



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/82746943481>
Phone: 888 475 4499 and Webinar ID: 827 4694 3481

The City Council may or may not attend this meeting.

March 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. March 2 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Wolf Den Subdivision on approximately 5 acres located at 3006 Norton Lane, generally located west of Cityview Southwest Subdivision and south of the Southern Trace Subdivision. Case #FP2021-000016.

Sponsors: Anthony Armstrong

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 McDonald's Station Addition Subdivision on approximately 2.3 acres located at 1015 Wellborn Road, generally

located north of the intersection of Holleman Drive and Wellborn Road. Case #FPCO2021-000019.

Sponsors: Parker Mathews

Attachments:

1. Staff Report
2. Vicinity Maps, 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 D Duplex to MH Middle Housing for approximately 0.24 acres of land at 721 and 723 Dominik Drive, being Lot 14R1 and Lot 14R2 of the University Oaks Section Two subdivision, generally located southwest of the intersection of Dominik Drive and Stallings Drive. Case #REZ2023-000003 (Note: Final action of this item will be considered at the April 13, 2023 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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 Map
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:

- Greens Prairie Reserve Section 2, Phase 201A, Common Area A & ROW Dedication ~ Case #FP2022-000031

Sponsors: Gabriel Schrum

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

- Thursday, March 23, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, April 6, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, April 13, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, April 20, 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

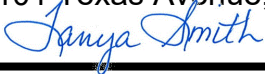
7. Discussion and possible action on future agenda items.

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 March 10, 2023 at 5:00 p.m.



City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
March 2, 2023**

COMMISSIONERS PRESENT: Chairperson Dennis Christiansen, Commissioners Jason Cornelius, Bobby Mirza, David White, Marcus Chaloupka, and Aron Collins

COMMISSIONERS ABSENT: Commissioner Melissa McIlhaney

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, Long Range Planning Administrator Alyssa Halle-Schramm, Land Development Review Administrator Anthony Armstrong, Senior Planners Jeff Howell and Matthew Ellis, Staff Planners Robin Macias, Aspen Pflanz, Carl Ahrens, and Naomi Sing, Engineer I Lucas Harper, 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.

- February 16, 2023

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 107 on approximately 10 acres, generally located south of the intersection of Toledo Bend Drive and McQueeney Drive. Case #FP2021-000008

- 3.3 Presentation, discussion, and possible action regarding a Final Plat for Brewster Pointe III Subdivision on approximately 31 acres, generally located west of the intersection of WS Phillips Parkway and Brewster Drive. Case #FP2022-000017

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

Agenda Item # 5 was heard prior to Regular Agenda Item #4.

4. **Regular Agenda**

- 4.1 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 MF Multi-Family to MH Middle Housing for approximately 1.12 acres being the Cooner Addition Lots 13 – 16, generally located at 301 – 307 Cooner Street. Case #REZ2023-000002 (Note: Final action of this item will be considered at the March 23, 2023 City Council Meeting – Subject to change).

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

Chairperson Christiansen asked for clarification on the difference between MF Multi-Family and MH Middle Housing zoning districts.

Staff Planner Macias clarified that a MF Multi-Family zoning district is more restrictive in the types of allowed uses, whereas a MH Middle Housing zoning district allows for a wider variety of housing types.

Commissioner Mirza asked for a comparison of the densities between the MF Multi-Family and MH Middle Housing zoning districts, asking if the MH Middle Housing zoning district will have a greater density.

Staff Planner Macias clarified that MH Middle Housing allows for single-family, duplex, and multi-family housing types so the density would not necessarily be greater.

Commissioner Cornelius asked why this block is not included in the recommendation for a City-initiated rezoning area.

Staff Planner Macias stated that the owner decided to pursue a separate rezoning, so this area is not included in the City-initiated recommendation.

Commissioner White asked if there is any contribution into park funds when this type of development takes place.

Staff Planner Macias confirmed that parkland dedication fees are collected at the time of platting for single-family developments and at building permit, per bedroom, for multi-family developments. If the property were to replat, the City would receive parkland dedication fees.

Commissioner White asked if the parkland dedication rate is different between MF Multi-Family and MH Middle Housing.

Staff Planner Macias clarified that the applicable parkland dedication fees would depend on the product type.

Applicant, Crissy Hartl, Mitchell & Morgan Engineers, was available to address questions from the Commission.

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 White seconded the motion, the motion passed 5-1 with Commissioner Mirza voting in the negative.

- 4.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 3, “Development Review Procedures,” Section 3.16. “Conditional Use Permit” of the Code of Ordinances of the City of College Station, Texas, regarding conditional use permits. Case #ORDA2022-000009 (Note: Final action of this item will be considered at the March 23, 2023 City Council Meeting – Subject to change).

Assistant Director Hitchcock presented the Ordinance Amendment to the Commission recommending approval.

Chairperson Christiansen asked for the ordinance’s impact on Northgate.

Assistant Director Hitchcock stated that the impact would be city-wide further clarifying that the majority of conditional use permits are cell towers, bars, and nightclubs.

Chairperson Christiansen stated that currently the Northgate District is not subject to this process.

Assistant Director Hitchcock confirmed that bars and nightclubs in the Northgate District are not currently subject to the Conditional Use Permit process.

Commissioner Mirza asked if conditional use permits are approved at staff level.

Assistant Director Hitchcock stated that conditional use permits are presented to the Commission and City Council for approval.

Commissioner Collins asked for the value of making the change.

Assistant Director Hitchcock stated that the changes would improve the development process, save resources on the business side and City's side by expediting the process on minor changes, and will increase the clarity of the ordinance.

Commissioner Collins asked if permit approval will be easier or more difficult to gain with the changes.

Assistant Director Hitchcock stated that it would be neither easier nor more difficult to gain approval; however, the change will make it easier to go through the process.

Commissioner Collins asked about an appeals process.

Assistant Director Hitchcock stated that applicants may choose to go through the legislative process.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Cornelius motioned to recommend approval of the Ordinance Amendment, Commissioner Mirza seconded the motion, the motion passed 5-1 with Commissioner Collins voting in the negative.

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

No items were removed.

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:

- Woodlake Subdivision Section 2, Phase 1, Lot 44-R ~ Case #FP2022-000004
- Waters Edge Subdivision Block 1, Lots 2R & 3 ~ Case #FPCO2022-000010

There was no discussion.

- 6.3 Presentation, discussion, and possible action on the ongoing Texas Avenue & University Drive Redevelopment Plan effort. (Note: Final action of this item will be considered at the March 23, 2023 City Council Meeting – Subject to change).

Senior Planner Ellis presented this item to the Commission.

Chairperson Christiansen asked for an estimate on the number of public participants.

Senior Planner Ellis stated that there were approximately 50 – 100 public participants.

Commissioner Collins asked for staff's ideas for enhancing the existing Eastgate Main and historic areas.

Senior Planner Ellis stated that there will be better identification of actions through the planning effort to identify and enhance historic characteristics of Eastgate Main.

Commissioner Collins asked if staff would incorporate any identifying signage.

Senior Planner Ellis stated that signage is a great way to create historic identity, and staff is currently in the ideas phase of developing plan actions.

Commissioner White asked for a timeline on the plan implementation.

Senior Planner Ellis stated that this item will be brought before the Commission in August for plan adoption, with a 10-year implementation timeline.

Chairperson Christiansen asked how this would change development of property in the interim.

Senior Planner Ellis stated that there would likely be minimal changes to the future land use, if any, but there may be zoning changes.

Chairperson Christiansen asked at what point multi-modal will be defined.

Senior Planner Ellis stated that the final plan will come to the Commission, any changes to the Comprehensive Plan and the Bicycle, Pedestrian, and Greenways Master Plan will be reviewed by the Commission and City Council.

Chairperson Christiansen asked for the requested action from the Commission.

Director Ostrowski clarified that no formal action is needed.

- 6.4 Presentation, discussion, and possible action on priority areas for possible City-initiated rezoning to the MH Middle Housing Zoning District. (Note: Final action of this item will be considered at the March 9, 2023 City Council Meeting – Subject to change).

Administrator Halle-Schramm presented this item to the Commission.

Commissioner Collins asked if Type-B Assisted Housing would be allowed within Shared Housing.

Administrator Halle-Schramm clarified that Assisted Housing is not a shared use within the MH Middle Housing zoning district so it would not be allowed within MH Middle Housing.

Chairperson Christiansen asked for the process on the City starting cases on the no more than four ordinance.

Administrator Halle-Schramm stated that the City has proactively been investigating potential violations, but also responds to See Click Fix complaints.

Commissioner Cornelius asked if City-initiated rezonings are passed, could a subdivision still apply for a Restricted Occupancy Overlay (ROO).

Administrator Halle-Schramm clarified that a ROO is a single-family overlay which would only be applicable to single-family zoning districts. The MH Middle Housing zoning district would not be eligible for single-family overlay zonings.

Chairperson Christiansen asked for the fine amount on no more than four violations.

Administrator Halle-Schramm confirmed that fines are typically between \$200-\$500.

Commissioner Collins asked if the tenant or property owner is responsible for the fine.

Administrator Halle-Schramm confirmed that both the property owner and tenants could be responsible for the fine.

Chairperson Christiansen asked if there was a minimum land area for City-initiated rezonings.

Administrator Halle-Schramm clarified that there is no threshold for contiguous parcels of land to be considered.

Commissioner Cornelius asked for the last time the City did a City-initiated rezoning.

Administrator Halle-Schramm stated that the most recent the City-initiated rezoning was a commercial preservation study in 2018 including major thoroughfares and prime commercial real estate areas in the City. The Northgate area was also rezoned through a City-initiated process to the NG-1, NG-2 and NG-3 zonings to support the Northgate redevelopment plan from the late 1990s.

Commissioner Collins asked why the east side of Lincoln Avenue has been excluded.

Administrator Halle-Schramm clarified that this area is part of a PDD Planned Development District and constructed as townhouses, so the working group thought it was unlikely to change in the next few years.

Chairperson Christiansen asked for clarification on the discussion on the transition in relationship to neighboring properties.

Administrator Halle-Schramm stated that this area backs up to an area of Neighborhood Conservation. With MH Middle Housing zoning there are buffer standards and height protection standards that apply on the periphery of the Mixed-Residential land use when it backs up to something less intense, like Neighborhood Conservation.

Commissioner White asked for the reasoning behind not including four lots on Dominik Drive within the recommendation.

Administrator Halle-Schramm explained that the four lots not included are within the floodplain.

Commissioner Cornelius asked if the Krenek Tap area was a newer development.

Administrator Halle-Schramm stated that this area is a mix of homes, generally built in the early 2000s.

Commissioner Collins asked why the working group included the Brentwood Drive cul-de-sac.

Administrator Halle-Schramm clarified that this area is zoned as D Duplex today and met the working group's general methodology to be included.

Director Ostrowski clarified that Auburn Court was included by the working group because the product type ties into adjacent areas.

Commissioner Cornelius asked why the duplexes on Southwest Parkway and Anderson Street were not included.

Administrator Halle-Schramm clarified that these are currently zoned R-6 Multi-Family and therefore were not included as this would be downzoning.

Chairperson Christiansen asked if an owner of any one lot can come in and request a zoning change to MH Middle Housing.

Administrator Halle-Schramm clarified that any area shown in the Mixed-Residential land use can apply to rezone to MH Middle Housing and that request would come before the Planning and Zoning Commission and City Council for their consideration, like all rezoning cases. By the City proactively initiating MH Middle Housing rezonings for appropriate areas, it allows for larger areas to be included in a comprehensive manner.

Chairperson Christiansen stated that there needs to be a nucleus to rezonings for single properties.

Administrator Halle-Schramm stated that the individual rezoning requests would be aligned with the Comprehensive Plan land use designation.

Administrator Halle-Schramm discussed the D Duplex-zoned area of the McCulloch neighborhood and stated it was an area the working group was hesitant to include because of the history and politics of the area. This area is not included in the McCulloch Neighborhood Conservation Overlay (NCO) zoning. Residential uses are generally appropriate in this area, and this is a policy decision and optional area for consideration by the Commission and City Council.

Commissioner Collins asked if there was a way to create a buffer between the NCO and abutting duplex area.

Administrator Halle-Schramm explained the NCO and D Duplex zonings are already on the ground today and have been recognized.

There was general consensus amongst the Commission to not to include the McCulloch area in the recommendation for City-initiated rezoning.

Administrator Halle-Schramm discussed the property located at 1660 Graham Road, which has been the topic of discussion and rezoning requests in recent years. The City Council voted in October 2021 to change the land use to Mixed Residential, which supports residential uses. The working group was hesitant to include this area because of the past neighborhood concern about other rezoning requests. Residential uses are generally appropriate, and this is a policy decision and optional area for consideration by the Commission and City Council.

Commissioner Collins expressed concerns with rezoning the property to MH Middle Housing.

Chairperson Christiansen expressed concerns with rezoning the property to MH Middle Housing.

Commissioner White asked for the definition of an R Rural zoning.

Administrator Halle-Schramm clarified that an R Rural zoning allows larger lot subdivision with an average lot size of three acres.

There was general consensus amongst the Commission to not include 1660 Graham Road in the recommendation for City-initiated rezoning.

Administrator Halle-Schramm clarified that once given direction to move forward by the Commission and City Council, staff will analyze the infrastructure needs and determine the areas most appropriate to move forward with first. Staff will then host public engagement meetings to discuss rezonings with the property owners and any interested parties.

Chairperson Christiansen asked for a timeline for the formal rezoning process to begin.

Administrator Halle-Schramm confirmed that in total, the City-initiated rezonings are likely to come before the Commission and City Council in phases over the next 18 months.

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

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

There was no discussion.

6.6 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 7:39 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



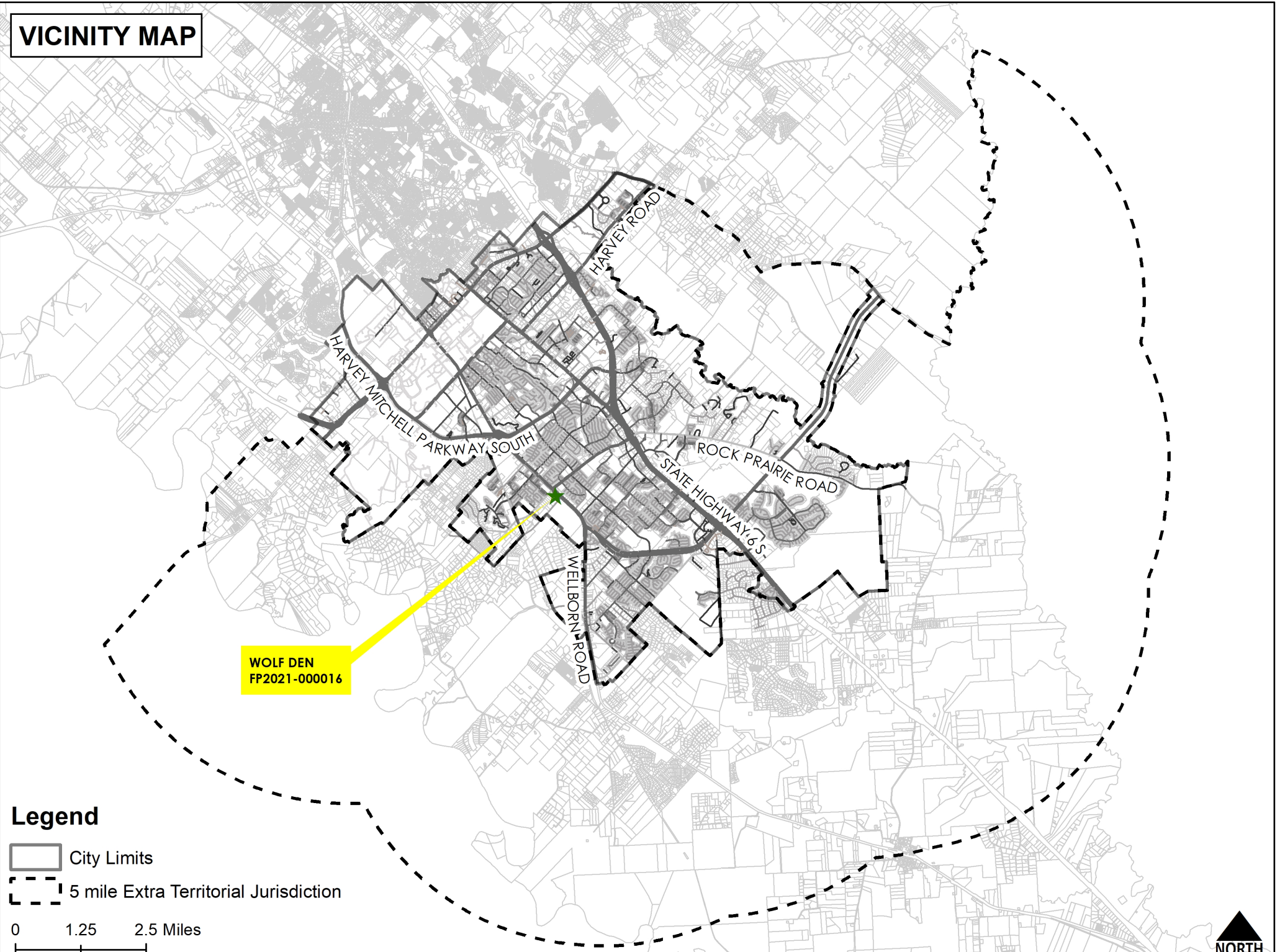
**Final Plat
for
Wolf Den Subdivision
FP2021-000016**

Scale	19 single-family lots, 2 common areas, and 0.979 acre of Right-of-Way on approximately 5 acres
Location	Generally located west of the Cityview Southwest Subdivision and South of the Southern Trace Subdivision.
Property Owner	KD Homebuilders LLC
Applicant	J4 Engineering
Project Manager	Jesse DiMeolo, Staff Planner, jdimeolo@cstx.gov
Project Overview	This plat is for a new single-family residential subdivision that reconfigures one tract into 19 lots and two common areas. With the plat, 0.979 acres of Right-of-Way are being dedicated.
Preliminary Plan	Approved in July 2021.
Public Infrastructure	Total linear feet (LF) proposed: 720 Streets 1,440 Sidewalks 704 Sanitary Sewer Lines 434 Storm Sewers 755 Water Lines
Parkland Dedication	\$1,261 per single-family dwelling unit will be paid prior to filing the plat
Traffic Impact Analysis	N/A
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



WOLF DEN
FP2021-000016

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



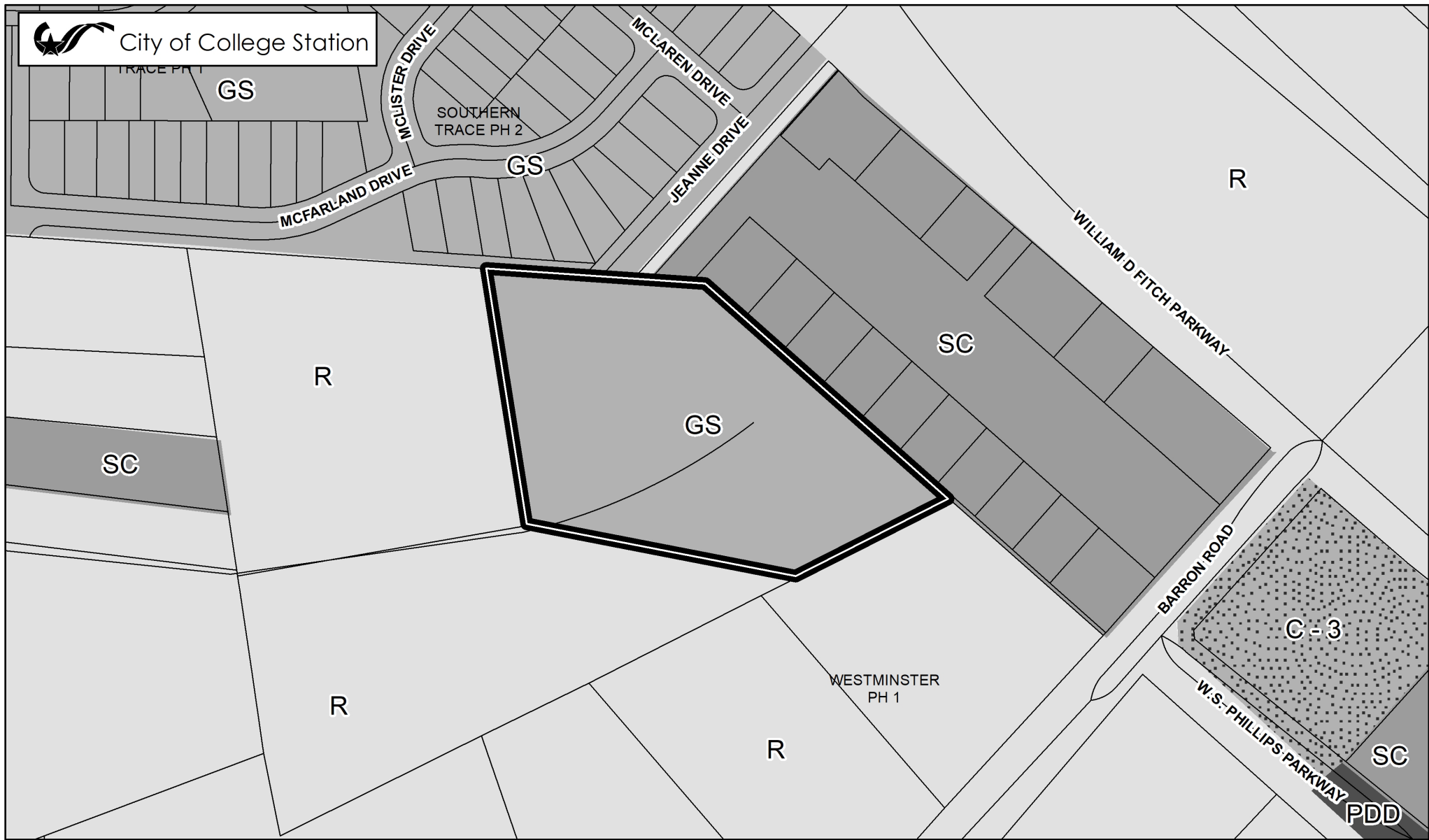


0 212.5 425 Feet

WOLF DEN

Case:
FP2021-000016

FINAL PLAT



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



0 212.5 425 Feet

WOLF DEN

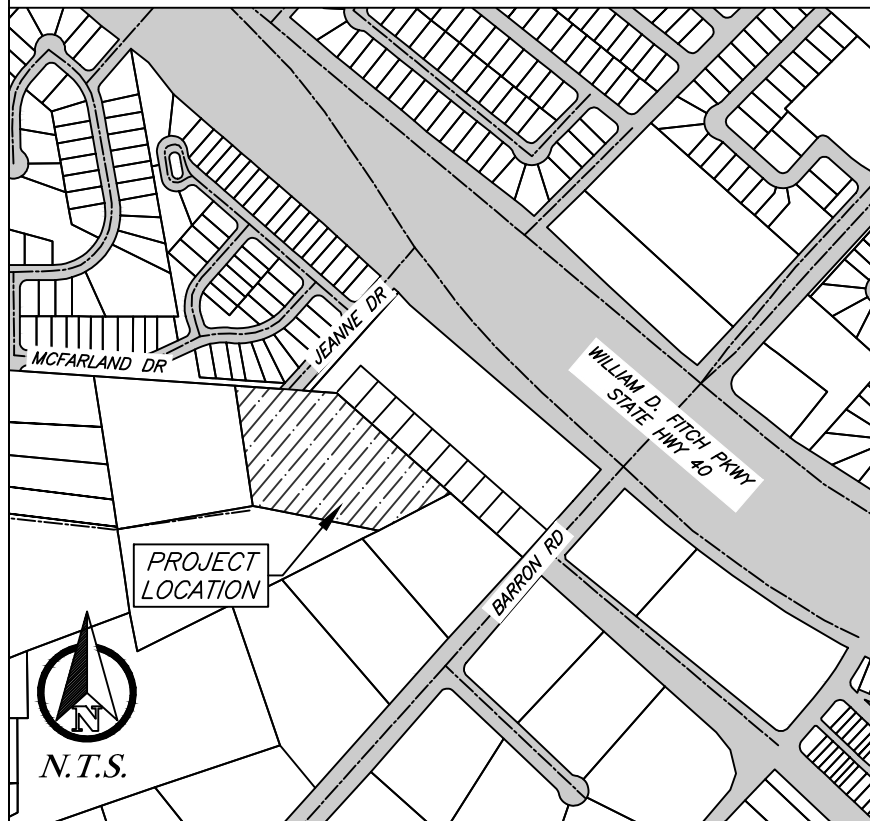
Case:
FP2021-000016

FINAL PLAT

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 CS94-137 and as established from GPS observation.
- Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010094726273 (Calculated using GEOID12B).
- Existing zoning is GS, General Suburban District.
- 1/2" iron rods with blue plastic caps stamped 'KERR SURVEYING' will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0325E, effective May 16, 2012.
- Building setback lines Per City of College Station Ordinance.
- Distances shown along curves are chord lengths.
- No construction, landscaping, grading, or structures shall impede, constrict, or block the flow of water in any Public and/or Private Drainage Easements.
- The easement to Wellborn Water Supply Corp., 254/292, does not apply to this tract.
- The blanket easement to Wellborn Water Supply Corp., 254/323, does apply to this tract.
- The public utility easement to the City of College Station, 9075/13, does not cross this tract.
- The temporary construction easement, 9274/239, no longer applies to this tract due to completion of construction.
- Blanket easement to Sinclair Refining Co., 132/111, and 135/86, do apply to this tract, although no pipeline appears to cross this tract.
- Easement to Lone Star Gas Co. 148/470, does not cross this tract as partially released, 70/461 Released Records of Brazos County, Texas.
- Per UDO Section 8.3 W, this development will utilized the wide street option. Bulb-outs were considered, but were determined to not be needed with the proposed street design.
- The impervious cover will be approximately 60% per lot.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities, which are part of this subdivision. The City of College Station shall not be responsible for any operation, repair, or maintenance of these areas.
- Private access easements shall be used to access private drainage and detention facilities for maintenance
- 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.
- If maintenance of City utilities requires the removal of a drainage flume, that flume shall be replaced at the HOA's expense.

Vicinity Map:



Final Plat

Wolf Den Subdivision

~ 4.9977 Acres
Volume 17839, Page 220
Lots 1-5, Block 1 & Lots 1-14, Block 2 (19 Lots)
& ~ 0.979 Acres ROW Dedication
College Station, Brazos County, Texas
Robert Stevenson League A-54
November 2022

Owner:
Wolf Den BCS, LLC
1580 Copperfield Pkwy
College Station, TX 77845

Developer:
Murphy Signature Homes
1580 Copperfield Pkwy
College Station, TX 77802

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
Job No. 20-522

Engineer:
14 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE E-9951



METES AND BOUNDS DESCRIPTION
OF A
4.9977 ACRE TRACT
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL OF THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF CALLED 4.9977 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE IN A DEED TO WOLF DEN BCS, LLC RECORDED IN VOLUME 17839, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND (Y:10188354.68, X:356504.44) MARKING THE MOST WESTERLY SOUTH CORNER OF SAID 4.9977 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 4.819 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CHRISTOPHER A. DALE AND WIFE, JANETTE C. DALE RECORDED IN VOLUME 3498, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE MOST NORTHERLY CORNER OF A CALLED 4.84 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PRESTON CHAMBLEE AND CHERYL CHAMBLEE RECORDED IN VOLUME 1327, PAGE 331 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.); FOR REFERENCE, A 1/2 INCH IRON ROD WITH RED PLASTIC CAP FOUND MARKING THE COMMON CORNER OF SAID 4.819 ACRE TRACT AND SAID 4.84 ACRE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED AS TRACT TWO IN SAID DEED, 16014/339 (O.P.R.B.C.T.) BEARS: S 79° 21' 07" W A DISTANCE OF 453.58 FEET (DEED CALL: S 80° 36' 10" W - 453.82 FEET 3498/295, O.P.R.B.C.T.); AND THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-137 BEARS S 73° 53' 05" E A DISTANCE OF 8,573.66 FEET FROM SAID POINT OF BEGINNING; COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-137 AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010094726273 (CALCULATED USING GEOID12B);

THENCE: N 08° 58' 05" W ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.819 ACRE TRACT FOR A DISTANCE OF 401.04 FEET (DEED CALL: N 07° 41' W - 402 FEET, 16014/39, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTH LINE OF A 20' WIDE COMMON AREA AS SHOWN ON THE PLAT OF SOUTHERN TRACE SUBDIVISION, PHASE 2, RECORDED IN VOLUME 7006, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE OF SAID CITYVIEW SUBDIVISION FOR A TOTAL DISTANCE OF 340.19 FEET (DEED CALL: S 84° 53.5' E - 335 FEET, 16014/39, O.P.R.B.C.T.) TO 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE MOST NORTHERLY EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 86° 03' 52" E ALONG THE SOUTH LINE OF SAID SUBDIVISION, AT A DISTANCE OF 250.94 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY EAST CORNER OF SAID SOUTHERN TRACE PHASE 2 AND THE MOST WESTERLY CORNER OF COMMON AREA 1 AS SHOWN ON THE PLAT OF CITYVIEW SOUTHWEST SUBDIVISION RECORDED IN VOLUME 14698, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE OF SAID CITYVIEW SUBDIVISION FOR A TOTAL DISTANCE OF 340.19 FEET (DEED CALL: S 84° 53.5' E - 335 FEET, 16014/39, O.P.R.B.C.T.) TO 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE MOST NORTHERLY EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 26' 06" E ALONG THE SOUTHEAST LINE OF SAID CITYVIEW SOUTHWEST SUBDIVISION FOR A DISTANCE OF 503.74 FEET (DEED CALL: S 47° 08.4' E - 505.75 FEET, 16014/39, O.P.R.B.C.T.) TO A POINT IN A 10 INCH TREATED FENCE POST FOUND MARKING THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF LOT 7, BLOCK 2, WESTMANSTER SUBDIVISION PHASE ONE AS SHOWN ON THE PLAT RECORDED IN VOLUME 2016, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 63° 04' 33" W ALONG THE NORTHWEST LINE OF SAID LOT 7, AT A DISTANCE OF 0.67 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 265.15 FEET (DEED CALL: S 64° 37' W - 264.54 FEET, 16014/39, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE COMMON CORNER OF SAID 5.00 ACRE TRACT AND SAID 4.84 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 5 OF SAID BLOCK 2 BEARS: S 63° 04' 33" W A DISTANCE OF 549.76 FEET (TOTAL PLAT CALL: S 66° 21' 06" W - 814.74 FEET, 2016/61, O.P.R.B.C.T.);

THENCE: N 78° 57' 08" W ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.84 ACRE TRACT FOR A DISTANCE OF 425.25 FEET (DEED CALL: N 78° 03' W - 425.0 FEET, 16014/39, O.P.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 4.9977 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2020.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.62'	S 81° 01' 55" W
L2	9.47'	N 41° 48' 05" E
L3	26.46'	N 30° 05' 36" W
L4	35.33'	N 67° 06' 53" E
L5	29.79'	N 40° 26' 59" W
L6	22.14'	N 49° 33' 01" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	189.41'	197.50'	54° 57' 00"	N 31° 25' 19" E	182.24'
C2	172.04'	252.50'	39° 02' 16"	N 38° 08' 23" E	168.73'
C3	19.89'	25.00'	45° 34' 23"	N 86° 55' 13" W	19.37'
C4	236.62'	50.00'	271° 08' 46"	N 25° 51' 58" E	70.00'
C5	19.88'	25.00'	45° 34' 23"	S 41° 20' 51" E	19.36'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner of the land shown on this plat, and designated herein as Wolf Den 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.

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 _____, 2022.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

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 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
College Station, Texas

CERTIFICATION 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 2022, 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



**FINAL PLAT
OF
McDONALD'S STATION ADDITION, LOTS 1 & 2, BLOCK 1
(FPCO2021-000019)**

Scale	2 lots and 0.161 acres of Right-of-Way dedication on approximately 2.3 acres
Location	Generally located north of the intersection of Holleman Drive and Wellborn Road
Property Owner	Alexander Bobbie Jo Trust
Applicant	Kimley-Horn (Houston)
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	Two lots at the intersection of a Major Collector (Holleman Drive) and a Major Arterial (Wellborn Road) and right-of-way dedication for Wellborn Road are being created with this final plat. A public access easement will cover a six-foot wide public sidewalk along Holleman Drive.
Preliminary Plan	Approved June 16, 2022
Public Infrastructure	Total linear feet (LF) proposed: 21 Storm Sewers 147 Sanitary Sewer Lines 63 Public Sidewalk
Parkland Dedication	N/A
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

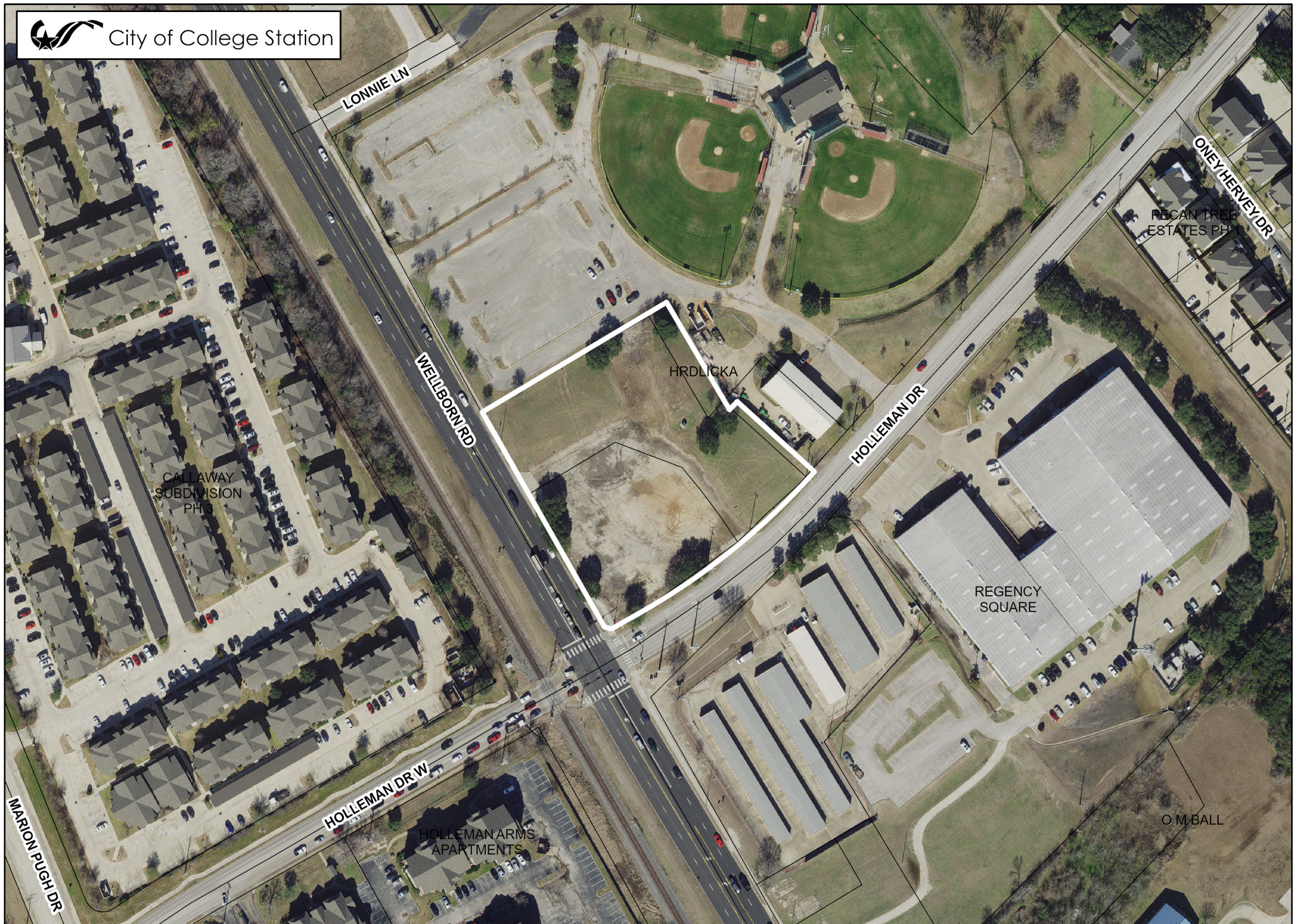
MCDONALD'S STATION
ADDITION
FPCO2021-000019

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0 162.5 325 Feet

MCDONALD'S STATION ADDITION

Case:
FPCO2021-000019

**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



0 162.5 325 Feet

MCDONALD'S STATION ADDITION

Case:
FPCO2021-000019

**FINAL PLAT
COMMERCIAL**

METES AND BOUNDS DESCRIPTION:

FIELD NOTES to that certain 2.334 acre tract situated in the Crawford Burnett League, Abstract No. 7, City of College Station, Brazos County, Texas, being the tract described as 2.33 acres in a Warranty Deed with Vendor's Lien to Bobbie Jo Alexander Trust (hereinafter referred to as Bobbie Jo tract), recorded in Volume 836, Page 454, of the Official Public Records of Brazos County, Texas; Save & Except 24 square feet in a Special Warranty Deed to the City of College Station, Texas (hereinafter referred to as 24 square feet tract), recorded in Volume 16441, Page 82, of the Official Public Records of Brazos County, Texas; the subject tract is more particularly described as follows:

BEGINNING at a 1/2-inch capped rebar stamped "JPH Land Surveying" set in the northwest right-of-way line of Holleman Drive (a variable width right-of-way partially recorded in Volume 453, Page 636, of the Deed Records of Brazos County, Texas), at the east corner of said Bobbie Jo tract and the south corner of the tract described as 0.2610 of an acre in a General Warranty Deed to the City of College Station, Texas (hereinafter referred to as 0.2610 of an acre tract), recorded in Volume 3144, Page 187, of the Official Public Records of Brazos County, Texas;

THENCE along the common line of said Bobbie Jo tract and the northwest right-of-way line of said Holleman Drive, the following calls:

- SOUTH 42° 50' 18" WEST a distance of 19.05 feet to a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the beginning of a non-tangent curve to the right (concave northwest), having a radius of 924.94 feet and a chord which bears SOUTH 51° 43' 59" WEST, a chord distance of 286.03 feet;
- Along said curve to the right, an arc length of 287.18 feet to a 1/2-inch rebar found;
- SOUTH 60° 29' 37" WEST a distance of 39.84 feet to a Mag nail with washer stamped "JOE ORR INC." found at the east corner of said 24 square feet tract;

THENCE NORTH 74° 33' 08" WEST through the interior of said Bobbie Jo tract along the northeast line of said 24 square feet tract, a distance of 9.91 feet to a 1/2-inch capped rebar stamped "JOE ORR BASELINE" found in the southwest line of said Bobbie Jo tract, at the west corner of said 24 square feet tract, in the northeast right-of-way line of F.M. 2154 (also known as Wellborn Road, a variable width right-of-way as shown on Texas Department of Transportation Right-of-Way Map, Control Section 054004, from 446 feet north of F.M. 2154-F.M.2347 intersection to 4,220 feet south of said intersection);

THENCE NORTH 29° 39' 16" WEST along the common line of said Bobbie Jo tract and the northeast right-of-way line of said F.M. 2154, a distance of 331.59 feet to a Mag nail with metal washer stamped "JPH Land Surveying" set;

THENCE NORTH 59° 12' 51" EAST a distance of 287.95 feet to a 5/8-inch capped rebar stamped "KERR RPLS 4502" found;

THENCE SOUTH 30° 23' 19" EAST a distance of 167.10 feet to a 1/2-inch rebar found;

THENCE NORTH 42° 57' 47" EAST a distance of 14.92 feet to a 5/8-inch capped rebar stamped "KERR RPLS 4502" found at the west corner of said 0.2610 of an acre tract;

THENCE SOUTH 47° 45' 25" EAST along the common line of said Bobbie Jo tract and said 0.2610 of an acre tract, a distance of 140.14 feet to the POINT OF BEGINNING and containing 2.334 acres (±101.671 square feet).

LEGEND OF LINE TYPES	
---	DEED/ADJOINER LINE
---	PLAT BOUNDARY LINE
---	INTERIOR LOT LINE
---	EASEMENT LINE

MONUMENTS / DATUMS / BEARING BASIS	
Monuments are found if not marked MNS or CRS.	
CRS	1/2" rebar stamped "JPH Land Surveying" set
MNS	Mag nail & washer stamped "JPH Land Surveying" set
TBM	Site benchmark (see vicinity map for general location)
○	Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS/83,CZ	
Elevations, if shown, are NAVD'88	
Bearings are based on grid north (TxCS/83,CZ)	

LEGEND OF ABBREVIATIONS	
US.SyFt.	United States Survey Feet
TxCS/83,CZ	Texas Coordinate System of 1983, Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.B.C.T.	Plat Records of Brazos County, Texas
O.P.R.B.C.T.	Official Public Records of Brazos County, Texas
D.R.B.C.T.	Deed Records of Brazos County, Texas
B.C.A.D.	Brazos Central Appraisal District
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Setback Line
P.U.E.	Public Utility Easement
P.A.E.	Public Access Easement
L.E.	Landscape Easement
U.G.E.E.	Underground Electric Easement
W.L.E.	Water Line Easement
O.H.E.E.	Overhead Electric Easement
A.E.	Access Easement
Pr.A.E.	Private Access Easement



Drafter: RDG 2021/08/12
Revision: RDG 2021/10/20
Revision: RDG 2022/01/11
Revision: CRH 2022/04/13
Revision: CRH 2022/07/06
Revision: RDG 2022/11/21

JPH Job/Drawing No. (see below)
2020.018.012 [42-3257] 1011 Wellborn Rd, College Station, Brazos Co., TX - FINAL PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston

PLAT NOTES:

- Bearings are based on grid north (Texas Coordinate System of 1983, Central Zone)
- No lot in this subdivision is encroached by a Special Flood Hazard Area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map 48041C0305F, dated 2014/04/02, for Brazos County, Texas.
- Water service will be provided by the City of College Station.
- Sanitary sewer service will be provided by the City of College Station.
- The benchmark (TBM) is a mag nail with a metal washer stamped "JPH BENCHMARK" set in a concrete curb located in the southeast margin of Holleman Drive, located approximately 225 feet northeasterly from the northeast line of F.M. Highway No. 2154, and approximately 57 feet southeasterly from the northwest line of Holleman Drive. Benchmark Elevation = 308.81' (NAVD'88 GEIOD 18). See vicinity map for general location.
- Subject to Temporary Blanket Utility Easement - Vol. 3928, Pg. 170, O.P.R.B.C.T.
- Subject to QWEST Easement by Court Order in Settlement of Landowner Action - Vol. 12713, Pg. 87 O.P.R.B.C.T.
- Private Access Easements to be owned and maintained by the lot owners.
- For the purposes of this subdivision for regulation of applicable development standards, the following are considered building plots: Lot 1, Block 1 & Lot 2, Block 1
- Zoning for this tract is GC General Commercial

OWNERSHIP AND DEDICATION:

STATE OF TEXAS §
COUNTY OF §

I, _____, authorized officer of Bobbie Jo Alexander Trust, owner and developer of the land shown on this plat, and designated herein as *McDONALD'S STATION ADDITION*, a subdivision to the City of College Station, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____, Authorized officer
Bobbie Jo Alexander Trust
P.O. Box 769
Brenham, Texas 77834

STATE OF TEXAS §
COUNTY OF §

Before me, the undersigned authority, on this day personally appeared _____, authorized officer of Bobbie Jo Alexander Trust, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein expressed.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER:

STATE OF TEXAS §
COUNTY OF BRAZOS §

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 _____ Date _____
City of College Station, Texas

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, **Chris Henderson**, Registered Professional Land Surveyor No. 6831, 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.

Chris Henderson
Registered Professional
Land Surveyor, No. 6831
chris@jphls.com
Date: May 25, 2022

CERTIFICATE OF PLANNING AND ZONING:

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

_____, Chairman
Planning and Zoning Commission
City of College Station, Texas

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.

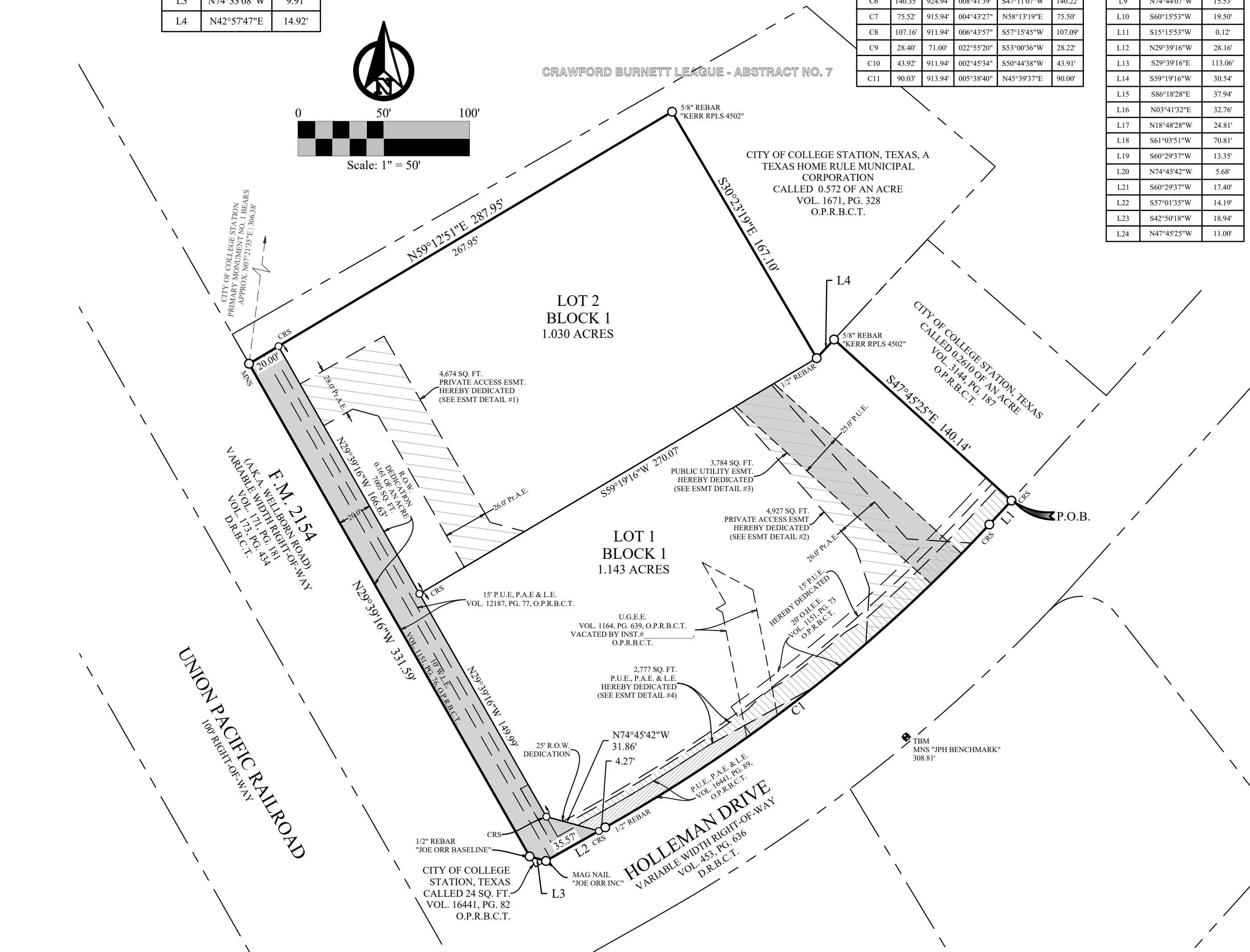
County Clerk
Brazos County, Texas

Line Data Table		
Line #	Bearing	Distance
L1	S42°50'18"W	19.05'
L2	S60°29'37"W	39.84'
L3	N74°33'08"W	9.91'
L4	N42°57'47"E	14.92'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	287.18'	924.94'	017°47'23"	S51°43'59"W	286.03'

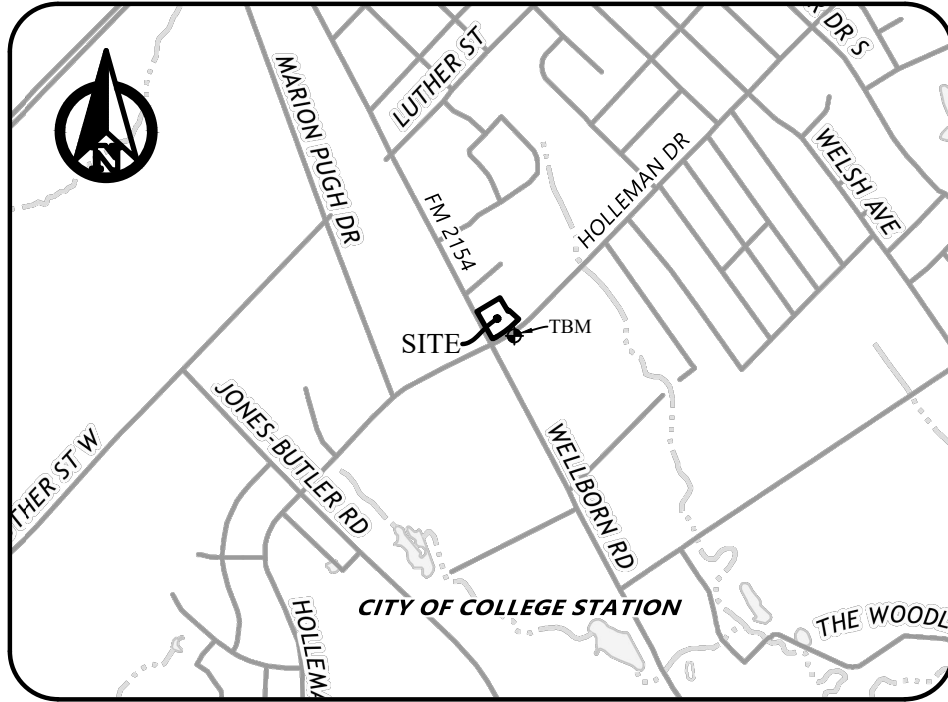
Easement Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C2	85.59'	924.94'	005°18'00"	S40°24'55"W	85.56'
C3	14.95'	924.94'	000°55'53"	N43°18'05"E	14.95'
C4	25.03'	924.94'	001°33'02"	S45°04'23"W	25.03'
C5	23.50'	924.94'	001°27'34"	N43°34'05"E	23.50'
C6	140.33'	924.94'	008°41'39"	S47°11'07"W	140.22'
C7	75.52'	915.04'	004°43'27"	N58°17'19"E	75.50'
C8	107.16'	911.04'	006°43'57"	S57°15'45"W	107.09'
C9	28.40'	71.00'	022°55'20"	S53°00'36"W	28.22'
C10	43.92'	911.04'	002°45'34"	S50°44'38"W	43.91'
C11	90.03'	913.94'	005°38'40"	N45°39'37"E	90.00'

Easement Line Data Table		
Line #	Bearing	Distance
L5	S29°39'16"E	25.40'
L6	S74°40'07"E	0.11'
L7	S75°00'00"E	20.87'
L8	S59°19'16"W	40.89'
L9	N74°44'09"W	15.53'
L10	S60°15'53"W	19.50'
L11	S15°15'53"W	0.12'
L12	S29°39'16"W	28.16'
L13	S29°39'16"E	113.06'
L14	S59°19'16"W	30.54'
L15	S86°18'28"E	37.94'
L16	N03°41'32"E	22.76'
L17	N18°48'28"W	24.81'
L18	S61°03'51"W	70.81'
L19	S60°29'37"W	13.35'
L20	N74°49'42"W	5.68'
L21	S60°29'37"W	17.40'
L22	S57°01'35"W	14.19'
L23	S42°50'18"W	18.94'
L24	N47°45'25"E	11.00'



VICINITY MAP

NOT TO SCALE



FINAL PLAT

OF

McDONALD'S STATION ADDITION
BLOCK 1, LOTS 1 AND 2
AND R.O.W. DEDICATION

2.334 ACRES
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'
PREPARED ON: AUGUST 12, 2021

SUBMITTAL DATE: OCTOBER 28, 2021

OWNER:
Bobbie Jo Alexander Trust
P.O. Box 769
Brenham, Texas 77834

SURVEYOR:
JPH Land Surveying, Inc.
1516 E. Palm Valley Blvd., Ste. A4
Round Rock, Texas 78664
(817) 431-4971

ENGINEER:
Kimley-Horn & Associates
11700 Katy Freeway, Suite 800
Houston, Texas 77079
(281) 597-9300

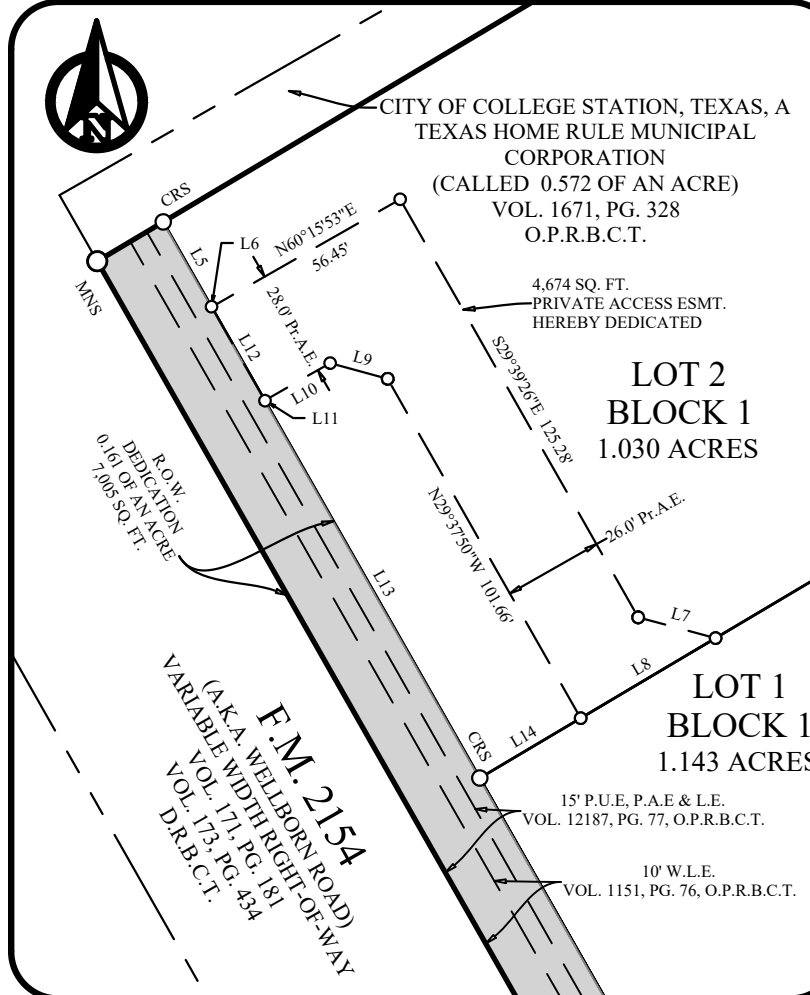
P.U.E., P.A.E. & L.E. DETAIL #4

Scale: 1" = 50'

- 15' P.U.E., P.A.E. & L.E., VOL. 12187, PG. 77, O.P.R.B.C.T.
- P.U.E., P.A.E. & L.E. VOL. 16441, PG. 89, O.P.R.B.C.T.
- 3,784 SQ.FT. PUBLIC UTILITY, ESMT HEREBY DEDICATED
- 4,927 SQ.FT. PRIVATE ACCESS ESMT HEREBY DEDICATED
- 20' O.H.E.E., VOL. 1151, PG. 73, O.P.R.B.C.T.
- 10' W.L.E., VOL. 1151, PG. 76, O.P.R.B.C.T.
- 15' P.U.E., HEREBY DEDICATED
- 2,777 SQ. FT. P.U.E. P.A.E. & L.E., HEREBY DEDICATED

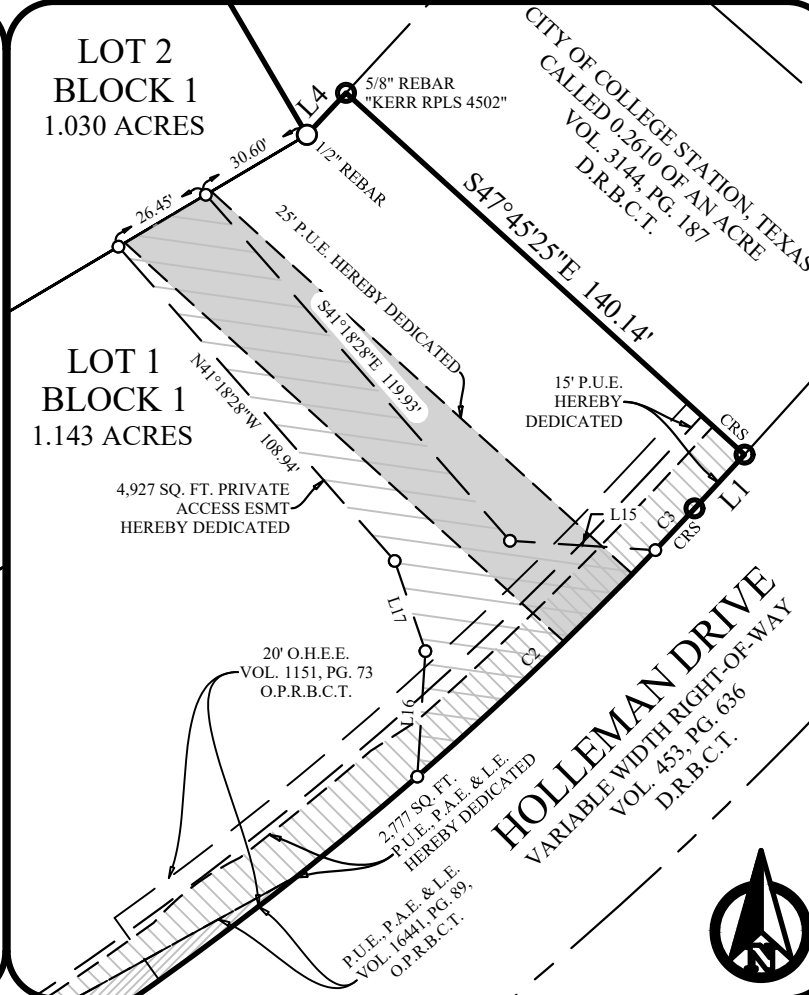
ACCESS EASEMENT DETAIL #1

Scale: 1" = 50'



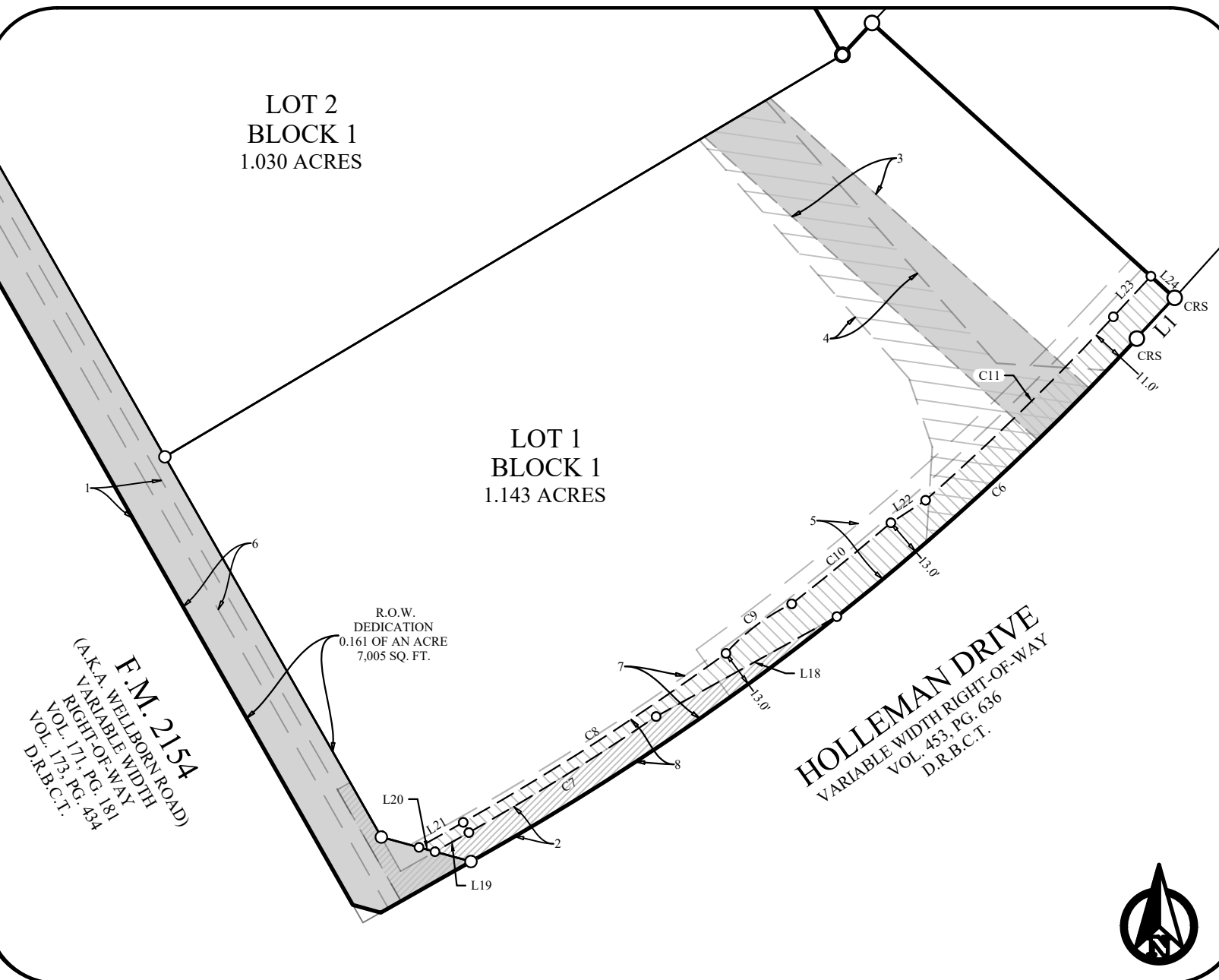
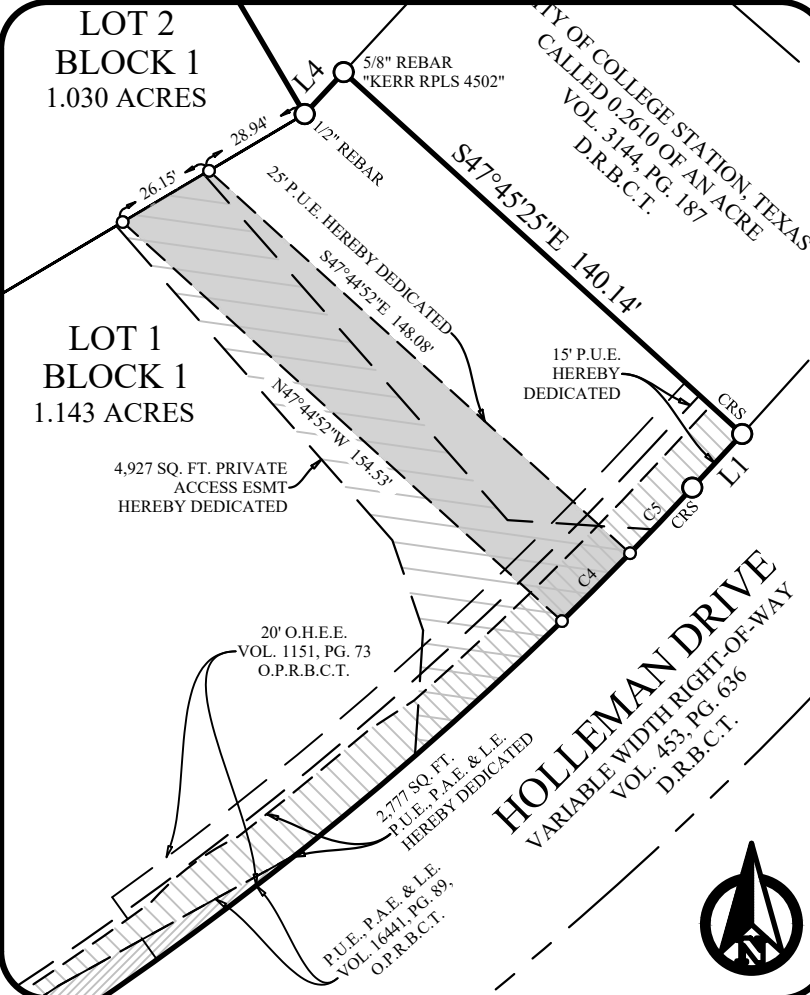
ACCESS EASEMENT DETAIL #2

Scale: 1" = 50'



P.U.E. DETAIL #3

Scale: 1" = 50'



March 16, 2023
Regular Agenda
Rezoning – Dominik Duplex

To: Planning & Zoning Commission

From: Jeff Howell, Senior 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 D Duplex to MH Middle Housing for approximately 0.24 acres of land at 721 and 723 Dominik Drive, being Lot 14R1 and Lot 14R2 of the University Oaks Section Two subdivision, generally located southwest of the intersection of Dominik Drive and Stallings Drive. Case # REZ2023-000003 (Note: Final action of this item will be considered at the April 13, 2023 City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the request.

Summary: This request is to rezone approximately 0.24 acres of land being two platted lots generally located at 721 and 723 Dominik Drive from D Duplex to MH Middle Housing. The subject properties were originally platted in 1970. They were further subdivided into two lots in 2012 and developed as a split-lot duplex with five bedrooms in each unit. The applicant intends to maintain the existing structure and rezone to allow for the existing split-lot duplex to function as a shared housing use. Shared housing is not an allowed use in the current D Duplex zoning district. If rezoned, the property would go through the site-planning process to ensure that it meets all of the requirements for a shared housing development.

REZONING REVIEW CRITERIA

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are located about ¼ mile from the Texas Avenue and University Drive Redevelopment Area as well as the Harvey Road 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 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the 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. These areas also may serve as a buffer between multi-family and suburban residential areas. 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 would allow for a mix of housing types with the utilization of the existing smaller lot sizes and is aligned with the Comprehensive Plan.

The proposed 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, shared housing, small and medium multiplexes, and live-work units which are in line with the Comprehensive Plan.

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 low to medium density residential development with detached single-family dwellings to the north, duplexes to the east and west, and multi-family structures to the south. The MH Middle Housing zoning district enables an incremental increase in residential density on this site, while also enabling the possible future redevelopment of this lot at an appropriate scale. The residential uses permitted in MH Middle Housing zoning district are appropriate for the surrounding areas as it would allow for an increase in residential density 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 split-lot duplex use, while also allowing for single-family, townhouse, and multiplex use. Some permitted uses may require replatting or adjustments to the lots in order to comply with the Middle Housing dimensional standards.

4. Whether there are 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 redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts Dominik Drive. The residential lots front and will continue to take access from Dominik Drive, which is classified as a collector street. 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 they indicate shared housing uses are more appropriate in the MH Middle Housing district.

STAFF RECOMMENDATION

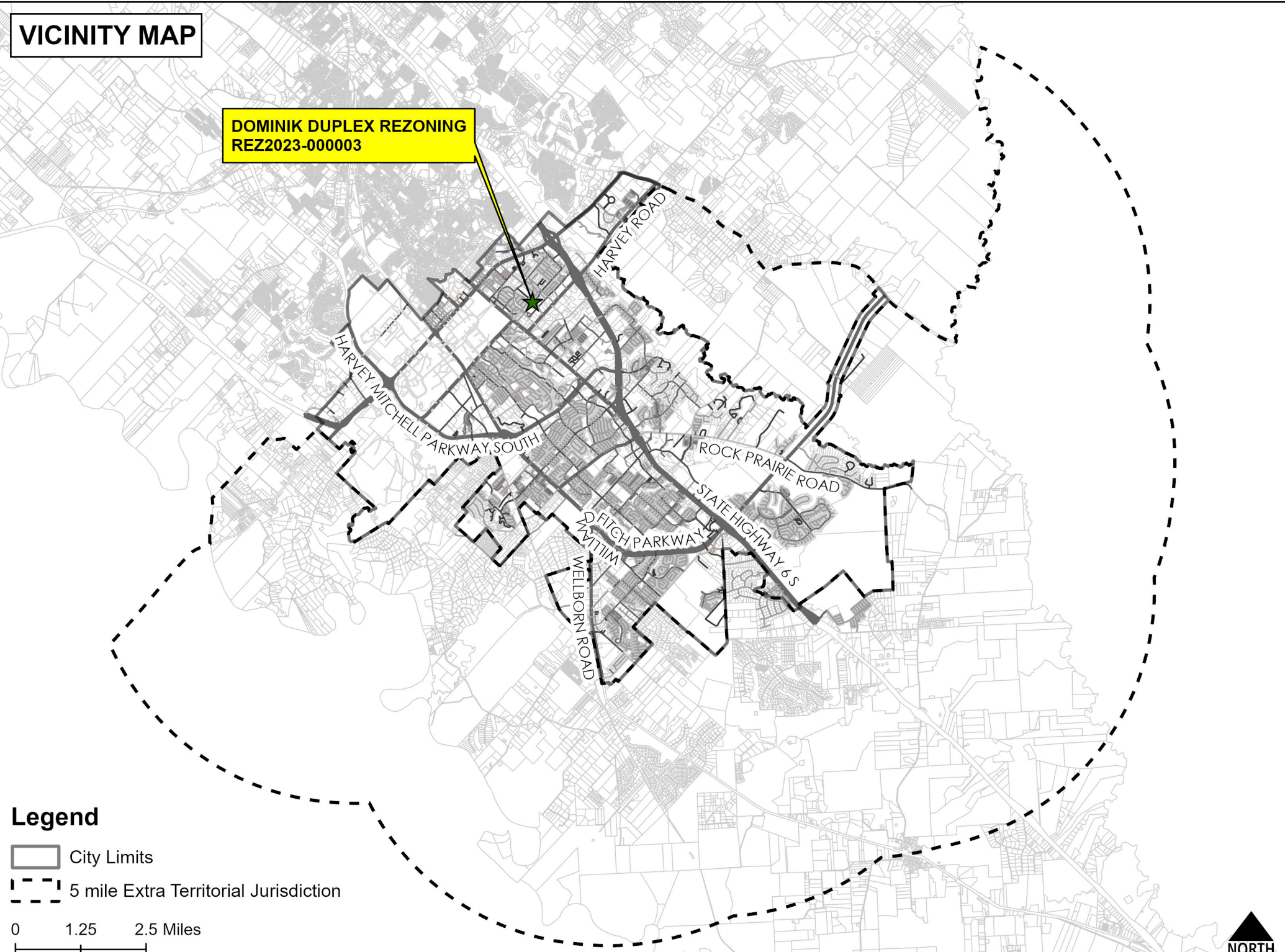
Staff recommends approval of this request.

SUPPORTING MATERIALS

1. Vicinity Map, 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

DOMINIK DUPLEX REZONING
REZ2023-000003

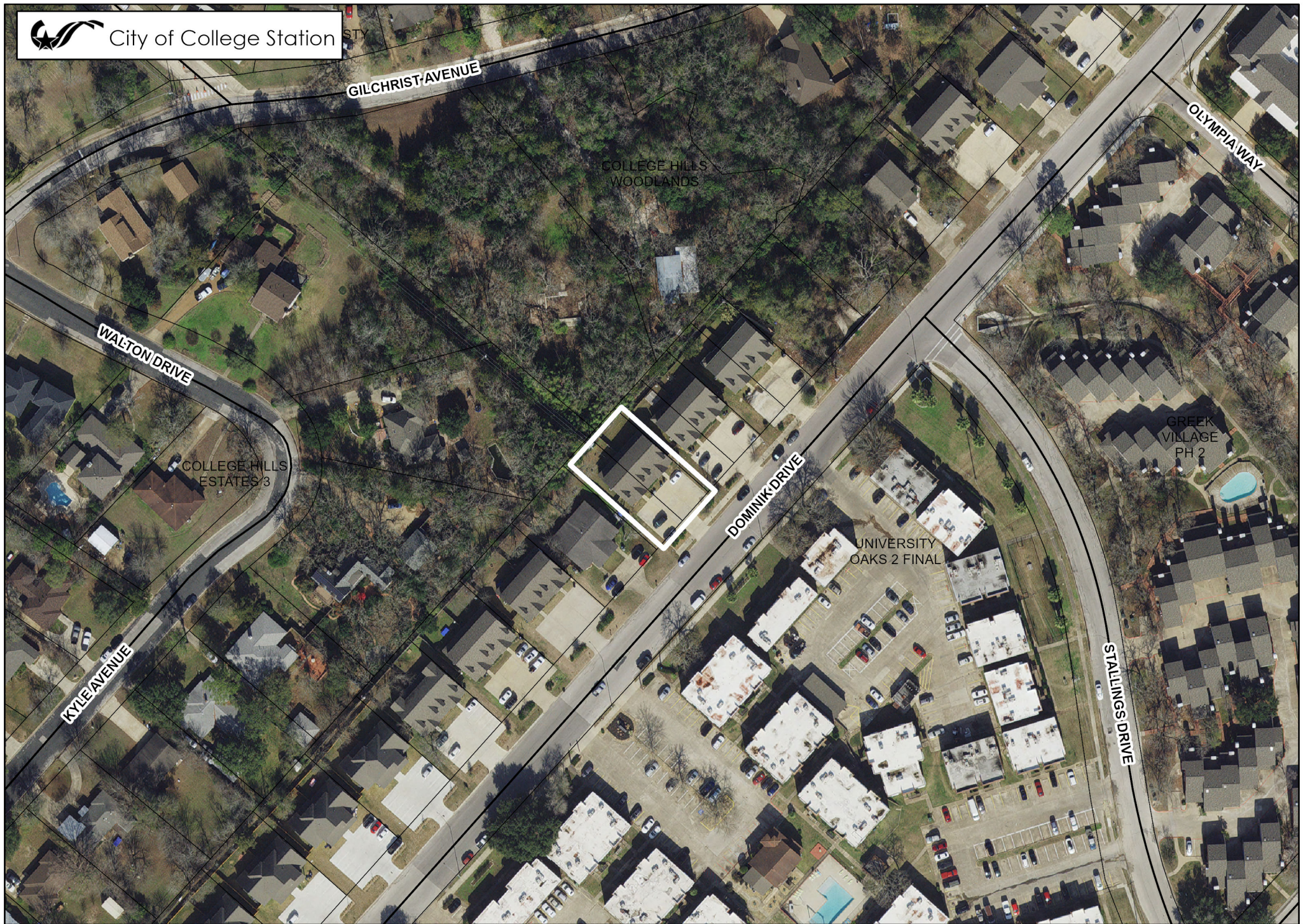


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



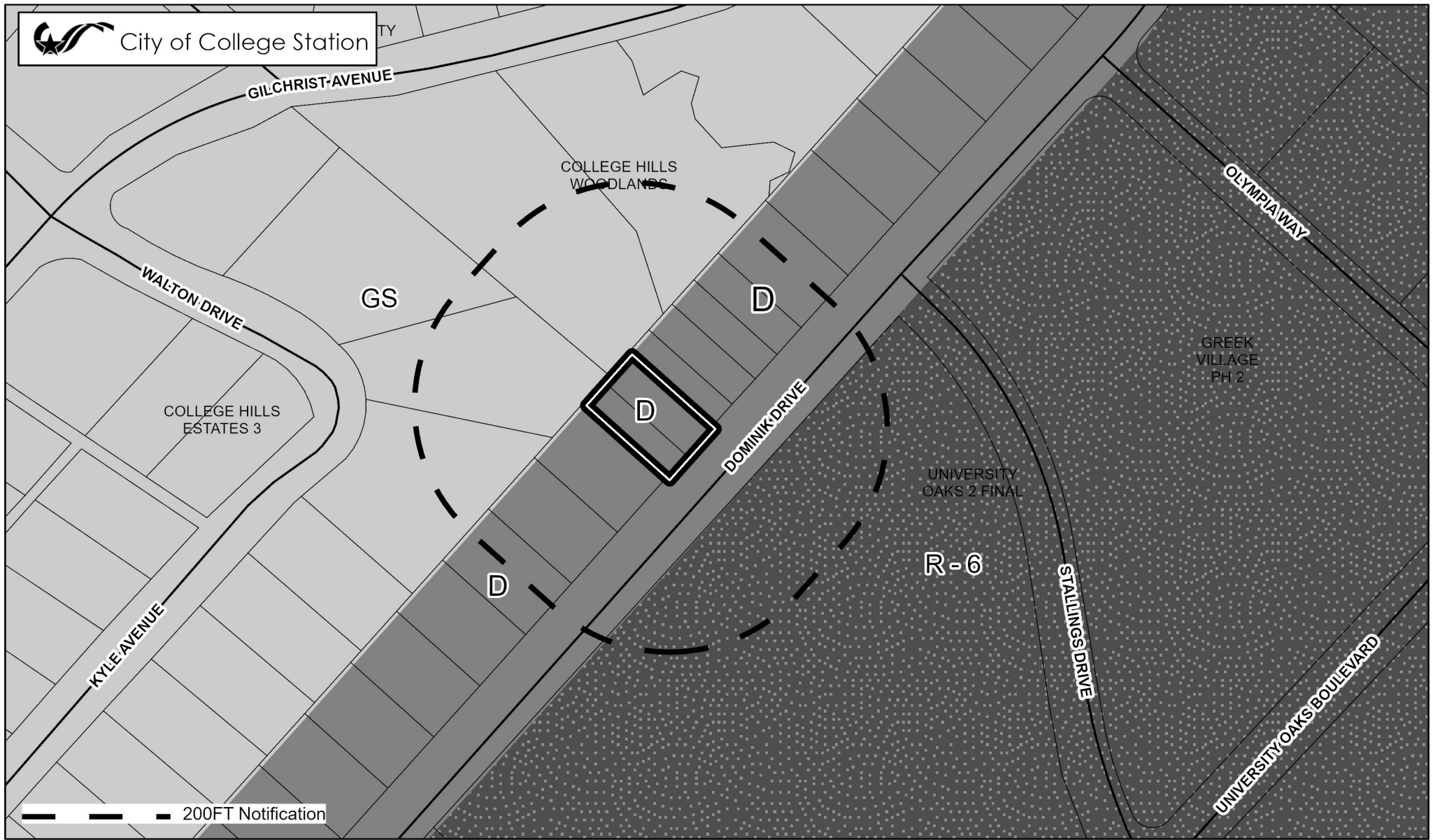


0 125 250 Feet

DOMINIK DUPLEX REZONING

Case:
REZ2023-000003

REZONING



200FT Notification

ZONING DISTRICTS (In Grayscale)

<u>Residential</u>	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

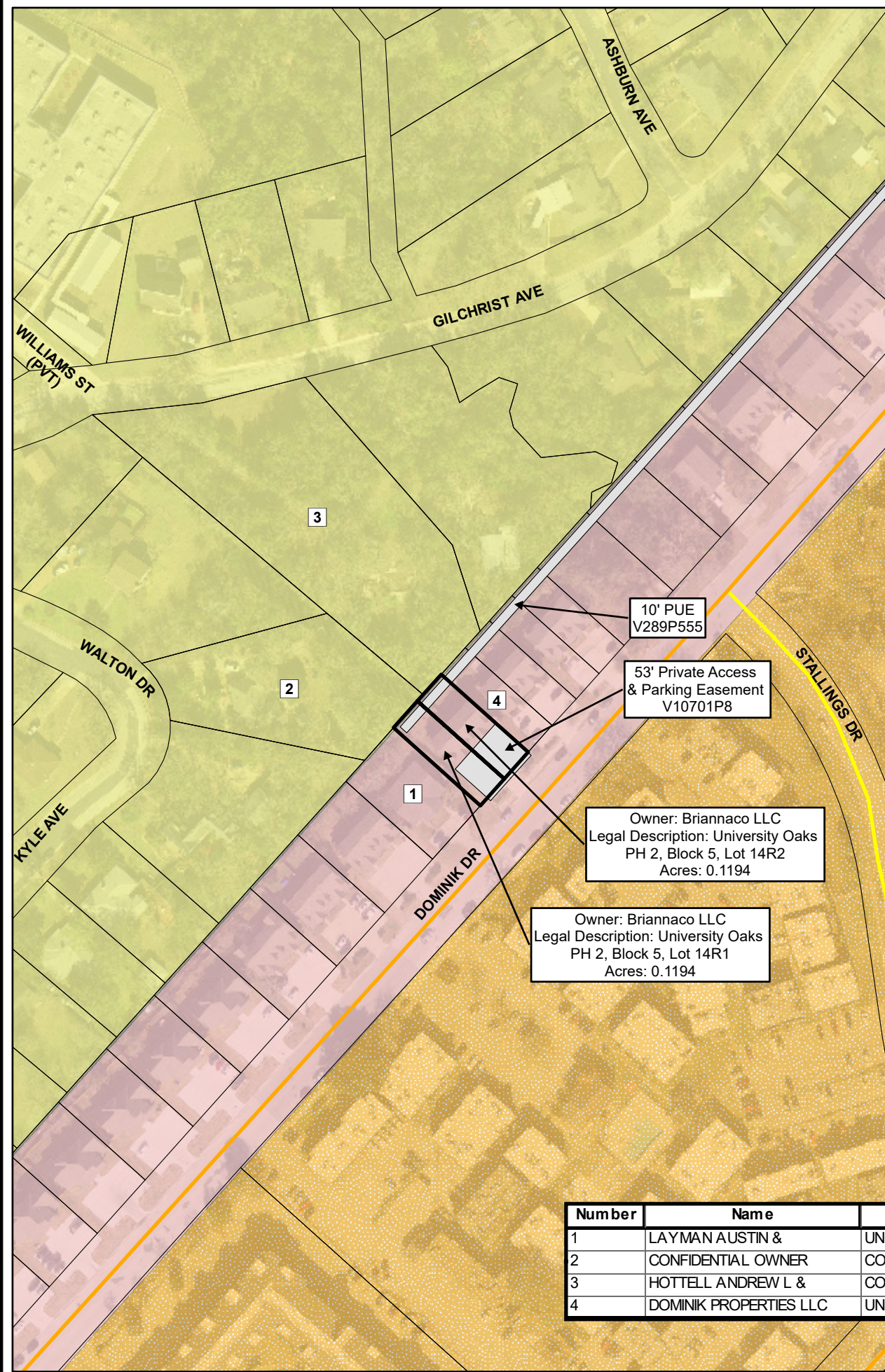


0 155 310 Feet

DOMINIK DUPLEX REZONING

Case:
REZ2023-000003

REZONING



Number	Name	Legal Description	Current Zoning	Future Land Use
1	LAYMAN AUSTIN &	UNIVERSITY OAKS PH 2, BLOCK 5, LOT 13	Duplex	Mixed Residential
2	CONFIDENTIAL OWNER	COLLEGE HILLS ESTATES PH 3, BLOCK 17, LOT 12	General Suburban	Neighborhood Conservation
3	HOTTELL ANDREW L &	COLLEGE HILLS WOODLANDS, LOT 84A	General Suburban	Neighborhood Conservation
4	DOMNIK PROPERTIES LLC	UNIVERSITY OAKS PH 2, BLOCK 5, LOT 15A1	Duplex	Mixed Residential

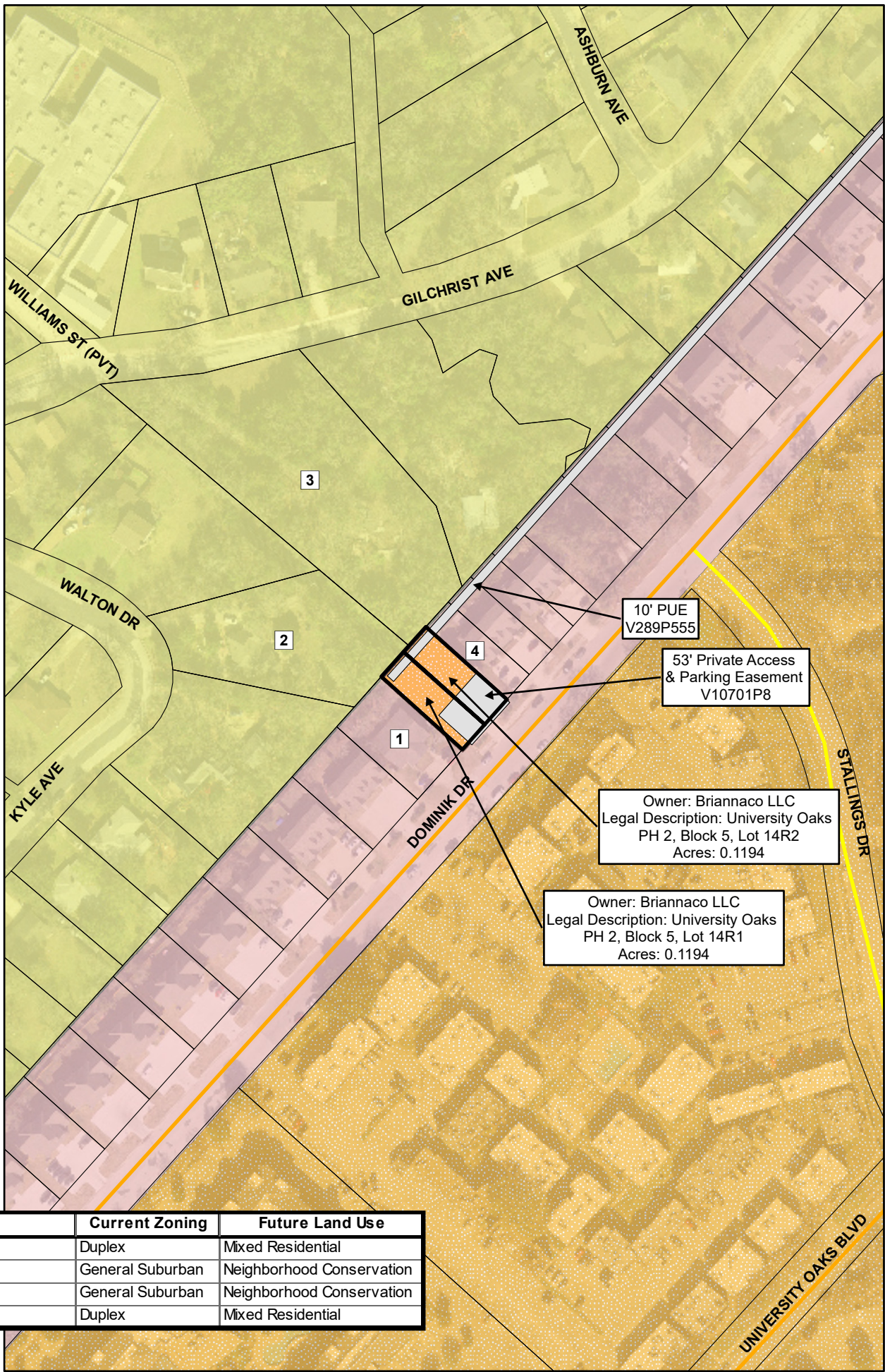
Zoning
Description

- D - Duplex
- GS - General Suburban
- R6 - High Density Multi-Family
- MH - Middle Housing

Thoroughfare Plan
Classification

- 2 Lane Major Collector
- 2 Lane Minor Collector

NOTE: This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0305F, Effective Date, 4/2/2014



N

1 inch = 150 feet

MITCHELL
M&M
MORGAN

T. 979.260.6963
F. 979.260.3564

3204 Earl Rudder Fwy S
College Station, TX 77845

Plan & Design Specialists in
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Hydrology · Utilities · Streets
Site Plans · Subdivisions

www.mitchellandmorgan.com

Rezoning Map

721 & 723
Domink Dr.

February
2023

Ex. A
Page 30 of 35

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 16, 2023
Advertised Council Hearing Date: April 13, 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:

College Hills Estates HOA
College Woodlands HOA

Property owner notices mailed: 18

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: 2 at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation	GS General Suburban	Single-family detached
South	Urban Residential	R-6 High Density Multi-Family	Multi-family (Apartments)
East	Mixed Residential, Urban Residential	D Duplex, R-6 High Density Multi-Family	Duplex, Multi-family (Apartments)
West	Mixed Residential, Neighborhood Conservation	D Duplex, GS General Suburban	Duplex, Single-family detached

DEVELOPMENT HISTORY

Annexed: May 1956
Zoning: R-1 Single Family Residential (upon annexation 1956)
R-2 Duplex Residential (year undetermined)
R-2 Duplex Residential renamed to D Duplex (2013)
Final Plat: University Oaks Section Two
Site Development: Split-lot Duplex



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: DOMINIK DUPLEX REZONING

Address: 721 DOMINIK DR

Legal Description: UNIVERSITY OAKS PH 2, BLOCK 5, LOT 14R1-14R2

Total Acreage: 0.24

Applicant:: MITCHELL & MORGAN

Property Owner: BRIANNACO LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplexes on 721 and 723 Dominik fall under this definition. We are requesting a rezoning to MH Middle Housing so that the property and property owner may be in compliance with zoning and development codes.

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. There is a variety of housing densities in in this area of the city that the existing shared housing duplexes contributes toward, which is in accordance with the Comprehensive Plan.

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

D Duplex is suitable by use, but the duplexes in this request were recently classified as Shared Housing and are no longer permitted in the D Duplex zoning district. D Duplex is no longer suitable for the uses on the property.

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. Duplexes are 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. Duplexes are 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.

D Duplex are marketable for the property. However, the residential units on the properties are now considered Shared Housing units, which are more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

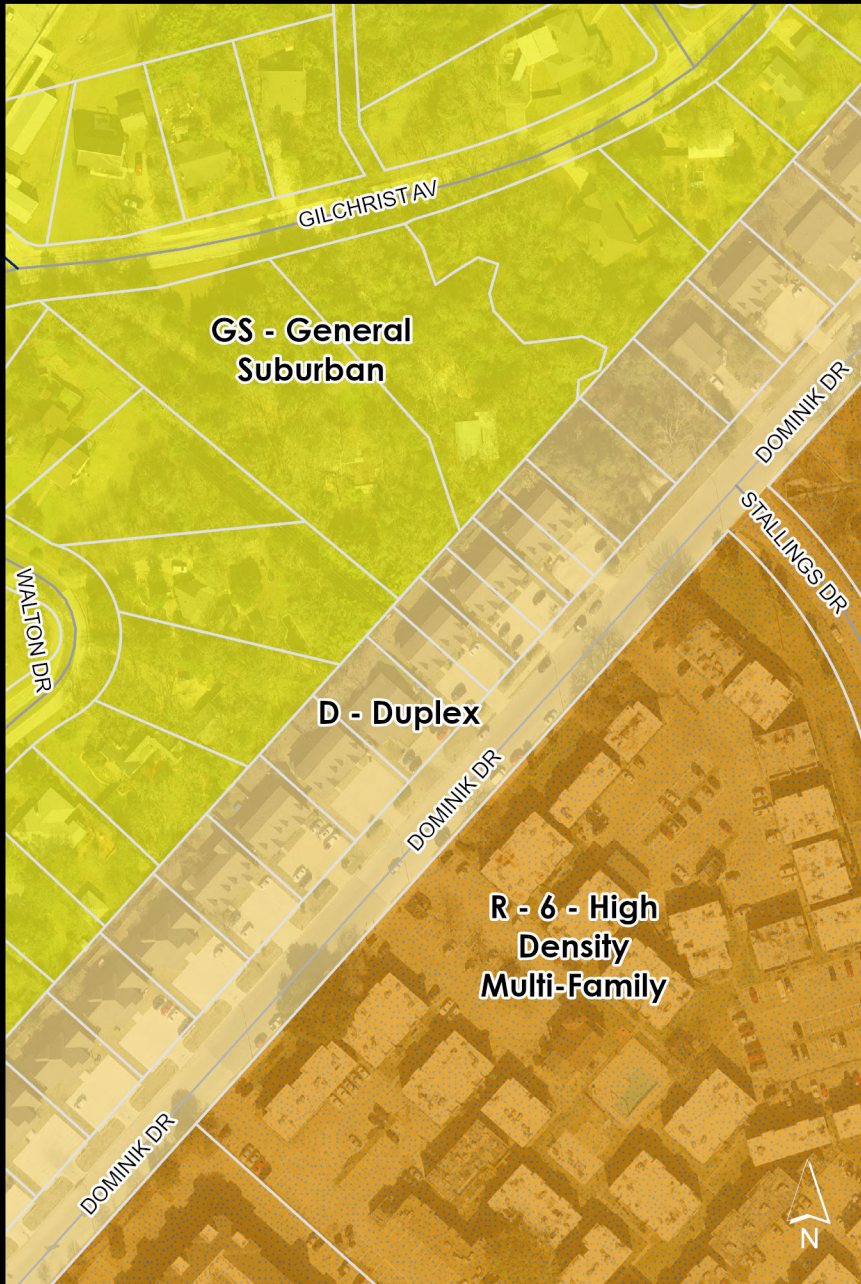
N/A

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

