



College Station, TX

Meeting Agenda - Amended
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/86743826913>
Phone: 888 475 4499 and Webinar ID: 867 4382 6913

The City Council may or may not attend this meeting.

February 16, 2023

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. 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. January 5 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Section 117 on approximately 7.581 acres of land, generally located at the intersection of State Highway 6 S and Peach Creek Cut-Off in the College Station Extraterritorial Jurisdiction. Case #FP2022-000005

Sponsors: Robin Macias

Attachments:

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

3.3. Presentation, discussion, and possible action regarding a Final Plat for Jackson Estates Phase 1, Block 1, Lots 1R-1, 1R-2, & 1R-3 being a replat of Jackson Estates Phase 1, Block 1, Lot 1 on

approximately 14.482 acres of land, generally located at the intersection of Rock Prairie Road West and Holleman Drive South. Case #FPCO2022-000005

Sponsors: Lucas Harper

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 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 GS General Suburban to MH Middle Housing for approximately 0.27 acres at 211 Fidelity Street, being Lot 1 and 25' of Lot 2, of the West Park Addition, generally located at the corner of Fidelity Street and Highland Street. Case #REZ2022-000028 (Note: Final action of this item will be considered at the March 9, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Staff Report
2. Vicinity Map, Aerial, and Small Area Map
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Existing Future Land Use
7. Rezoning Map

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:

- The Meadows Phase One Block 1, Lot 19-R ~ Case #FP2022-000028
- Brewster Pointe Subdivision Phase 1, Block 2, Lots 7-9 & Common Area 2R ~ Case #FP2022-000033

Sponsors: Gabriel Schrum , Jesse Dimeolo

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

- Thursday, February 23, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, March 2, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, March 9, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

- Thursday, March 16, 2023 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.

6.4. 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 February 13, 2023 at 12:00 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 and Zoning Commission
Regular Meeting
January 5, 2023**

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

COUNCIL MEMBERS PRESENT: Councilmembers Mark Smith and Dennis Maloney

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, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Lindsey Pressler, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Jeremy Halling

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.

- December 15, 2022

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

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 Unified Development Ordinance Section 8.3.G, 'Blocks', Section 8.3.E, 'Streets', Section 8.3.L, 'Bicycle Facilities', and Section 8.3.I, 'Access Easements', and presentation, discussion, and possible action regarding a Preliminary Plan for the Alamo Residences at Double

Mountain Road Subdivision on approximately 17 acres, generally located east of the intersection of Medical Avenue and Midtown Drive. Case #PP2022-000012

Administrator Armstrong presented the waiver requests and Preliminary Plan to the Commission recommending denial.

Chairperson Christiansen asked for staff's concerns with the gate on the path.

Administrator Armstrong stated that if this development is developed per the City's subdivision regulations, it would be an accessible path for all, and there would not be a need to gate off the rest of the trail.

Commissioner Jackson asked for clarification on block length and its reasoning.

Administrator Armstrong clarified that block length provides walkability, safety, emergency personnel access, congestion alleviation, and connectivity within developments.

Commissioner Cornelius asked for staff's concerns with the gate.

Administrator Armstrong clarified that staff is unaware of the timeline to make the path usable to the public.

Director Ostrowski stated that the gate creates concerns about the perception of whether or not the path is public. Mr. Ostrowski also stated that there would be concerns regarding who would be responsible for removing the gate, at what time, and new ownership being made aware of the status of the path, so staff's preference is to have the gate open from the beginning.

Commissioner Cornelius asked if the Commission grants the waiver for the gate, will the waiver stay with the property, stating that a new owner could close the gate at any time.

Director Ostrowski stated that the Commission could put a condition on the gate for a specific point and time that the gate must be open.

Commissioner McIlhaney asked if there was any data to show the use of the hike and bike trail.

Administrator Armstrong stated that there is no hike and bike trail data available.

Tristen Fisher, Applicant, Mitchell & Morgan Engineers, presented to the Commission.

Brad Brimley, Binkey & Barfield, addressed the Commission on the Traffic Impact Analysis (TIA) as it applies to the waivers requested.

Veronica Morgan, Applicant, Mitchell & Morgan Engineers, was available to address staff's concerns.

Jackie Binks, Developer, Bryan, addressed the Commission regarding the development.

Commissioner Jackson expressed concerns with technical issues regarding the traffic studies asking when calculating the future level of service, were future developments considered.

Brad Brimley stated that assumptions for future traffic included the completed Midtown Station Apartments, as well as some assumptions for regional growth. Brad Brimley also stated that the Kimley Horn study looked at the entirety of the Midtown development.

Commissioner Jackson asked if there are additional approvals for developments in the area, stating that all developments approved should be considered in the assumptions.

Chairperson Christiansen asked about the College Station TIA ordinance clarifying that the ordinance does not specify a time period for assumptions.

Brad Brimley stated that studies are intended to look at a reasonable time period for a development, stating that the ordinance does not specify that studies should look beyond opening year.

Commissioner McIlhaney asked that if Tocode Road and Cathedral Pines Drive are extended, were there any industry standards that would show that this property would not work for a multi-family development.

Jackie Binks stated that from an economic standpoint rent is based on the number of units and if this development cannot achieve a certain number of units the development is not feasible. Jackie Binks also stated that traffic flowing through the development inhibits the accessibility and safety of residents.

Commissioner Cornelius asked if the waivers for the path and gating are denied, would the applicant choose to still move forward with the development, working with staff.

Jackie Binks stated his full intent is to work with staff if the waivers are not granted.

Chairperson Christiansen asked why this project would be more or less dangerous because of a gate.

Jackie Binks clarified that the primary reason for the gate is to keep non-residents from walking through the project and to provide vehicular traffic safety.

Veronica Morgan stated that until the adjacent development occurs, which would put more eyes on the trail, the gate would help limit who is using the trail.

Commissioner Cornelius asked if the granted waivers would allow the applicant to have a gate on either side of the walking path.

Veronica Morgan clarified that the gate would only be on the undeveloped side of the path.

Commissioner Jackson referred to the staff report regarding subdivision waiver requests, asking for clarification on the concerns expressed by Baylor Scott & White.

Administrator Armstrong clarified that if there was connectivity through the development all units in the multi-family development would require the use of Medical Avenue, an area of conflict, whereas if there were a connection to Tocode Road, there is the ability to have an alternative route away from the Baylor Scott & White development.

Brian Perry, Property Owner, College Station, addressed the Commission.

Coordinator Schubert clarified that in verbal and written communication with the applicant, it was always conveyed that the TIA would not be the mechanism to determine the need for additional connections in the long-term. The TIA does say that traffic by 2025 will be okay. Mr. Schubert also stated that these connections are part of the City's subdivision regulations and how development builds out. The report does not say what traffic will be in 20 years and should not be a basis on whether connections are needed or not as the character and pattern of urban style development, the ordinance is looking for a finer grain of network of streets.

Chairperson Christiansen stated that the TIA did show that if the streets were removed in 2025, traffic operations would be acceptable.

Coordinator Schubert clarified that the area is largely undeveloped, so a three-year assumption is not enough.

Chairperson Christiansen stated that a solution would be for a city ordinance specifying TIA timeline requirements.

Coordinator Schubert stated that level of service shows these roads are not needed by 2025 but does not include analysis of the long-term build-out of the area.

Commissioner Jackson expressed concern for the future roadway impacts from added traffic loads.

Commissioner Cornelius stated this project has already been pushed forward with the approval of the Rezoning.

Commissioner Mirza stated that traffic has doubled lately and will continue to increase, all factors must be considered.

Commissioner McIlhaney stated this property is zoned multi-family and the applicant and Commission must decide how to best make the development work.

Chairperson Christiansen stated that the information presented with the Preliminary Plan has been presented on multiple occasions and approved.

Commissioner Cornelius motioned to approve waiver requests 1-4 as all criteria have been met, Commissioner McIlhaney seconded the motion, the motion to approve the waiver requests passed 3-2, with Commissioners Jackson and Mirza voting in the negative.

There was general discussion regarding denying waivers 5-7 which would also deny the plat.

Veronica Morgan stated that the applicant would offer an alternative alignment for the multiuse path which would not require waivers 5-7.

Chairperson Christiansen stated that it would make sense to withdraw waivers 5-7.

Veronica Morgan formally requested to withdraw waivers 5, 6, and 7 offering an alternative alignment for the multiuse path.

Director Ostrowski clarified that if the intent is to approve the Preliminary Plan with a condition, the Commission could make the hike and bike path be a part of the Preliminary Plan requirements.

Commissioner Cornelius motioned to approve Preliminary Plan with the condition that a hike and bike path be required to connect to Cathedral Pines Road, Tocode Road, and Midtown Drive, Commissioner Mirza second the motion, the motion to approve the Preliminary Plan with the condition passed 5-0.

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:

- River Road Subdivision Block 1, Lots 1, 2, & 3 ~ Case #FP2022-000015

There was no discussion.

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

- Thursday, January 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – Cornelius)
- Thursday, January 19, 2023 ~ P&Z Meeting ~ 6:00 p.m.
- Thursday, January 26, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – McIlhaney)
- Thursday, February 2, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was general discussion regarding a possible Commission Orientation on January 19, 2023.

6.4 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 7:26 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



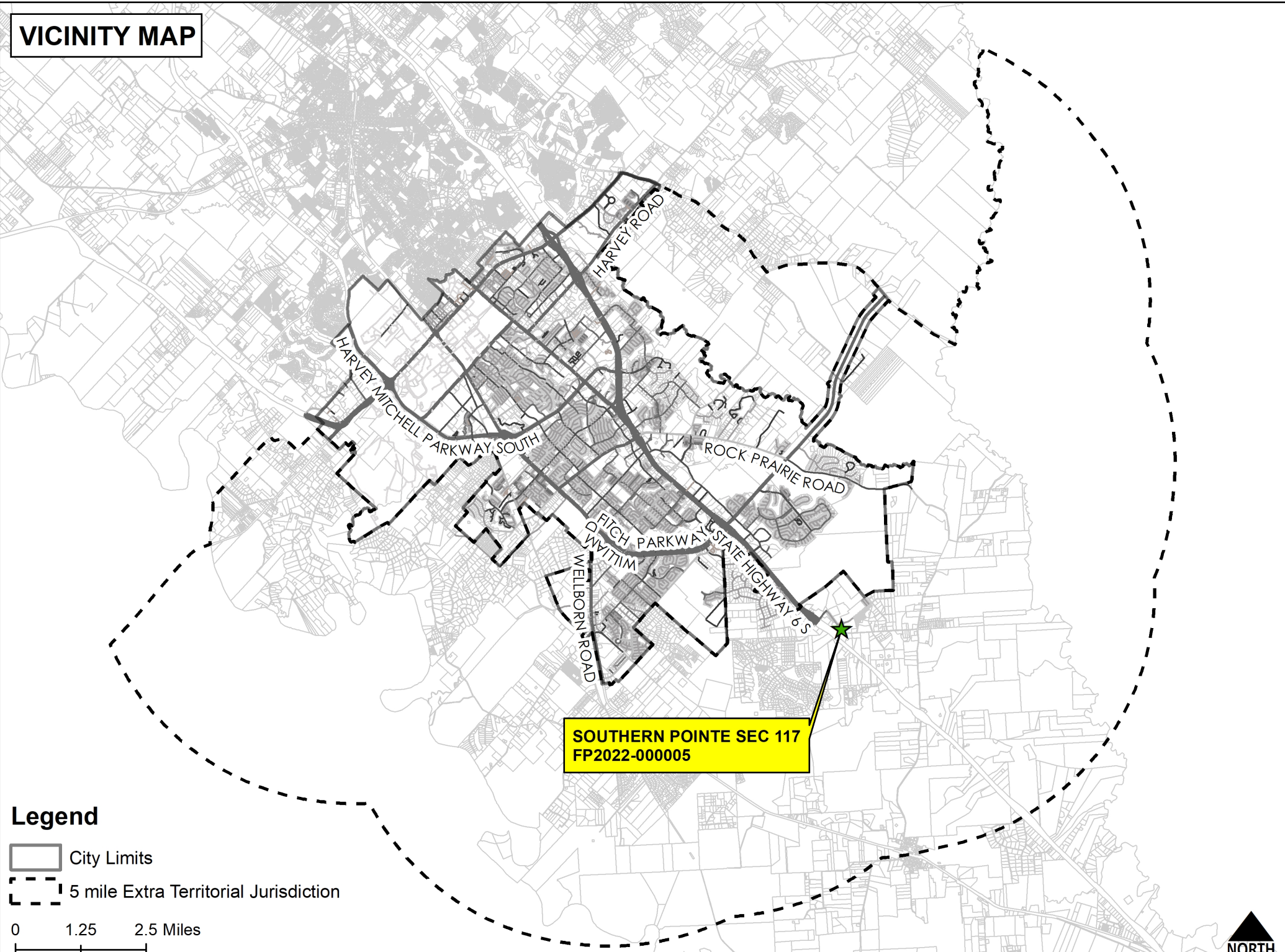
**Final Plat
for
Southern Pointe Section 117
FP2022-000005**

Scale	2.973 acres of common area and 4.609 acres of parkland
Location	At the Northeast intersection of State Highway 6 S Frontage Rd East and Peach Creek Cut-Off in the College Station Extraterritorial Jurisdiction
Property Owner	Phillips 3 Land Holdings, LLC
Applicant	Schultz Engineering, LLC
Project Manager	Robin Macias, Staff Planner rmacias@cstx.gov
Project Overview	This plat is one phase of a 552.9-acre multi-phase subdivision in the ETJ which includes residential, multi-family and commercial lots. The original Preliminary Plan was approved with waivers for UDO Section 8.3.E.3.a 'Street Projections'; Section 8.3.G.2.a 'Block Length'; Section 8.3.G.2.b 'Block Length'; Section 8.3.G.2.c 'Block Length'; Section 8.3.G.4.b 'Block Perimeter'; Section 8.3.J.2 'Access Ways'; Section 8.3.W 'Single-Family Residential Parking Requirements for Platting,' and Section 8.8 'Requirements for Parkland Dedication'. This phase includes 2.973 acres of common area that includes a private drainage easement and detention pond. Also included is a 4.609-acre neighborhood park.
Preliminary Plan	Revised Preliminary Plan approved in January 2023
Public Infrastructure	No infrastructure was dedicated to the City of College Station
Parkland Dedication	4.609 acres
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

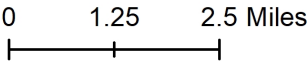
1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



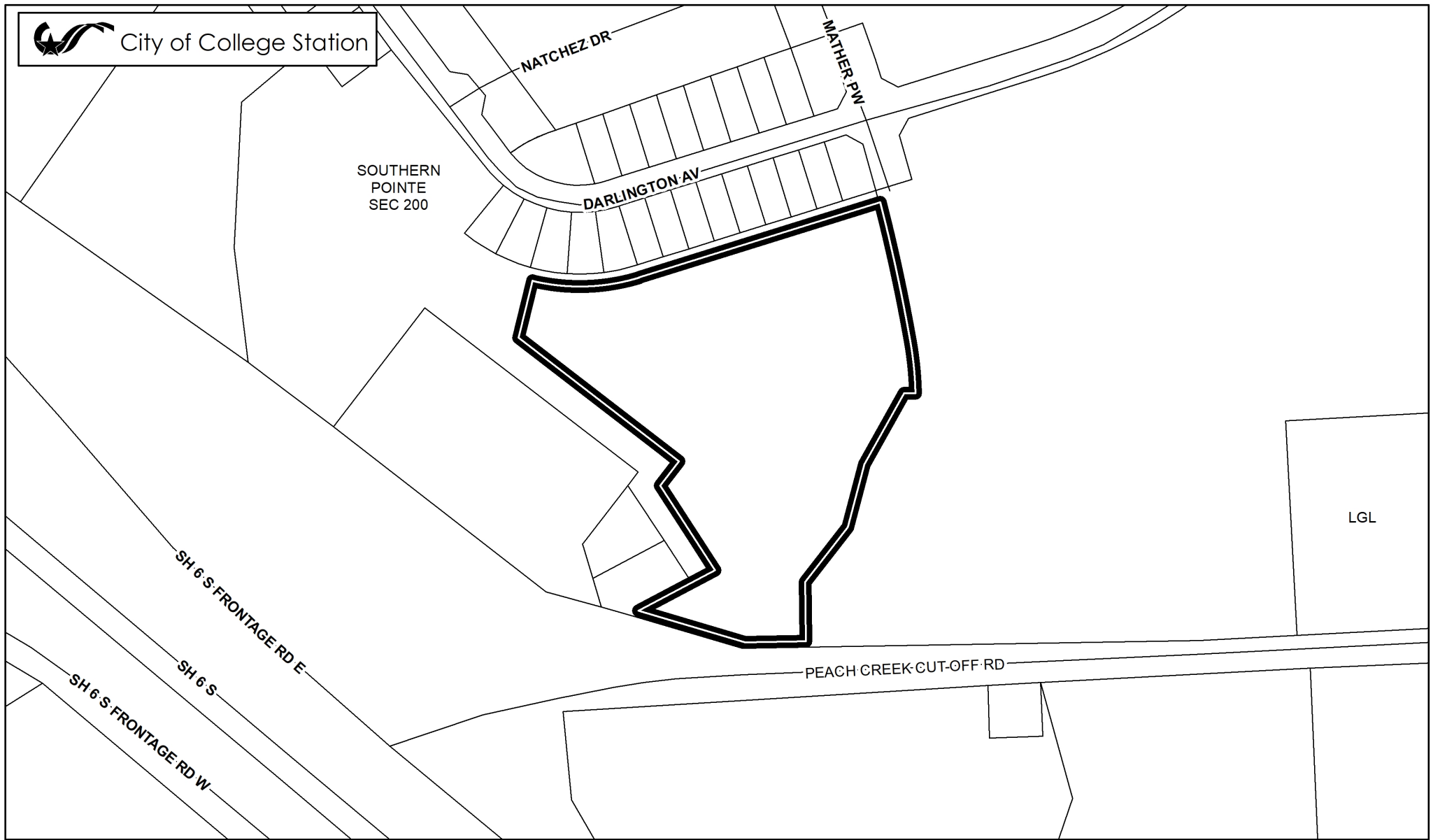


0 255 510 Feet

SOUTHERN POINTE SEC 117

Case:
FP2022-000005

**FINAL PLAT
RESIDENTIAL**



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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

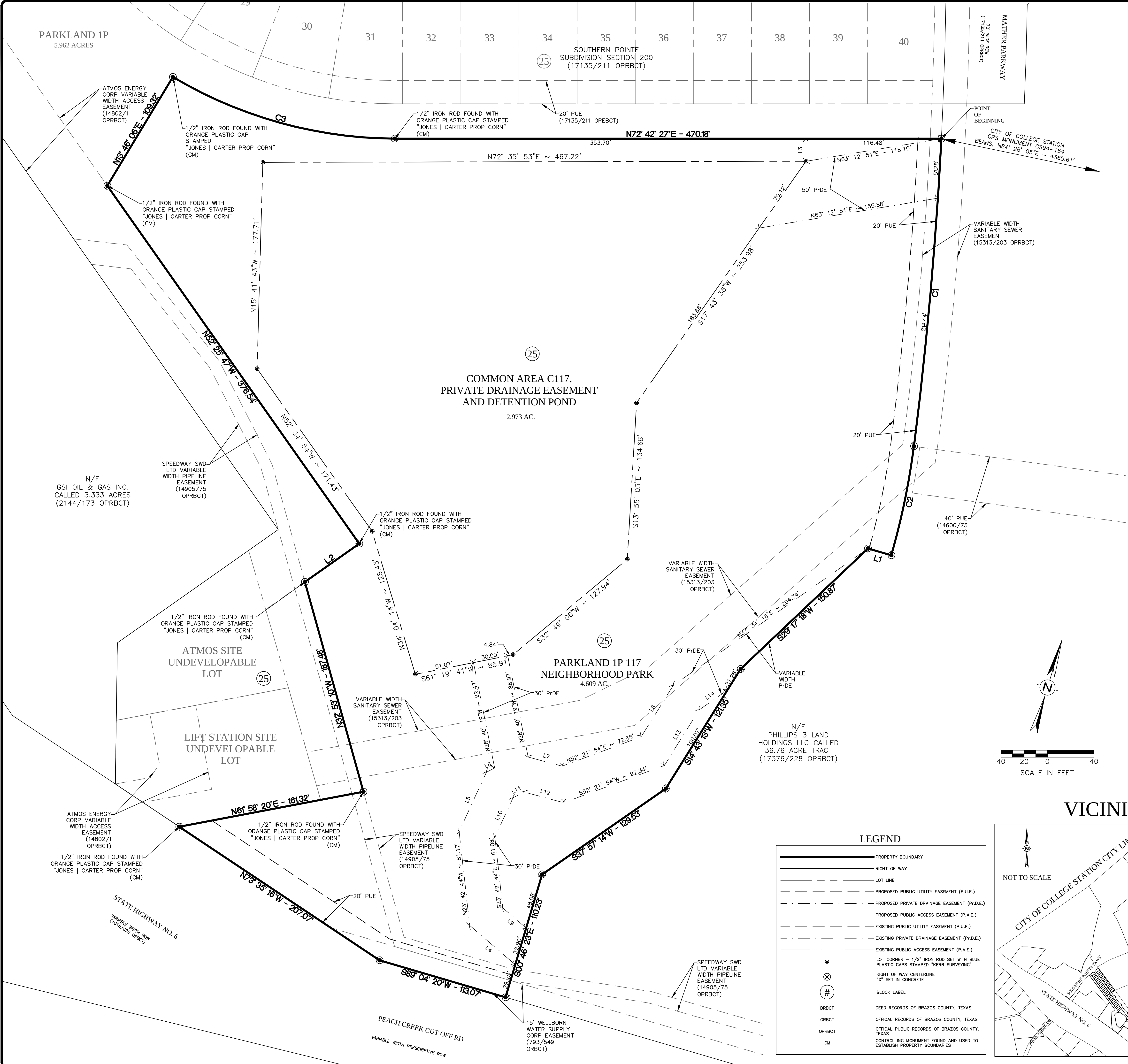


0 255 510 Feet

SOUTHERN POINTE SEC 117

Case:
FP2022-000005

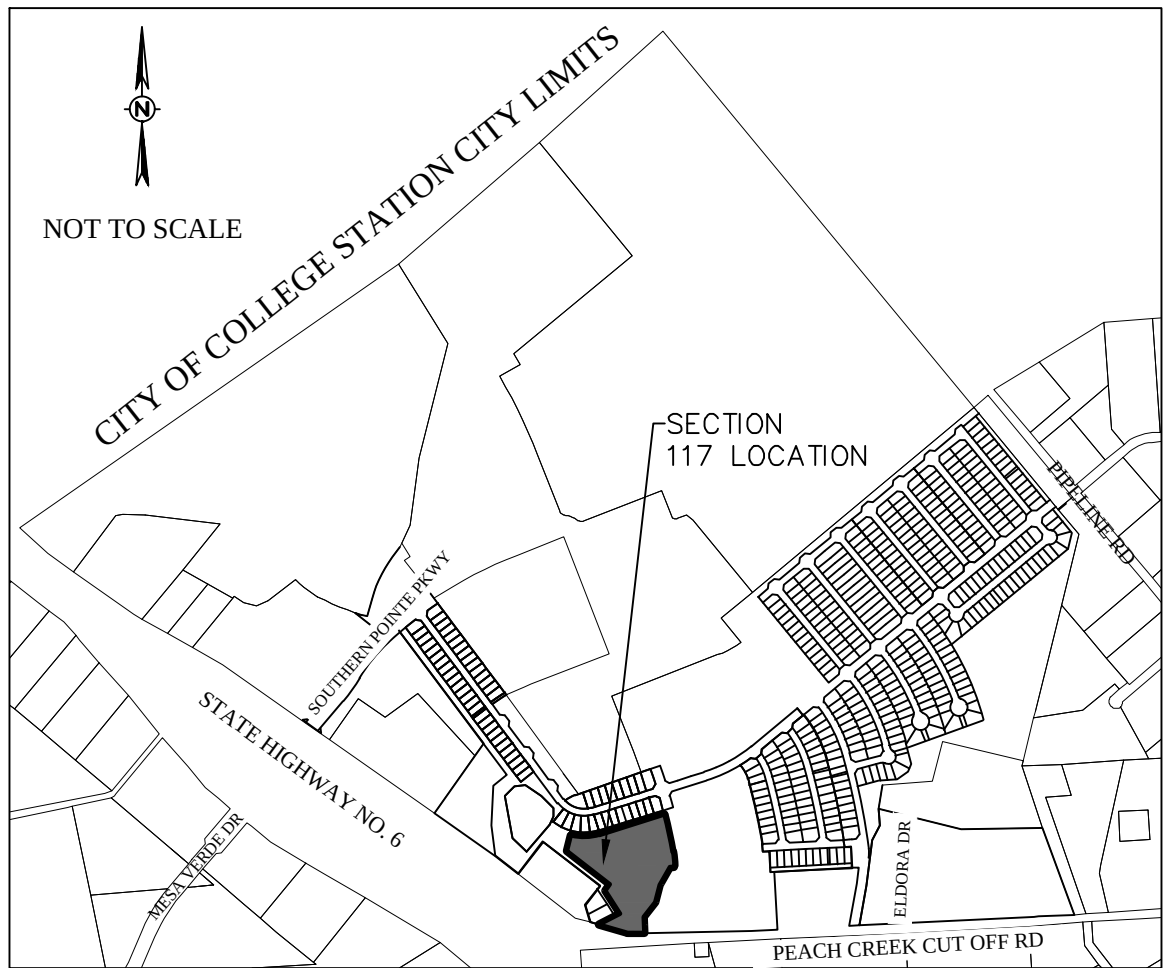
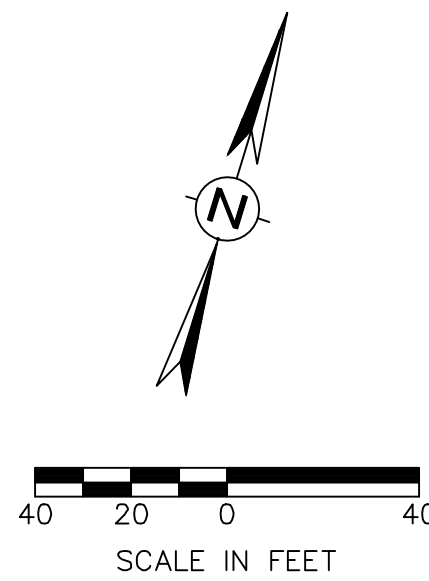
**FINAL PLAT
RESIDENTIAL**



- NOTES:
- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION ETJ. THIS DEVELOPMENT IS BEING REVIEWED AS AN "IN CITY" DEVELOPMENT PER LETTER REQUEST BY THE DEVELOPER TO THE CITY.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999059410912.
 - 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 WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., DATED MARCH 12, 2015 RECORDED IN VOLUME 12656, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (AMENDED NOVEMBER 10, 2016).
 - THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS ESTABLISHED AN EFFECTIVE DATE OF MARCH 12, 2015 BASED ON ARTICLE II OF THE DEVELOPMENT AGREEMENT (DA), THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE "EFFECTIVE" DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRUARY 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
 - PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - WATER, SEWER, DRAINAGE, AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
 - PER THE EXECUTED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., EFFECTIVE MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED BASED ON THE THOROUGHFARE ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT.
 - STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY MUD NO. 1 UNTIL ANNEXATION BY THE CITY OF COLLEGE STATION. UPON ANNEXATION, THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA. UNLESS THE CITY REQUESTS A CONTINUATION OF THE MUD TAKING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DEVELOPMENT AGREEMENT.
 - THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANNEXATION, THE PARKLAND OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON AREAS WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
 - HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 - IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
21. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
22. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
23. THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 220520, DATED 01-23-2022. EXCEPTIONS ARE ADDRESSED AS FOLLOWS:
- 15' WIDE WELLBORN WATER SUPPLY CORP. EASEMENT (793/549 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 30' WIDE PIPELINE RIGHT-OF-WAY EASEMENT TO FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM (6090/61 ORBCT) AS AMENDED IN (13448/58 ORBCT) DOES NOT CROSS THIS TRACT.
 - SEWER LINE AGREEMENT (8348/46 ORBCT) APPEARS TO APPLY TO THIS TRACT; BUT CANNOT BE DETERMINED DUE TO INCOMPLETE DESCRIPTION OF CALLED 563.002 ACRE TRACT. SEWER LINE DOES NOT APPEAR TO CROSS THIS TRACT.
 - DEVELOPMENT AGREEMENT (12656/190 ORBCT) DOES APPLY TO THIS TRACT.
 - ORDER GRANTING THE PETITION FOR CREATION OF BRAZOS COUNTY MUD NO. 1 AND INFORMATION FORM (12483/207; 12669/37; AS AMENDED 14393-265 ORBCT) DO APPLY TO THIS TRACT.
 - BLANKET INGRESS AND EGRESS EASEMENT RESERVED IN DEED (13736/274 ORBCT) APPLIES TO BUT DOES NOT CROSS THIS TRACT. BEING NOW LIMITED TO PLATTED ROADS (15287/51; 17135/180; 17135/211; 17710/93 ORBCT).
 - UNRECORDED RIGHT OF WAY AGREEMENT TO SPEEDWAY SWD LIMITED DATED 5-30-1994, AMENDED (14905/63; 14905/75 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - VARIABLE WIDTH SANITARY SEWER EASEMENT (15028/13; 15313/203 ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - RESTRICTIONS (15485/143 ORBCT) DO APPLY TO THIS TRACT. BLANKET HOA COMMUNICATION AND LANDSCAPE EASEMENT DOES APPLY TO THIS TRACT.
 - HUMBLE PIPE LINE CO. EASEMENT (49/194 DRBCT) AS RELEASED, RESERVING RIGHT OF INGRESS AND EGRESS FOR EXONMOBIL PIPELINE CO. (13644/17 ORBCT) MAY OR MAY NOT APPLY TO THIS TRACT. CANNOT BE DETERMINED DUE TO LACK OF DESCRIPTION.
 - EASEMENT AGREEMENT (15555/269 ORBCT) GRANTING PM FIBER, LLC USE OF DEDICATED UTILITY EASEMENTS DOES APPLY TO THIS TRACT.
24. EASEMENTS AND BUILDING SETBACK LINES PER DEVELOPMENT AGREEMENT, 12656/190 (O.P.R.B.C.T.). THE SETBACK LINES ARE AS FOLLOWS:
- | | |
|-------------|-----|
| FRONT | 20' |
| SIDE | 5' |
| REAR | 20' |
| SIDE STREET | 15' |

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.96'	S88° 50' 35"W
L2	57.14'	N37° 34' 13"E
L3	19.48'	N17° 17' 33"W
L4	51.77'	N66° 32' 04"W
L5	56.31'	N7° 19' 02"E
L6	8.01'	N45° 53' 50"E
L7	30.29'	N87° 35' 47"E
L8	52.08'	N14° 41' 16"E
L9	26.50'	S66° 32' 04"E
L10	37.48'	S7° 19' 02"W
L11	10.76'	S45° 53' 50"W
L12	35.31'	S87° 35' 47"W
L13	56.24'	S14° 41' 16"W
L14	29.76'	S37° 34' 18"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	265.75'	3465.00'	004°23'40"	132.94'	265.69'	S12°12'01"E
C2	95.96'	621.50'	008°50'46"	48.07'	95.86'	S05°34'48"E
C3	200.50'	376.24'	030°31'59"	102.69'	198.13'	N88°14'16"E



FINAL PLAT

SOUTHERN POINTE SUBDIVISION

SECTION 117

7.581 ACRES

BEING A PORTION OF THE REMAINDER OF A CALLED 36.76 ACRE TRACT

VOLUME 17376, PAGE 228 ORBCT

STERRETT D SMITH SURVEY, A-210

COLLEGE STATION, BRAZOS COUNTY, TEXAS

COMMON AREA C117, 2.973 ACRES

PARKLAND 1P 117 NEIGHBORHOOD PARK, 4.609 ACRES

SCALE 1" = 40' APRIL, 2022

OWNER: Phillips 3 Land Holdings, LLC.
1140 Midtown Drive
College Station, TX 77845
(713) 705-4525

DEVELOPER: BV Southern Pointe Development, Inc.
1140 Midtown Drive
College Station, TX 77845
(713) 705-4525

SURVEYOR: KERR
Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
Kerr Job # 22-094

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

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips, Manager of Phillips 3 Land Holdings, LLC, owner and developer of the land shown on this plat, and designated herein as the Southern Pointe, Section 117, in Brazos County, 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.

Wallace Phillips
Phillips 3 Land Holdings, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips, 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 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 APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on ____ day of _____, 20____.

Signed this the day of _____, 20____.

County Judge, Brazos County

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 Public 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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 6834

A FIELD NOTES DESCRIPTION OF 7.581 ACRES IN THE STERRETT D. SMITH SURVEY, ABSTRACT 210, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 36.76 ACRE TRACT CONVEYED TO PHILLIPS 3 LAND HOLDINGS LLC IN VOLUME 17376, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 7.581 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped "KERR SURVEYING" unless otherwise noted) marking a southeast corner of Southern Pointe Subdivision, Section 200, as recorded in Volume 17135, Page 211 (OPRBCT); for reference, the City of College Station GPS monument CS94-154 bears N 84° 28' 05" E a distance of 4,365.61 feet;

THENCE, through said 36.76 acre tract for the following seven (7) courses and distances:

- 1) With a curve to the right, having a radius of 3,465.00 feet, an arc distance of 265.75 feet, a delta angle of 04° 23' 40", and a chord which bears S 12° 12' 01" E a distance of 265.69 feet to a 1/2 inch iron rod set;
- 2) With a tangent curve to the right, having a radius of 621.50 feet, an arc distance of 95.96 feet, a delta angle of 08° 50' 46", and a chord which bears S 05° 34' 48" E a distance of 95.86 feet to a 1/2 inch iron rod set;
- 3) S 88° 50' 35" W a distance of 20.96 feet to a 1/2 inch iron rod set;
- 4) S 29° 17' 18" W a distance of 150.87 feet to a 1/2 inch iron rod set;
- 5) S 14° 43' 13" W a distance of 121.35 feet to a 1/2 inch iron rod set;
- 6) S 37° 57' 14" W a distance of 129.53 feet to a 1/2 inch iron rod set;
- 7) S 00° 46' 23" E a distance of 110.23 feet to a 1/2 inch iron rod set in the north right-of-way line of Peach Creek Cut-off Road (variable width right-of-way appears to be prescriptive in nature);

THENCE, with said north right-of-way line of Peach Creek Cut-off Road and with the south line of said 37.76 acre tract, S 89° 04' 20" W a distance of 113.07 feet to a 1/2 inch iron rod set in a northeast line of a called 36.2083 acre right-of-way tract conveyed to the State of Texas for State Highway No. 6 in Volume 1015, Page 690 of the Official Records of Brazos County, Texas (ORBCT);

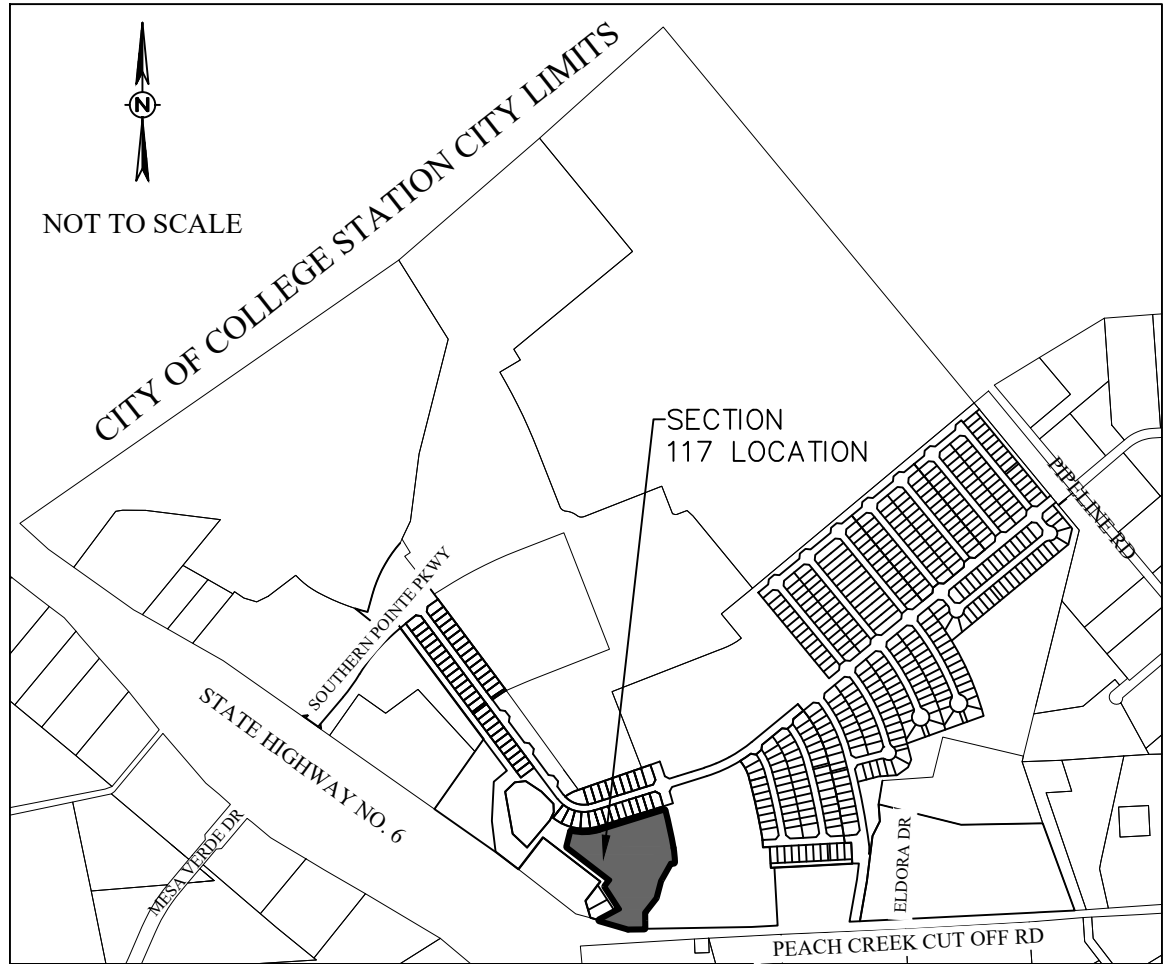
THENCE, with said north east line of called 36.2083 acre right-of-way tract, being with the south line of said 36.76 acre tract, N 73° 35' 16" W a distance of 207.07 feet (total called N 73° 35' 16" W--422.90 feet, Volume 1015, Page 690 ORBCT) to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN" marking the southernmost corner of said Southern Pointe Subdivision, Section 200;

THENCE, with the exterior lines of said Southern Pointe Subdivision, Section 200 (Volume 17135, Page 211 OPRBCT) for the following seven (7) courses and distances:

- 1) N 61° 58' 20" E a distance of 161.32 feet to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN";
- 2) N 32° 53' 10" W a distance of 187.48 feet to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN";
- 3) N 37° 34' 13" E a distance of 57.14 feet to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN";
- 4) N 52° 25' 47" W a distance of 376.54 feet to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN";
- 5) N 13° 46' 06" E a distance of 109.32 feet to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN";
- 6) With a curve to the left, having a radius of 376.24 feet, an arc length of 200.50 feet, a delta angle of 30° 31' 59", and a chord which bears N 88° 14' 16" E a distance of 198.13 feet to a 1/2 inch iron rod found with orange plastic cap stamped "JONES | CARTER PROP CORN";
- 7) N 72° 42' 27" E a distance of 470.18 feet to the POINT OF BEGINNING hereof and containing 7.581 acres of land, more or less.

Surveyed on the ground February 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation. Distances described herein are surface distances. To obtain grid distances (not grid areas) multiply by a combined scale factor of 0.9999059410912 (calculated using GEOID12B).

VICINITY MAP



FINAL PLAT
SOUTHERN POINTE SUBDIVISION
SECTION 117

7.581 ACRES

BEING A PORTION OF THE REMAINDER OF A
CALLED 36.76 ACRE TRACT
VOLUME 17376, PAGE 228 OPRBCT
STERRETT D SMITH SURVEY, A-210
COLLEGE STATION, BRAZOS COUNTY, TEXAS
COMMON AREA C117, 2.973 ACRES
PARKLAND 1P 117 NEIGHBORHOOD PARK, 4.609 ACRES

SCALE 1" = 40'
APRIL, 2022

OWNER:

Phillips 3 Land Holdings, LLC.
1140 Midtown Drive
College Station, TX 77845
(713) 705-4525

DEVELOPER:

BV Southern Pointe Development, INC.
1140 Midtown Drive
College Station, TX 77845
(713) 705-4525

SURVEYOR:

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
Kerr Job # 22-094

ENGINEER:

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

(979) 764-3900



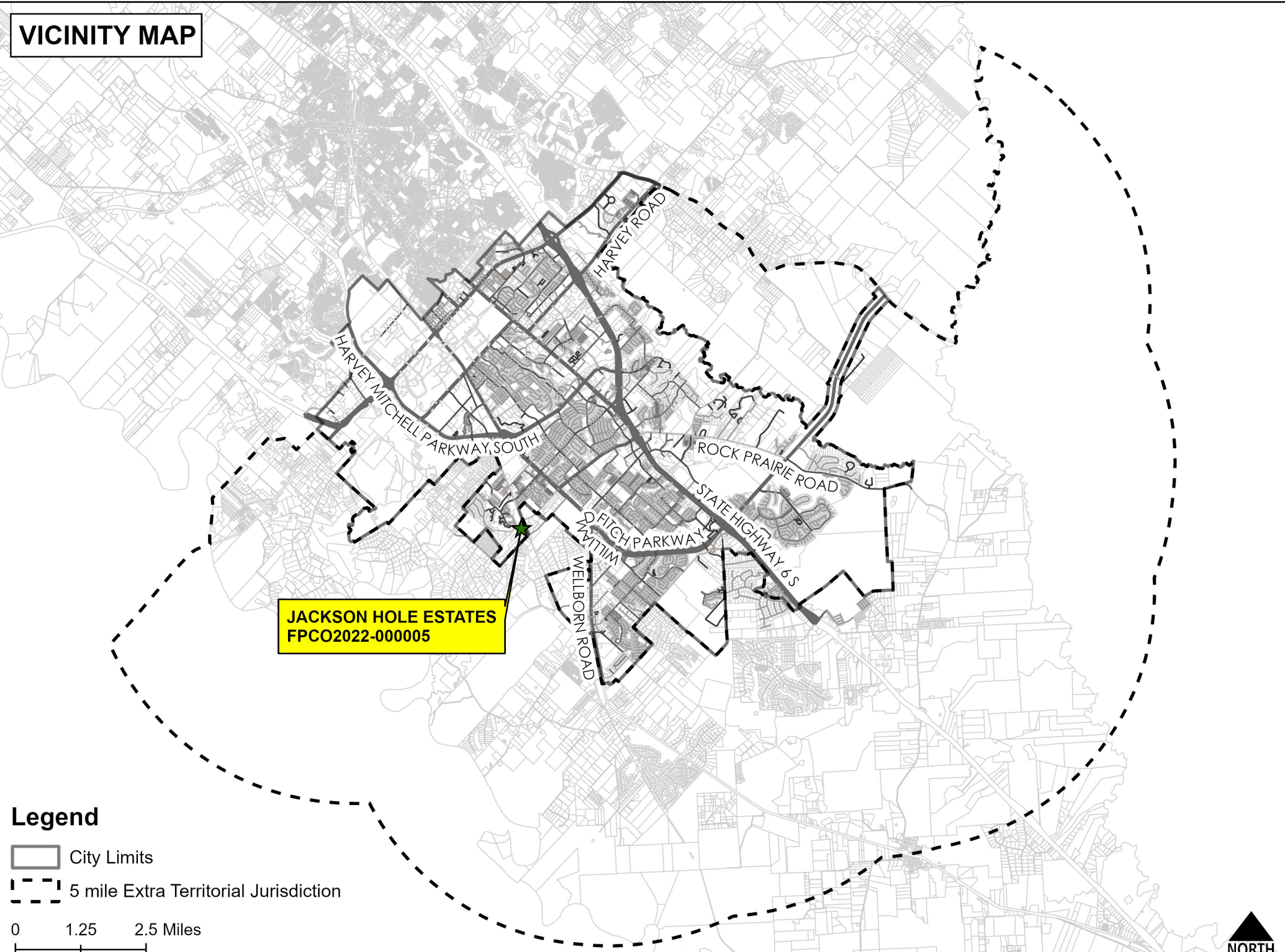
**FINAL PLAT
OF
JACKSON ESTATES, PHASE 1, LOTS 1R-1, 1R-2 & 1R-3, BLOCK 1
BEING A REPLAT of
JACKSON ESTATES, PHASE 1, LOT 1, BLOCK 1
(FPCO2022-000005)**

Scale	3 lots and 0.206 acres of ROW dedication on approximately 14.5 acres
Location	Generally located south of the intersection of Holleman Drive South and Rock Prairie Road West
Property Owner	Texas KJ Investments LLC
Applicant	RME Consulting Engineers
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	Three lots and right-of-way dedication are being created with this final plat. This plat will consist of three commercial lots, all of which will conform to UDO standards. A significant drainage easement crosses the tract and the existing vegetation in the drainage area will be protected.
Preliminary Plan	None
Public Infrastructure	Existing Utility Services: • Water service provided by Wellborn Special Utility District • Sewer service provided by the City of College Station. Proposed Public Infrastructure: • Sidewalk fee-in-lieu paid for 1,215 linear feet • 582 linear feet of sidewalk constructed
Parkland Dedication	Not required
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

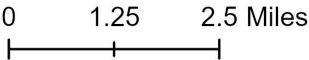
1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



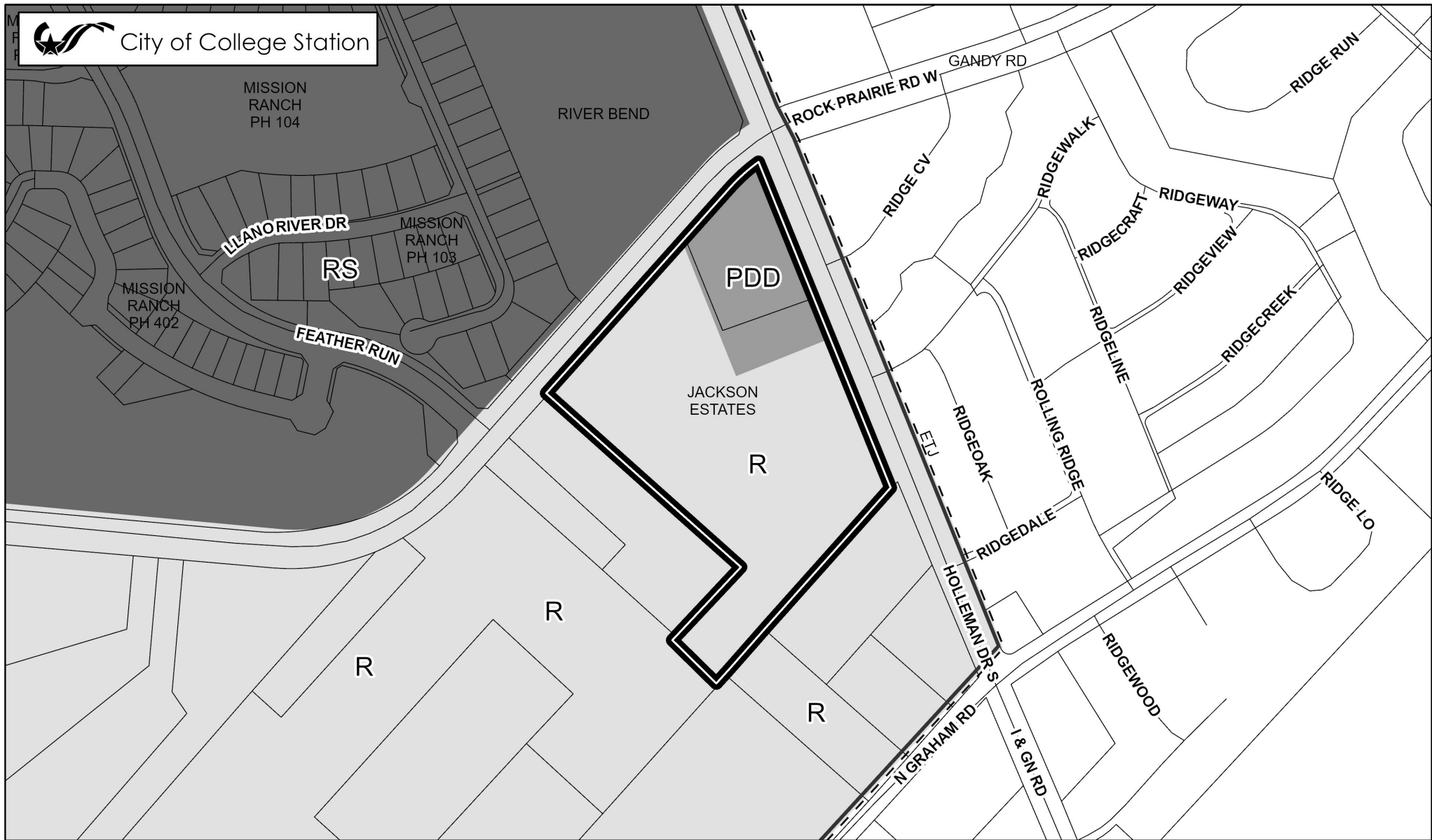


0 375 750 Feet

JACKSON HOLE ESTATES

Case:
FPCO2022-000005

**FINAL PLAT
COMMERCIAL**



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

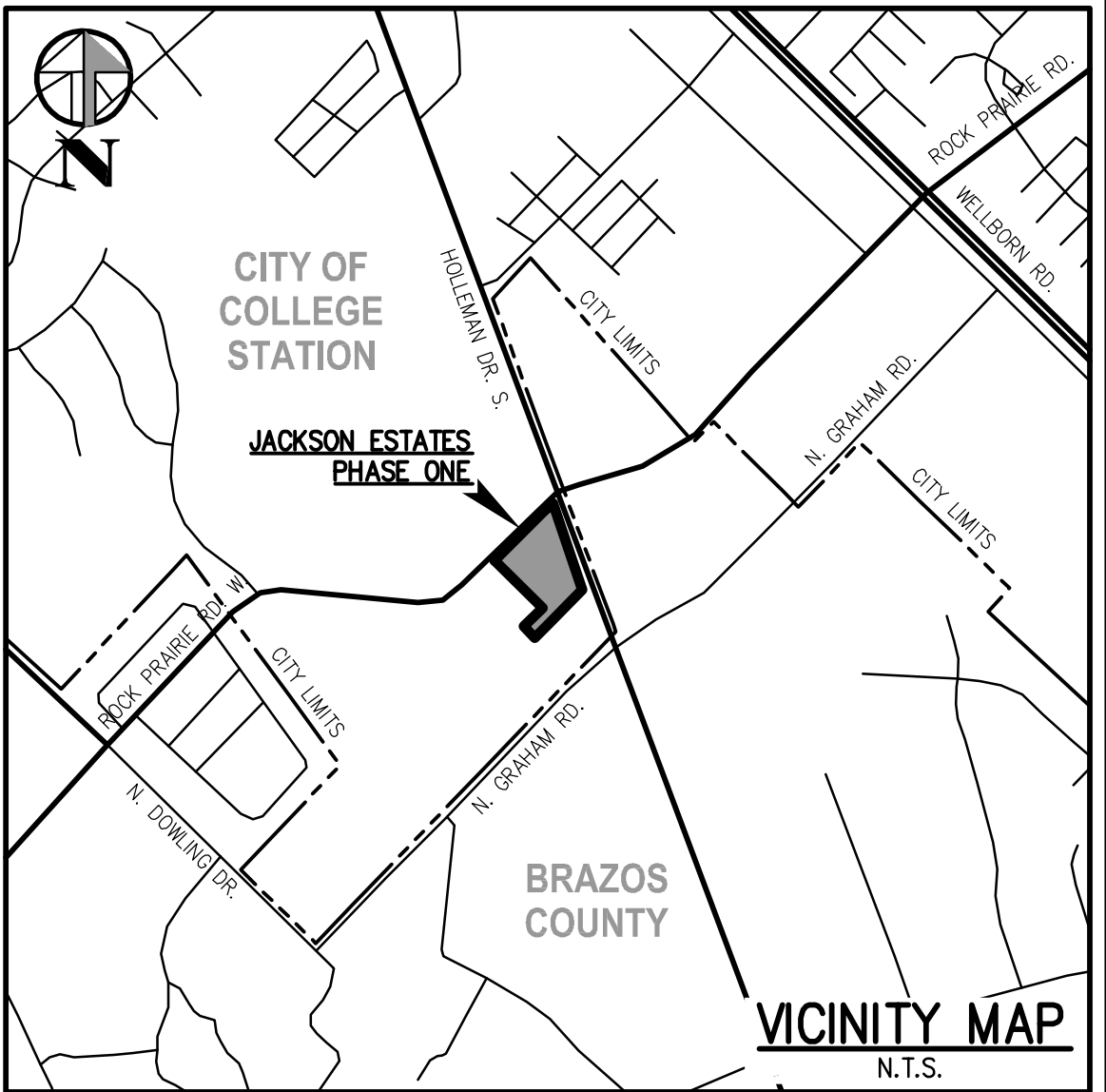
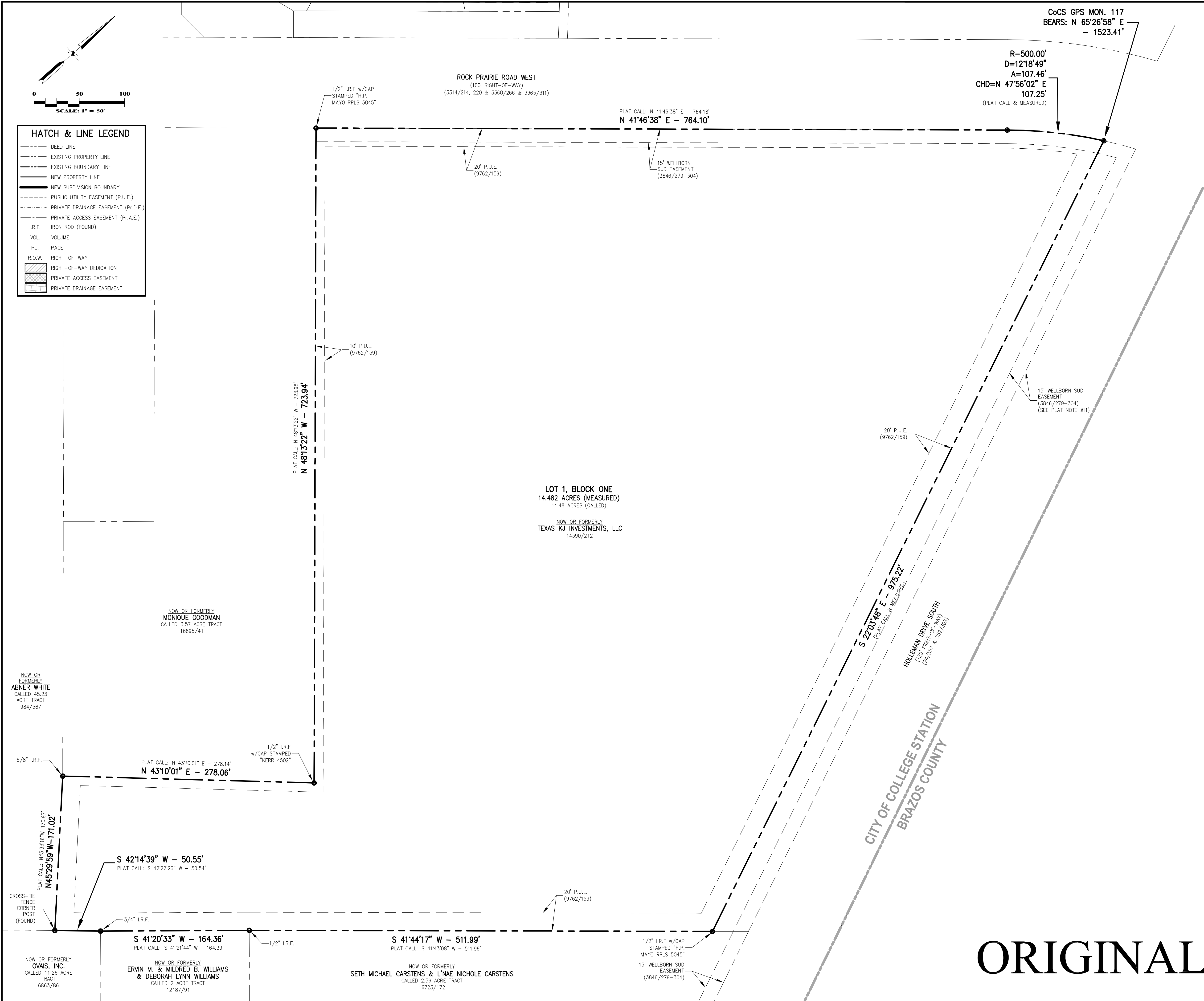


0 375 750 Feet

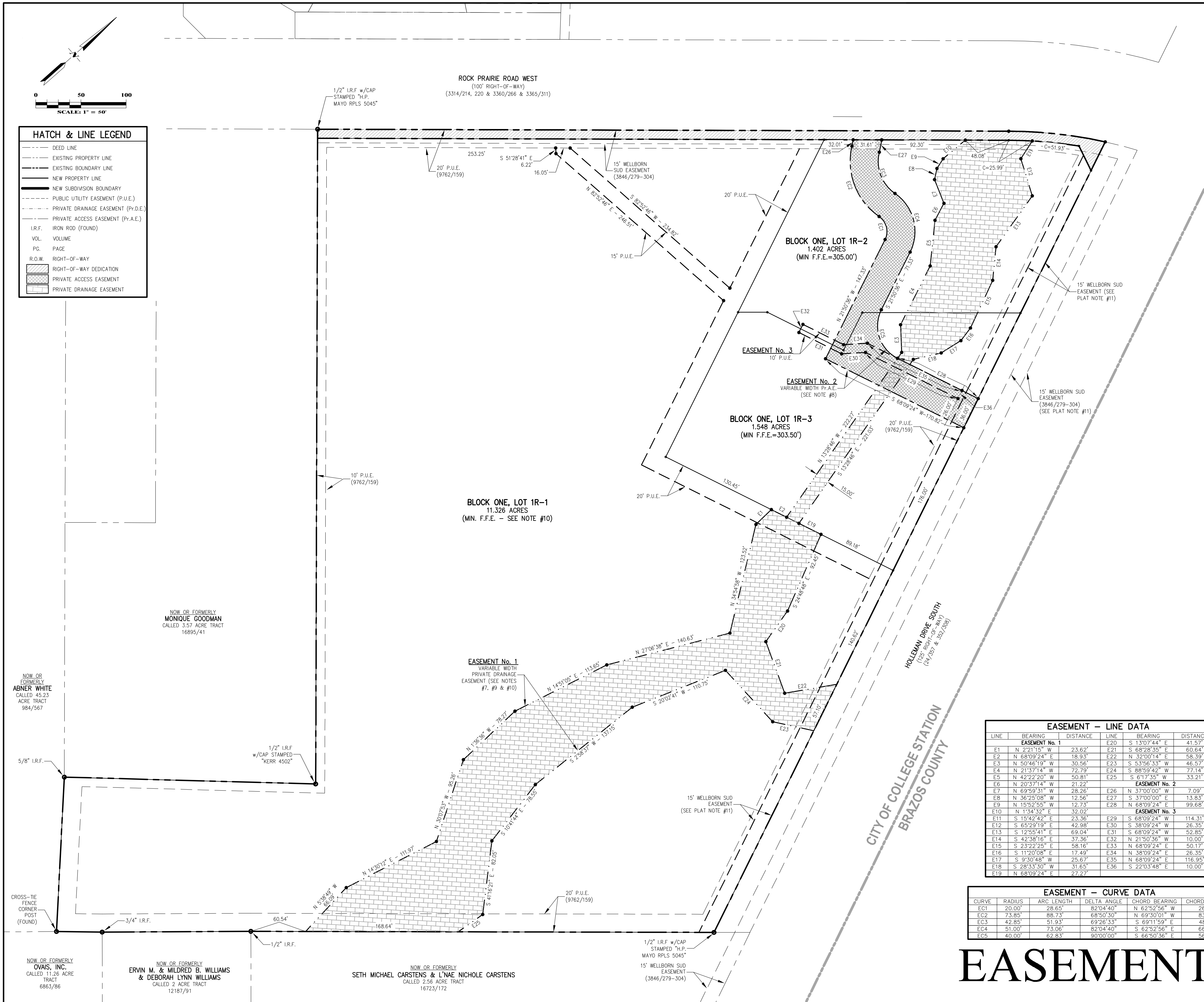
JACKSON HOLE ESTATES

Case:
FPCO2022-000005

**FINAL PLAT
COMMERCIAL**



 KERR SURVEYING KERR SURVEYING, LLC 409 NORTH TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195 TBPELS FIRM No. 10018500	
FINAL PLAT OF JACKSON ESTATES PHASE 1 BLOCK ONE LOTS 1R-1, 1R-2 & 1R-3 BEING A MINOR REPLAT JACKSON ESTATES, PHASE 1 LOT 1, BLOCK ONE (VOLUME 9762, PAGE 159) 14.482 ACRES - 3 LOTS & 0.206 AC ROW DEDICATION PETER NORTON SURVEY, A-186 COLLEGE STATION, BRAZOS COUNTY, TEXAS	
 RME Consulting Engineers POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695 SHEET 1 OF 3	LANDOWNER INFORMATION TEXAS KJ INVESTMENTS, LLC c/o SAM TRINH 4405 REGAL OAKS DRIVE COLLEGE STATION, TX 77845 EMAIL: SAMTRINH@VERIZON.NET PH: (979) 575-4545 FX: (979) 823-5196 RME CONSULTING ENGINEERS CLIENT NO. 237 PROJECT NO. 0580



- REPLAT NOTES:**
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.— FIRM COMMUNITY PANEL NO. 48041C 0305F & 0325E, APRIL 2, 2014 & MAY 16, 2012 RESPECTIVELY.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009946886359 (CALCULATED USING GEOID12B).
 - ALL PROPERTY CORNERS AND ANGLE POINTS ARE MONUMENTED BY 1/2" IRON RODS WITH CAP "KERR SURVEYING", UNLESS OTHERWISE NOTED.
 - BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION, FOR THE CURRENT ZONING.
 - THIS SUBDIVISION IS SUBJECT TO CITY WIDE IMPACT FEES.
 - DISTANCES SHOWN ALONG ARCS ARE CHORD LENGTHS AND NOTED WITH A "C".
 - MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT (Pr.D.E.) SHALL BE PERFORMED BY THE PROPERTY OWNER WHERE THE Pr.D.E. IS LOCATED. NO CONSTRUCTION, LANDSCAPING, GRADING, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN ANY PRIVATE DRAINAGE EASEMENT WITH THE EXCEPTION OF DETENTION FACILITIES. EACH LOT WILL BE RESPONSIBLE FOR THEIR OWN SITE DETENTION FACILITY.
 - MAINTENANCE OF THE PRIVATE ACCESS EASEMENT (Pr.A.E.) SHALL BE THE RESPONSIBILITY OF THE LANDOWNER WHERE THE Pr.A.E. IS LOCATED.
 - CONSTRUCTION OF A PRIVATE DRIVEWAY, AND APPROPRIATE DRAINAGE IMPROVEMENTS, WILL BE ALLOWED WITHIN THE LIMITS OF THE PRIVATE DRAINAGE EASEMENT FOR LOT 1R-3.
 - THE FINISH FLOOR ELEVATION FOR LOT 1R-1 IS DEPENDENT UPON LOCATION, BUT SHALL BE AT LEAST TWO FEET (2') ABOVE THE CALCULATED 100-YEAR BASE FLOOD ELEVATION (B.F.E.).
 - THE 15' WELLBORN SUD (SPECIAL UTILITY DISTRICT) EASEMENT FILED IN 3846/279-304 IS DEPICTED BASED ON THE PROPERTY LINE AND THE EASEMENT DESCRIPTION STATED AT THE TIME THE EASEMENT WAS GRANTED. PORTIONS OF THIS WATER LINE, ALONG HOLLEMAN DRIVE SOUTH, HAVE BEEN RELOCATED INTO THE PLATTED 20' PUE (9762/159). A NEW 15' WELLBORN SUD EASEMENT IS BEING DEDICATED ALONG THE CURRENT RIGHT-OF-WAY FOR THIS RELOCATED WATER LINE.
 - SIDEWALK FEE-IN-LIEU HAS BEEN PROVIDED FOR THE REQUIRED SIDEWALK WEST OF THE ROCK PRAIRIE ROAD DRIVEWAY ENTRANCE AND THE REQUIRED SIDEWALK SOUTH OF THE HOLLEMAN DRIVEWAY ENTRANCE.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORTS PREPARED BY LAWYERS TITLE COMPANY (GF No. S35673, DATED 10-02-2014; GF No. M2861, DATED 07-20-2021; GF No. M2605, DATED 06-13-2022) AND A NOTHING FURTHER CERTIFICATE PREPARED BY SOUTH LAND TITLE COMPANY (No. BCTP2101885, DATED 07-21-2021). EXCEPTIONS ARE ADDRESSED AS FOLLOWS:
 - BLANKET ELECTRIC EASEMENT TO CITY OF BRYAN (141/393) DOES APPLY TO THIS TRACT BUT IS BLANKET IN NATURE AND NOT SHOWN HEREON.
 - 15' WATER LINE EASEMENT TO WELLBORN SPECIAL UTILITY DISTRICT (3846/279-304) DOES APPLY TO THIS TRACT AND IS SHOWN HEREON (SEE NOTE 11).
 - BLANKET WATER LINE EASEMENTS TO WELLBORN SPECIAL UTILITY DISTRICT (10086/222, 10086/239) DO APPLY TO THIS TRACT BUT ARE BLANKET IN NATURE AND NOT SHOWN HEREON.



KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
TBPELS FIRM No. 10018500

FINAL PLAT

OF

JACKSON ESTATES

PHASE 1

BLOCK ONE

LOTS 1R-1, 1R-2 & 1R-3

BEING A MINOR REPLAT

JACKSON ESTATES, PHASE 1

LOT 1, BLOCK ONE

(VOLUME 9762, PAGE 159)

14.482 ACRES — 3 LOTS & 0.206 AC ROW DEDICATION

PETER NORTON SURVEY, A-186

COLLEGE STATION, BRAZOS COUNTY, TEXAS



POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704

LANDOWNER INFORMATION
TEXAS KJ INVESTMENTS, LLC
c/o SAM TRINH
4405 REGAL OAKS DRIVE
COLLEGE STATION, TX 77845
EMAIL: SAMTRINH@VERIZON.NET
PH: (979) 575-4545
FX: (979) 823-5196

FILENAME: 0508FP1A | SCALE: 1"=50'
SUBMITTED DATE: 6/3/22
REVISIONS: 8/22/22, 9/9/22, 9/13/22
DRAWN BY: R.A.M. | CHECKED BY: B.K.
KERR JOB No. 21-589
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
237 — 0580

TEXAS FIRM REGISTRATION No. F-4695
SHEET **3** OF 3

EASEMENTS

EASEMENT — LINE DATA					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
EASEMENT No. 1					
E1	N 2°21'15" W	23.62'	E21	S 68°28'35" E	60.64'
E2	N 68°09'24" E	18.93'	E22	N 32°00'14" E	58.39'
E3	N 50°46'19" W	30.56'	E23	S 53°56'33" W	46.57'
E4	N 21°37'14" W	72.79'	E24	S 88°59'42" W	77.14'
E5	N 42°22'20" W	50.81'	E25	S 61°17'35" W	33.21'
E6	N 20°37'14" W	21.22'	EASEMENT No. 2		
E7	N 69°59'31" W	28.26'	E26	N 37°00'00" W	7.09'
E8	N 36°25'08" W	12.56'	E27	S 37°00'00" E	13.63'
E9	N 15°52'55" W	12.73'	E28	N 68°09'24" E	99.68'
E10	N 1°34'32" E	32.02'	EASEMENT No. 3		
E11	S 15°42'42" E	23.36'	E29	S 68°09'24" W	114.31'
E12	S 65°29'19" E	42.98'	E30	S 38°09'24" W	26.35'
E13	S 12°55'41" E	69.04'	E31	S 68°09'24" W	52.85'
E14	S 42°38'16" E	37.36'	E32	N 21°50'36" W	10.00'
E15	S 23°22'25" E	58.16'	E33	N 68°09'24" E	50.17'
E16	S 11°20'08" E	17.49'	E34	N 38°09'24" E	26.35'
E17	S 9°30'48" W	25.67'	E35	N 68°09'24" E	116.95'
E18	S 28°33'30" W	31.65'	E36	S 22°03'48" E	10.00'
E19	N 68°09'24" E	27.27'			

EASEMENT — CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	20.00'	28.65'	82°04'40"	N 82°52'56" W	26.26'
EC2	73.85'	88.73'	68°50'30"	N 69°30'01" W	83.49'
EC3	42.85'	51.93'	69°26'33"	S 69°11'59" E	48.81'
EC4	51.00'	73.06'	82°04'40"	S 62°52'56" E	66.97'
EC5	40.00'	62.83'	90°00'00"	S 66°50'36" E	56.57'

February 16, 2023
Regular Agenda
Rezoning – 211 Fidelity St Rezoning

To: Planning & Zoning Commission

From: Gabriel Schrum, Staff Planner

Agenda Caption: Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.27 acres at 211 Fidelity St., being Lot 1 and 25’ of Lot 2 of the West Park Addition subdivision, generally located at the corner of Fidelity and Highland St. Case # REZ2022-000028 (Note: Final action of this item will be considered at the March 9, 2023 City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the request.

Summary: This request is to rezone approximately 0.27 acres of land from GS General Suburban to MH Middle Housing. This is the first rezoning request for the newly-adopted MH Middle Housing zoning district. The subject property was platted in 1940 and is currently a vacant single-family lot. It is the applicant’s intent to redevelop the plot to build small-lot single-family homes. Nearby properties include single-family residential homes.

REZONING REVIEW CRITERIA

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

The subject property is designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and is within the George Bush and Wellborn Redevelopment Area. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. This development is aligned with that vision.

The zoning districts that are generally appropriate within this land use include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both *Chapter 3,*

Strong Neighborhoods and *Chapter 8, Managed Growth*. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill, especially in areas of the city designated for redevelopment, improves the efficiency of land use while enhancing the character of surrounding neighborhoods. As a tool for redevelopment, the request allows a mix of housing types with smaller lot sizes and is aligned with the Comprehensive Plan.

The new MH Middle housing zoning district is designed to be flexible and provide a variety of housing options by right. It allows for detached single-family residences, duplexes, townhomes, Courtyard houses, small and medium multiplexes, and live-work units. Within live-work units certain commercial uses are permitted with the requirement that the proprietor live on-site. Commercial uses within the live-work unit spaces may include art studios, daycares, retail shops, offices, and personal service shops such as hair salons or tailors.

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

The subject property is surrounded by single-family residential homes to the north, east, south, and west. Development pressure continues to grow as new generations of students, young professionals, families, and seniors move to College Station; allowing and encouraging redevelopment opportunities helps alleviate some of the pressure in the market. The MH Middle Housing zoning district enables redevelopment of this lot at an appropriate scale, enabling an incremental increase in residential density on this site. The residential uses permitted in MH Middle Housing zoning district are appropriate for the surrounding areas as it would allow for additional residential development in the area.

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

The size and location of the subject property is suitable for single-family, townhouse, duplex, and a small multiplex use although some uses would require replatting of the lots.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts Fidelity St., but could be reoriented to face Highlands St. to allow for rear parking off Highlands St. The residential lot will be able to take access from either Highlands St. or Fidelity St., as they are local streets. Rear parking would be required if four or more spaces are needed for the lot per MH Middle Housing zoning standards. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that the currently allowed uses are marketable, but not the best use of the

property. They mention the property is close to Texas A&M University and will serve the student population, and their proposed use of small lot single-family homes are more appropriate and marketable for this lot.

STAFF RECOMMENDATION

Staff recommends approval of this request.

SUPPORTING MATERIALS

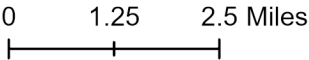
1. Vicinity, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Existing Future Land Use Map
6. Rezoning Map

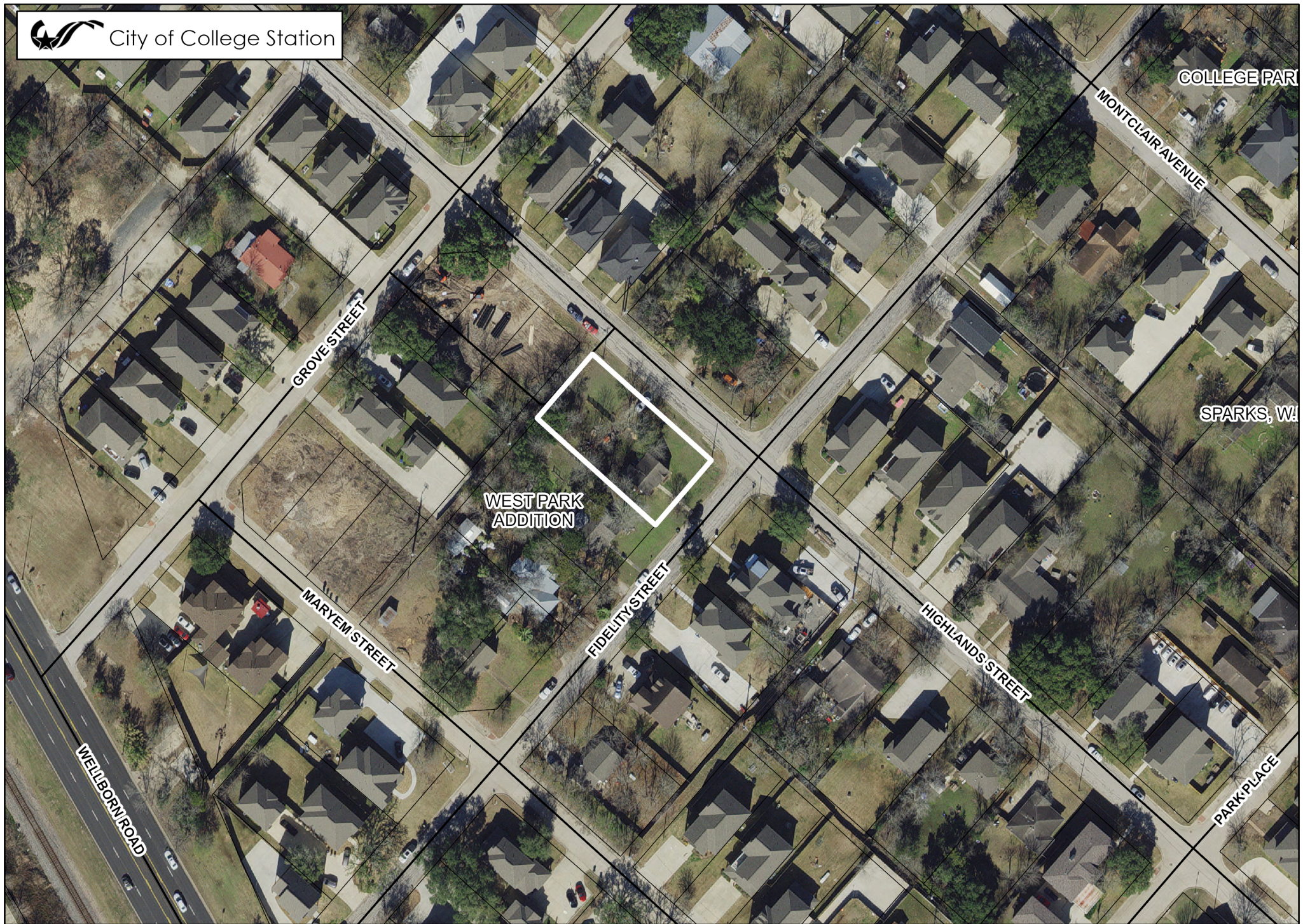
VICINITY MAP

211 FIDELITY STREET REZONING
REZ2022-000028

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





COLLEGE PARK

MONTCLAIR AVENUE

SPARKS, WA

GROVE STREET

WEST PARK
ADDITION

MARYEM STREET

FIDELITY STREET

HIGHLANDS STREET

WELBORN ROAD

PARK PLACE

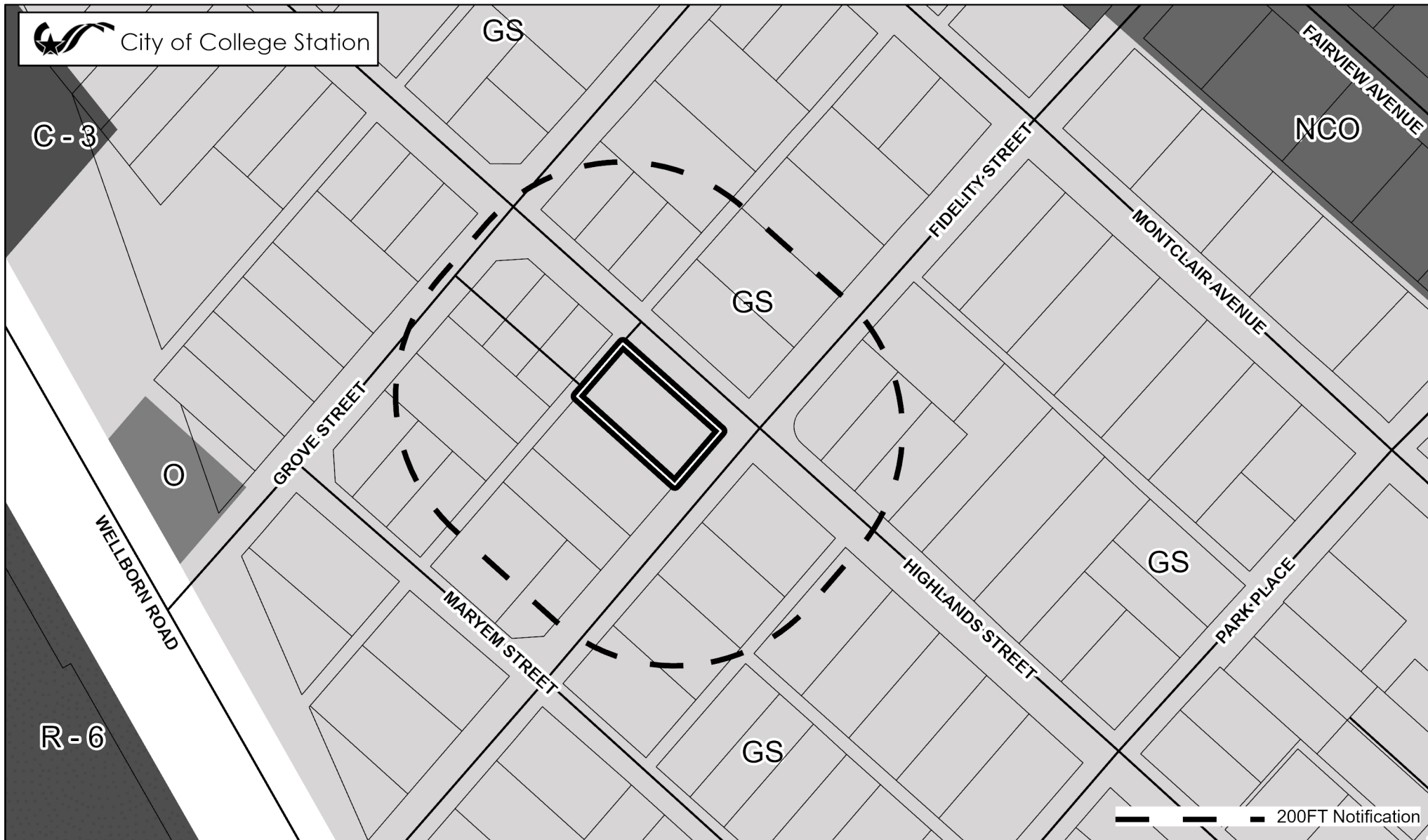


0 110 220 Feet

211 FIDELITY STREET REZONING

Case:
REZ2022-000028

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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

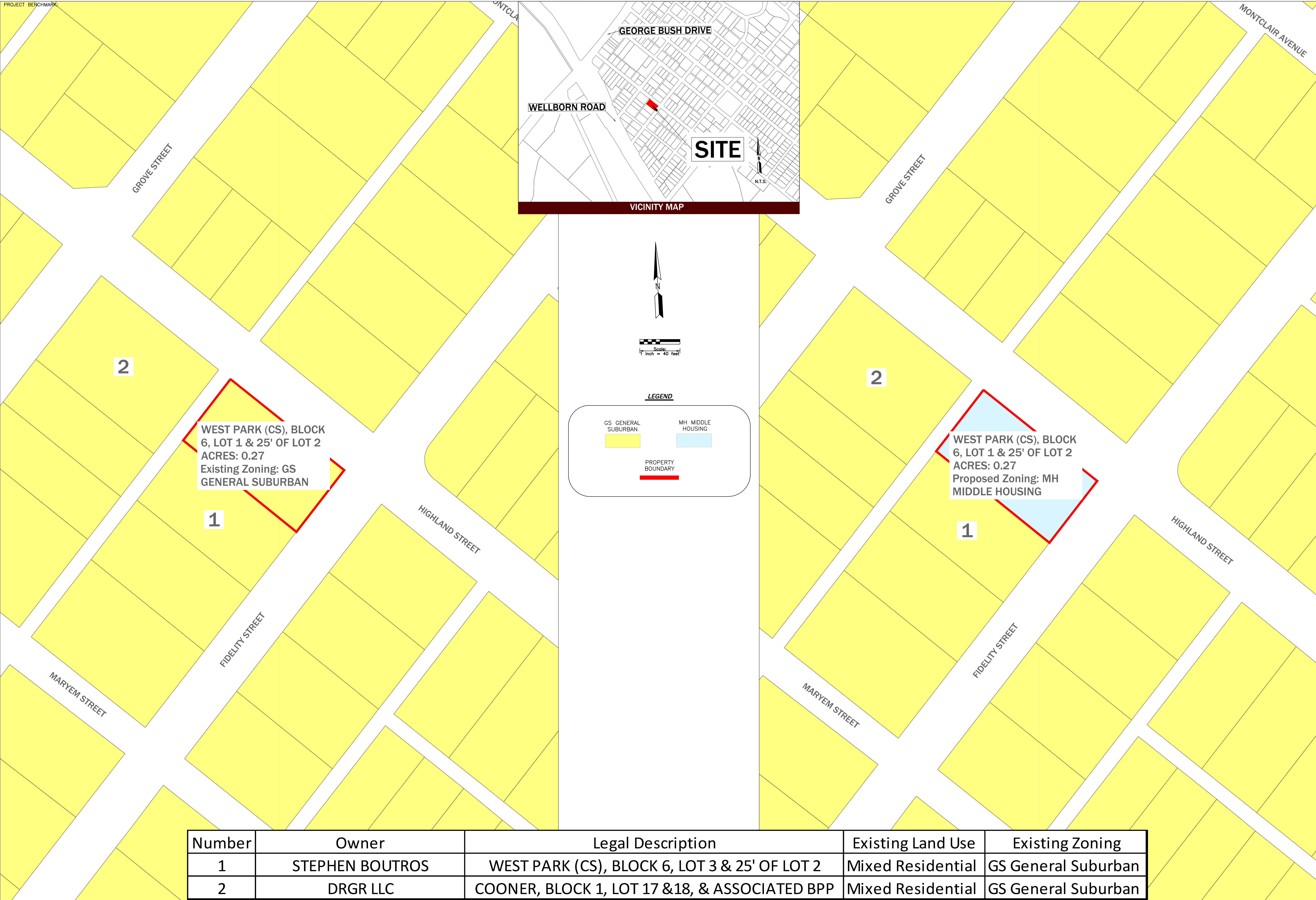


0 150 300 Feet

211 FIDELITY STREET REZONING

Case:
REZ2022-000028

REZONING



EXISTING

PROPOSED

MITCHELL
M&M
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

For Interim Review Only
These documents are not
to be used for final
bidding, or permit purposes.
Wendell J. Morgan, P.E.
No. 77089

DECEMBER 2022
Drawn By: TJC
Checked By: VJB

Prepared For:
Shabier Jaffar

Revisions

REZONING MAP
BLOCK 6, LOT 1 & 25' OF LOT 2 OF
WEST PARK SUBDIVISION
0.27 ACRES

RZ

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 16, 2023
Advertised Council Hearing Date: March 9, 2023

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

None

Property owner notices mailed: 24
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: 1 at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Mixed Residential	GS General Suburban	Single Family Residential
South	Fidelity St (Local Street)	n/a	Fidelity St (Local Street)
East	Highlands St (Local Street)	n/a	Highlands St (Local Street)
West	Mixed Residential	GS General Suburban	Single Family Residential

DEVELOPMENT HISTORY

Incorporated: October, 1938
Zoning: GS General Suburban (upon annexation)

Final Plat: West Park Addition
Site Development: Currently undeveloped; was previously Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 211 FIDELITY STREET REZONING

Address: 211 FIDELITY ST

Legal Description: WEST PARK (CS), BLOCK 6, LOT 1 & 25' OF 2

Total Acreage: 0.27

Applicant:: MITCHELL & MORGAN

Property Owner: JAFFAR SHABEER ISSA

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

As the student population at Texas A&M University continues to grow, the need for housing close to the University becomes more important. The Comprehensive Plan recognizes this need and includes a new land use designation ideal for infill redevelopment that will accommodate a variety of moderate density residential land uses. These properties are ideal for redevelopment and this rezoning to allow denser residential uses will further implement the Plan.

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

The Comprehensive Plan indicates these properties are designated for Mixed Residential uses. Mixed residential is intended for a mix of medium density uses. Many of the residential properties have redeveloped and Mixed Residential will encourage more redevelopment. There is a variety of housing in Area 5 and the proposed middle housing structures will further support the mix of housing types and is in accordance with the Comprehensive Plan.

These properties are also located within a Redevelopment area on the Comprehensive Plan. Redeveloping these properties will enhance the character and value of the neighborhood

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

General Suburban is not suitable as this area is planned for Mixed Residential to encourage denser residential development.

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

Duplexes contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Middle Housing is especially suitable due to the proximity to Texas A&M University.

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

Duplexes contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Middle Housing is especially suitable due to the proximity to Texas A&M University.

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

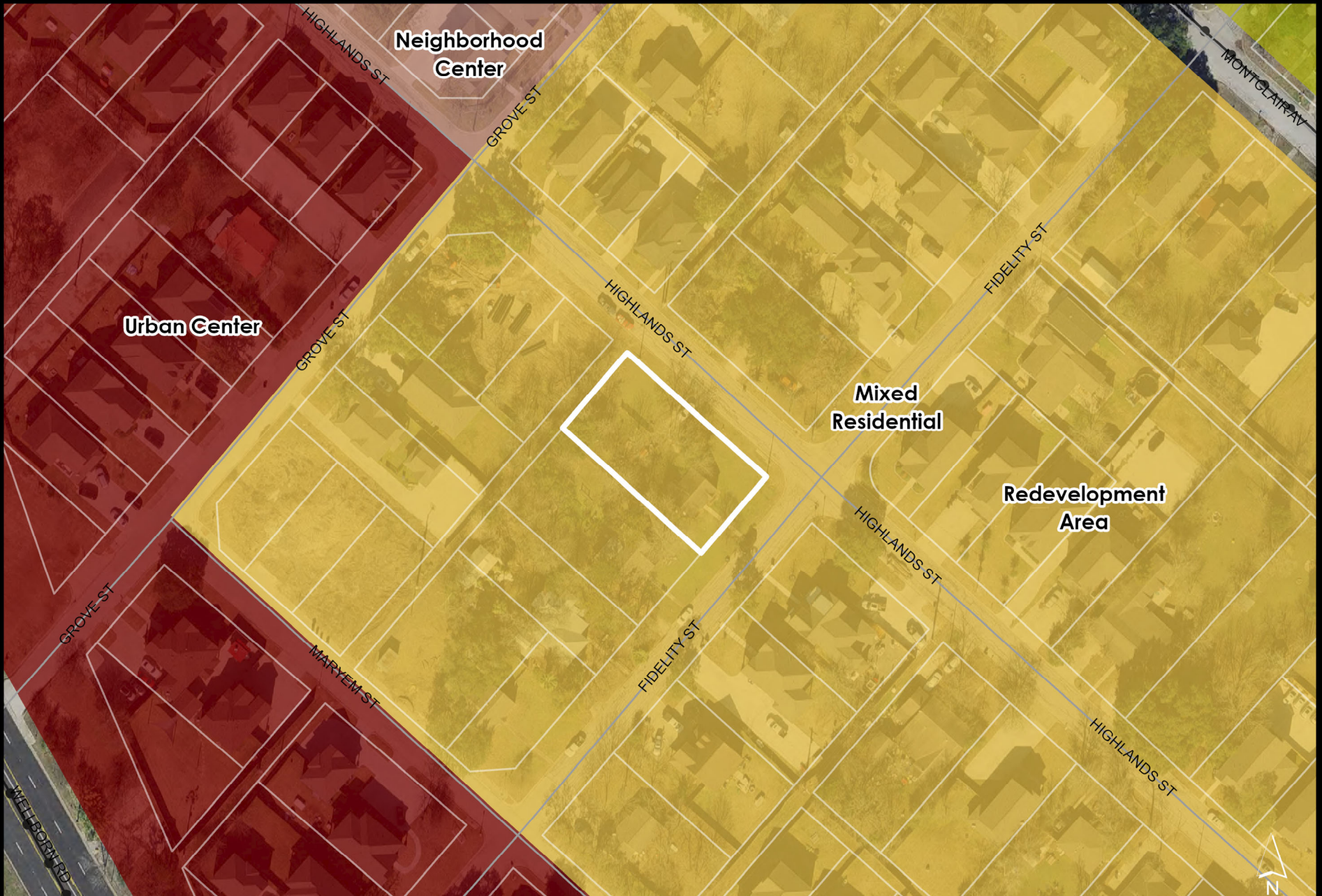
General suburban uses as permitted by the existing zoning district are probably marketable, but are not the highest and best use for the property. These properties are close in proximity to Texas A&M University and will serve the student population. Middle Housing is more appropriate and marketable for these lots and will better serve the student housing needs.

List any other reasons to support this zone change.

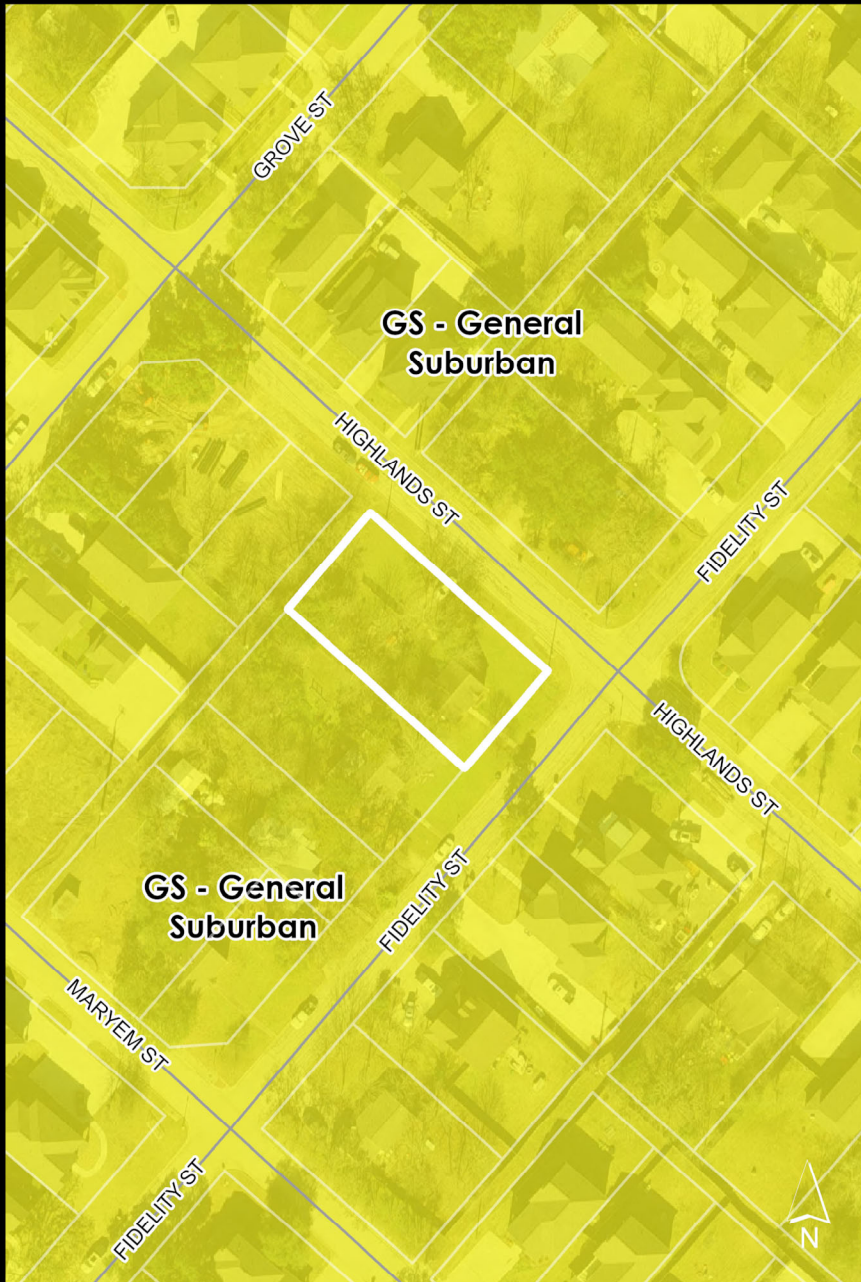
N/A

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

