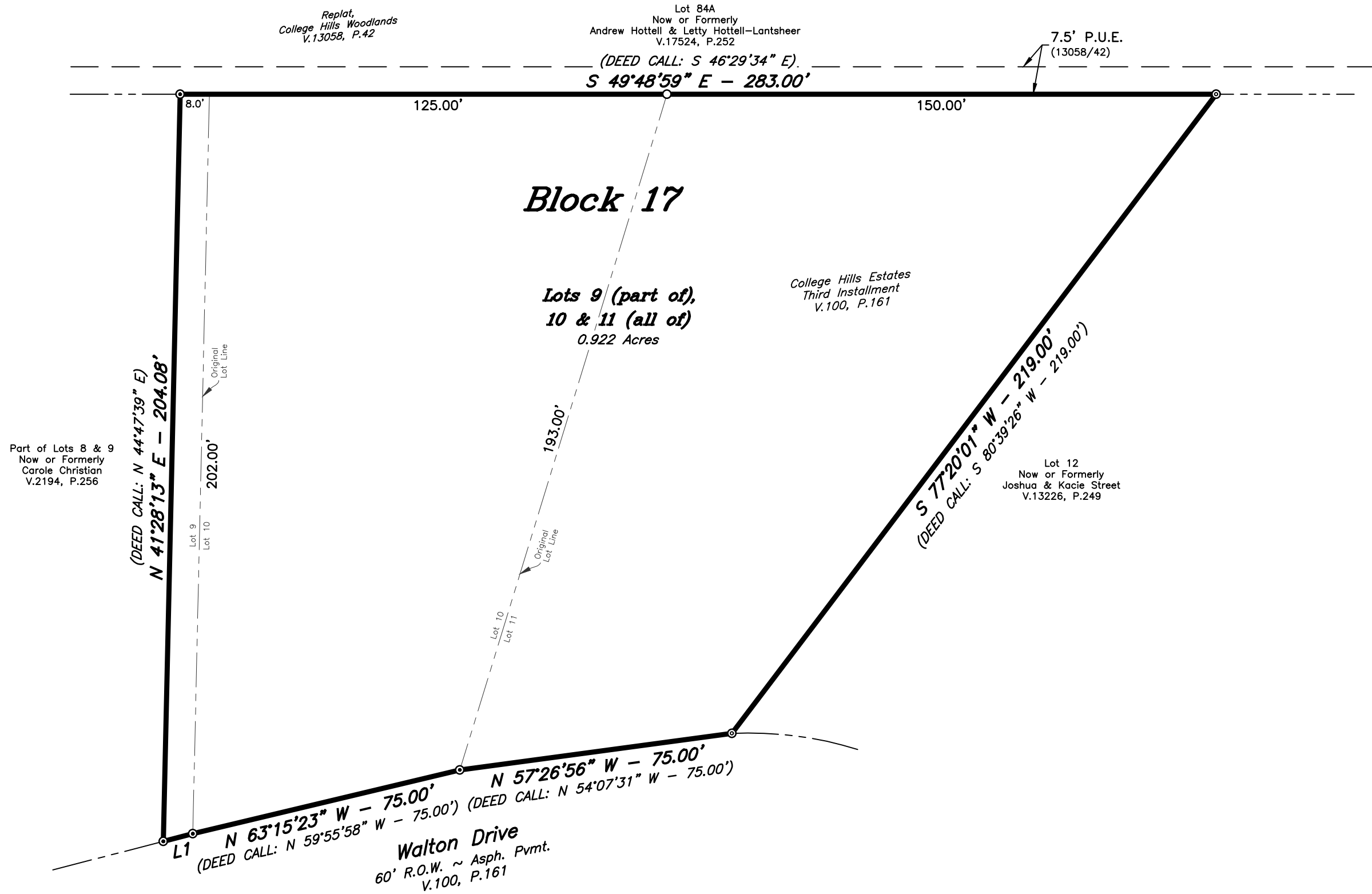
Page 2 of 3

No. of acres in detention: N/A

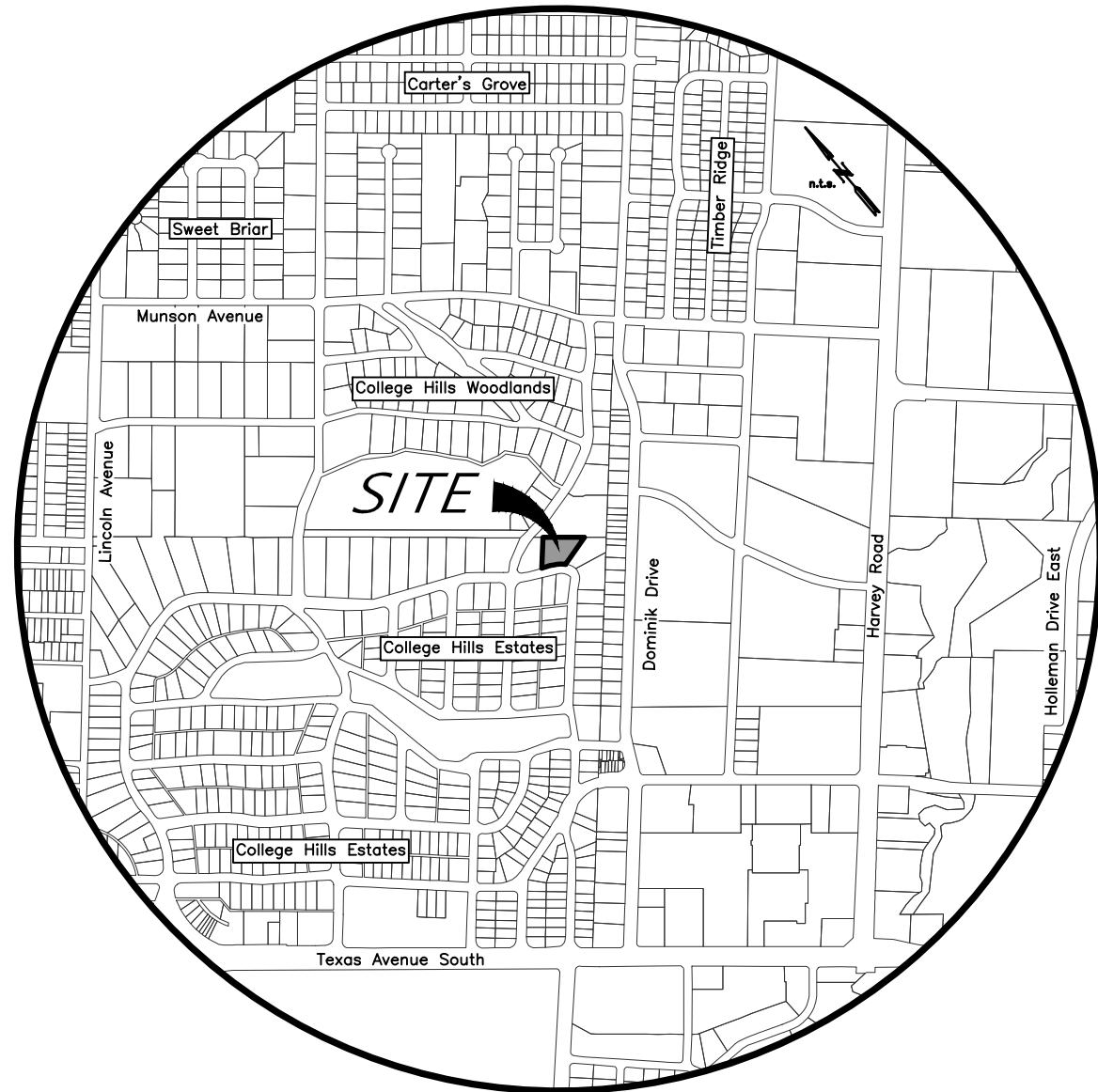
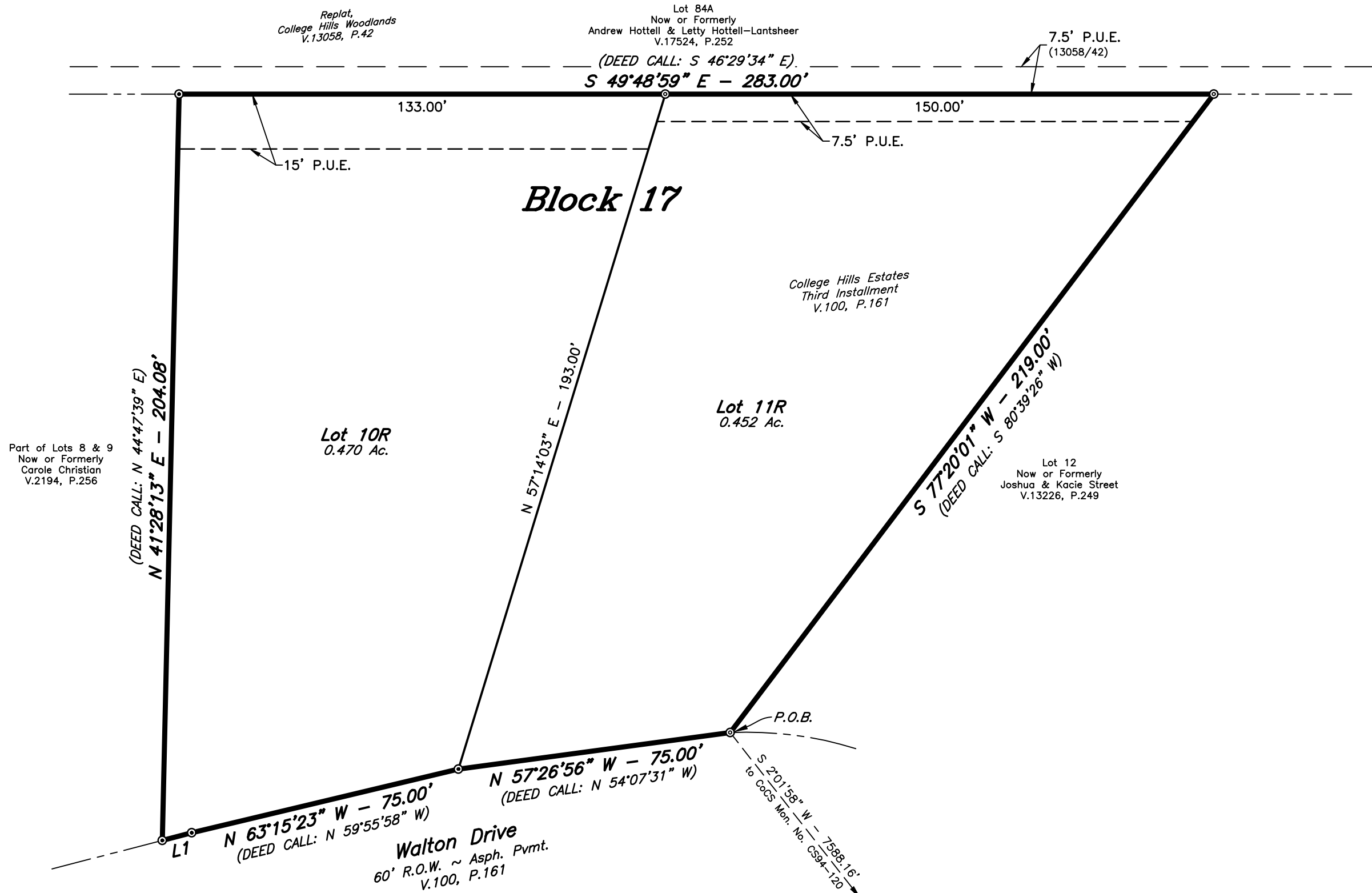
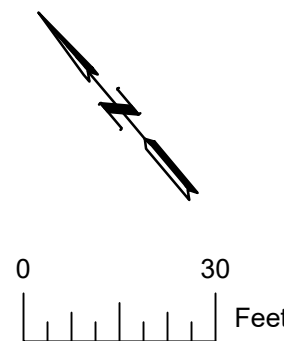
No. of acres in greenways: N/A

Parks & Recreation Advisory Board approval date: N/A

Page 3 of 3



LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	N 64°19'07" W	8.31'	N 60°59'41" W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, Lalo Vida, LLC, Series 2, owners and developers of the land shown on this plat, and designated herein as the COLLEGE HILLS ESTATES, THIRD INSTALLMENT, BLOCK 17, LOTS 10R & 11R Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Kurt Fisher, Managing Director

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office 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 CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman(s)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Gregory Hopcus, R.P.L.S. No. 6047

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.
2. According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 48041C0305F, Map Revised April 2, 2014, no portion of this property is located within the 100 year Special Flood Hazard Area.
3. A Letter of Completion must be issued or surety provided for all public infrastructure prior to acceptance of the final plat.
4. The building setback requirements are per College Hills Estates Final Plat recorded in Volume 100, Page 163, Restrictions recorded in Volume 99, Page 499 and the City of College Station Unified Development Ordinance.
5. Existing structures to be removed prior to filing of the plat.
6. Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

- ⊙ - 1/2" Iron Rod Found
- - 3/4" Iron Pipe Found
- ⊙ - 5/8" Iron Rod Found

7. Line Legend:
- Boundary Line
 - - - Public Utility Easement Line
 - · - Private Access Easement Line

8. Abbreviation:
- P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement

9. Subject tract is zoned GS - General Suburban.
10. Per UDO, Impervious Cover not to exceed 55% for Zone GS. Impervious Cover for this subject tract is 55%. Detention will be required if impervious cover exceeds 55% on the lots.
11. This survey does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to tracts shown hereon was gained from Title Report GF# M2852, prepared by Lawyers Title Company of Brazos County, dated May 7, 2021. Said Title Report makes no mention of recorded easements located on said tracts shown hereon.
12. The owner of Lot 16R shall be responsible for the maintenance of the Private Drainage Easement. No construction, landscaping, grading, or structures shall impede, constrict, or block the flow of water in any Private Drainage Easements.
13. A minimum of two trees of at least two inches in caliper or one tree of four inch caliper shall be planted on each lot with every new single-family home.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, Abstract No. 8, in College Station, Brazos County, Texas and being part of Lot 9 and all of Lots 10 and 11, Block 17, COLLEGE HILLS ESTATES, THIRD INSTALLMENT according to the Final Plat recorded in Volume 100, Page 161 of the Brazos County Deed Records (B.C.D.R.), said tract also being described as all of the called 0.922 acre tract described in the deed from Robert Kent Metzger, Independent Executor of the Estate of Norma L. Metzger to Lalo Vida, L.L.C., Series 2 recorded in Volume 17721, Page 26 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the south corner of said Lot 11, Block 17, the west corner of Lot 12, Block 17 of said COLLEGE HILLS ESTATES, THIRD INSTALLMENT and being in the northeast right-of-way of Walton Drive (based on a 60-foot width);

THENCE: along the northeast right-of-way line of said Walton Drive for the following three (3) calls:

- 1) N 57°26'56" W (DEED CALL: N 54°07'31" W) for a distance of 75.00 feet to a found 1/2-inch iron rod for angle;
- 2) N 63°15'23" W (DEED CALL: N 59°55'58" W) for a distance of 75.00 feet to a found 1/2-inch iron rod for angle, and
- 3) N 64°19'07" W (DEED CALL: N 60°59'41" W) for a distance of 8.31 feet to a found 1/2-inch iron rod marking the west corner of this tract;

THENCE: N 41°28'13" E (DEED CALL: N 44°47'39" E) into and through said Lot 9, Block 17 for a distance of 204.08 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also being in the southwest line of Lot 84A, COLLEGE HILLS WOODLANDS according to the Replat recorded in Volume 13058, Page 42 (O.R.B.C.);

THENCE: S 49°48'59" E (DEED CALL: S 46°29'34" E) along the common line of said Lots 9, 10, 11 and 84A for a distance of 283.00 feet to a found 5/8-inch iron rod marking the east corner of this tract, said iron rod also marking the north corner of said Lot 12, Block 17;

THENCE: S 77°20'01" W (DEED CALL: S 80°39'26" W) along the common line of said Lots 11 and 12, Block 17 for a distance of 219.00 feet to the POINT OF BEGINNING and containing 0.922 acres of land.

FINAL PLAT

COLLEGE HILLS ESTATES
THIRD INSTALLMENT
BLOCK 17, LOTS 10R & 11R
BEING A MINOR REPLAT OF COLLEGE HILLS ESTATES,
THIRD INSTALLMENT, BLOCK 17, LOTS 9 (PART OF),
10 & 11 (ALL OF) RECORDED IN VOLUME 100, PAGE 161
0.922 ACRES
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2022
SCALE: 1" = 30'

Owner:
Lalo Vida, LLC, Series 2
8301 Wesleyan Court
College Station, Texas 77845

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB