



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/88406888680>
Phone: 888 475 4499 and Webinar ID: 884 0688 8680

The City Council may or may not attend this meeting.

April 6, 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 16 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Wellborn Settlement Phase Two on approximately 50.47 acres of land, generally located along Royder Road and Wellborn Road southeast of the intersection of Wellborn Road and Royder Road. Case #FPMU2020-000001

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 of Wellborn Settlement Phase Three on approximately 14.501 acres of land, generally located along Royder Road southeast of the intersection of Wellborn Rd and Royder Rd. Case #FP2022-000013

Sponsors: Robin Macias

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

- 3.4. Presentation, discussion, and possible action regarding a one-time request to extend the approval of the Traditions Subdivision Phases 103-105 Preliminary Plan approved by the Administrator on April 6, 2021. Case #PP2021-000002

Sponsors: Anthony Armstrong

Attachments: 1. Applicants Extension Request
2. Approved Preliminary Plan

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 R Rural to SC Suburban Commercial for approximately 7.5 acres of land located at 2774 and 2840 Barron Road, generally located north of the intersection of Barron Road and William D. Fitch Parkway. Case #REZ2023-000001 (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. Vicinity Map, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Existing Future Land Use Map

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4 "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural and GS General Suburban to T Townhouse for approximately 8.2 acres of land at 3197 Holleman Drive South, generally located north of the intersection of Holleman Drive South and Deacon Drive West. Case #REZ2023-000005 (Note: Final action of this item will be considered at the April 27, 2023 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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

6. **Informational Agenda**

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

New Development Link: www.cstx.gov/newdev

6.2. Presentation and discussion of City-implemented projects and programs within the McCulloch Neighborhood.

Sponsors: Naomi Sing

Attachments:

1. Memo
2. McCulloch Neighborhood Projects & Programs List
3. McCulloch Neighborhood Projects Maps

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

- 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.
- Thursday, April 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 4, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A Rezoning for approximately 0.6 acres located at 303 Cooner Street from MF Multi-Family to MH Middle Housing. The Planning & Zoning Commission heard this item on March 2, 2023 and voted (5-1) to recommend approval. The City Council heard this item on March 23, 2023 and voted (6-0) to approve the request.
- An Ordinance Amendment regarding Conditional Use Permits. The Planning & Zoning Commission heard this item on March 2, 2023 and voted (5-1) to recommend approval. The City Council heard this item on March 23, 2023 and voted (5-1) to approve the request.

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

- None

7. Discussion and possible action on future agenda items.

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

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 31, 2023 at 5:00 p.m.



Deputy City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
March 16, 2023**

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

COUNCIL MEMBERS PRESENT: Councilmembers Linda Harvell and Dennis Maloney

CITY STAFF PRESENT: City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planners Jeff Howell and Matthew Ellis, Staff Planner Aspen Pflanz, Engineer I Lucas Harper, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Parker Mathews, City Attorney Adam Falco, Assistant City Attorney II Aaron Longoria, 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**

Fred Dupriest, College Park Subdivision, College Station, addressed the Commission regarding Middle Housing and affordable housing.

Tina Evans, South Knoll Subdivision, College Station, addressed the Commission and expressed concerns regarding Middle Housing.

3. **Consent Agenda**

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

- 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

- 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

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

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

No items were removed.

5. Regular Agenda

- 5.1 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

Senior Planner Howell presented the Rezoning to the Commission recommending approval.

Chairperson Christiansen expressed concerns with rezoning one lot to MH Middle Housing while the surrounding lots are zoned differently.

Senior Planner Howell clarified that this request is similar to previous requests to rezone single lots to MH Middle Housing that have been submitted by individual property owners. Mr. Howell further explained that the Comprehensive Plan Future Land Use Map does designate this property as Mixed-Residential making the rezoning compliant.

Commissioner Chaloupka arrived at 6:21 p.m.

Commissioner Cornelius asked if this rezoning is included in an area recommended for a City-initiated rezoning.

Senior Planner Howell confirmed that this property is included in a City-initiated rezoning recommended area.

Commissioner Collins asked for the implications of approving this rezoning if the City-initiated rezoning was denied in the same area.

Senior Planner Howell clarified that this area has been identified on the Comprehensive Plan Future Land Use Map as Mixed-Residential, which does indicate that MH Middle Housing is an appropriate zoning district whether the City-initiated rezoning is approved or denied.

Applicant, Veronica Morgan, Mitchell & Morgan Engineers, was available to address and answer questions from the Commission.

Commissioner Collins stated that the Commission is obliged to approve a request that is in compliance with the Comprehensive Plan.

City Attorney Falco explained spot zoning, clarifying that the land use is compatible with a rezoned MH Middle Housing and the current D Duplex zoning.

Chairperson Christiansen asked for clarification on a MH Middle Housing zoning request in a single-family zoned area, stating that that would be an inappropriate zoning.

City Attorney Falco confirmed that a MH Middle Housing zoning would not be allowed in a single-family zoned area.

Commissioner Cornelius asked for clarification on allowing MH Middle Housing zoning, stating that MH Middle Housing is allowed in this area because of the current land use.

Administrator Armstrong stated that MH Middle Housing zoning can go anywhere that the Land Use Plan has designated as Mixed-Residential.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

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

Commissioner Cornelius expressed that the City-initiated rezonings should be moved for approval as quickly as possible.

The motion passed 7-0.

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:

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

There was no discussion.

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.

There was no discussion.

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 general discussion amongst the Commission regarding a Commission liaison to City Council meetings.

8. **Adjourn**

The meeting adjourned at 6:31 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



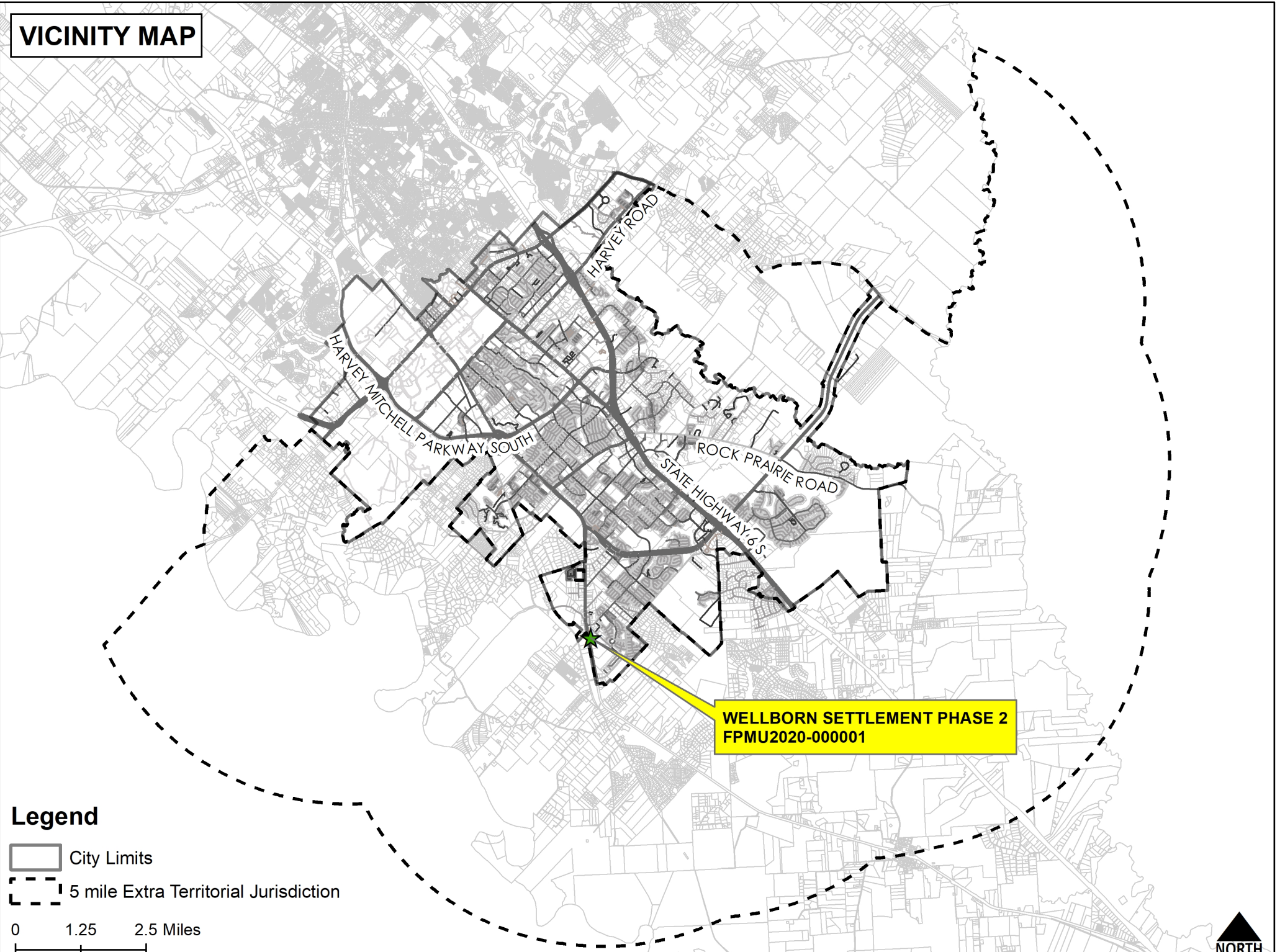
**Final Plat
for
Wellborn Settlement Phase Two
FPMU2020-000001**

Scale	71 single-family lots, 2 common areas, 4 commercial lots, 3.005 acres of parkland dedication and 0.651 acre of Right-of-Way on approximately 50.47 acres
Location	Generally located along Royder Rd and Wellborn Rd southeast of the intersection of Wellborn Rd and Royder Rd
Property Owner	TDG Management LP
Applicant	Hester Engineering
Project Manager	Robin Macias, Staff Planner, rmacias@cstx.gov
Project Overview	This plat is for the second phase of a 70.171-acre, multi-phase subdivision which includes residential and commercial lots. This phase includes 12.628 acres of common area and a 3-acre neighborhood park.
Preliminary Plan	Approved in December 2019.
Public Infrastructure	Total linear feet (LF) proposed: 4,231 Streets 8,178 Sidewalks 2,537 Sanitary Sewer Lines 3,612 Storm Sewers 4,311 Water Lines (Wellborn SUD) 762 Multi-use Paths
Parkland Dedication	With the preliminary plan, the Parks and Recreation Board recommended approval of a 3-acre neighborhood park which will be dedicated with this plat. \$625 per single-family dwelling unit for community parks 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

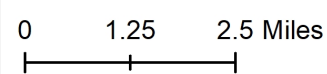
Supporting Materials

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

VICINITY MAP



- Legend**
- City Limits
 - 5 mile Extra Territorial Jurisdiction

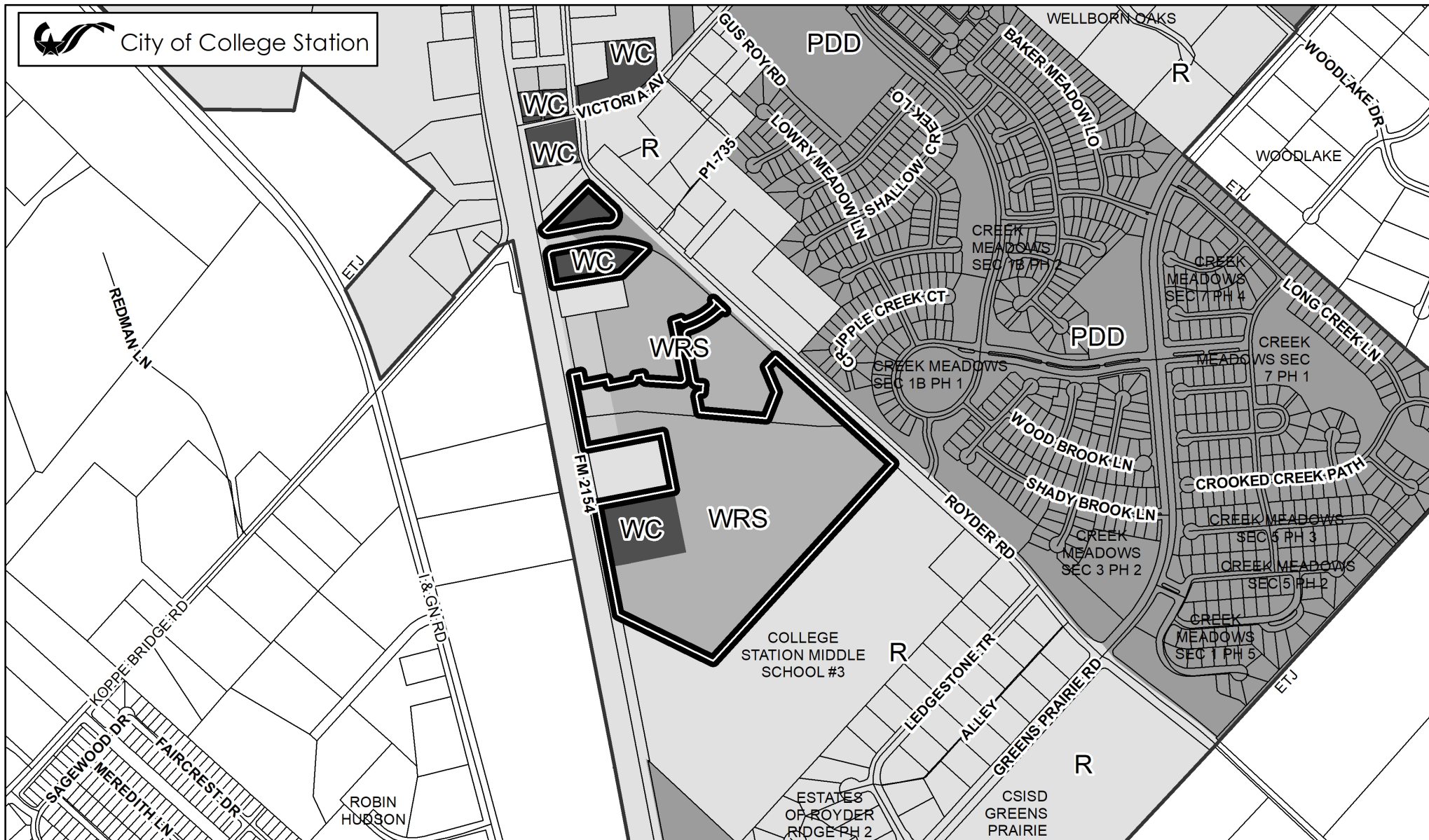




0 850 1,700 Feet

WELLBORN SETTLEMENT PHASE 2

Case: FINAL PLAT MIXED USE
FPMU2020-000001



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

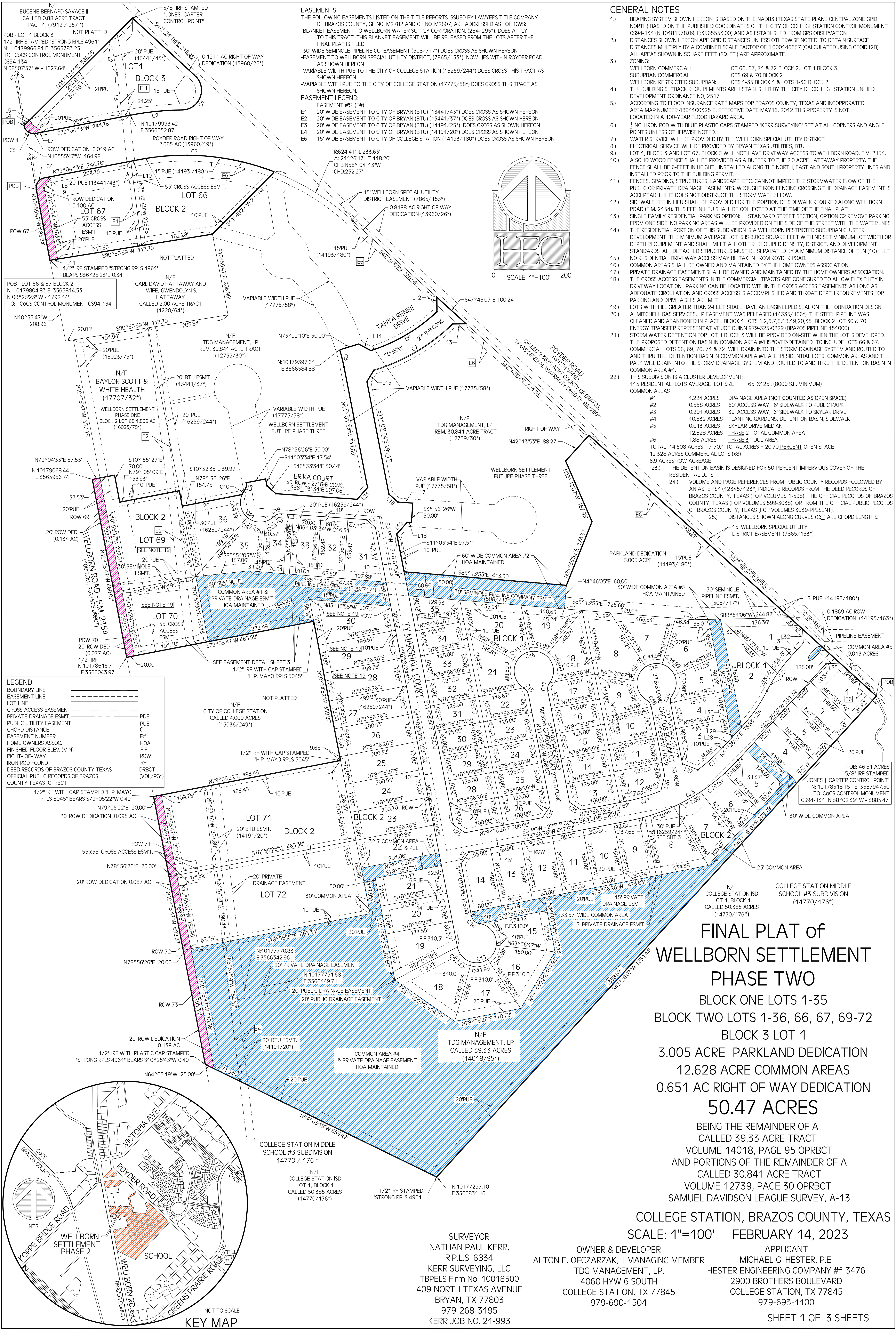


0 850 1,700 Feet

WELLBORN SETTLEMENT PHASE 2

Case:
FPMU2020-000001

FINAL PLAT MIXED USE



COMMERCIAL LOT - CURVE TABLE						
#	RADIUS	LENGTH	DELTA	TANG.	CHD DIRECTION	CHD LENGTH
C1	49.99'	119.27'	136°41'30"	125.92'	S20° 59' 41"W	92.93'
C2	739.39'	132.54'	10°16'14"	66.45'	S84° 12' 20"W	132.36'
C3	25.00'	39.26'	90°00'00"	25.00'	N55° 55' 47"W	35.35'
C4	25.00'	39.26'	90°00'00"	25.00'	N34° 04' 13"E	35.35'
C5	624.41'	350.27'	32°08'26"	179.87'	S84° 51' 35"E	345.69'

STREET RIGHT OF WAY - CURVE TABLE						
#	RADIUS	LENGTH	DELTA	TANG.	CHD DIRECTION	CHD LENGTH
C6	437.50'	196.27'	25°42'14"	99.81'	N59° 30' 24"E	194.63'
C7	487.50'	234.42'	27°33'05"	119.52'	N59° 33' 58"E	232.17'
C8	437.50'	45.08'	5°54'15"	22.56'	N14° 00' 42"W	45.06'
C9	25.00'	21.10'	48°20'48"	11.22'	N13° 06' 48"E	20.47'
C10	50.00'	11.70'	13°24'11"	5.87'	N30° 30' 25"E	11.67'
C11	50.00'	149.49'	171°18'03"	657.38'	N48° 35' 56"W	99.71'
C12	25.00'	21.03'	48°11'23"	11.18'	S69° 50' 44"W	20.41'
C13	50.00'	218.63'	250°31'44"	70.71'	S43° 40' 34"W	81.65'
C14	25.00'	30.77'	70°31'44"	17.68'	S46° 19' 26"E	28.87'
C15	25.00'	21.03'	48°11'23"	11.18'	N35° 09' 16"W	20.41'
C16	50.00'	241.19'	276°22'46"	44.72'	N78° 56' 26"E	66.67'
C17	25.00'	21.03'	48°11'23"	11.18'	S13° 02' 07"W	20.41'
C18	25.00'	21.03'	48°11'23"	11.18'	N35° 09' 16"W	20.41'
C19	50.00'	241.19'	276°22'46"	44.72'	N78° 56' 26"E	66.67'
C20	25.00'	21.03'	48°11'23"	11.18'	S13° 02' 07"W	20.41'
C21	450.00'	91.13'	11°56'10"	45.72'	N73° 08' 20"E	90.97'
C22	450.00'	87.12'	11°05'33"	43.70'	N47° 58' 54"E	86.98'
C23	500.00'	318.57'	36°30'19"	164.90'	S60° 41' 16"W	313.21'
C24	400.00'	106.14'	15°12'13"	53.38'	N34° 50' 01"E	105.83'
C25	400.00'	106.14'	15°12'13"	53.38'	N34° 50' 01"E	105.83'

MEDIAN - COMMON AREA #5 - CURVE TABLE						
#	RADIUS	LENGTH	DELTA	TANG.	CHD DIRECTION	CHD LENGTH
C26	1.50'	2.59'	99°04'55"	1.76'	S47° 33' 53"E	2.28'
C27	24.50'	17.30'	40°27'33"	9.03'	S22° 12' 21"W	16.94'
C28	24.50'	17.30'	40°27'33"	9.03'	S62° 39' 53"W	16.94'
C29	1.50'	2.59'	99°04'55"	1.76'	N47° 33' 53"W	2.28'
C31	24.50'	17.30'	40°27'33"	9.03'	N22° 12' 21"E	16.94'
C32	24.50'	17.30'	40°27'33"	9.03'	N62° 39' 53"E	16.94'

BLOCK 1 RESIDENTIAL AREA TABLE		
LOT #	SQ FEET	ACRES
1	16201	0.372
2	16591	0.381
3	12039	0.276
4	9289	0.213
5	9306	0.214
6	13541	0.311
7	12924	0.297
8	17401	0.399
9	9871	0.227
10	9025	0.207
11	8750	0.201
12	9199	0.211
13	8750	0.201
14	8125	0.187
15	8125	0.187
16	8125	0.187
17	8077	0.185
18	12592	0.289

BLOCK 1 RESIDENTIAL AREA TABLE		
LOT #	SQ FEET	ACRES
19	11658	0.268
20	18037	0.414
21	12593	0.289
22	8077	0.185
23	8125	0.187
24	8125	0.187
25	8125	0.187
26	8750	0.201
27	8750	0.201
28	8125	0.187
29	8125	0.187
30	8125	0.187
31	8125	0.187
32	8125	0.187
33	8125	0.187
34	8125	0.187
35	9053	0.208

COMMON AREA - AREA TABLE HOME OWNERS ASSOCIATION MAINTAINED			
NUMBER	SQ FEET	ACRES	DESCRIPTION
1	53327	1.224	COMMON AREA AND PRIVATE DRAINAGE EASEMENT
2	24300	0.558	COMMON AREA
3	8776	0.201	COMMON AREA
4	463125	10.632	COMMON AREA AND PRIVATE DRAINAGE EASEMENT
5	555	0.013	COMMON AREA AND MEDIAN

COMMERCIAL LOT - LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	79.15'	N45°12'41"E
L2	86.27'	N11°50'11"W
L3	111.23'	N6°06'26"W
L4	24.08'	N45°12'41"E
L5	13.41'	S10°55'48"E
L6	35.36'	S55°55'47"E
L7	20.00'	S79°04'13"W
L8	20.00'	N79°04'13"E
L9	35.36'	S34°04'12"W
L10	20.64'	N79°04'13"E
L11	20.01'	S80°50'59"W

STREET ROW - LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	36.69'	N0°33'25"W
L13	34.24'	S89°00'39"W
L14	35.56'	S62°18'09"E
L15	33.59'	S31°08'28"W
L16	30.44'	S48°33'34"E
L17	37.81'	S86°03'34"E
L18	11.01'	N86°03'34"W
L19	39.67'	S41°26'26"W
L20	30.44'	N48°33'34"W
L21	39.67'	N41°26'26"E
L22	35.36'	S33°56'26"W
L23	35.36'	S56°03'34"E
L24	35.36'	N33°56'26"E
L25	35.36'	S56°03'34"E
L26	40.13'	N13°48'23"E
L27	42.27'	S68°45'57"E
L28	31.37'	N42°26'07"E
L29	37.32'	N42°26'07"E
L30	5.14'	N42°26'07"E
L31	47.65'	N42°26'07"E
L32	35.42'	N2°40'00"W
L33	35.29'	S87°20'00"W

BLOCK 2 RESIDENTIAL AREA TABLE		
LOT #	SQ FEET	ACRES
1	12505	0.287
2	10486	0.241
3	10486	0.241
4	10486	0.241
5	10519	0.241
6	11154	0.256
7	13716	0.315
8	16731	0.384
9	12054	0.277
10	12000	0.275
11	12000	0.275
12	12000	0.275
13	12000	0.275
14	11688	0.268
15	12404	0.285
16	14160	0.325
17	14645	0.336
18	17945	0.412

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN MCQUEEN, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF, 2023, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS

(SEAL)

COMMERCIAL LOT AREA TABLE			
LOT #	BLK	SQ FEET	ACRES
1	3	63035	1.447
66	2	57271	1.315
67	2	46876	1.076
69	2	45107	1.036
70	2	32138	0.738
71	2	95906	2.202
72	2	88013	2.021

ROW DEDICATION AREA TABLE			
LOT #	BLK	SQ FEET	ACRES
1	3	813	0.019
67	2	4349	0.100
69	2	5840	0.134
70	2	3361	0.077
71	2	4152	0.095
72	2	3799	0.087
73	2	6057	0.139

FIELD NOTES DESCRIPTION OF A 46.51 ACRE TRACT SAMUEL DAVIDSON LEAGUE SURVEY, A-13 COLLEGE STATION, BRAZOS COUNTY, TEXAS			
---	--	--	--

A FIELD NOTES DESCRIPTION OF 46.51 ACRES IN THE SAMUEL DAVIDSON LEAGUE SURVEY, ABSTRACT NO. 13, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A 30.841 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TDG MANAGEMENT, LP, RECORDED IN VOLUME 12739, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF THE REMAINDER OF A 39.33 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TDG MANAGEMENT, LP RECORDED IN VOLUME 14018, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 46.51 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED 'JONES | CARTER CONTROL POINT' FOUND ON THE SOUTHWEST LINE OF ROYDER ROAD (R.O.W. WIDTH VARIES) MARKING THE EAST CORNER OF SAID REMAINDER OF 39.33 ACRE TRACT AND THE NORTHWEST CORNER OF LOT 1, BLOCK 1, COLLEGE STATION MIDDLE SCHOOL #3 SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 14770, PAGE 176 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-134 (N10181578.09; E:3565553.00) AND AS ESTABLISHED FROM GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000146837 (CALCULATED USING GEOID12B); FOR REFERENCE, THE CITY OF COLLEGE STATION GPS CONTROL MONUMENT CS94-134 BEARS N 38° 02' 39" W A DISTANCE OF 5.885.47 FEET;

THENCE: S 42° 26' 07" W ALONG THE COMMON LINE OF SAID REMAINDER OF 39.33 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 1654.44 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 'STRONG RPLS 4961';

THENCE: N 64° 03' 19" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 653.42 FEET TO A POINT ON THE EAST LINE OF FM 2154 BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 39.33 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 'STRONG RPLS 4961' BEARS S 10° 25' 43" W A DISTANCE OF 0.40 FEET;

THENCE: N 10° 55' 47" W ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 692.87 FEET (DEED CALL AND MEASURED, 14018/95 OPRBCT) TO A POINT BEING THE SOUTH CORNER OF A CALLED 4.00 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 15036, PAGE 249 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED 'H.P. MAYO RPLS 5045' BEARS S 79° 05' 22" W A DISTANCE OF 0.49 FEET;

THENCE: N 79° 05' 22" E ALONG THE SOUTHEAST LINE OF SAID 4.00 ACRE TRACT FOR A DISTANCE OF 483.45 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED 'H.P. MAYO RPLS 5045' FOUND MARKING THE EAST CORNER OF SAID 4.00 ACRE TRACT;

THENCE: N 10° 54' 32" W ALONG THE NORTHEAST LINE OF SAID 4.00 ACRE TRACT FOR A DISTANCE OF 359.90 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED 'H.P. MAYO RPLS 5045' FOUND MARKING THE NORTH CORNER OF SAID 4.00 ACRE TRACT;

THENCE: S 79° 05' 47" W ALONG THE NORTHWEST LINE OF SAID 4.00 ACRE TRACT FOR A DISTANCE OF 483.59 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2154;

THENCE: N 10° 55' 47" W ALONG THE EAST LINE OF FM 2154 FOR A DISTANCE OF 460.07 FEET TO A 1/2 INCH IRON ROD SET (ALL RODS CALLED '1/2 INCH IRON ROD SET' TO BE SET WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING') MARKING THE SOUTHWEST CORNER OF A 20' RIGHT-OF-WAY DEDICATION OF WELLBORN SETTLEMENT, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 16023, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 30.841 ACRE TRACT AND WELLBORN SETTLEMENT, PHASE ONE, FOR THE FOLLOWING CALLS:

N 79° 04' 33" E FOR A DISTANCE OF 57.53 FEET TO A 1/2 INCH IRON ROD SET;
S 10° 55' 27" E FOR A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD SET;
N 79° 05' 09" E FOR A DISTANCE OF 153.93 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID PHASE ONE;

THENCE: THROUGH SAID REMAINDER OF 30.841 ACRE TRACT FOR THE FOLLOWING CALLS:
S 10° 52' 35" E FOR A DISTANCE OF 39.97 FEET TO A 1/2 INCH IRON ROD SET;
N 78° 56' 26" E FOR A DISTANCE OF 154.75 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 19' 29" FOR AN ARC DISTANCE OF 11.63 FEET (CHORD BEARS: N 30° 28' 04" E--11.60 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 11' 23" FOR AN ARC DISTANCE OF 21.03 FEET (CHORD BEARS: N 13° 02' 07" E--20.41 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 78° 56' 26" E FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET;
S 11° 03' 34" E FOR A DISTANCE OF 17.54 FEET TO A 1/2 INCH IRON ROD SET;

S 48° 33' 34" E FOR A DISTANCE OF 30.44 FEET TO A 1/2 INCH IRON ROD SET;
S 86° 03' 34" E FOR A DISTANCE OF 207.06 FEET TO A 1/2 INCH IRON ROD SET;

N 41° 26' 26" E FOR A DISTANCE OF 39.67 FEET TO A 1/2 INCH IRON ROD SET;
N 11° 03' 34" W FOR A DISTANCE OF 311.89 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 437.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 15" FOR AN ARC DISTANCE OF 45.08 FEET (CHORD BEARS: N 14° 00' 42" E--45.06 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 73° 02' 10" E FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET;
S 62° 18' 09" E FOR A DISTANCE OF 35.56 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 437.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 42' 14" FOR AN ARC DISTANCE OF 196.27 FEET (CHORD BEARS: N 59° 30' 24" E--194.63 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 00° 33' 25" W FOR A DISTANCE OF 36.69 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF ROYDER ROAD;

THENCE: S 47° 46' 07" E ALONG THE SOUTHWEST LINE OF ROYDER ROAD FOR A DISTANCE OF 100.24 FEET TO A 1/2 INCH IRON ROD SET;

THENCE: THROUGH SAID REMAINDER OF 30.841 ACRE TRACT FOR THE FOLLOWING CALLS:

S 89° 00' 39" W FOR A DISTANCE OF 34.24 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 487.50 FEET;
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 33' 05" FOR AN ARC DISTANCE OF 234.42 FEET (CHORD BEARS: S 59° 33' 58" W--232.17 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 31° 08' 28" W FOR A DISTANCE OF 33.59 FEET TO A 1/2 INCH IRON ROD SET;
S 11° 03' 34" E FOR A DISTANCE OF 291.13 FEET TO A 1/2 INCH IRON ROD SET;

S 48° 33' 34" E FOR A DISTANCE OF 30.44 FEET TO A 1/2 INCH IRON ROD SET;
S 86° 03' 34" E FOR A DISTANCE OF 37.81 FEET TO A 1/2 INCH IRON ROD SET;

S 03° 56' 26" W FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET;
N 86° 03' 34" W FOR A DISTANCE OF 11.01 FEET TO A 1/2 INCH IRON ROD SET;

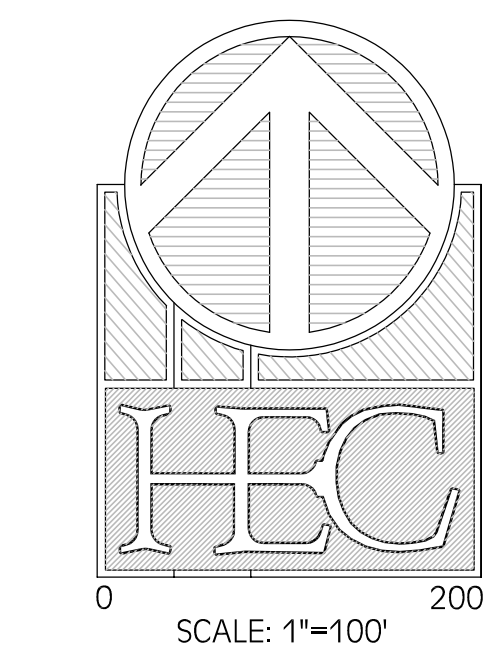
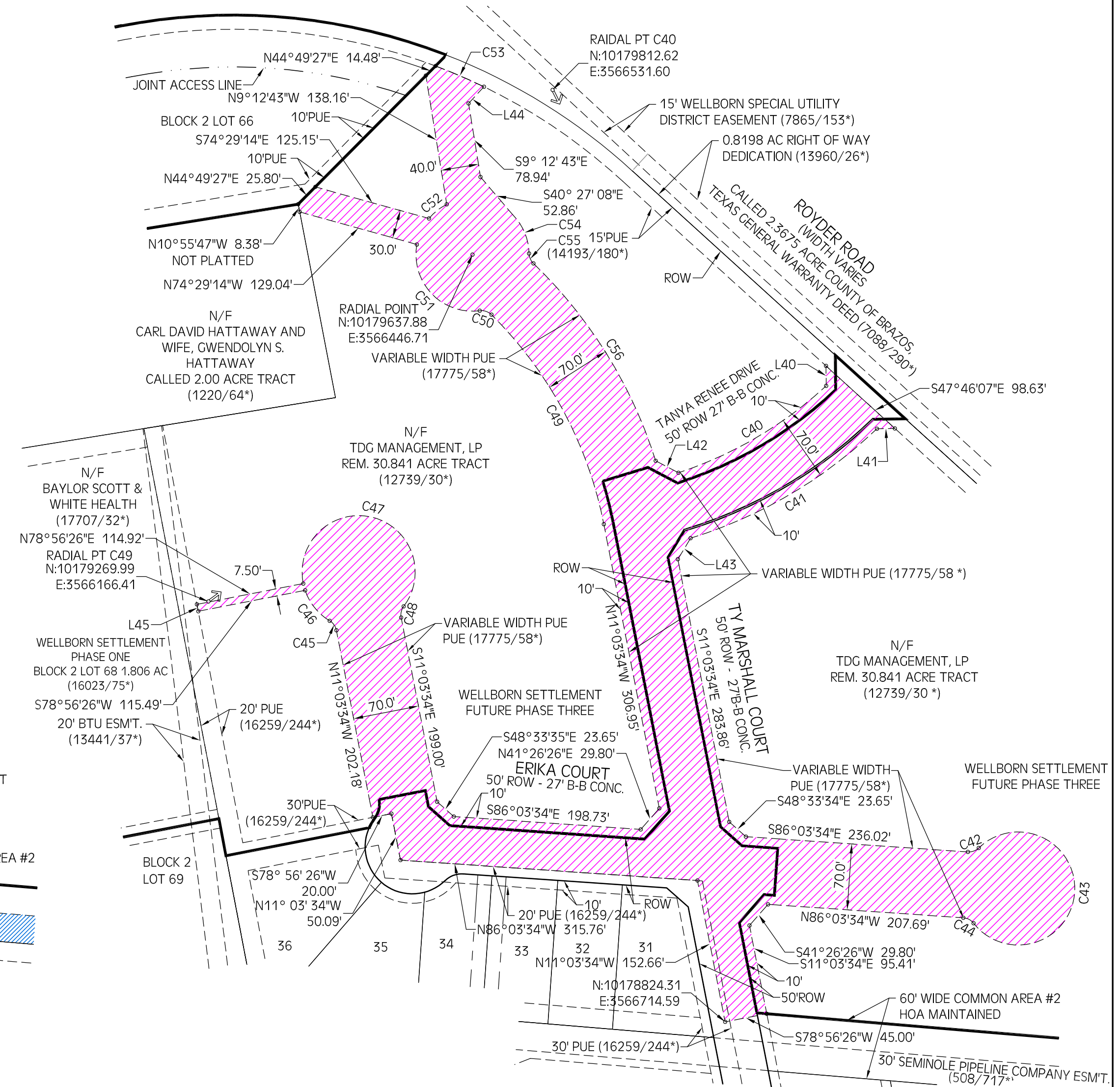
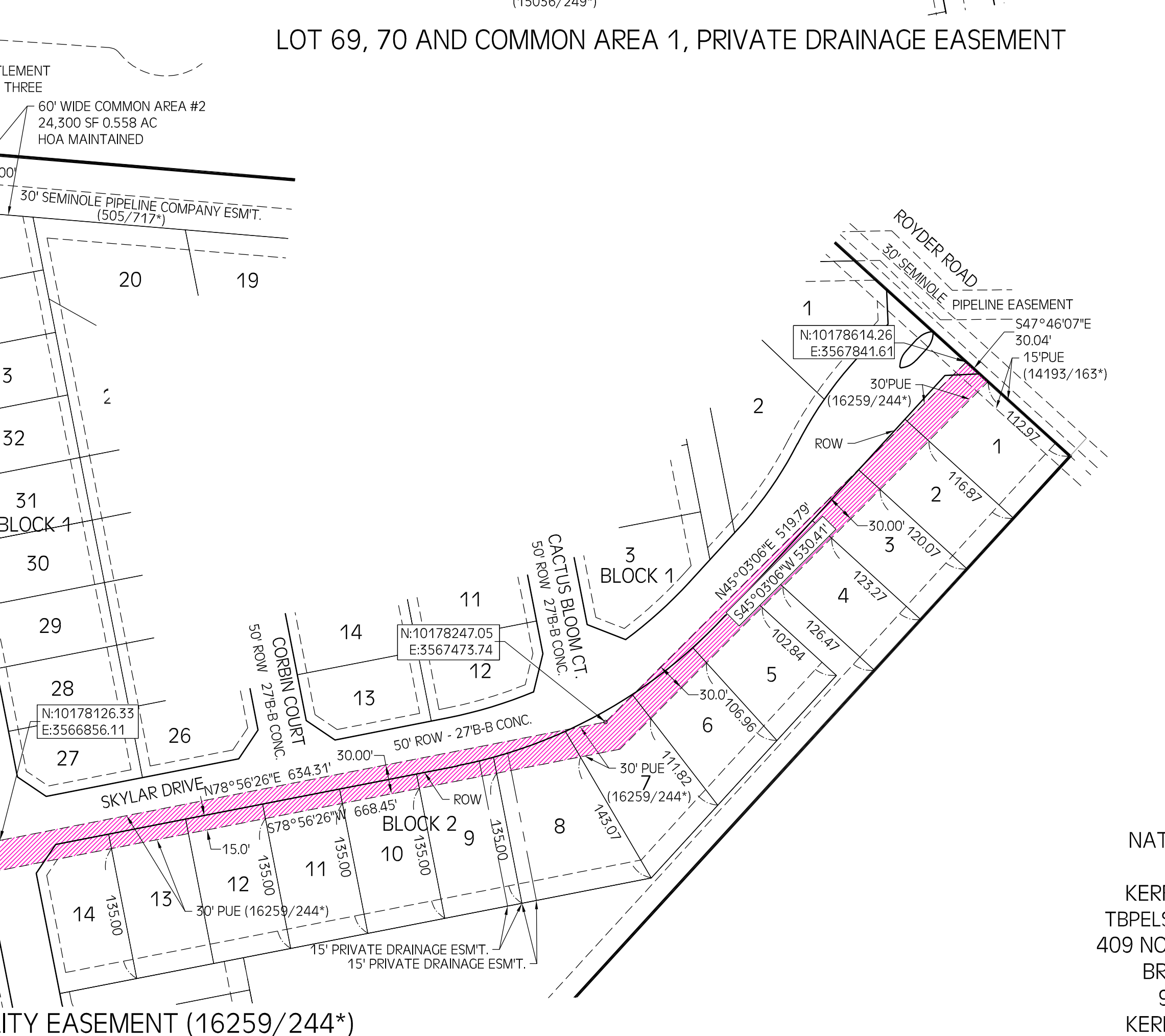
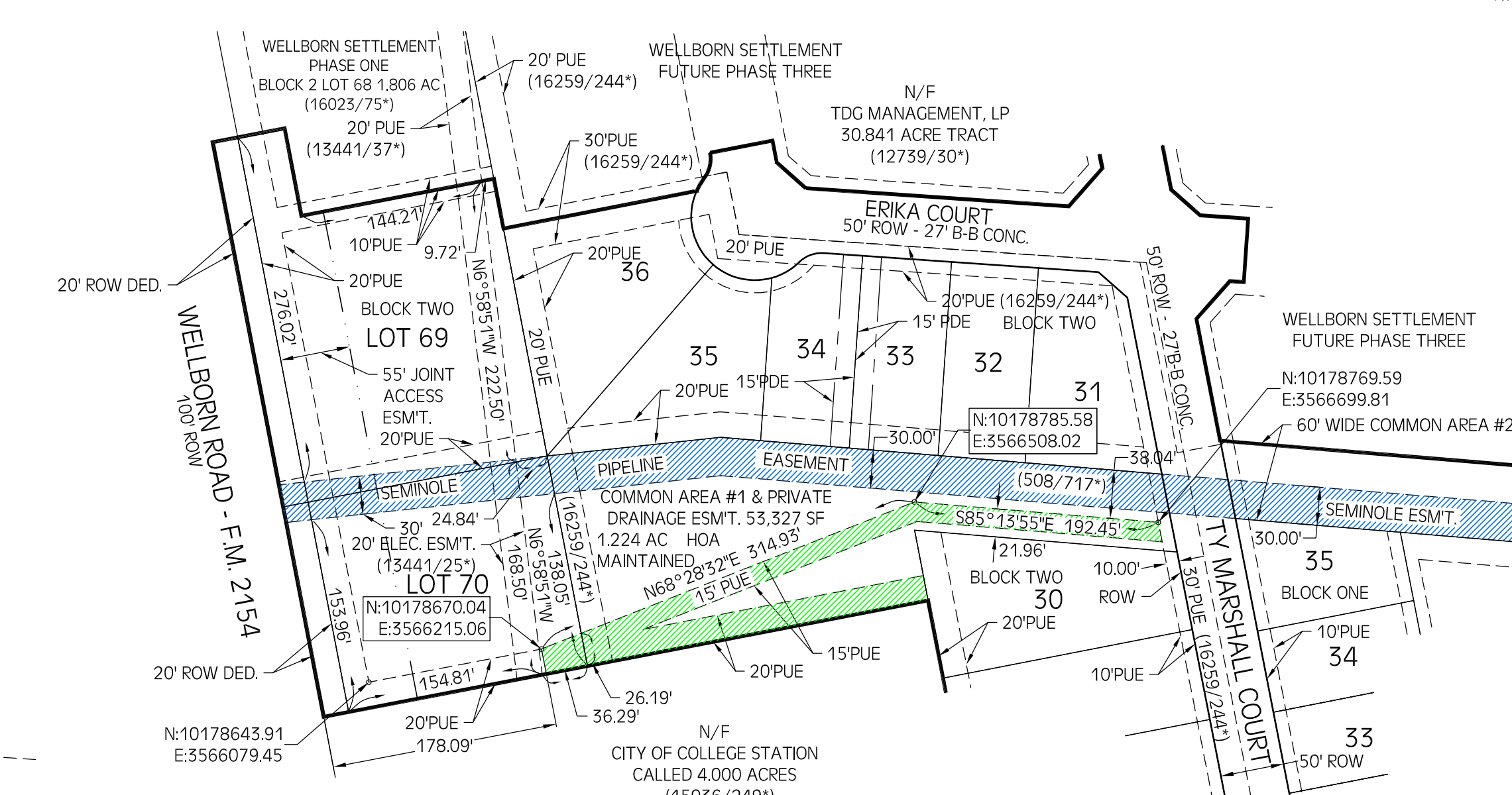
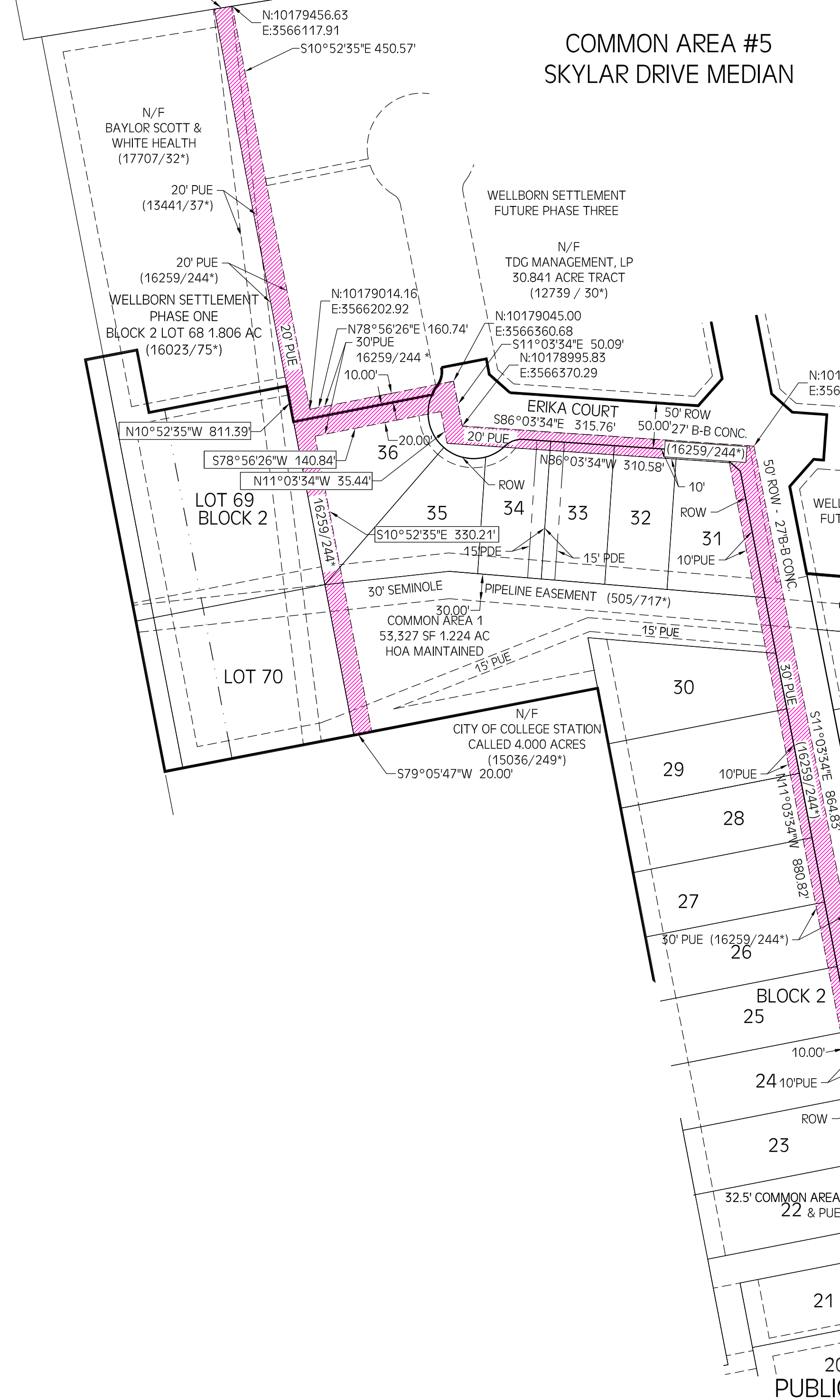
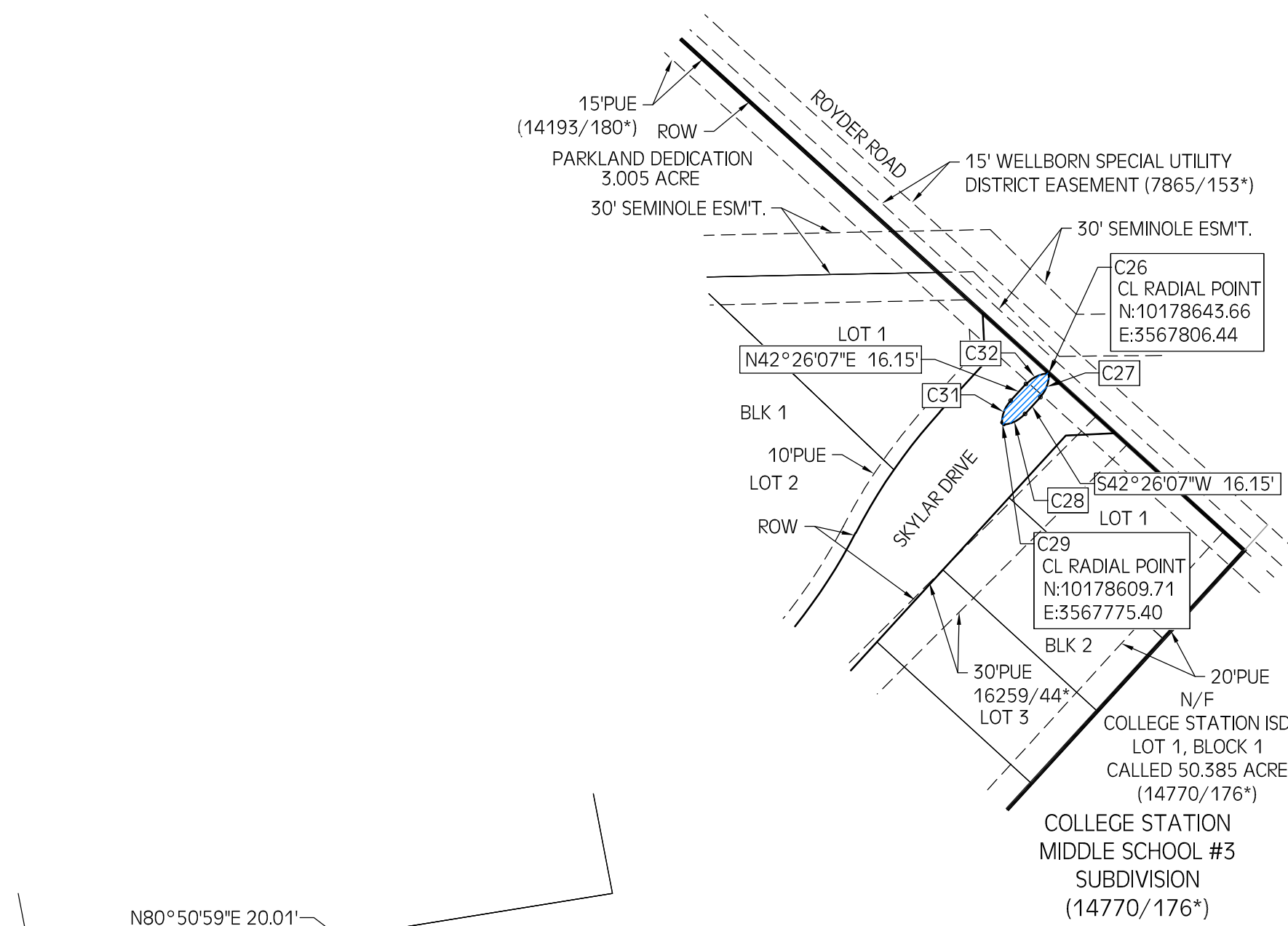
S 41° 26' 26" W FOR A DISTANCE OF 39.67 FEET TO A 1/2 INCH IRON ROD SET;
S 11° 03' 34" E FOR A DISTANCE OF 97.51 FEET TO A 1/2 INCH IRON ROD SET;

S 85° 13' 55" E FOR A DISTANCE OF 413.50 FEET TO A 1/2 INCH IRON ROD SET;
N 21° 53' 52" E FOR A DISTANCE OF 174.37 FEET TO A 1/2 INCH IRON ROD SET;

N 23° 32' 07" W FOR A DISTANCE OF 167.95 FEET TO A 1/2 INCH IRON ROD SET;
N 42° 13' 53" E FOR A DISTANCE OF 88.27 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF ROYDER ROAD;

THENCE: S 47° 46' 07" E ALONG THE SOUTHWEST LINE OF ROYDER ROAD FOR A DISTANCE OF 985.56 FEET TO THE **POINT OF BEGINNING** CONTAINING 46.51 ACRES OF LAND, MORE OR LESS.

PHASE 2 EASEMENT LINE TABLE PUE 17775 / 58 *			PHASE 2 EASEMENT - CURVE TABLE PUE 17775 / 58 *						
LINE #	LENGTH	DIRECTION	#	RADIUS	LENGTH	DELTA	TANG.	CHD DIRECTION	CHD LENGTH
L40	21.11'	N0°33'25"W	C40	427.50'	183.28'	24°33'50"	93.07'	N59° 31' 11"E	181.88'
L41	19.05'	S88°59'44"W	C41	497.50'	231.27'	26°38'04"	117.76'	S59° 34' 02"W	229.19'
L42	27.21'	S62°18'09"E	C42	15.00'	12.62'	48°11'23"	6.71'	N69° 50' 44"E	12.25'
L43	25.97'	S31°15'50"W	C43	60.00'	289.42'	276°22'46"	53.67'	S3° 56' 26"W	80.00'
L44	24.09'	S42°38'55"W	C44	15.00'	12.62'	48°11'23"	6.71'	N61° 57' 53"W	12.25'
L45	7.50'	N10°52'35"W	C45	15.00'	12.62'	48°11'23"	6.71'	N35° 09' 15"W	12.25'



FINAL PLAT of
WELLBORN SETTLEMENT
PHASE TWO
BLOCK ONE LOTS 1-35
BLOCK TWO LOTS 1-36, 66, 67, 69-72
BLOCK 3 LOT 1
3.005 ACRE PARKLAND DEDICATION
12.628 ACRE COMMON AREAS
0.651 AC RIGHT OF WAY DEDICATION
50.47 ACRES
BEING THE REMAINDER OF A
CALLED 39.33 ACRE TRACT
VOLUME 14018, PAGE 95 OPRBCT
AND PORTIONS OF THE REMAINDER OF A
CALLED 30.841 ACRE TRACT
VOLUME 12739, PAGE 30 OPRBCT
SAMUEL DAVIDSON LEAGUE SURVEY, A-13

COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1"=100' FEBRUARY 14, 2023

SURVEYOR
NATHAN PAUL KERR,
R.P.L.S. 6834
KERR SURVEYING, LLC
TBPCLS Firm No. 10018500
409 NORTH TEXAS AVENUE
BRYAN, TX 77803
979-268-3195
KERR JOB NO. 21-993

OWNER & DEVELOPER
ALTON E. OFCZARZAK, II MANAGING MEMBER
TDG MANAGEMENT, LP.
4060 HWY 6 SOUTH
COLLEGE STATION, TX 77845
979-690-1504

APPLICANT
MICHAEL G. HESTER, P.E.
HESTER ENGINEERING COMPANY #F-3476
2900 BROTHERS BOULEVARD
COLLEGE STATION, TX 77845
979-693-1100

SHEET 3 OF 3 SHEETS



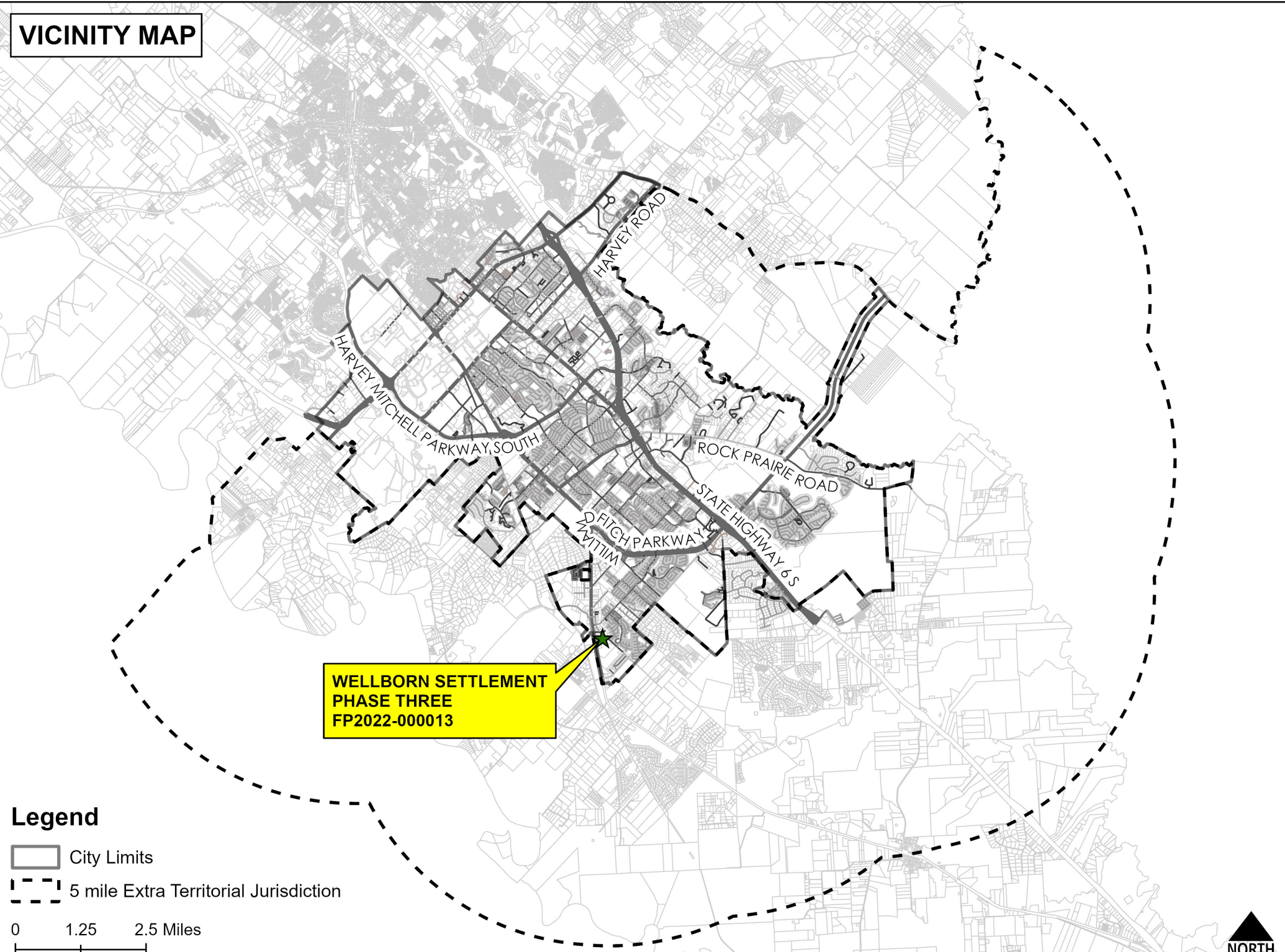
**Final Plat
for
Wellborn Settlement Phase Three
FP2022-000013**

Scale	44 single-family lots and 1 common area on approximately 14.501 acres
Location	Generally located along Royder Rd southeast of the intersection of Wellborn Rd and Royder Rd
Property Owner	TDG Management LP
Applicant	Hester Engineering
Project Manager	Robin Macias, Staff Planner, rmacias@cstx.gov
Project Overview	This plat is for the final phase of a 70.171-acre multi-phase subdivision which includes residential and commercial lots. This phase includes 1.871 acres of common area.
Preliminary Plan	Approved in December 2019.
Public Infrastructure	Total linear feet (LF) proposed: 925 Streets 1,212 Sidewalks 409 Sanitary Sewer Lines 417 Storm Sewers 418 Water Lines (Wellborn SUD)
Parkland Dedication	This phase will be receiving a credit for the 3-acre neighborhood park that will be dedicated with Wellborn Settlement Phase Two. \$646.66 per single-family dwelling unit for community parks and the remainder of the neighborhood parks 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

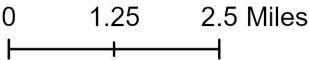
VICINITY MAP



**WELLBORN SETTLEMENT
PHASE THREE
FP2022-000013**

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



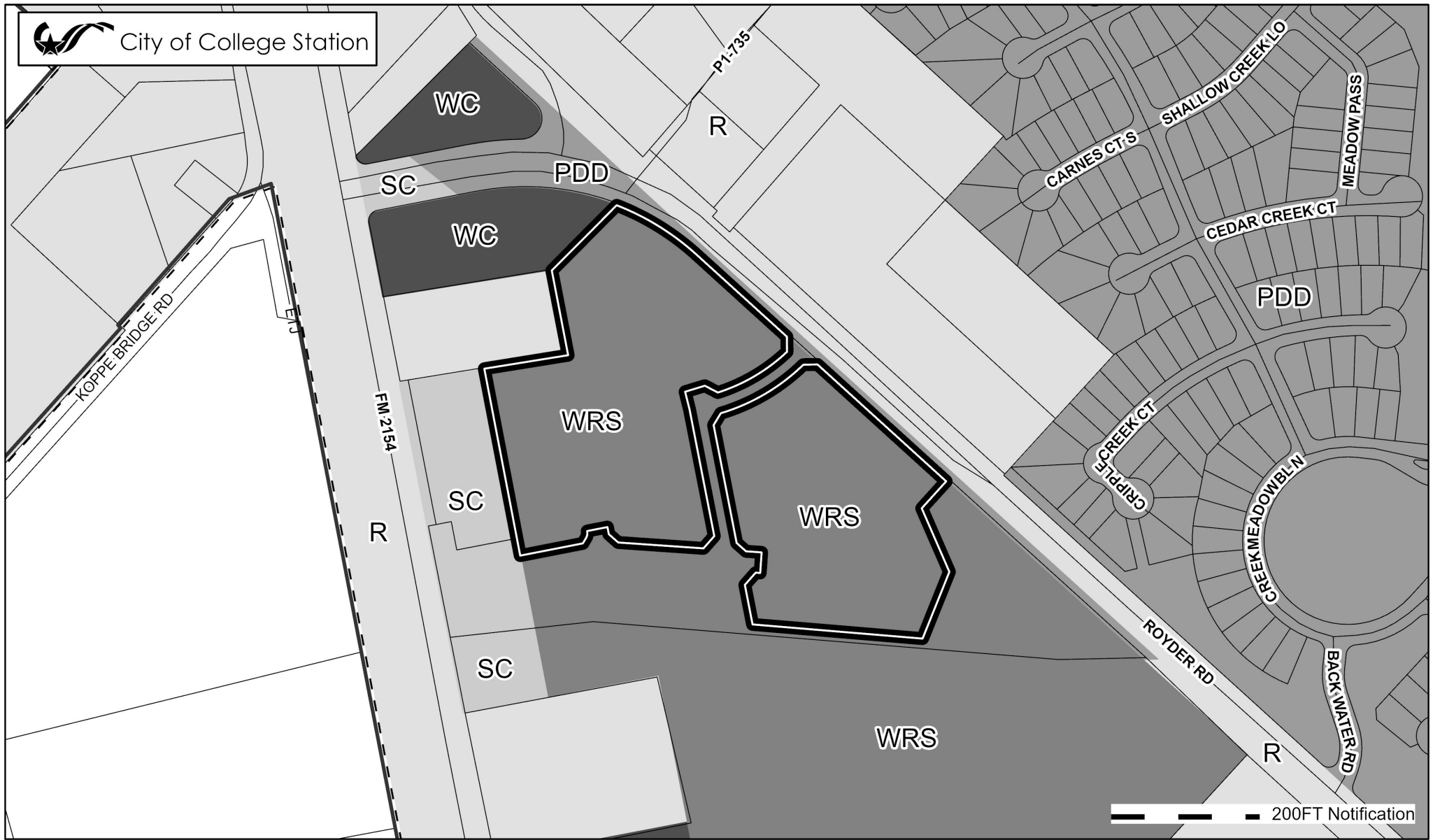


0 325 650 Feet

WELLBORN SETTLEMENT PHASE THREE

Case:
FP2022-000013

**FINAL PLAT
RESIDENTIAL**



ZONING DISTRICTS (In Grayscale)

<u>Residential</u>	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

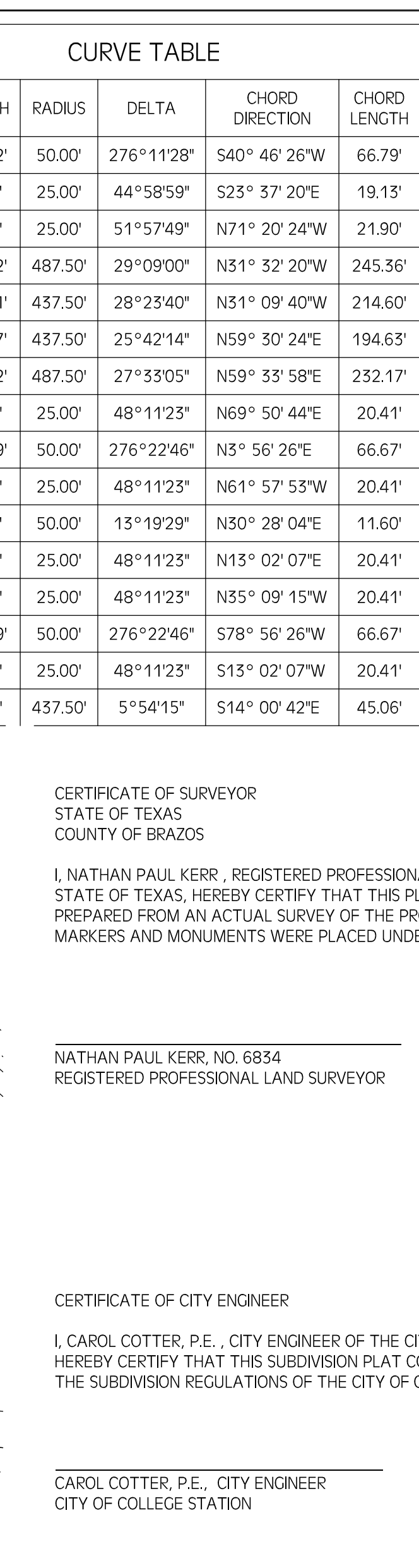


0 325 650 Feet

WELLBORN SETTLEMENT PHASE THREE

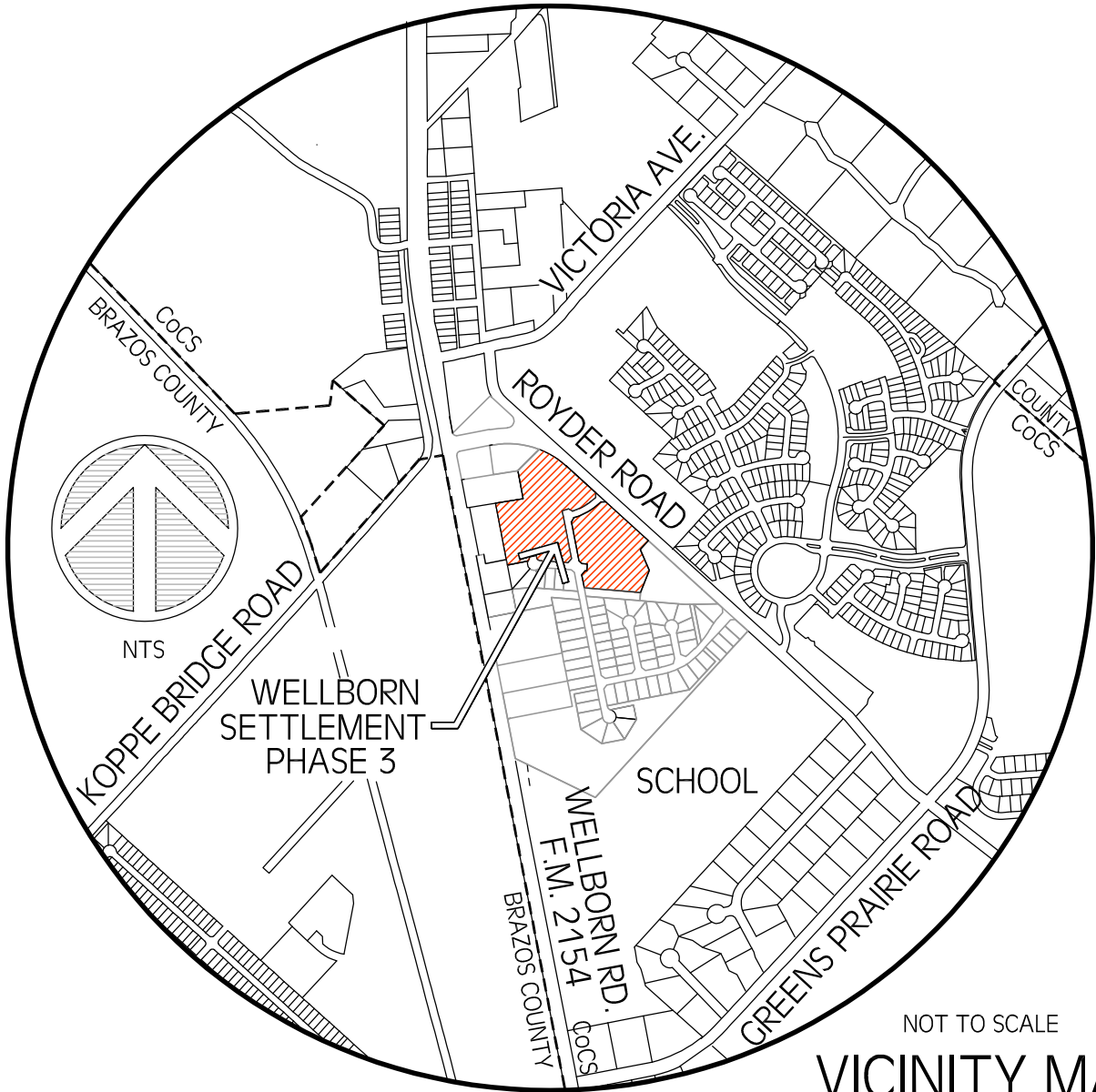
Case:
FP2022-000013

**FINAL PLAT
RESIDENTIAL**



CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	241.02'	50.00'	276°11'28"	S40° 46' 26"W	66.79'
C2	19.63'	25.00'	44°58'59"	S23° 37' 20"E	19.13'
C3	22.67'	25.00'	51°57'49"	N71° 20' 24"W	21.90'
C4	248.02'	487.50'	29°09'00"	N31° 32' 20"W	245.36'
C5	216.81'	437.50'	28°23'40"	N31° 09' 40"W	214.60'
C6	196.27'	437.50'	25°42'14"	N59° 30' 24"E	194.63'
C7	234.42'	487.50'	27°33'05"	N59° 33' 58"E	232.17'
C8	21.03'	25.00'	48°11'23"	N69° 50' 24"E	20.41'
C9	241.19'	50.00'	276°22'46"	N3° 56' 26"E	66.67'
C10	21.03'	25.00'	48°11'23"	N61° 57' 53"W	20.41'
C11	11.63'	50.00'	13°19'29"	N30° 28' 04"E	11.60'
C12	21.03'	25.00'	48°11'23"	N13° 02' 07"E	20.41'
C13	21.03'	25.00'	48°11'23"	N35° 09' 15"W	20.41'
C14	241.19'	50.00'	276°22'46"	S78° 56' 26"W	66.67'
C15	21.03'	25.00'	48°11'23"	S13° 02' 07"W	20.41'
C16	45.08'	437.50'	5°54'15"	S14° 00' 42"E	45.06'

BLOCK 2 RESIDENTIAL AREA TABLE		
LOT #	SQ FEET	ACRES
37	10937	0.251
38	11080	0.254
39	11066	0.254
40	10465	0.240
41	18794	0.431
42	18323	0.421
43	10178	0.234
44	8926	0.205
45	8016	0.184
46	8125	0.187
47	8125	0.187
48	9916	0.228
49	10039	0.230
50	8125	0.187
51	8125	0.187
52	8125	0.187
53	8355	0.192
54	8795	0.202
55	9663	0.222
56	11229	0.258
57	11939	0.274
58	12381	0.284
59	17684	0.406
60	14321	0.329
61	9269	0.213
62	11345	0.260
63	12615	0.290
64	14963	0.344
65	15532	0.357



- 1) BEARING SYSTEM SHOWN HEREON IS BASED ON THE NAD83 (TEXAS STATE PLANE CENTRAL, ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-134 (N-10181578.09; E-3565553.00) AND AS ESTABLISHED FROM GPS OBSERVATION.
- 2) DISTANCES SHOWN HEREON ARE GIVEN IN FEET DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000146837 (CALCULATED USING GEOID12B). ALL AREAS SHOWN IN SQUARE FEET (SQ. FT) ARE APPROXIMATE.
- 3) $\frac{3}{4}$ INCH IRON ROD WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" SET AT ALL CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
- 4) ZONING: WELLBORN RESTRICTED SUBURBAN
- 5) THIS SUBDIVISION IS A WELLBORN RESTRICTED SUBURBAN CLUSTER DEVELOPMENT. THE MINIMUM AVERAGE LOT IS 8,000 SQUARE FEET WITH NO SET MINIMUM LOT WIDTH OR DEPTH REQUIREMENT AND SHALL MEET ALL OTHER REQUIRED DENSITY, DISTRICT, AND DEVELOPMENT STANDARDS. ALL DETACHED STRUCTURES MUST BE SEPARATED BY A MINIMUM DISTANCE OF TEN (10) FEET.
- 6) THIS SUBDIVISION IS A CLUSTER DEVELOPMENT:
44 RESIDENTIAL LOTS AVERAGE LOT SIZE 65' X125' (8000 S.F. MINIMUM)
COMMON AREAS #6 1.871 ACRES
- 7) THE BUILDING SETBACK REQUIREMENTS ARE ESTABLISHED BY THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE NO. 2517.
- 8) ACCORDING TO FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREA MAP NUMBER 48041C0325 E, EFFECTIVE DATE MAY16, 2012 THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA.
- 9) WATER SERVICE WILL BE PROVIDED BY THE WELLBORN SPECIAL UTILITY DISTRICT.
- 10) ELECTRICAL SERVICE WILL BE PROVIDED BY BRYAN TEXAS UTILITIES, BTU.
- 11) FENCE, FENCE, STRUCTURES, LANDSCAPE, ETC. CANNOT BEING THE STORMWATER FLOW OF THE PUBLIC OR PRIVATE DRAINAGE EASEMENTS. WROUGHT IRON FENCING CROSSING THE DRAINAGE EASEMENT IS ACCEPTABLE IF IT DOES NOT OBSTRUCT THE STORM WATER FLOW.
- 12) SINGLE FAMILY RESIDENTIAL PARKING OPTION: STANDARD STREET SECTION, OPTION C2 REMOVE PARKING FROM ONE SIDE. NO PARKING AREAS WILL BE PROVIDED ON THE SIDE OF THE STREET WITH THE WATERLINES.
- 13) NO RESIDENTIAL DRIVEWAY ACCESS MAY BE TAKEN FROM ROYDER ROAD.
- 14) COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 15) PRIVATE DRAINAGE EASEMENT SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 16) LOTS WITH FLAT GREATER THAN 2-FEET SHALL HAVE AN ENGINEERED SEAL ON THE FOUNDATION DESIGN.
- 17) ALL RESIDENTIAL LOTS, COMMON AREAS AND THE PARK WILL DRAIN INTO THE STORM DRAINAGE SYSTEM AND ROUTED TO AND THRU THE DETENTION BASIN IN COMMON AREA #4, PHASE TWO.
- 18) THE DETENTION BASIN IS DESIGNED FOR 50-PERCENT IMPERVIOUS COVER OF THE RESIDENTIAL LOTS.
- 19) DISTANCES SHOWN ALONG CURVES (C₁) ARE CHORD LENGTHS.
- 20) THESE TWO TRACTS ARE PART OF A 30.841 ACRE TRACT CONVEYED TO TDC MANAGEMENT, LP IN (12739/30").
- 21) VOLUME AND PAGE REFERENCES FROM PUBLIC COUNTY RECORDS FOLLOWED BY AN ASTERISK (12345/123") INDICATE RECORDS FROM THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (FOR VOLUMES 1-999), THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (FOR VOLUMES 599-3038), OR FROM THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (FOR VOLUMES 3039-PRESENT).

Surveyed on the ground by this professional land surveying firm and under my supervision in 2017, 2021, and 2022. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North derived from the published coordinates of the City of College Station GPS Control Monument C594-134 (N:10181578.09; E:3565553.00) and as established by GPS observation. Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.000146837 (calculated using GEOID12B).

Surveyed on the ground by this professional land surveying firm and under my supervision in 2017, 2021, and 2022. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North derived from the published coordinates of the City of College Station GPS Control Monument CS94-134 (N10181578.09; E3565555.00) and as established by GPS observation. Distances between surface areas are 75.0000 feet. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.000146837 (calculated using GEOID12B).

(SEAL)

(SEAL)

EASEMENTS

THE FOLLOWING EASEMENTS LISTED ON THE TITLE REPORTS ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, OF MC. M2782 AND OF MC. M2807, ARE ADDRESSED AS FOLLOWS:

-BLANKET EASEMENT TO WELLBORN WATER SUPPLY CORPORATION, (254/295') DOES APPLY TO THIS TRACT. THIS BLANKET EASEMENT WILL BE RELEASED FROM THE LOTS AFTER THE FINAL PLAT IS FILED

-EASEMENT TO WELLBORN SPECIAL UTILITY DISTRICT, (7865/153'), NOW LIES WITH ROYDER ROAD AS SHOWN HEREON

-VARIABLE WIDTH PUE TO THE CITY OF COLLEGE STATION (16259/244') DOES CROSS THIS TRACT AS SHOWN HEREON

-VARIABLE WIDTH PUE TO THE CITY OF COLLEGE STATION (17775/58') DOES CROSS THIS TRACT AS SHOWN HEREON

-20' WIDE EASEMENT TO CITY OF BRYAN (BTU) (13441/37') DOES CROSS AS SHOWN HEREON

-15' WIDE EASEMENT TO CITY OF COLLEGE STATION (14193/180') DOES CROSS AS SHOWN HEREON

OWNER & DEVELOPER	APPLICANT
ALTON E. OFCZARZAK, II MANAGING MEMBER	MICHAEL G. HESTER, P.E.
TDG MANAGEMENT, LP	HESTER ENGINEERING COMPANY #F-3476
4060 HWY 6 SOUTH	2900 BROTHERS BOULEVARD
COLLEGE STATION, TX 77845	COLLEGE STATION, TX 77845
979-690-1504	979-693-1100



MEMORANDUM

April 6, 2023

TO: Members of the Planning & Zoning Commission

FROM: Anthony Armstrong, Land Development Administrator

SUBJECT: Traditions Subdivision Phases 103-105 Preliminary Plan Approval Extension

Item: Presentation, discussion, and possible action regarding a one-time request to extend the approval of the Traditions Subdivision Phases 103-105 Preliminary Plan approved by the Administrator on April 6, 2021. (Case #PP2021-000002)

Background: Per section 3.4.E.1.d.3 of the City of College Station Unified Development Ordinance:

If a Final Plat is not filed with the City within twenty-four (24) months of the date of approval or conditional approval of a Preliminary Plan, the Planning and Zoning Commission may, upon written application of the applicant, extend the approval for a one-time additional twelve-month period. The request for consideration of an extension shall be submitted to the Administrator at least thirty (30) days before the Preliminary Plan approval expires.

The subject Preliminary Plan was approved without waivers by staff on April 6, 2021. The applicant is requesting the previously mentioned one-time extension allowance for the project. This would make the new expiration date of the Preliminary Plan to be April 6, 2024, unless a subsequent Final Plat application is submitted and approved by the Commission. Approval of a subsequent Final Plat would extend the expiration date of the Preliminary Plan by two years.

Staff does not have concerns with an extension of the Preliminary Plan by the additional twelve-month period. There have not been any ordinance amendments since its original approval that affect the subject property as it is zoned today.

Supporting Materials:

1. Applicants Extension Request
2. Approved Preliminary Plan



Office: 979.764.3900
Fax: 979.764.3910

March 6, 2023

Anthony Armstrong, P.E., CFM
Land Development Review Administrator
Development Services
City of College Station
College Station, Texas

Re: PP2021-000002 – Traditions Subdivision Phases 103 - 105

Dear Mr. Armstrong:

On behalf of Bryan Commerce & Development, Inc, this letter is a request for a 12-month extension of the approved Preliminary Plan for Traditions Subdivision Phases 103 – 105. The preliminary plan was approved on April 6, 2021.

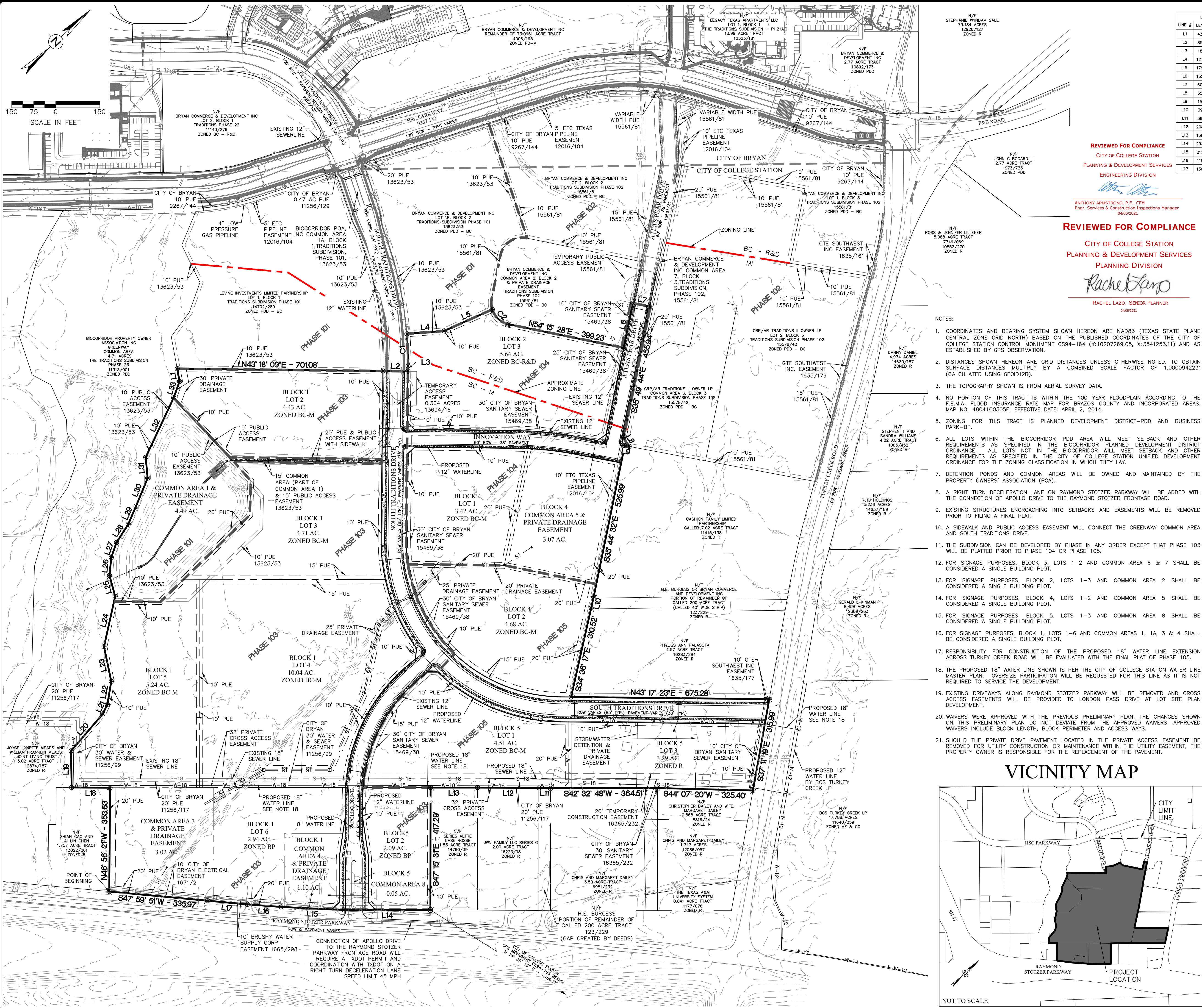
If you have any questions, please do not hesitate to call.

Sincerely,

Schultz Engineering, LLC.

A handwritten signature in black ink, appearing to read "D. Doyen", is written over a horizontal line.

Deven Doyen, P.E.
Civil Engineer



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.89'	N57° 48' 55"W
L2	85.00'	N43° 18' 01"W
L3	18.13'	N46° 11' 51"W
L4	127.50'	N38° 14' 27"E
L5	179.26'	N18° 36' 28"E
L6	155.80'	N35° 49' 44"W
L7	60.00'	N54° 10' 16"E
L8	35.62'	S81° 15' 06"E
L9	15.37'	S53° 19' 32"W
L10	39.15'	S34° 36' 17"E
L11	39.72'	S44° 25' 20"W
L12	208.95'	S43° 00' 07"W
L13	159.78'	S42° 40' 40"W
L14	293.44'	S42° 43' 20"W
L15	215.41'	S45° 26' 18"W
L16	115.41'	S46° 58' 07"W
L17	136.38'	S47° 56' 01"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	130.79'	S43° 04' 49"W
L19	124.53'	N48° 11' 07"W
L20	165.86'	N6° 45' 27"W
L21	36.38'	N21° 20' 47"W
L22	79.27'	N37° 50' 44"W
L23	120.87'	N59° 07' 53"W
L24	175.59'	N34° 48' 30"W
L25	73.56'	N62° 38' 47"W
L26	61.80'	N41° 33' 23"W
L27	53.67'	N28° 08' 21"W
L28	74.18'	N14° 31' 20"W
L29	66.77'	N24° 51' 23"W
L30	103.72'	N24° 57' 20"W
L31	70.97'	N52° 35' 28"W
L32	224.08'	N22° 09' 26"W
L33	59.17'	N27° 36' 51"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	109.77'	1242.50'	005°03'42"	54.92'	109.73'	N49°13'42"W
C2	79.55'	75.00'	06°04'13"	43.98'	75.87'	N48°38'35"E
C3	215.79'	1233.50'	01°01'23"	108.17'	215.51'	N48°18'51"E
C4	205.29'	1173.50'	01°01'23"	102.91'	205.03'	S48°18'51"E
C5	836.57'	532.50'	09°00'46"	532.62'	753.15'	N88°17'46"E
C6	399.67'	617.50'	03°05'03"	207.12'	392.73'	S69°14'23"E
C7	512.95'	592.50'	04°36'12"	273.79'	497.08'	S22°31'38"E
C8	14.89'	100.00'	008°31'51"	7.46'	14.88'	S43°03'49"E
C9	14.89'	100.00'	008°31'51"	7.46'	14.88'	S43°03'49"E
C10	462.93'	617.50'	04°25'15"	242.95'	452.17'	S64°46'01"W
C11	461.01'	532.50'	04°36'12"	246.07'	446.74'	S22°31'38"E
C12	14.89'	100.00'	008°31'51"	7.46'	14.88'	S51°35'39"E
C13	14.89'	100.00'	008°31'51"	7.46'	14.88'	S51°35'39"E

REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
ENGINEERING DIVISION

ANTHONY ARMSTRONG, P.E., CFM
Engr. Services & Construction Inspections Manager
04/06/2023

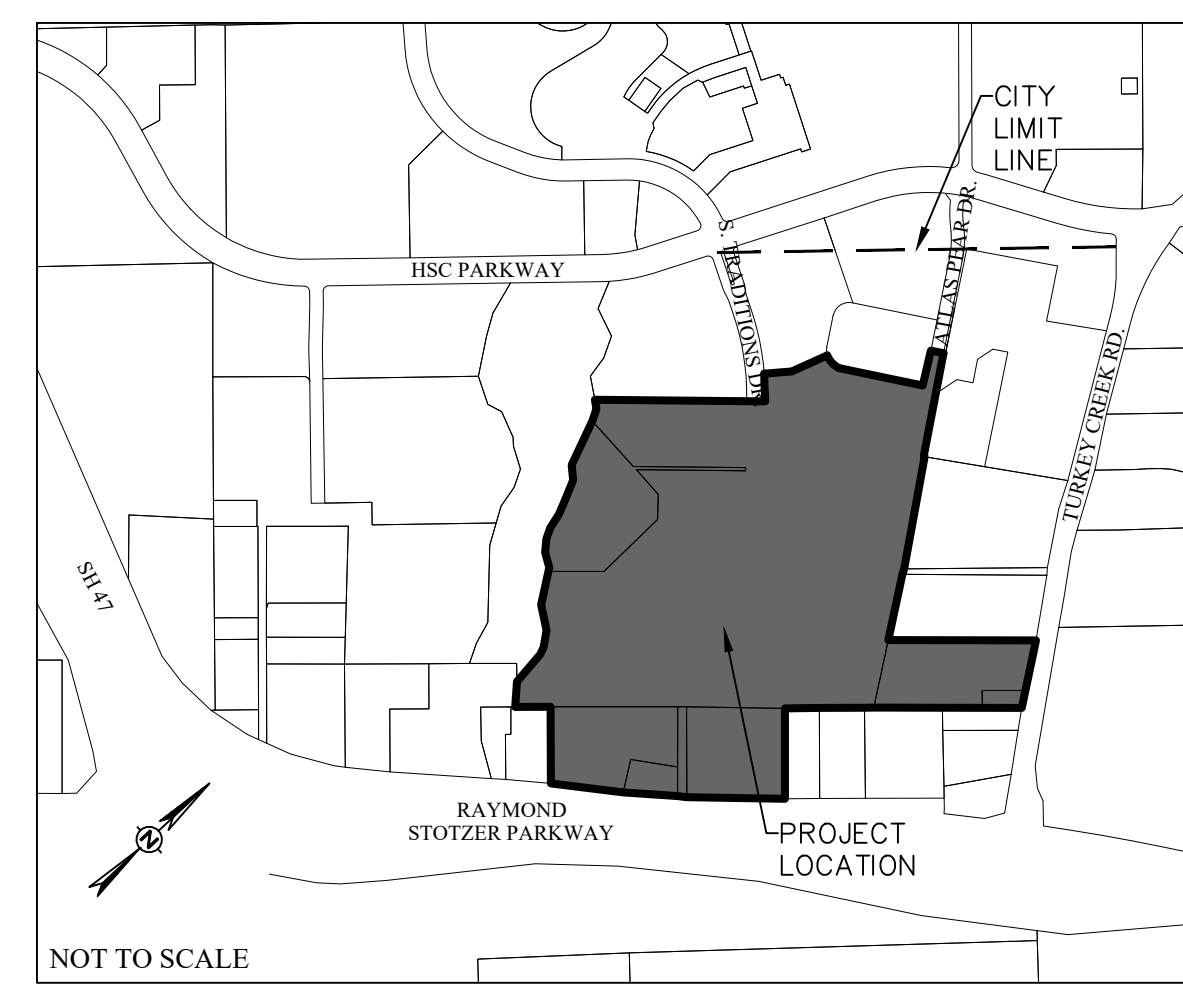
REVIEWED FOR COMPLIANCE

CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
PLANNING DIVISION

Rachel Lazo
RACHEL LAZO, SENIOR PLANNER
04/06/2023

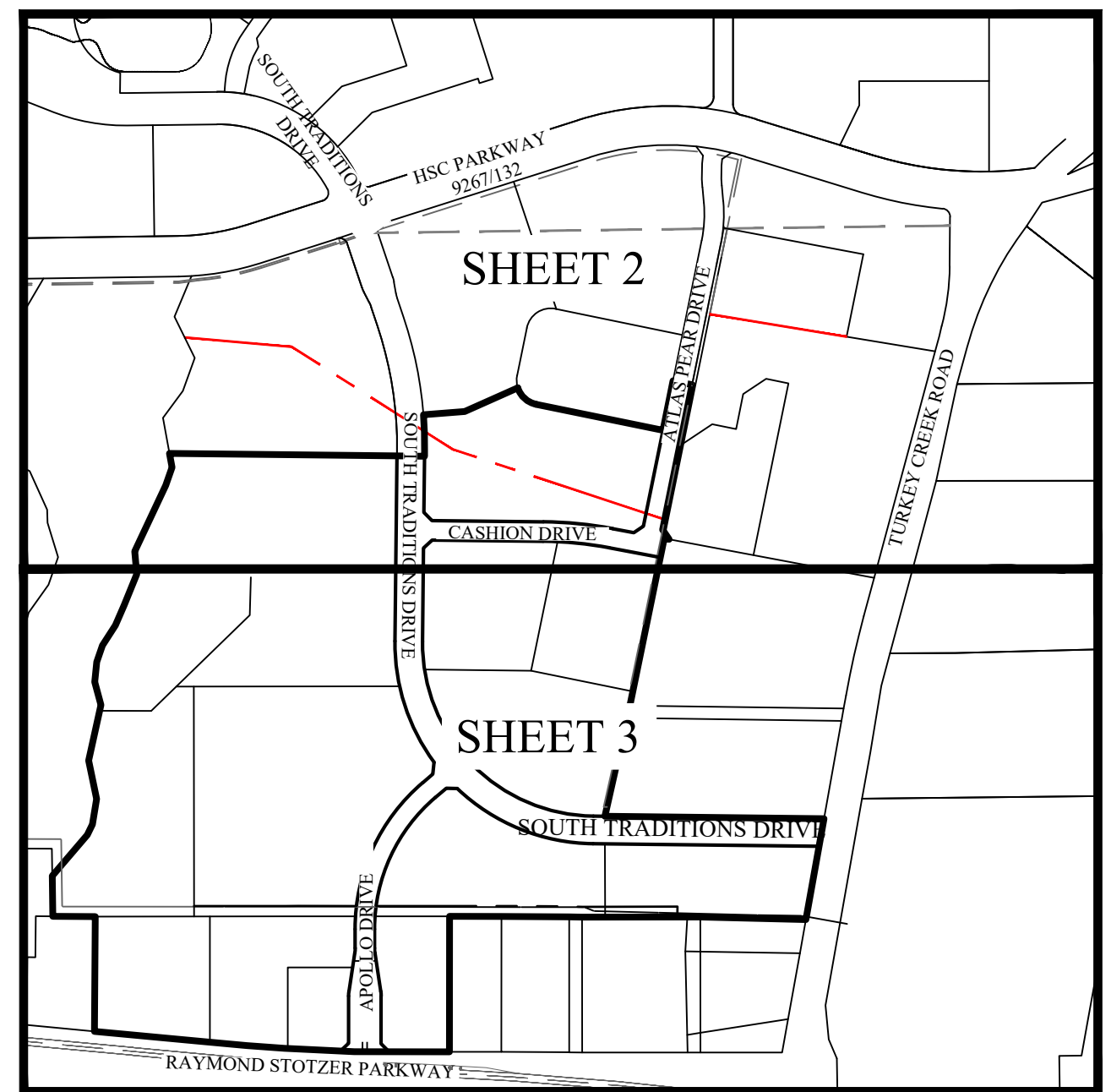
- NOTES:
- CENTRAL AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-164 (Y:10207269.05, X:3541253.11) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000942231 (CALCULATED USING GEOID12B).
 - THE TOPOGRAPHY SHOWN IS FROM AERIAL SURVEY DATA.
 - 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. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT-PDD AND BUSINESS PARK-BP.
 - ALL LOTS WITHIN THE BIOCORRIDOR PDD AREA WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT ORDINANCE. ALL LOTS NOT IN THE BIOCORRIDOR WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA).
 - A RIGHT TURN DECELERATION LANE ON RAYMOND STOTZER PARKWAY WILL BE ADDED WITH THE CONNECTION OF APOLLO DRIVE TO THE RAYMOND STOTZER FRONTAGE ROAD.
 - EXISTING STRUCTURES ENCRANCHING INTO SETBACKS AND EASEMENTS WILL BE REMOVED PRIOR TO FILING A FINAL PLAT.
 - A SIDEWALK AND PUBLIC ACCESS EASEMENT WILL CONNECT THE GREENWAY COMMON AREA AND SOUTH TRADITIONS DRIVE.
 - THE SUBDIVISION CAN BE DEVELOPED BY PHASE IN ANY ORDER EXCEPT THAT PHASE 103 WILL BE PLATTED PRIOR TO PHASE 104 OR PHASE 105.
 - FOR SIGNAGE PURPOSES, BLOCK 3, LOTS 1-2 AND COMMON AREA 6 & 7 SHALL BE CONSIDERED A SINGLE BUILDING LOT.
 - FOR SIGNAGE PURPOSES, BLOCK 2, LOTS 1-3 AND COMMON AREA 2 SHALL BE CONSIDERED A SINGLE BUILDING LOT.
 - FOR SIGNAGE PURPOSES, BLOCK 4, LOTS 1-2 AND COMMON AREA 5 SHALL BE CONSIDERED A SINGLE BUILDING LOT.
 - FOR SIGNAGE PURPOSES, BLOCK 5, LOTS 1-3 AND COMMON AREA 8 SHALL BE CONSIDERED A SINGLE BUILDING LOT.
 - FOR SIGNAGE PURPOSES, BLOCK 1, LOTS 1-6 AND COMMON AREAS 1, 1A, 3 & 4 SHALL BE CONSIDERED A SINGLE BUILDING LOT.
 - RESPONSIBILITY FOR CONSTRUCTION OF THE PROPOSED 18" WATER LINE EXTENSION ACROSS TURKEY CREEK ROAD WILL BE EVALUATED WITH THE FINAL PLAT OF PHASE 105.
 - THE PROPOSED 18" WATER LINE SHOWN IS PER THE CITY OF COLLEGE STATION WATER LINE MASTER PLAN. OVERSIZE PARTICIPATION WILL BE REQUESTED FOR THIS LINE AS IT IS NOT REQUIRED TO SERVICE THE DEVELOPMENT.
 - EXISTING DRIVEWAYS ALONG RAYMOND STOTZER PARKWAY WILL BE REMOVED AND CROSS ACCESS EASEMENTS WILL BE PROVIDED TO LONDON PASS DRIVE AT LOT SITE PLAN DEVELOPMENT.
 - WAIVERS WERE APPROVED WITH THE PREVIOUS PRELIMINARY PLAN. THE CHANGES SHOWN ON THIS PRELIMINARY PLAN DO NOT DEVIATE FROM THE APPROVED WAIVERS. APPROVED WAIVERS INCLUDE BLOCK LENGTH, BLOCK PERIMETER AND ACCESS WAYS.
 - SHOULD THE PRIVATE DRIVE PAVEMENT LOCATED IN THE PRIVATE ACCESS EASEMENT BE REMOVED FOR UTILITY CONSTRUCTION OR MAINTENANCE WITHIN THE UTILITY EASEMENT, THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF THE PAVEMENT.

VICINITY MAP



SHEET MAP

SHEET 1 IS INDEX SHEET
SCALE: 1"=500'



PRELIMINARY PLAN NOT FOR RECORD

PRELIMINARY PLAN TRADITIONS SUBDIVISION PHASES 103 - 105 SAVE AND EXCEPT TRADITIONS SUBDIVISION PHASE 101 BLOCK 1, LOT 1, BLOCK 2, LOT 1 & PHASE 102 VOL./PG. 13145/53 & 15561/81 70.16 ACRES - 11 LOTS

JOHN H JONES LEAGUE, A-26
BRYAN - COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 101: 4.49 ACRES (4.49 ACRES COMMON AREA)
PHASE 103: 37.14 ACRES - 6 LOTS (4.45 ACRES COMMON AREA)
PHASE 104: 13.83 ACRES - 2 LOTS (3.07 ACRES COMMON AREA)
PHASE 105: 14.70 ACRES - 3 LOTS

OWNER:
BIOCORRIDOR PROPERTY OWNERS
ASSOCIATION, INC.
3891 S. TRADITIONS DR.
BRYAN, TEXAS 77805
(979) 704-6395

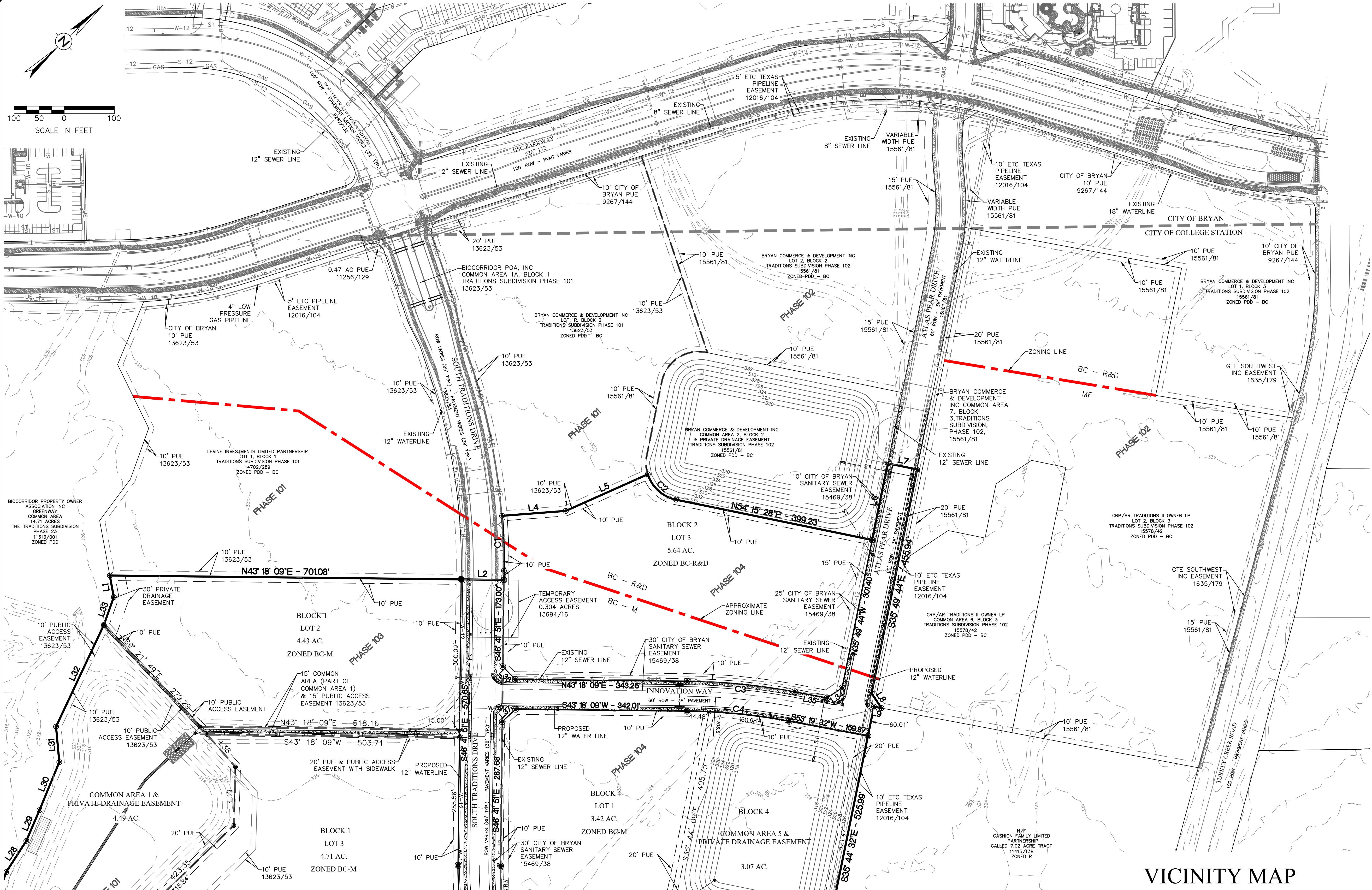
OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805
(979) 209-5130

DEVELOPER:
BRYAN TRADITIONS, LP
3891 S. TRADITIONS DRIVE
BRYAN, TEXAS 77807
(979) 704-6395

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

ENGINEER:
SCHULTZ
TBP# NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-9900

SCALE: AS SHOWN
APRIL 2021
SHEET 1 OF 3



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.89'	N57° 48' 55"W
L2	85.00'	N43° 18' 09"E
L3	18.13'	N46° 41' 51"W
L4	127.50'	N38° 14' 27"E
L5	179.26'	N18° 36' 28"E
L6	155.80'	N35° 49' 44"W
L7	60.00'	N54° 10' 16"E
L8	35.62'	S81° 15' 06"E
L9	15.37'	S53° 19' 32"W
L10	39.15'	S34° 36' 17"E
L11	39.72'	S44° 25' 20"W
L12	208.95'	S43° 00' 07"W
L13	159.78'	S42° 40' 40"W
L14	293.44'	S42° 43' 20"W
L15	215.41'	S45° 26' 18"W
L16	115.41'	S46° 58' 07"W
L17	136.38'	S47° 56' 01"W

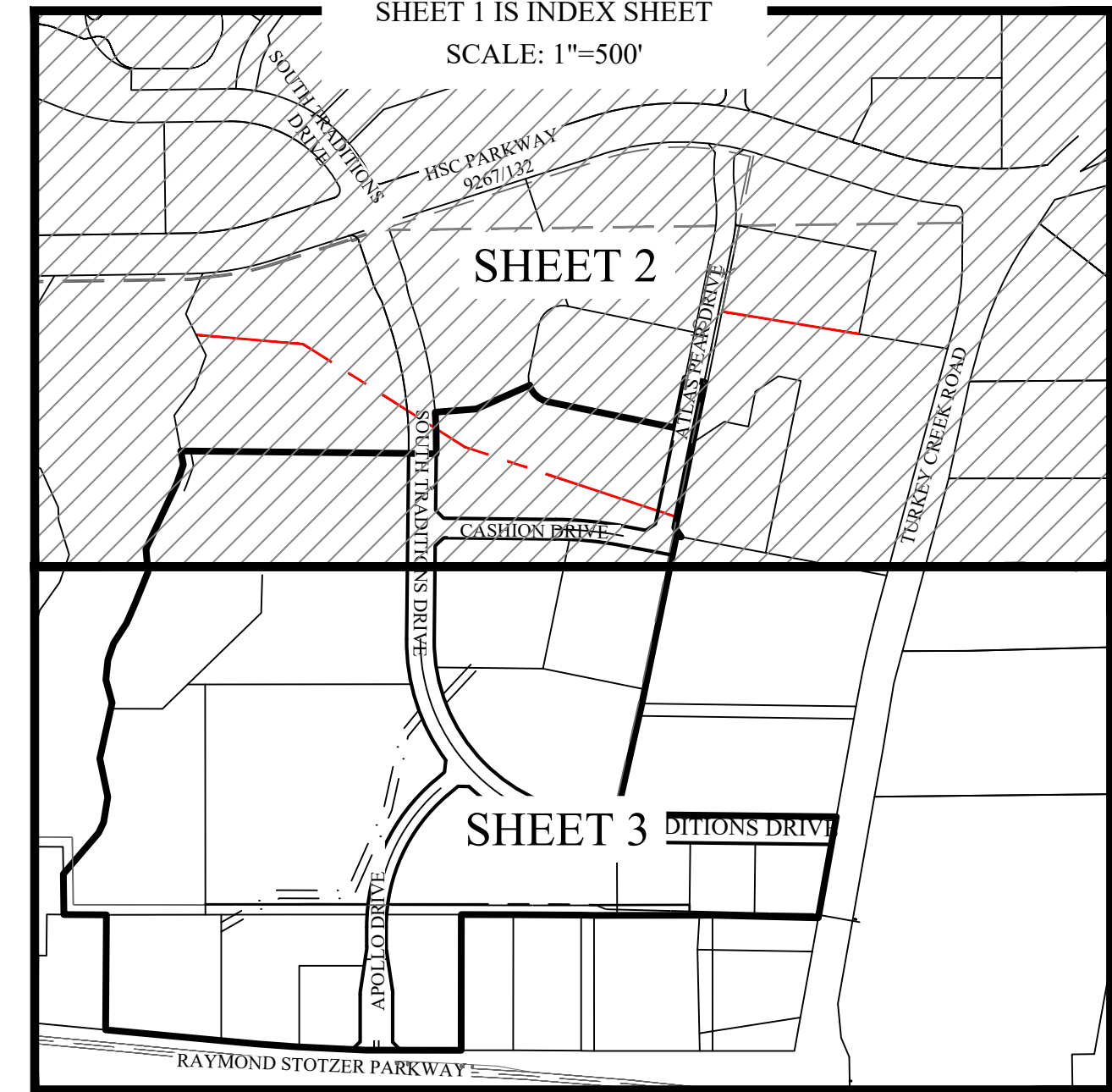
LINE TABLE		
LINE #	LENGTH	DIRECTION
L18	130.79'	S43° 04' 49"W
L19	124.53'	N48° 11' 07"W
L20	165.86'	N8° 18' 09"E
L21	36.38'	N21° 20' 47"W
L22	79.27'	N37° 50' 44"W
L23	120.87'	N59° 07' 53"W
L24	175.59'	N34° 48' 30"W
L25	73.56'	N62° 38' 47"W
L26	61.80'	N41° 33' 23"W
L27	53.67'	N28° 08' 21"W
L28	74.18'	N14° 31' 20"W
L29	66.77'	N24° 05' 23"W
L30	103.72'	N24° 57' 20"W
L31	70.97'	N52° 35' 28"W
L32	224.08'	N22° 09' 26"W
L33	59.17'	N27° 36' 51"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L34	35.62'	N8° 44' 54"E
L35	65.84'	N53° 19' 32"E
L36	35.36'	N88° 18' 09"E
L37	36.22'	S0° 16' 15"E
L38	86.16'	S88° 38' 33"E
L39	116.67'	N45° 43' 02"W
L40	158.69'	N42° 44' 50"E
L41	35.50'	N43° 17' 23"E
L42	36.20'	S41° 20' 01"E
L43	40.83'	S2° 16' 28"W
L44	33.45'	S44° 15' 33"W
L45	44.14'	S2° 16' 28"W
L46	58.25'	S47° 19' 44"E
L47	58.25'	S47° 19' 44"E
L48	119.91'	S55° 51' 35"E
L49	119.91'	S38° 47' 53"E
L50	146.32'	S47° 19' 44"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	109.77'	1242.50'	00°03'42"	54.92'	109.73'	N49°13'42"W
C2	79.55'	75.00'	06°46'13"	43.98'	75.87'	N84°38'35"E
C3	215.79'	1233.50'	01°01'23"	108.17'	215.51'	N48°18'51"E
C4	205.29'	1173.50'	01°01'23"	102.91'	205.03'	S48°18'51"W
C5	836.57'	532.50'	09°00'46"	532.62'	753.15'	N88°17'46"E
C6	399.67'	617.50'	03°70'03"	207.12'	392.73'	S65°14'23"E
C7	512.95'	592.50'	04°36'12"	273.79'	497.08'	S22°31'38"E
C8	14.89'	100.00'	00°31'51"	7.46'	14.88'	S43°03'49"E
C9	14.89'	100.00'	00°31'51"	7.46'	14.88'	S43°03'49"E
C10	462.93'	617.50'	04°25'15"	242.95'	452.17'	S64°46'01"W
C11	461.01'	532.50'	04°36'12"	246.07'	446.74'	S22°31'38"E
C12	14.89'	100.00'	00°31'51"	7.46'	14.88'	S51°35'39"E
C13	14.89'	100.00'	00°31'51"	7.46'	14.88'	S51°35'39"E

REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
ENGINEERING DIVISION
ANTHONY ARMSTRONG, P.E., CFM
Engr. Services & Construction Inspections Manager
040602021

SHEET MAP



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
TRADITIONS SUBDIVISION
PHASES 103 - 105
SAVE AND EXCEPT
TRADITIONS SUBDIVISION
PHASE 101 BLOCK 1, LOT 1, BLOCK 2, LOT 1
& PHASE 102
VOL./PG. 13145/53 & 15561/81
70.16 ACRES - 11 LOTS
JOHN H JONES LEAGUE, A-26
BRYAN - COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 101: 4.49 ACRES (4.49 ACRES COMMON AREA)
PHASE 103: 37.14 ACRES - 6 LOTS (4.45 ACRES COMMON AREA)
PHASE 104: 13.83 ACRES - 2 LOTS (3.07 ACRES COMMON AREA)
PHASE 105: 14.70 ACRES - 3 LOTS

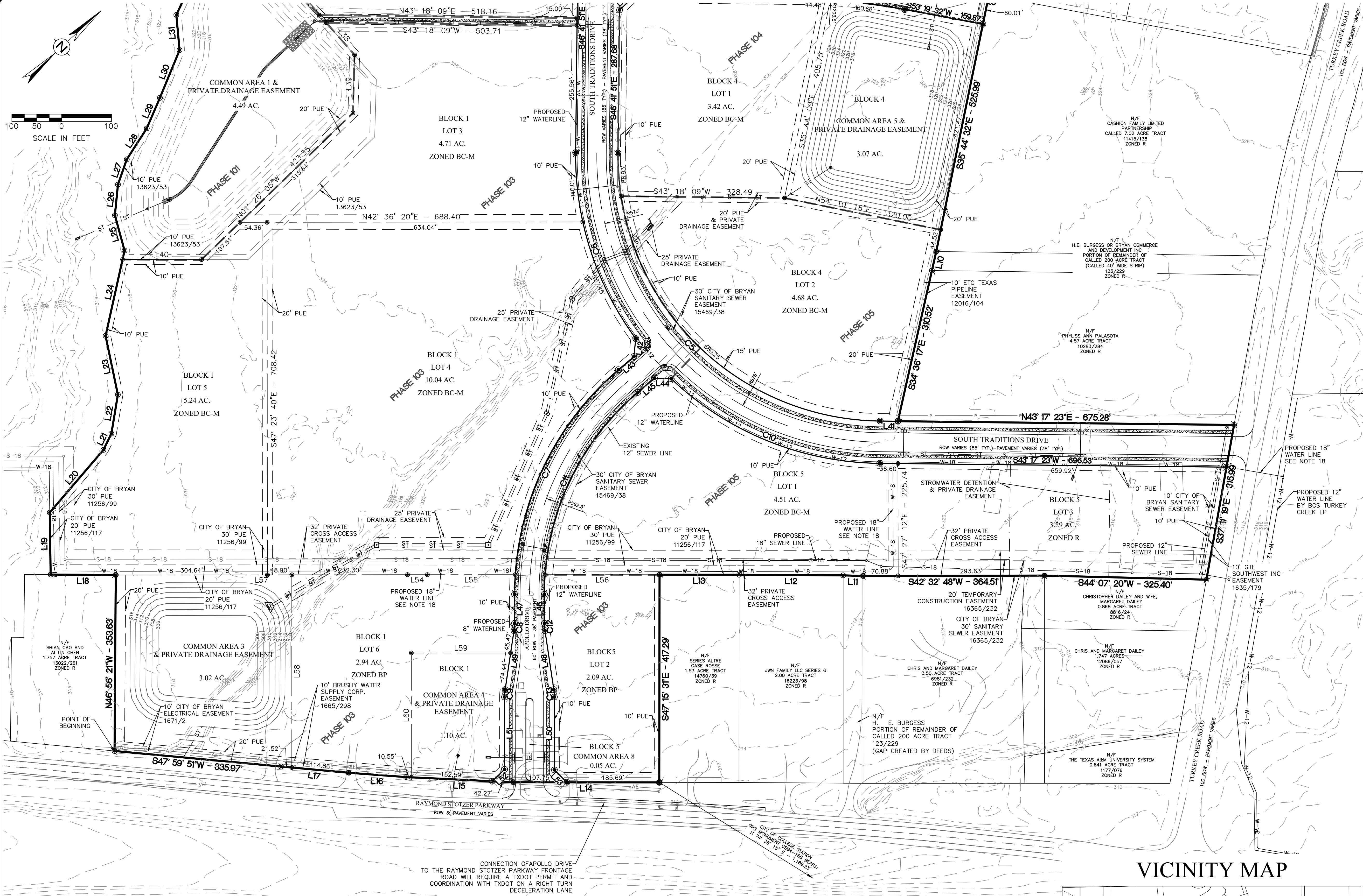
OWNER:
BIOCORRIDOR PROPERTY OWNERS
ASSOCIATION, INC
3891 S. TRADITIONS DR.
BRYAN, TEXAS 77805
(979) 704-6395

OWNER:
BRYAN COMMERCE & DEVELOPMENT, INC
P.O. BOX 1000
BRYAN, TEXAS 77805
(979) 209-5130

DEVELOPER:
BRYAN TRADITIONS, LP
3891 S. TRADITIONS DRIVE
BRYAN, TEXAS 77807
(979) 704-6395

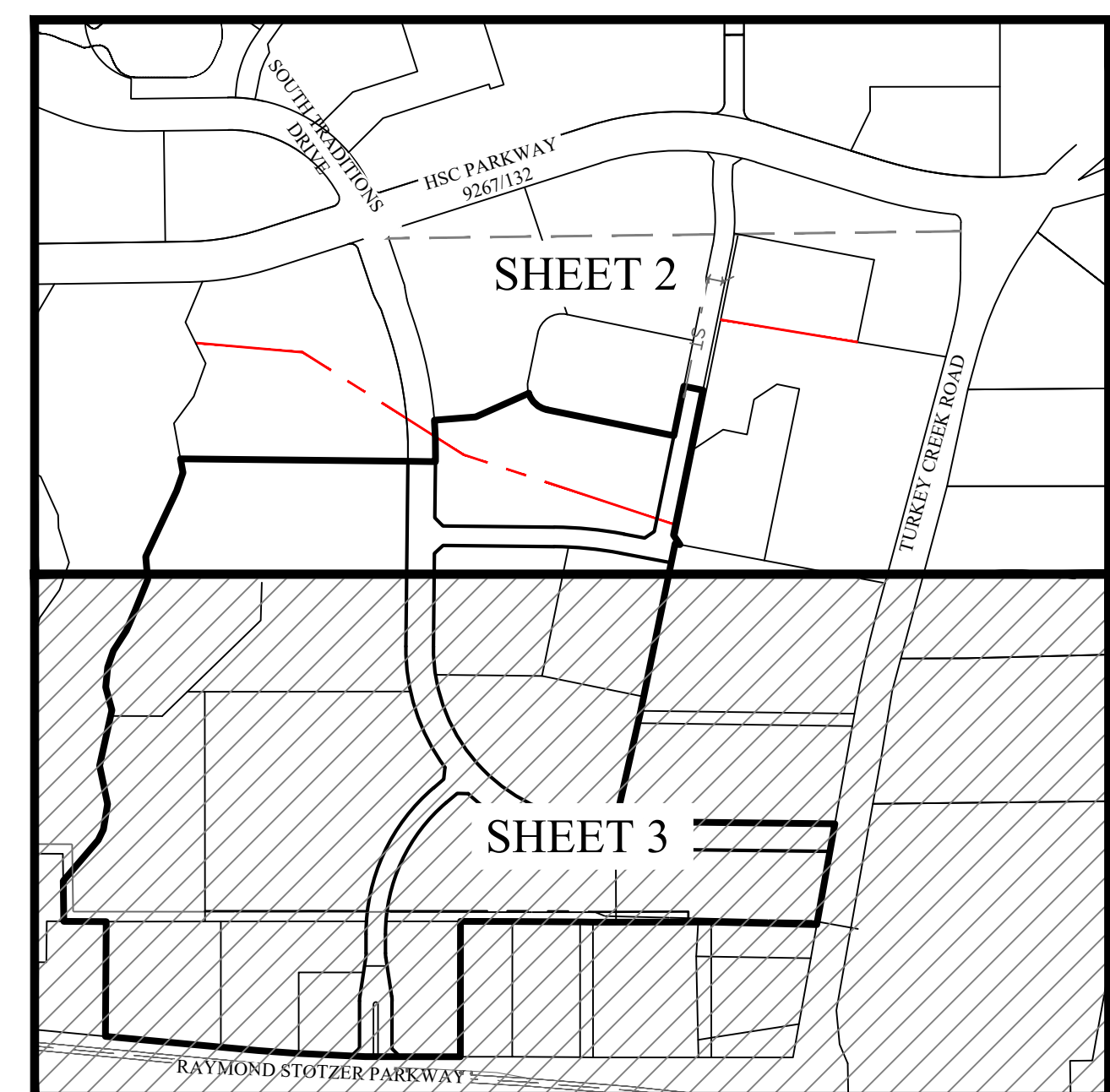
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

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



REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
ENGINEERING DIVISION
ANTHONY ARMSTRONG, P.E., CFM
Engr. Services & Construction Inspections Manager
04/06/2021

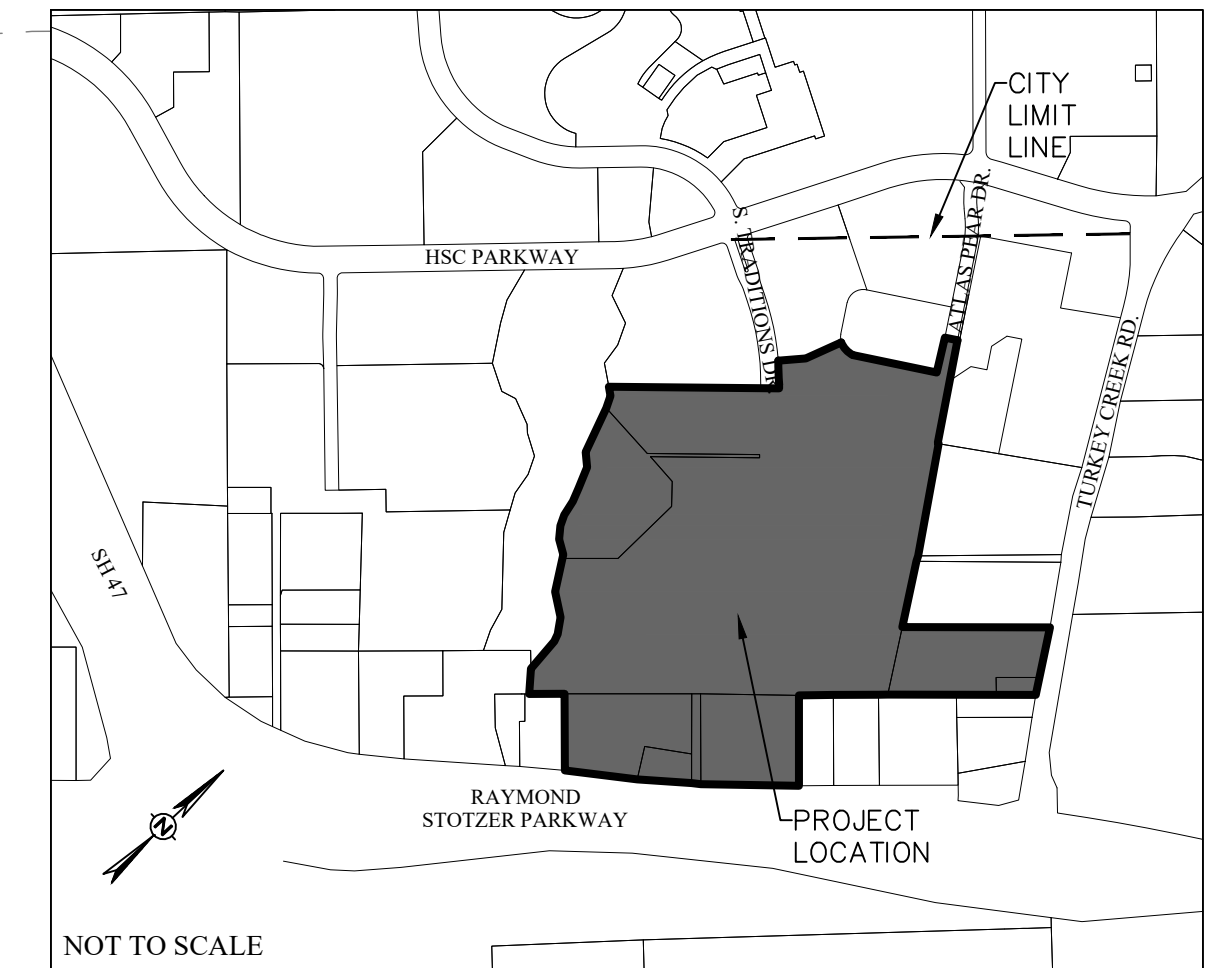
SHEET MAP
SHEET 1 IS INDEX SHEET
SCALE: 1"=500'



PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
TRADITIONS SUBDIVISION
PHASES 103 - 105
SAVE AND EXCEPT
TRADITIONS SUBDIVISION
PHASE 101 BLOCK 1, LOT 1, BLOCK 2, LOT 1
& PHASE 102
VOL./PG. 13145/53 & 15561/81
70.16 ACRES - 11 LOTS
JOHN H JONES LEAGUE, A-26
BRYAN - COLLEGE STATION, BRAZOS COUNTY, TEXAS

VICINITY MAP



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			Curve Table						
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
L1	43.89'	N57° 48' 55"W	L18	130.79'	S43° 04' 49"W	L34	35.62'	N8° 44' 54"E	L51	145.41'	S47° 19' 44"E	C1	109.77'	1242.50'	005°03'42"	54.92'	109.73'	N49°13'42"W
L2	85.00'	N43° 18' 09"E	L19	124.53'	N48° 11' 07"W	L35	65.64'	N53° 19' 32"E	L52	79.55'	75.00'	060°46'13"	43.98'	75.87'	N84° 38'35"E			
L3	18.13'	N46° 41' 51"W	L20	165.86'	N6° 45' 27"W	L36	35.36'	N88° 18' 09"E	L53	35.37'	N87° 41' 48"E	C3	215.78'	1233.50'	010°01'23"	108.17'	215.51'	N48°18'51"E
L4	127.50'	N38° 14' 27"E	L21	36.38'	N21° 20' 47"W	L37	36.22'	S0° 16' 15"E	L54	39.99'	N42° 38' 14"E	C4	205.20'	1173.50'	010°01'23"	102.91'	205.03'	S48°18'51"W
L5	179.26'	N18° 36' 28"E	L22	79.27'	N37° 50' 44"W	L38	86.16'	S88° 38' 33"E	L55	176.39'	N42° 40' 40"E	C5	836.57'	532.50'	090°00'46"	532.62'	753.15'	N86°17'40"E
L6	155.80'	N35° 49' 44"W	L23	120.87'	N56° 07' 53"W	L39	116.67'	N45° 43' 02"W	L56	228.75'	N42° 40' 40"E	C6	399.67'	617.50'	037°05'03"	207.12'	392.73'	S69°14'32"E
L7	60.00'	N54° 10' 16"E	L24	175.59'	N34° 48' 30"W	L40	158.69'	N42° 44' 50"E	L57	585.84'	N42° 36' 12"E	C7	512.95'	592.50'	049°36'12"	273.79'	497.08'	S22°31'38"E
L8	35.62'	S81° 15' 08"E	L25	73.56'	N62° 38' 47"W	L41	35.50'	N43° 17' 23"E	L58	387.20'	S47° 19' 44"E	C8	14.89'	100.00'	008°31'51"	7.46'	14.88'	S43°03'45"E
L9	15.37'	S53° 19' 32"W	L26	61.80'	N41° 31' 23"W	L42	36.20'	S41° 20' 01"E	L59	199.52'	N42° 40' 16"E	C9	14.89'	100.00'	008°31'51"	7.46'	14.88'	S44°03'41"E
L10	39.15'	S34° 36' 17"E	L27	53.67'	N28° 06' 21"W	L43	40.83'	S2° 16' 28"W	L60	249.81'	N47° 19' 44"W	C10	462.93'	617.50'	042°57'15"	242.95'	452.17'	
L11	39.72'	S44° 25' 20"W	L28	74.18'	N14° 31' 20"W	L44	33.45'	S44° 15' 33"W				C11	461.01'	532.50'	049°36'12"	246.07'	446.74'	S22°31'38"E
L12	208.95'	S43° 00' 07"W	L29	66.77'	N24° 05' 23"W	L45	44.14'	S2° 16' 28"W				C12	14.89'	100.00'	008°31'51"	7.46'	14.88'	S51°25'39"E
L13	159.78'	S42° 40' 40"W	L30	103.72'	N24° 57' 20"W	L46	58.25'	S47° 19' 44"E				C13	14.89'	100.00'	008°31'51"	7.46'	14.88'	S51°25'39"E
L14	293.44'	S42° 43' 20"W	L31	70.97'	N52° 35' 28"W	L47	58.25'	S47° 19' 44"E										
L15	215.41'	S45° 26' 18"W	L32	224.08'	N22° 09' 26"W	L48	119.91'	S55° 51' 35"E										
L16	115.41'	S46° 58' 07"W	L33	59.17'	N27° 36' 51"W	L49	119.91'	S38° 47' 53"E										
L17	136.38'	S47° 56' 01"W				L50	146.32'	S47° 19' 44"E										

REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
PLANNING DIVISION
RACHEL LAZO, SENIOR PLANNER
04/06/2021

OWNER:
BIOCORRIDOR PROPERTY OWNERS
ASSOCIATION, INC
3891 S. TRADITIONS DR.
BRYAN, TEXAS 77807
(979) 704-6395
OWNER:
BRYAN COMMERCE &
DEVELOPMENT, INC
P.O. BOX 1000
BRYAN, TEXAS 77805
(979) 209-5130
DEVELOPER:
BRYAN TRADITIONS, LP
3891 S. TRADITIONS DRIVE
BRYAN, TEXAS 77807
(979) 704-6395
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
ENGINEER:
SCHULTZ
T&PE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

April 6, 2023
Item No. 5.1.
2774 and 2840 Barron Road Rezoning

Sponsor: Jeff Howell, Senior Planner

Reviewed By CBC: N/A

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 R Rural to SC Suburban Commercial for approximately 7.5 acres of land located at 2774 and 2840 Barron Road, generally located north of the intersection of Barron Road and William D. Fitch Parkway. Case #REZ2023-000001 (Note: Final action of this item will be considered at the April 13, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this rezoning request as it is in line with the Comprehensive Plan and compatible with the surrounding area.

Summary: This request is to rezone approximately 7.525 acres of land generally located north of the intersection of Barron Road and William D. Fitch Parkway from R Rural to SC Suburban Commercial. The tract (consisting of two un-platted properties developed as single-family detached and mobile home residential structures) was originally zoned R Rural upon annexation to the City in 1995. This zoning request is an effort to provide additional suburban commercial uses to the area. The applicant is requesting the zoning district change to allow for a proposed redevelopment of the property consisting of an office, bank, and retail uses which are not allowed on properties zoned R Rural.

REZONING REVIEW CRITERIA

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

The subject tract is designated as Neighborhood Commercial on the Comprehensive Plan Future Land Use & Character Map. For the Neighborhood Commercial land use, the Comprehensive Plan provides the following:

Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and located adjacent to major roads along the fringe of residential areas.

The intent of the district is to:

- Accommodate limited commercial services compared to General Commercial
- Support some residential uses that are compatible with the surrounding neighborhood character

The zoning districts that are generally appropriate within this land use include suburban commercial and office zoning.

The proposed SC Suburban Commercial zoning district allows for smaller-scale commercial developments 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 located at the intersection of a highway/freeway (William D. Fitch Parkway) and a minor arterial (Barron Road). The area around the intersection is developed as suburban commercial uses (medical clinic, retail, office, and a governmental facility) and behind the commercial properties are single-family residential neighborhoods. The proposed zoning district is appropriate in the context of the area as it would allow for a commercial development on the intersection of two major thoroughfares and located on the edge of an existing residential development.

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 a commercial development. The site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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 site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located at the intersection of Barron Road and William D. Fitch Parkway, and also Hofburg Drive, and William D. Fitch Parkway. Barron Road is identified as a Minor Arterial, while William D. Fitch is identified as a Proposed Freeway on the Thoroughfare Plan. The property is also adjacent to Hofburg Drive, which is a local street. The existing use is expected to generate more than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was required and submitted with the application. The TIA recommended that a right-turn deceleration lane is warranted on William D. Fitch Parkway at Hofburg Drive and TXDOT approval would be required for the modification to William D. Fitch Parkway.

5. The marketability of the property:

The applicant states there is little marketability as a multi-acre residential lot under the current zoning. Rezoning the property to SC Suburban Commercial will make the property more marketable in the future since, as stated by the applicant, there is a demand for suburban commercial uses in the area.

Budget & Financial Summary: N/A

Attachments:

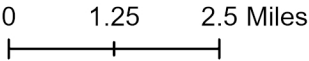
1. Vicinity Map, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Existing Future Land Use Map

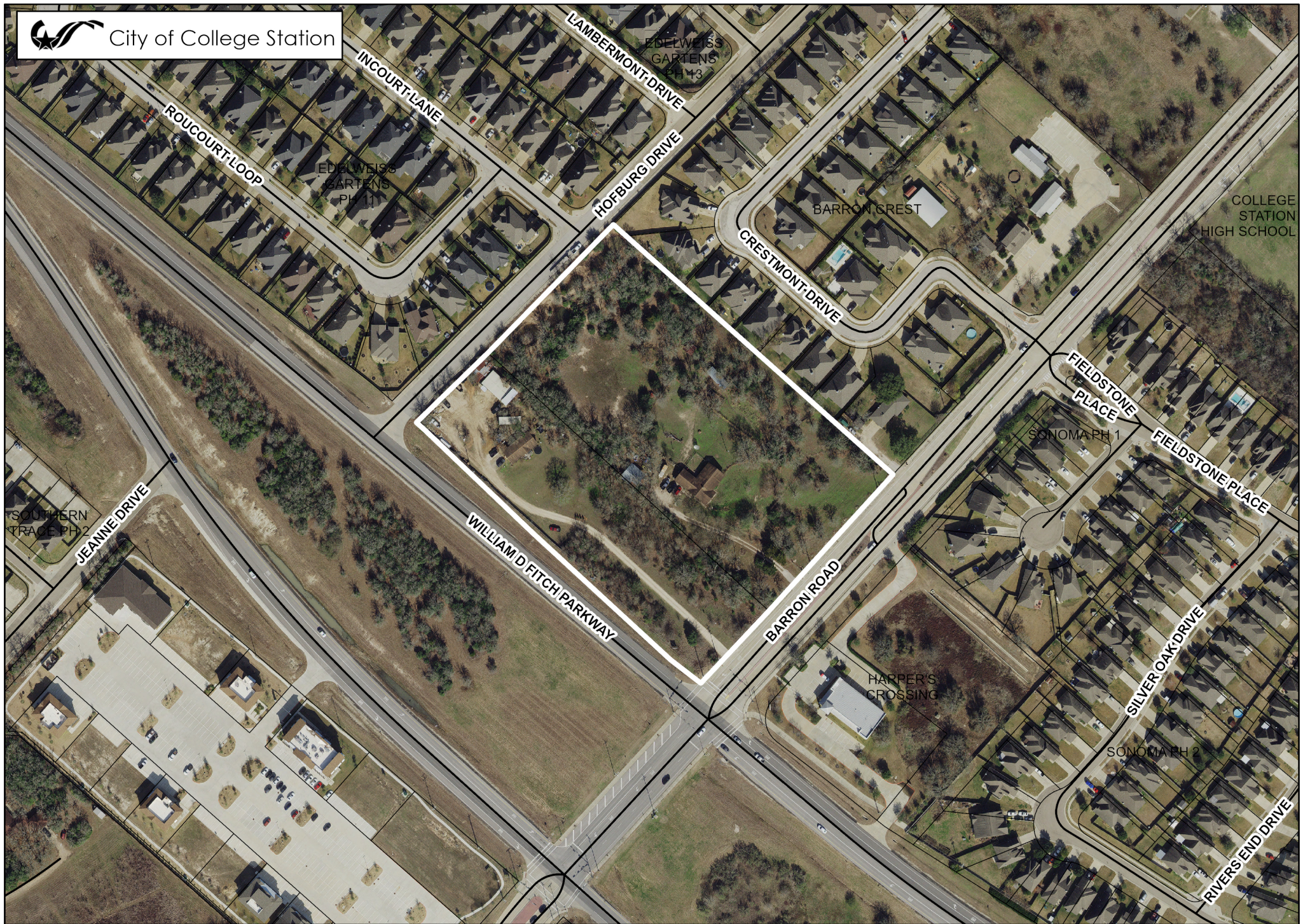
VICINITY MAP

**BARRON ROAD TRACT - REZONING
REZ2023-000001**

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



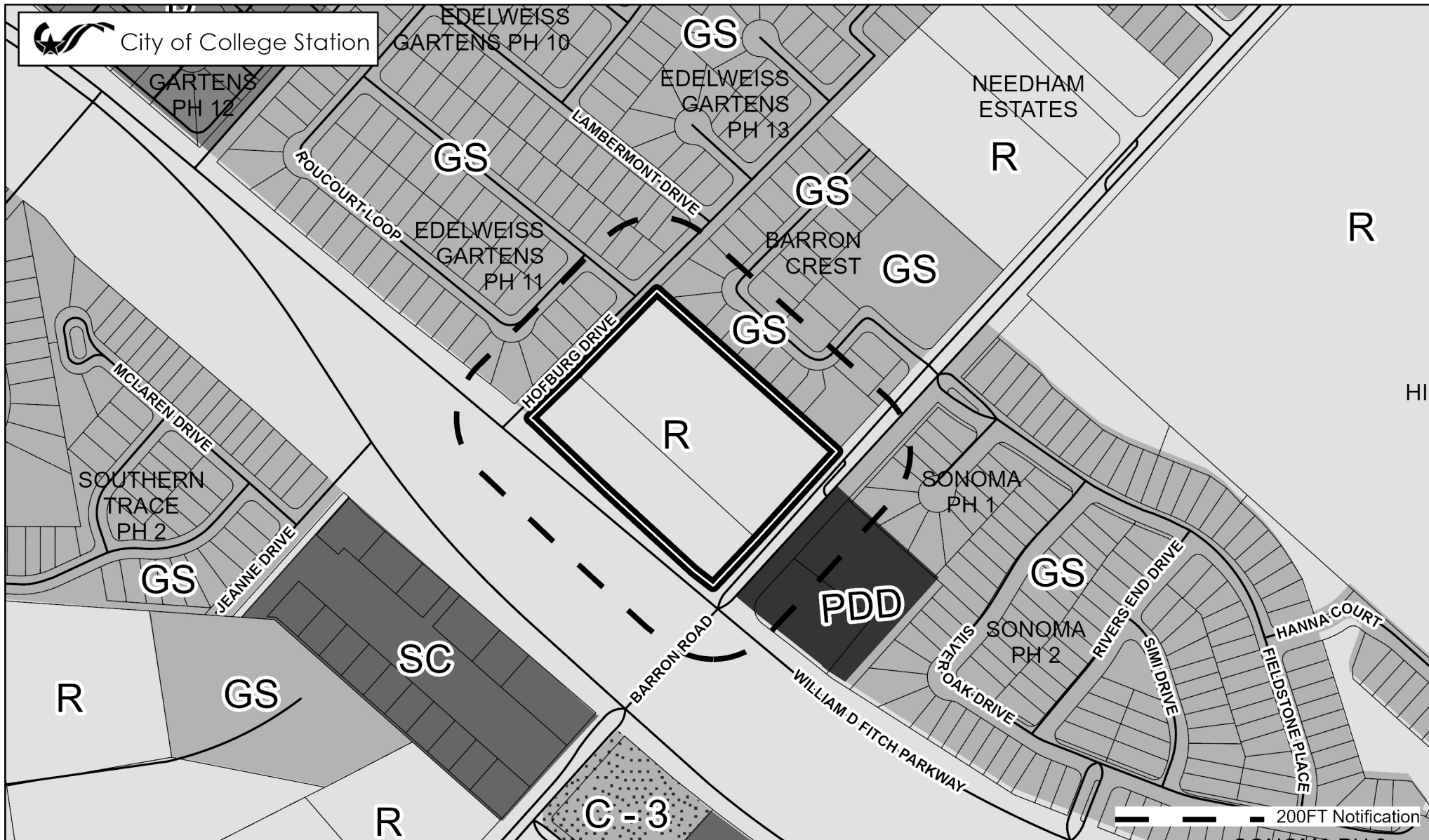


0 215 430 Feet

BARRON ROAD TRACT - REZONING

Case:
REZ2023-000001

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MH Middle Housing
WE	Wellborn Estate	MF Multi-Family
E	Estate	MU Mixed-Use
WRS	Wellborn Restricted Suburban	MHP Manufactured Home Pk.
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

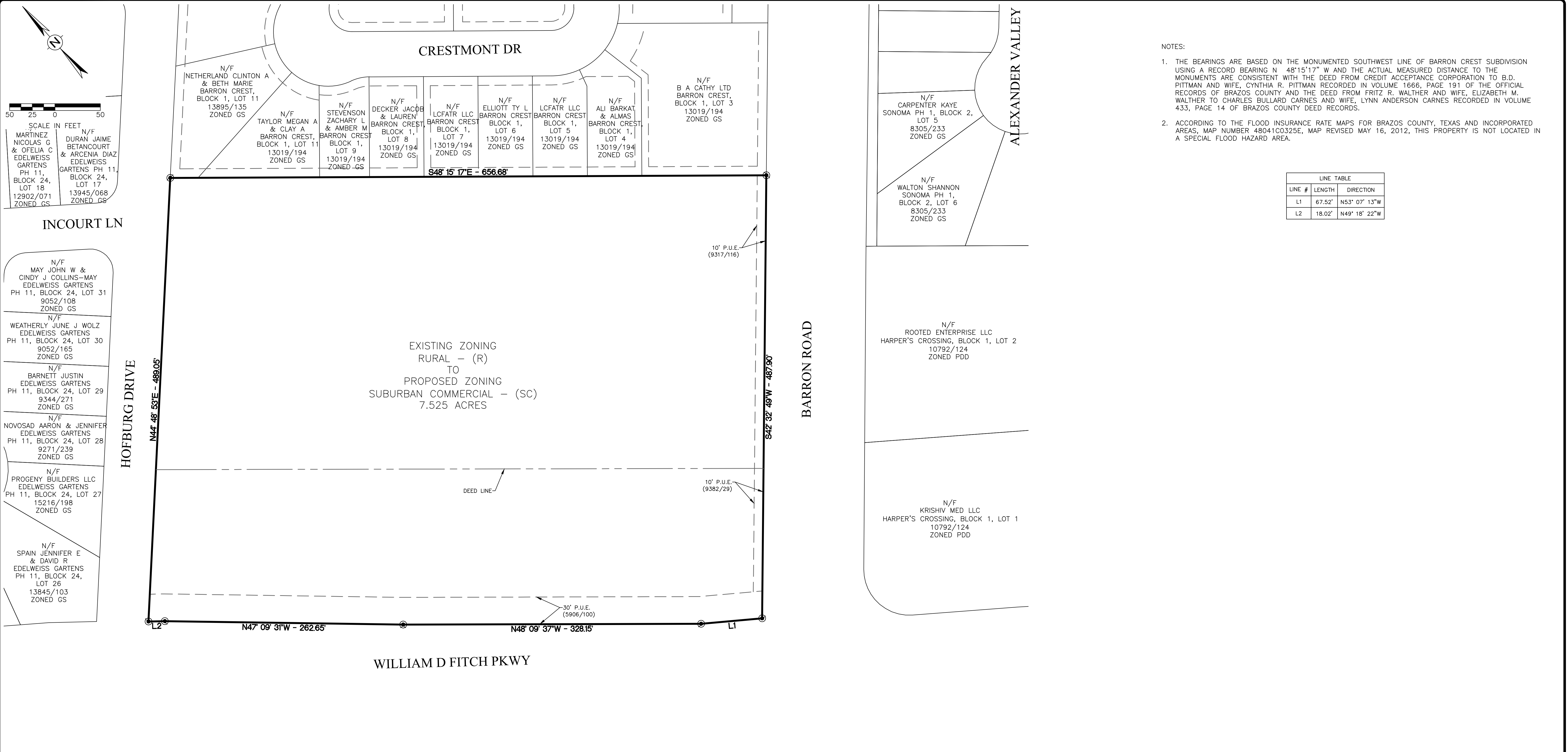


0 370 740 Feet

BARRON ROAD TRACT - REZONING

Case:
REZ2023-000001

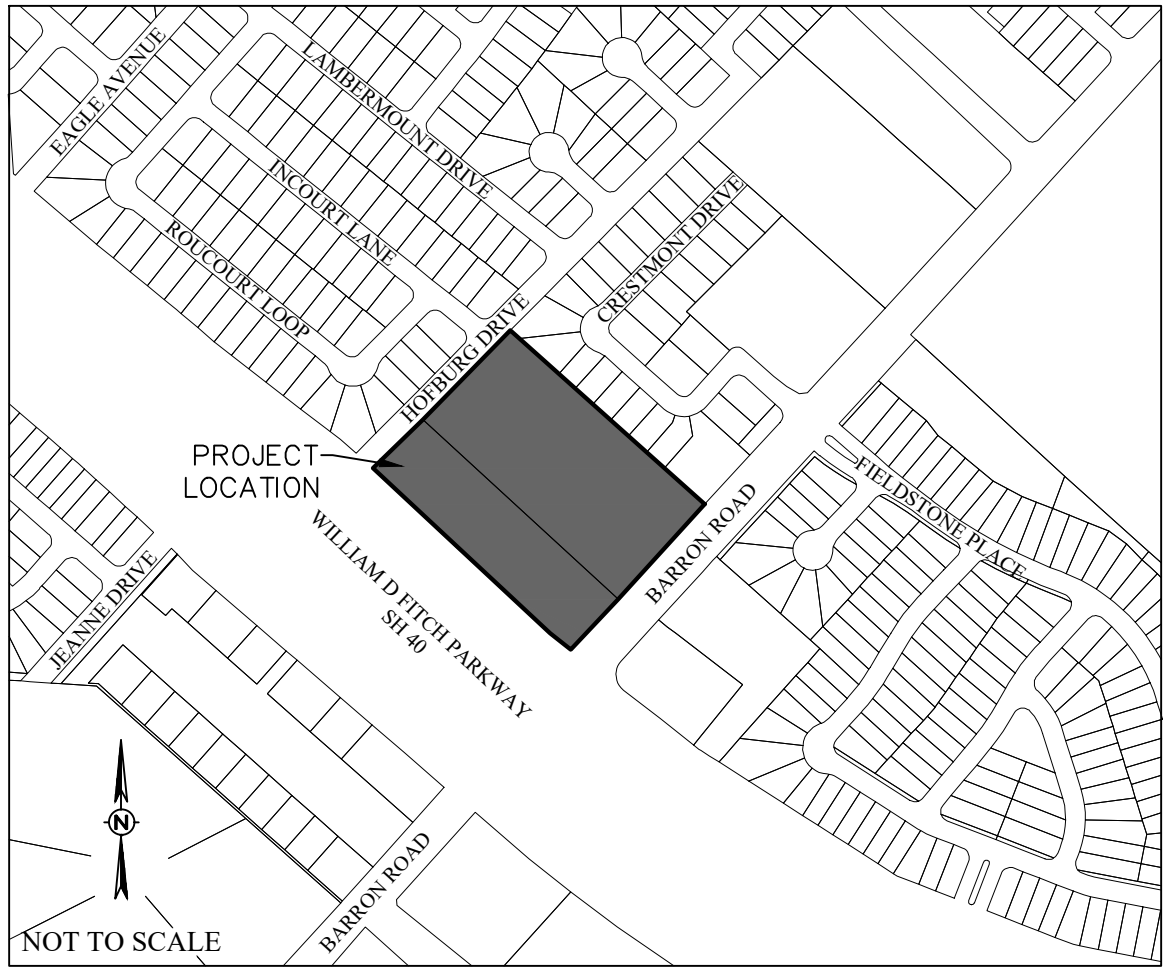
REZONING



- NOTES:
1. THE BEARINGS ARE BASED ON THE MONUMENTED SOUTHWEST LINE OF BARRON CREST SUBDIVISION USING A RECORD BEARING N 48°15'17" W AND THE ACTUAL MEASURED DISTANCE TO THE MONUMENTS ARE CONSISTENT WITH THE DEED FROM CREDIT ACCEPTANCE CORPORATION TO B.D. PITTMAN AND WIFE, CYNTHIA R. PITTMAN RECORDED IN VOLUME 1666, PAGE 191 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY AND THE DEED FROM FRITZ R. WALTHER AND WIFE, ELIZABETH M. WALTHER TO CHARLES BULLARD CARNES AND WIFE, LYNN ANDERSON CARNES RECORDED IN VOLUME 433, PAGE 14 OF BRAZOS COUNTY DEED RECORDS.
 2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48041C0325E, MAP REVISED MAY 16, 2012, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	67.52'	N53° 07' 13"W
L2	18.02'	N49° 18' 22"W

VICINITY MAP



ZONING MAP

7.525 ACRES
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS
EXISTING ZONING
RURAL (R) TO
PROPOSED ZONING
SUBURBAN COMMERCIAL (SC)

DEVELOPER:
KYLE GRANT
4320 DECATUR DRIVE
COLLEGE STATION, TX 77845
(979) 777-5553

OWNER:
CHARLES CARNES &
SANDRA BEVENS
2774 BARRON ROAD
COLLEGE STATION, TX 77845

OWNER:
BD & CYNTHIA
PITTMAN
2609 ARBOR DRIVE
BRYAN, TX 77802

SCALE: AS SHOWN
MARCH 2023

SURVEYOR:
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 693-3838
TBPES FIRM # 10103300
Firm Reg. No. F-458

ENGINEER:
Schultz Engineering, LLC
TBPES NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 6, 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:

Edelweiss Gartens
Southern Trace
Sonoma

Property owner notices mailed: 43

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential	GS General Suburban	Hofburg Drive (local street) Single-family detached
South	N/A, Neighborhood Commercial	R Rural, C-3 Light Commercial, SC Suburban Commercial	William D. Fitch (freeway), Governmental Facility
East	Neighborhood Commercial, Suburban Residential	PDD Planned Development District, GS General Suburban	Barron Road (minor arterial) Medical Clinic, Single-family detached
West	N/A, Suburban Residential, Neighborhood Commercial	R Rural, GS General Suburban, SC Suburban Commercial	William D. Fitch (freeway), Single-family detached, Retail/Office

DEVELOPMENT HISTORY

Annexed: June 1995
Zoning: A-O Agricultural-Open (upon annexation 1995)
A-O Agricultural-Open renamed to R Rural (2013)
Final Plat: Unplatted
Site Development: Single-family detached, Mobile Home



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: BARRON ROAD TRACT - REZONING

Address: 2840 BARRON RD

Legal Description: A005401, R STEVENSON (ICL), TRACT 93, 2.612 ACRES

Total Acreage: 7.525

Applicant:: Schultz Engineering

Property Owner: PITTMAN B D & CYNTHIA R

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

This land is at the corner of two major thoroughfares and the demand for suburban commercial uses is high to support the surrounding residential neighborhoods.

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

The zoning change 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?

Large lot rural style residential development of this tract is not in conformance with the Land Use plan and would result in only a few residential lots which is the highest and best use for this tract.

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

There is a demand for suburban commercial uses in this area to compliment the surrounding neighborhoods. The property has adequate access and availability of utilities.

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

There is a demand for suburban commercial uses in this area to compliment the surrounding neighborhoods. The property has adequate access and availability of utilities.

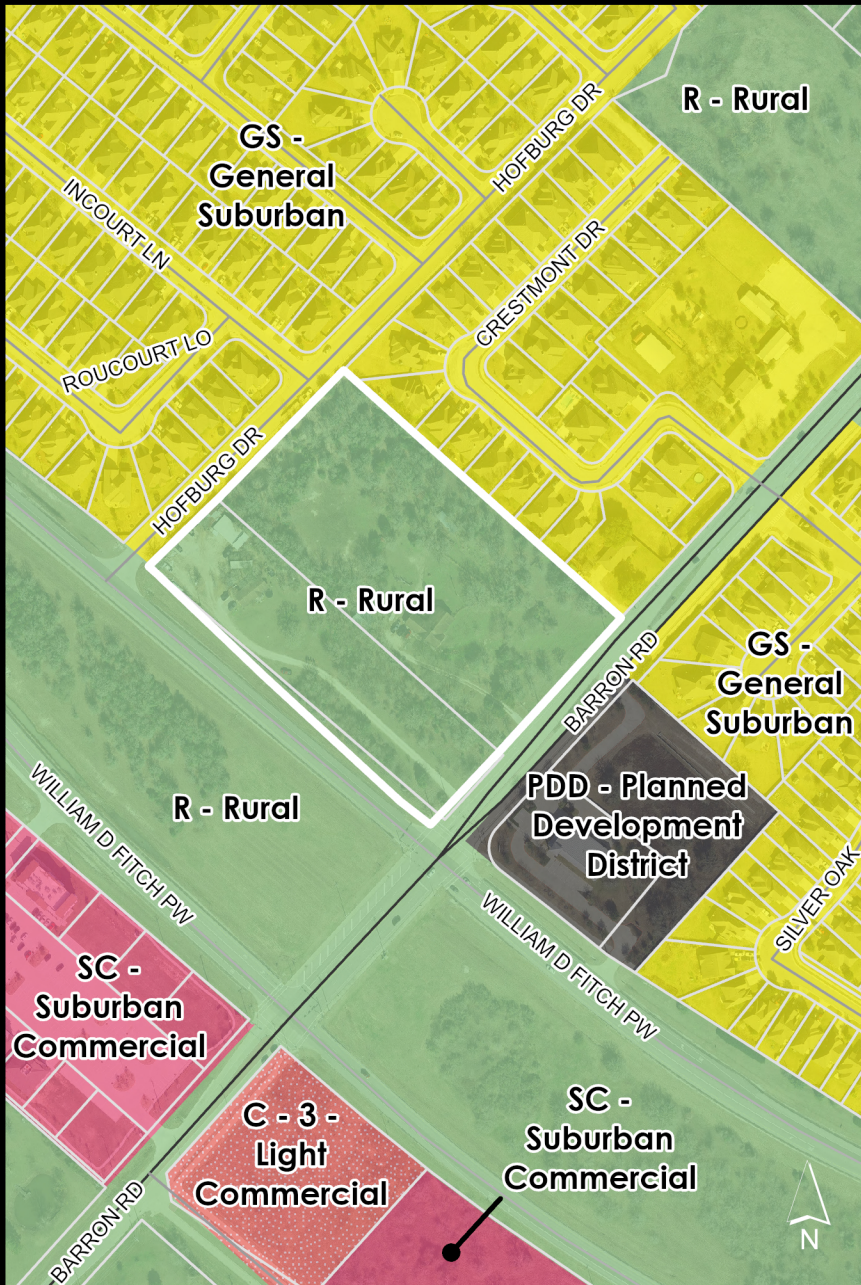
Explain the marketability of the property for uses permitted by the current zoning district.

There is little marketability as a multi-acre rural residential lot subdivision in this location due to the development activity in this area.

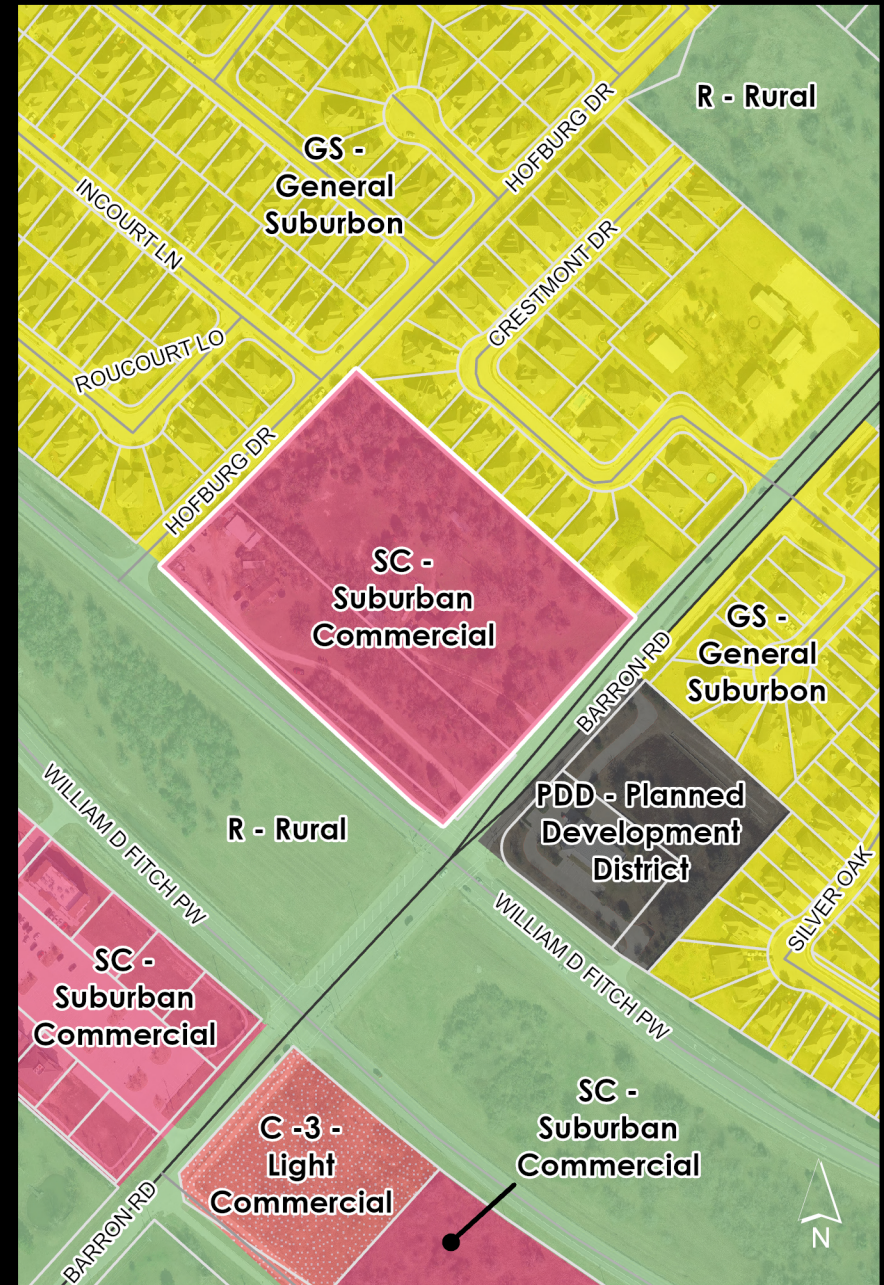
List any other reasons to support this zone change.

The development of this tract will add supporting commercial uses at the corner of two major thoroughfares and will compliment the surrounding neighborhoods.

EXISTING Zoning

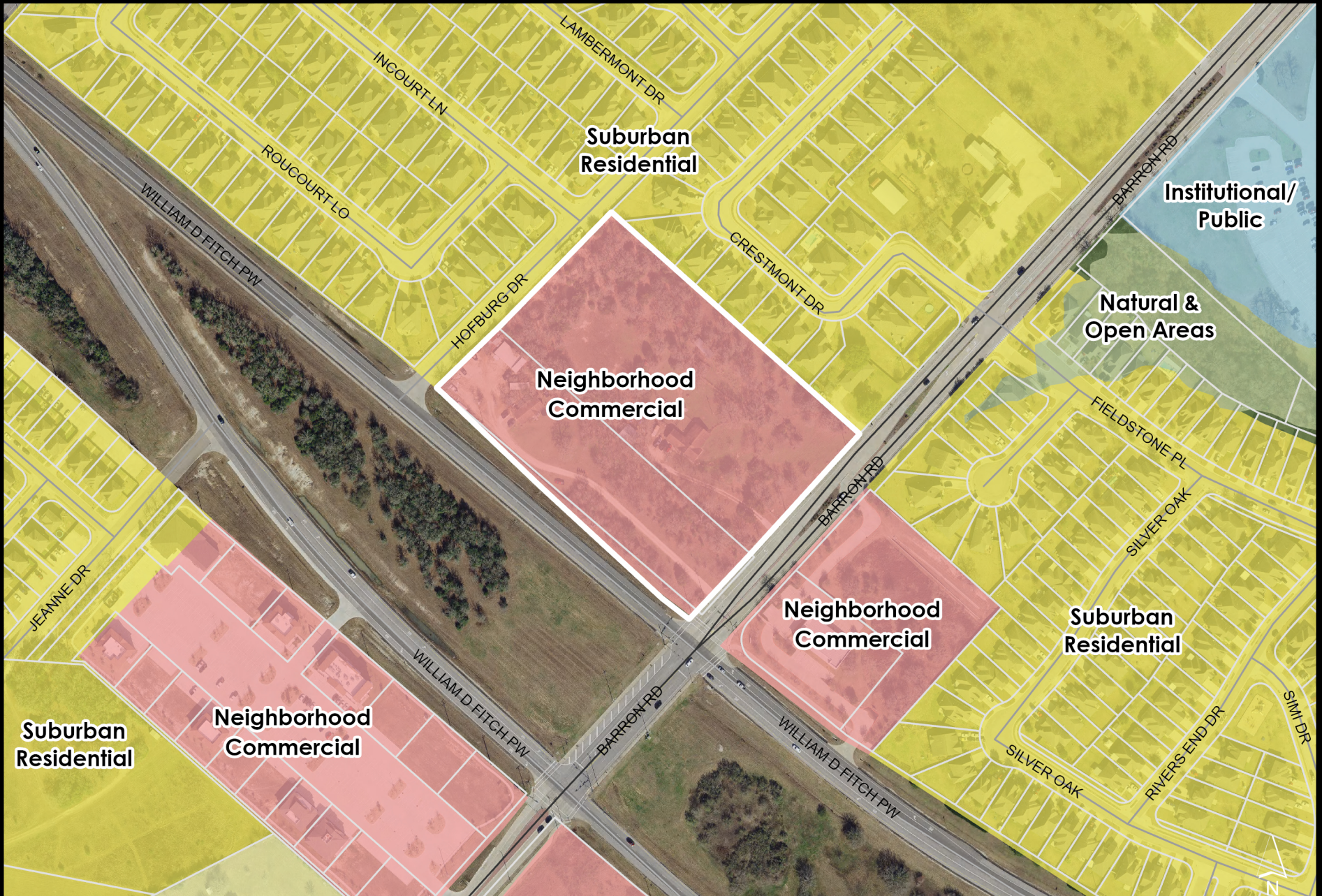


PROPOSED Zoning



EXISTING

Future Land Use



April 6, 2023
Item No. 5.2.
Rezoning – Holleman Townhomes

Sponsor: Jeff Howell, Senior Planner

Reviewed By CBC: N/A

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 R Rural and GS General Suburban to T Townhouse for approximately 8.2 acres of land at 3197 Holleman Drive South, generally located north of the intersection of Holleman Drive South and Deacon Drive West. Case #REZ2023-000005 (Note: Final action of this item will be considered at the April 27, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this rezoning request as it is in line with the Comprehensive Plan and compatible with the surrounding area.

Summary: This request is to rezone approximately 8.181 acres of land generally located north of the intersection of Holleman Drive South and Deacon Drive West from R Rural and GS General Suburban to T Townhouse. The tract proposed to be rezoned consists of two un-platted properties. The smaller property (2.988 acres) was originally zoned R Rural upon annexation to the City in 2002. The larger property (5.193 acres) was part of The Barracks PDD Planned Development District, where it was planned for townhome development in 2015. This property was rezoned to GS General Suburban in 2018 in anticipation of the development of the Antioch Community Church. This zoning request is in effort to provide additional housing and residential density to this area, specifically townhome development.

REZONING REVIEW CRITERIA

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

The subject tract is designated as Mixed Residential on the Comprehensive Plan Future Land Use & Character Map. 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. This rezoning would allow development 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 the utilization of the existing smaller lot sizes and is aligned with the Comprehensive Plan.

The proposed T Townhouse zoning district allows for townhouse developments which is 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 near other existing townhouse uses which are located to the south and across Towers Parkway to the east. There is an existing single-family detached residential development near the subject property to the east as well. Across Holleman Drive South to the west, existing development consists of single-family detached structures, as well as duplexes. To the north, there is an existing residential development consisting of multi-family structures. The proposed zoning district is appropriate in the context of the area as it is similar and compatible with surrounding land uses.

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 a townhouse development. The site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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 site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located near the intersection of Holleman Drive South and Deacon Drive West. Holleman Drive South is identified as a Minor Arterial, while Deacon Drive West is a Major Collector on the Thoroughfare Plan. The property also is adjacent to Towers Parkway, which is identified as a Minor Collector on the Thoroughfare Plan. The existing use is expected to generate less than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was not required to be submitted with the application.

5. The marketability of the property:

The applicant states that in this townhome area, there is little marketability for a detached single-family tract, as well as little marketability for the rural property. Rezoning the property to T Townhouse will make the property more marketable in the future since, as stated by the applicant, there is a demand for higher-density residential uses in the area.

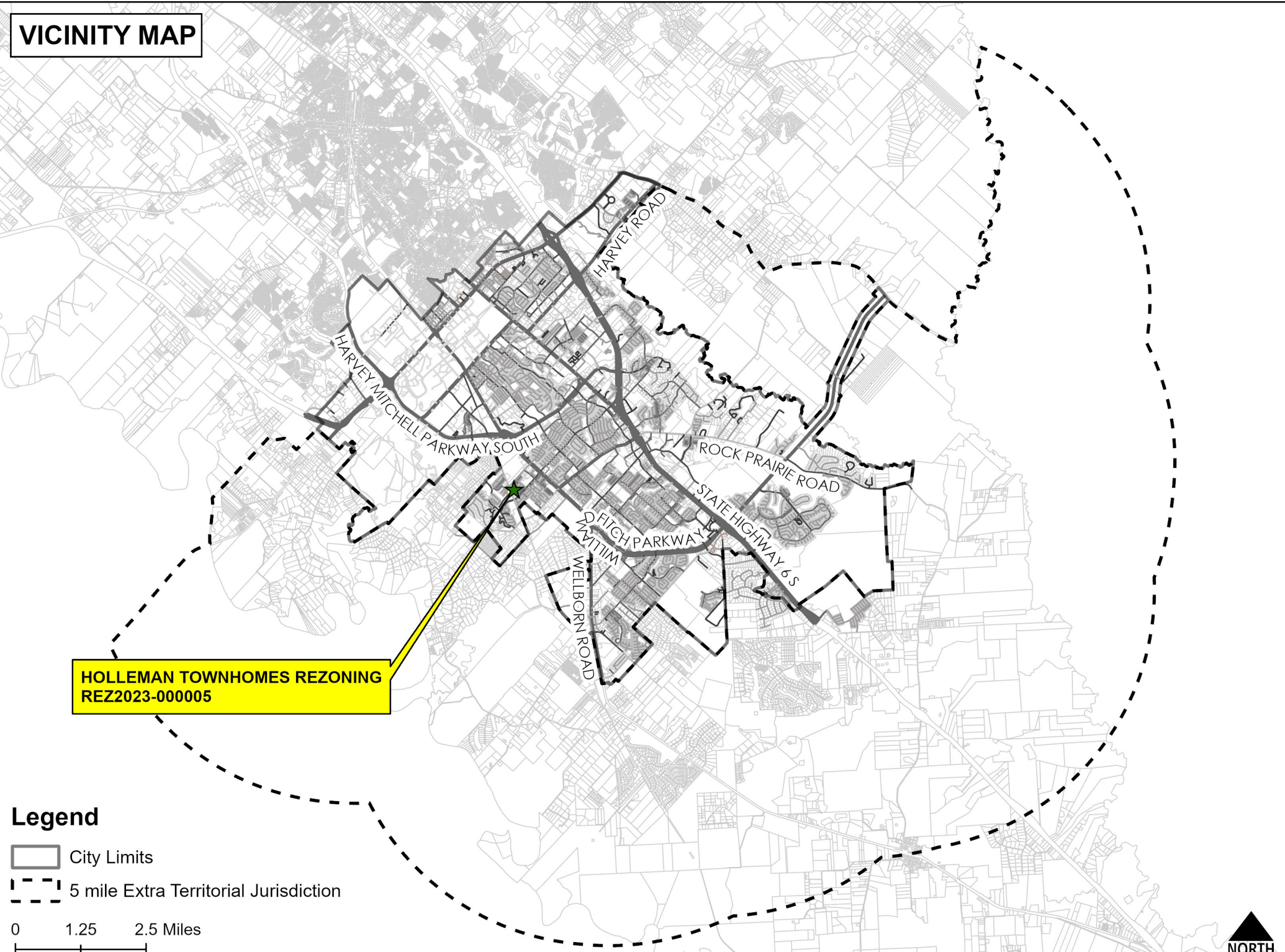
Budget & Financial Summary: N/A

Attachments:

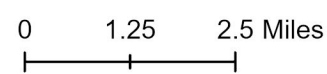
1. Vicinity Map, Aerial, and Small Area Map

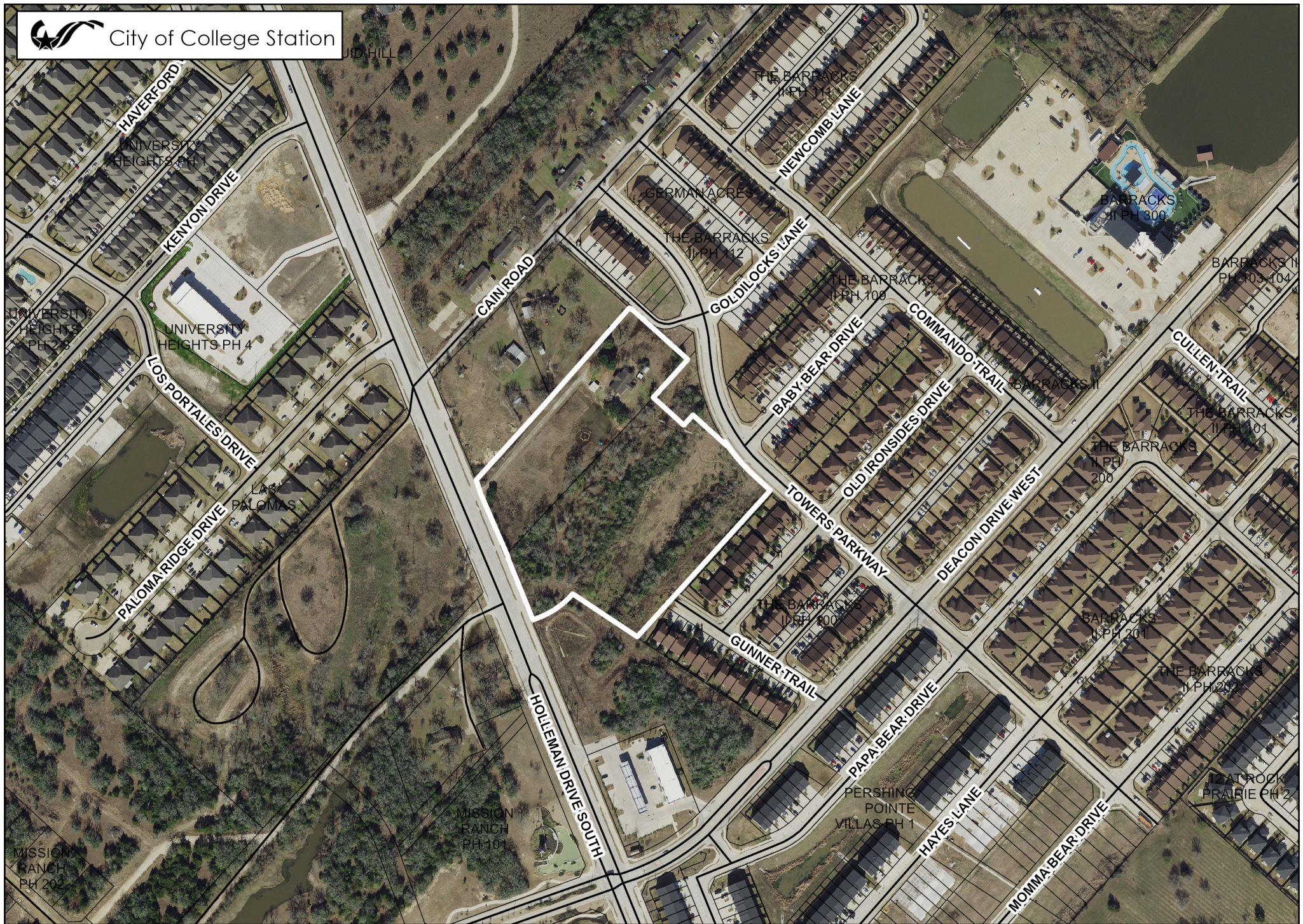
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Existing Future Land Use Map

VICINITY MAP



- Legend**
- City Limits
 - 5 mile Extra Territorial Jurisdiction





0 320 640 Feet

HOLLEMAN TOWNHOMES REZONING

Case:
REZ2023-000005

REZONING



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

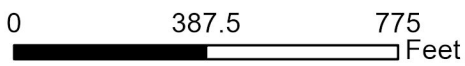
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

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

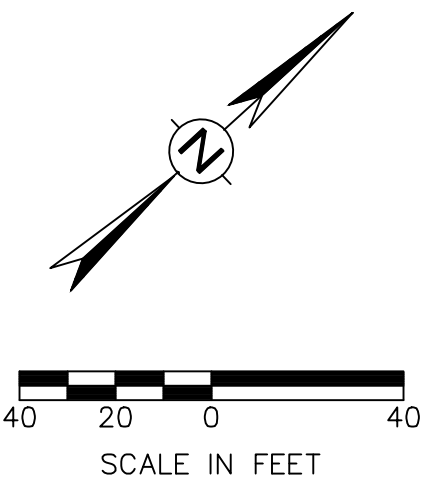
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



HOLLEMAN TOWNHOMES REZONING

Case:
REZ2023-000005

REZONING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.84'	N42° 14' 17"E
L2	56.14'	S47° 45' 43"E
L3	20.41'	S67° 57' 18"W
L4	1.39'	N42° 08' 32"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	11.22'	25.00'	025°43'25"	5.71'	11.13'	N20°12'52"W
C2	118.81'	463.50'	014°41'14"	59.73'	118.49'	S40°25'05"E
C3	105.70'	225.00'	026°54'58"	53.84'	104.73'	S54°29'49"W

NOTES:

1. ORIGIN OF BEARING SYSTEM: THE BEARING SYSTEM AND ACTUAL MEASURED DISTANCE TO THE MONUMENTS ARE CONSISTENT WITH THE DEED OF THE CALLED 5.193 ACRE ANTIOCH COMMUNITY CHURCH TRACT RECORDED IN VOLUME 13706, PAGE 212 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 48041C0305F EFFECTIVE APRIL 2, 2014, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

VICINITY MAP



ZONING MAP

ANTIOCH CHURCH TRACT

8.181 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
EXISTING ZONING
GENERAL SUBURBAN (GS) AND RURAL (R)

TO
PROPOSED ZONING

TOWNHOUSE (T)
SCALE: AS SHOWN

MARCH, 2023

OWNER/DEVELOPER

Antioch Community Church
of CS
1803 Briarcrest Dr.
Bryan, TX 77802

Gregory Hopcus, RPLS No

McClure & Brown
Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 692-2828

ENGINEER



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

 (979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 6, 2023
Advertised Council Hearing Date: April 27, 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:

The Barracks at Rock Prairie

Property owner notices mailed: 109

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	R Rural, T Townhome	Single-family detached, Townhomes
South	Mixed Residential	PDD Planned Development District	Townhomes, Vacant
East	Mixed Residential, Parks & Greenways	PDD Planned Development District, T Townhome	Townhomes, Parkland
West	Mixed Residential, Natural & Open Areas	PDD Planned Development District, RS Restricted Suburban	Townhomes

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
5.193-acre property:

- from R Rural to PDD Planned Development District (2015)
- from PDD Planned Development District to GS General Suburban (2018)

Final Plat: Unplatted
Site Development: Single-family detached, Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: HOLLEMAN TOWNHOMES REZONING

Address: 3197 HOLLEMAN DR S

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 43.2, 2.988 ACRES

Total Acreage: 8.181

Applicant:: Schultz Engineering

Property Owner: ANTIOCH COMMUNITY CHURCH OF CS

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

Additional Demand for housing in the area requires a higher density than Rural and General Suburban Zoning districts.

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

This zoning change is in accordance with the Mixed Residential Comprehensive Plan land use.

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

The 5.193-acre tract zoning of General Suburban would allow single family detached dwellings but not achieve the density of townhomes. The 2.988-acre zoning of Rural would allow a single residential lot which does not meet the land use for this area.

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

The 5.193-acre tract was previously zoned for townhomes, so it is suitable for the proposed use. The 2.988-acre tract can efficiently be utilized with the 5.193-acre tract for a townhome subdivision.

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

The 5.193-acre tract was previously zoned for townhomes, so it is suitable for the proposed use. The 2.988-acre tract can efficiently be utilized with the 5.193-acre tract for a townhome subdivision.

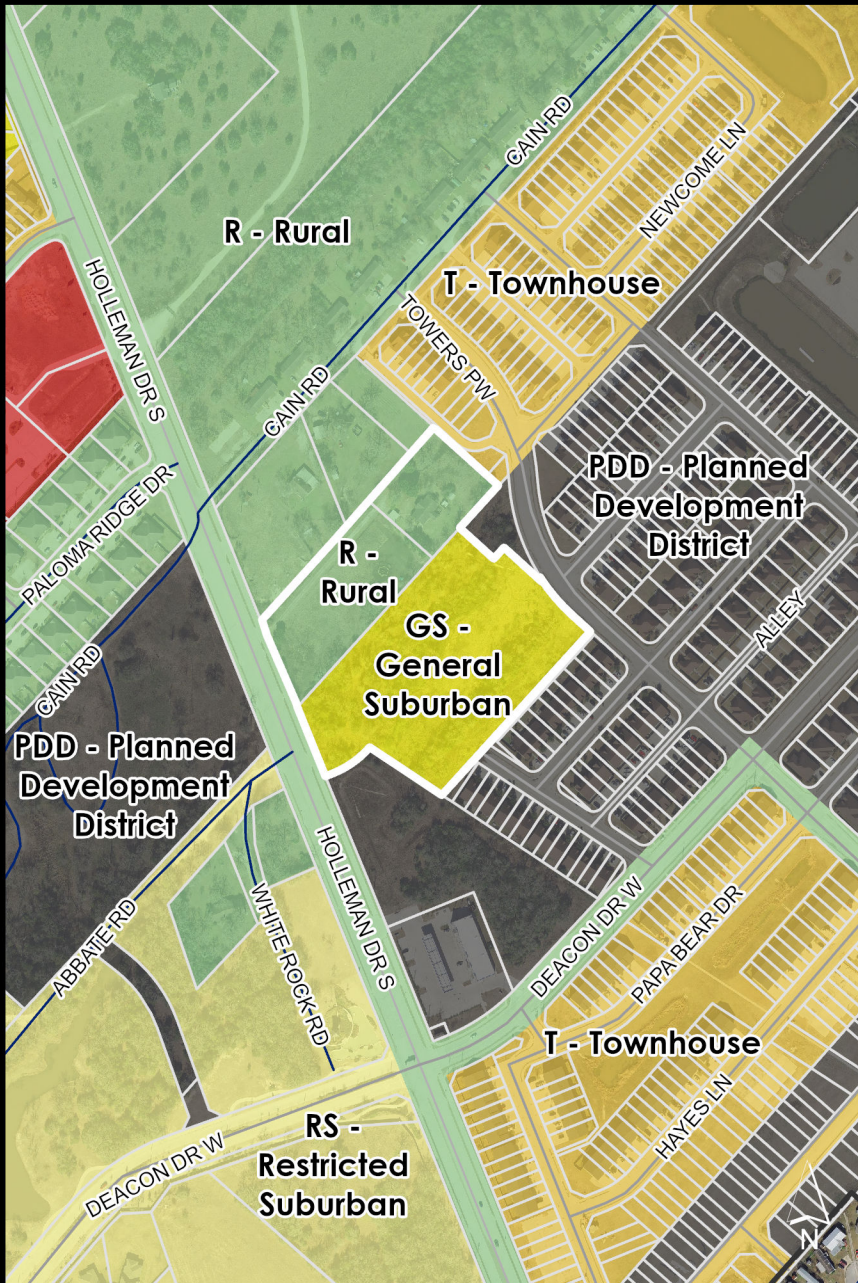
Explain the marketability of the property for uses permitted by the current zoning district.

The marketability of the General Suburban tract is not good since the detached dwellings may not be compatible with the townhomes. The Rural tract has no marketability.

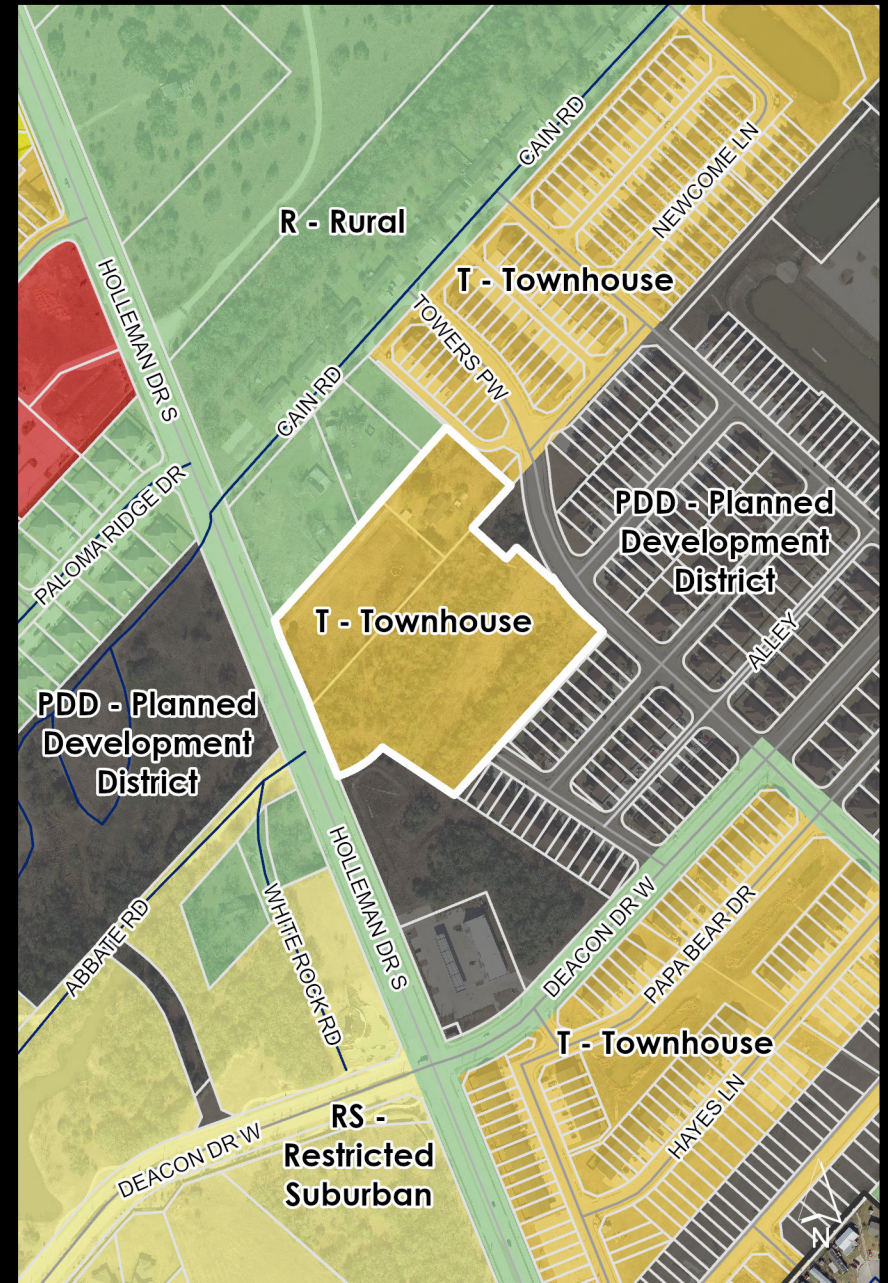
List any other reasons to support this zone change.

The 5.193-acre tract was previously part of the Barracks Development so the infrastructure to support the development is already in place.

EXISTING Zoning



PROPOSED Zoning



EXISTING Future Land Use





MEMORANDUM

April 6, 2023

TO: Members of the Planning & Zoning Commission

FROM: Naomi Sing, Staff Planner

SUBJECT: McCulloch Neighborhood Projects and Programs Update

Item:

Presentation and discussion of City-implemented projects and programs within the McCulloch Neighborhood.

Summary:

This item is highlighting the numerous projects and programs that the City has led or assisted with in the McCulloch Neighborhood. Staff will provide a high-level overview of projects spanning from 1990 through present. These projects and programs span through various departments, including the City Manager's Office, Neighborhood Services, Community Services, Public Works, Capital Improvement Projects, and Planning & Development Services. They range from assisting residents and community leaders with neighborhood events and finding grants to fund neighborhood projects, road improvements, facility improvements, constructing sidewalks, utility rehabilitation, and planning projects.

Staff asks that the Commission provide direction on whether the current efforts are sufficient at this time or if a future small area plan is warranted.

Background:

City staff was directed by the Commission at their September 1, 2022 meeting to research projects and services being led by or assisted by the City in the McCulloch Neighborhood. This request was made in conjunction with accepting the Small Area Plan Audit.

Small Area Plans are initiated under the City of College Station's Comprehensive Plan to engage residents and outline area-specific initiatives that both the City and neighborhood leaders could enact to

create stronger neighborhoods. Priority planning areas identified in the Comprehensive Plan are carefully considered by City staff, the Planning & Zoning Commission, and City Council and were prioritized through the 2021 Comprehensive Plan update process.

The McCulloch Neighborhood was included in the Southside Area Neighborhood Plan which was adopted in 2012 and had a planning horizon from 2012 to 2018. This plan was officially retired on November 10, 2022 at the City Council meeting following the acceptance of the Small Area Plan Audit which found the Southside Area Neighborhood Plan to be sufficiently implemented.

Small Area Plans can result in projects and programs being established and implemented in the planning area, but there are other mechanisms within the City that can establish and implement projects and programs. The McCulloch Neighborhood currently has several major projects underway, and the residents have established relationships with City staff which has spurred continuous collaboration. If there are additional projects and programs that are needed within the neighborhood, then they can be identified and established through mechanisms other than the creation of an individual planning effort.

Supporting Materials:

1. McCulloch Neighborhood Projects & Programs List
2. McCulloch Neighborhood Projects Maps

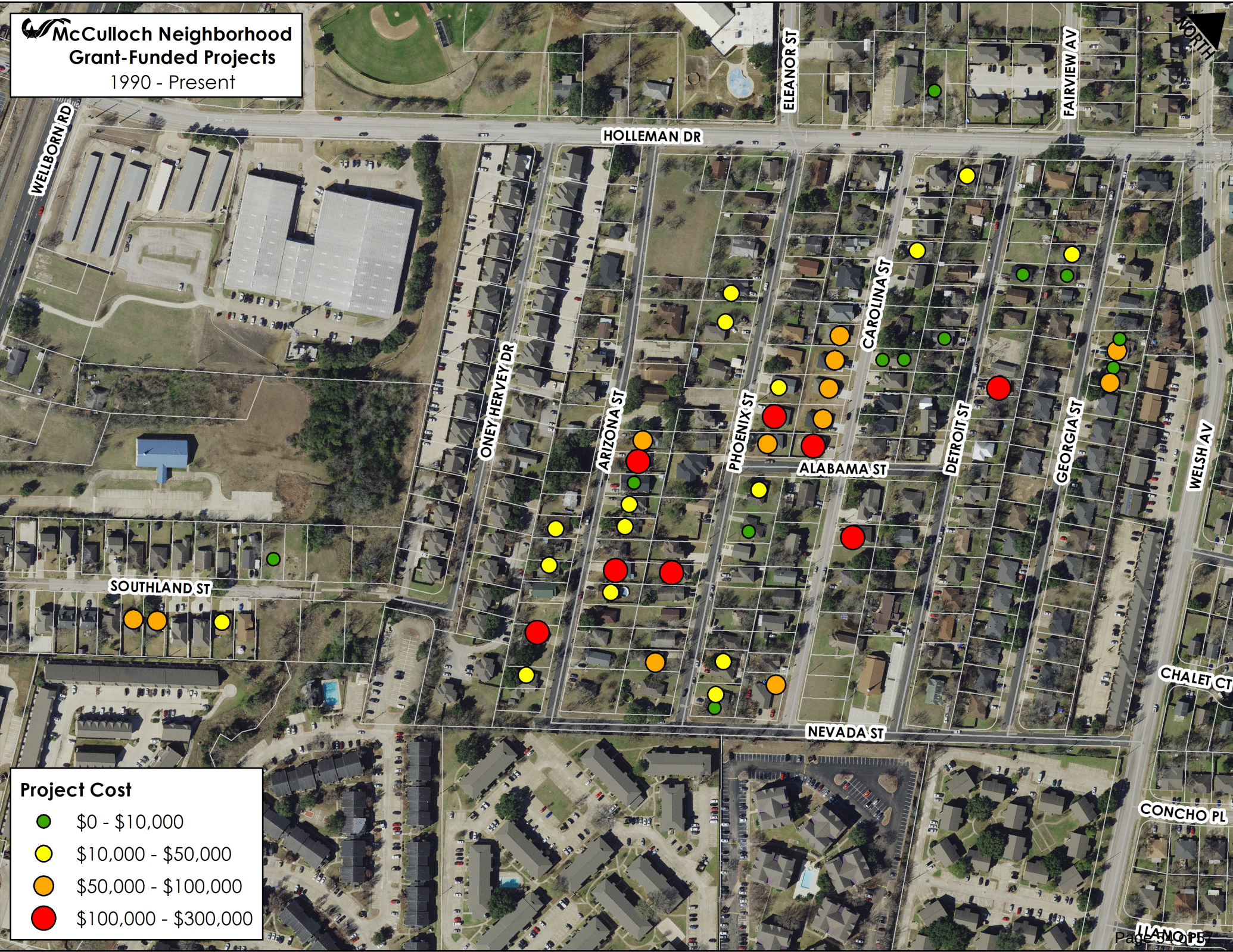
McCulloch Neighborhood Project List

Source/Department	Project	Year	Status/Description
Annual Review	Habitat for Humanity	FY19	The City coordinated with Habitat for Humanity for affordable housing opportunities on Carolina Street.
Southside Area Neighborhood Plan	Amend Future Land Use & Character Map in the McCulloch Subdivision from Urban and General Suburban to NCO	2021	The McCulloch Subdivision was completed with the adoption of the Comprehensive Plan update.
	Amend Bicycle, Pedestrian & Greenways Master Plan: add a sidewalk loop through the McCulloch Subdivision		The Bicycle, Pedestrian & Greenways Master Plan was amended to add a sidewalk loop through the subdivision. The sidewalks haven't been completed, but they were added to the FY22 Unfunded Projects List for potential funding consideration.
CIP Budget	McCulloch Utility Rehabilitation	2021-2022	Rehabilitation of water & wastewater lines in the vicinity of Arizona Street, Phoenix Street, Carolina Street and Georgia Street. Sanitary sewer lines and water distribution lines are in need of replacement.
Public Works/CIP	Sidewalks	2016	Sidewalks were added along FM 2154, from Southwest Parkway to Luther Street.
	Intersection improvements		Intersection improvements were constructed on Phoenix Street and Holleman Drive.
	Drainage improvements		Drainage improvements were added to Southland Street.
	Facility Improvements	2019	The Lincoln Center went through a facility expansion.

	Road improvements	2024-2025	Curb repairs, the milling of existing asphalt, and overlay with new asphalt is to be started and completed after the McCulloch Utility Rehabilitation is completed.
	Traffic calming	TBD	Install speed humps along all streets within the McCulloch neighborhood. This is to be started after the curb repairs, milling of existing asphalt and overlay with new asphalt project.
	Investigating grant funds		Finding additional grant funds to purchase the final lot at the end of Southland
Planning & Development Services	Neighborhood Conservation Overlay	2015	A Neighborhood Conservation Overlay (NCO) was established for the neighborhood, with the exception of Georgia Street and Oney Hervey.
Community Services	Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funds	1990-Present	Numerous grant-funded projects have been completed in the neighborhood since 1990 including \$2,572,095 worth of Community Development Block Grants (CDBG) and HOME Investment Partnerships Program (HOME) funds. CDBG and HOME funds are primarily used for promoting community revitalization. Of these projects many were home rehabilitation/repairs, down payment assistance, acquisitions, and homes built through Habitat for Humanity. There was an additional \$1,780,572 invested into the Lincoln Center through CDBG funds.
	Neighborhood clean-up	2019	This was a Neighborhood Integrity Day Clean-Up which was organized by Code Enforcement.
		2022	This neighborhood clean-up was hosted in January 2022 during the Lincoln Center's MLK events.
		2022	This was a neighborhood clean-up held during the spring and was organized by Neighborhood Services and Code Enforcement, City staff from these departments and divisions participated in the event as well.

	Sign toppers	2020	Sign toppers were added to the signs within the neighborhood through grant funding.
Neighborhood Services/CMO	Neighborhood Association	2009-2010	Residents within McCulloch formed a Neighborhood Association.
	Community/HOA meetings	2020-Present	City staff meets with neighborhood residents on a quarterly basis to provide support and relevant information.
	Community garden	2020	A community garden was implemented and established through grant funding. The garden is kept by New Victory Temple and volunteers.
	Oral history interviews	2022	City Manager's Office began working with McCulloch residents to conduct oral history interviews to talk about their experiences in the neighborhood and the city. This project is being done in conjunction with the Historic Preservation Committee and staff from the Lincoln Center.
	Youth activities	2022	City Manager's Office introduced New Victory Temple to a local 4H Extension Agent to partner and increase youth opportunities in McCulloch. New Victory Temple also operates an afterschool program and is hoping to offer summer programs this summer.

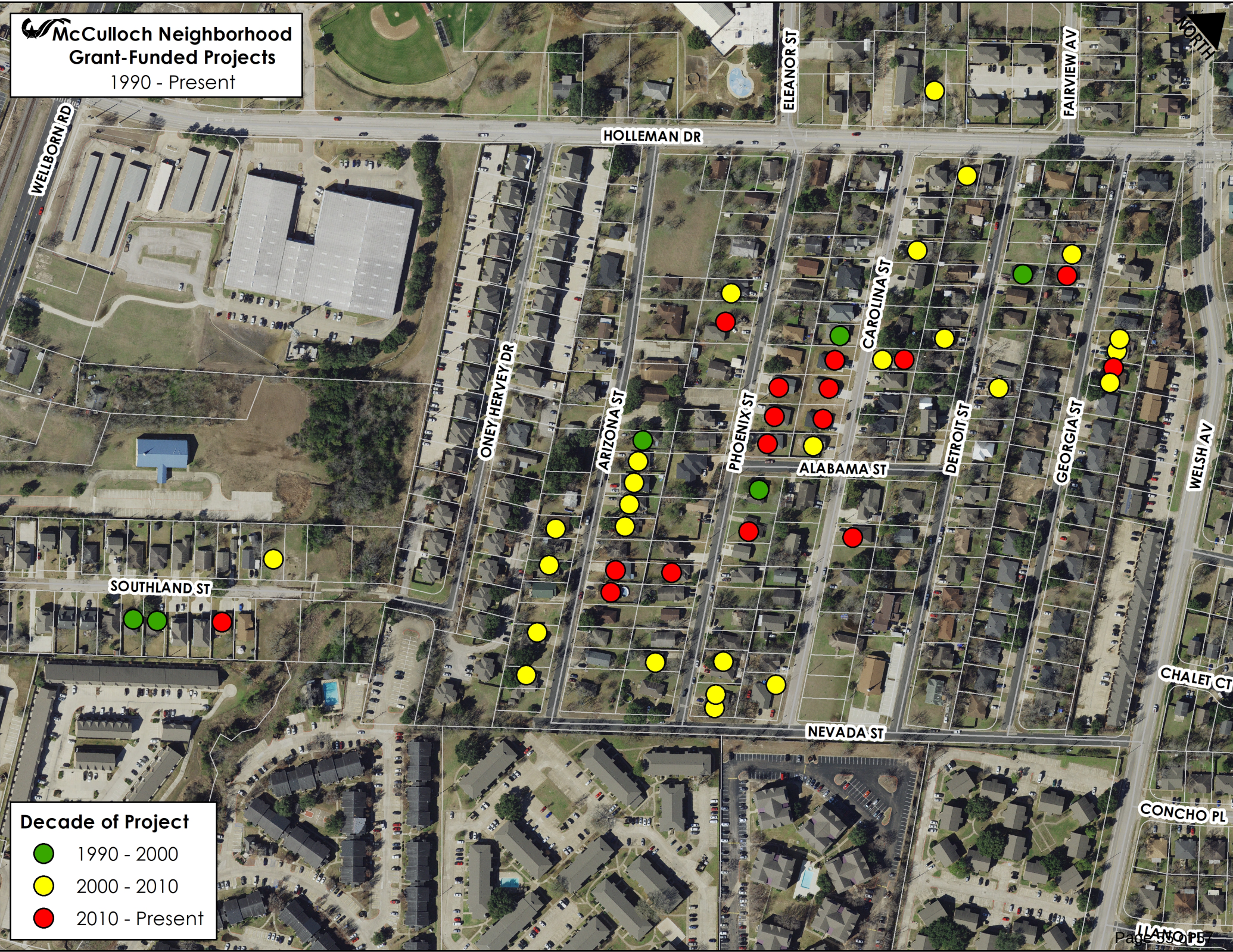
McCulloch Neighborhood
Grant-Funded Projects
1990 - Present



Project Cost

- \$0 - \$10,000
- \$10,000 - \$50,000
- \$50,000 - \$100,000
- \$100,000 - \$300,000

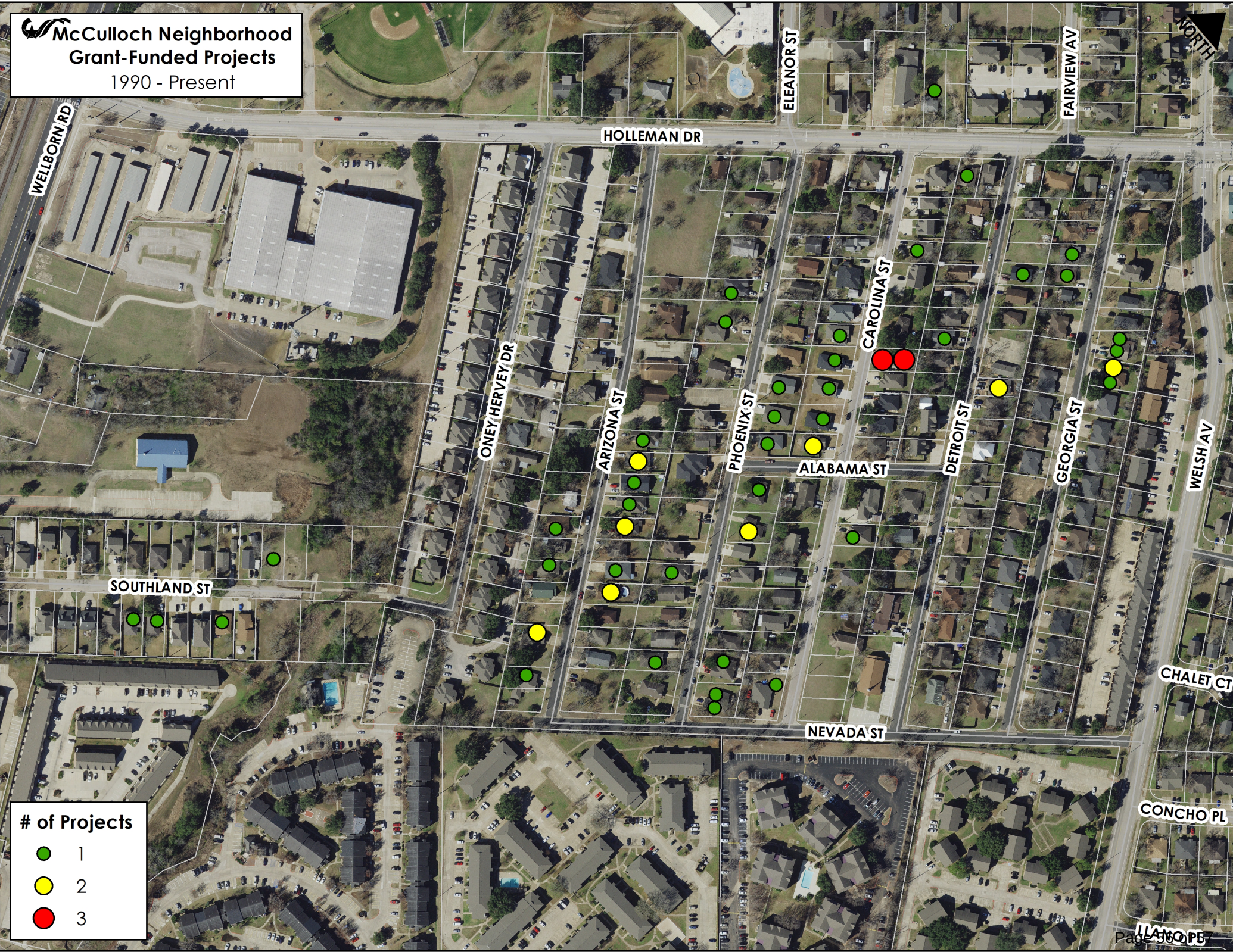
McCulloch Neighborhood
Grant-Funded Projects
1990 - Present



Decade of Project

- 1990 - 2000
- 2000 - 2010
- 2010 - Present

McCulloch Neighborhood
Grant-Funded Projects
1990 - Present



- # of Projects**
- 1
 - 2
 - 3

McCulloch Neighborhood
Completed City Projects
1990 - Present

Sidewalks completed along Wellborn Rd
from Southwest Pkwy to Luther St
in 2016

Lincoln Center expansion
completed in 2019

Intersection improvements
at Phoenix St & Holleman Dr
completed in 2016

Southland drainage
improvements
completed in 2016

PARK PLACE NORTH

LUTHER ST

MONTCLAIR AV

FAIRVIEW AV

HEREFORD ST

THOMAS ST

WINDING RD

DEXTER DR S

TAURUS AV

HAINES DR

TRIGGER ST

CONCHO PL

LLANO PL

ALLEY

LEONA DR

MEDINA DR

ELEANOR ST

THOMPSON ST

HOLLEMAN DR

CAROLINA ST

DETROIT ST

GEORGIA ST

WESCH AV

ALABAMA ST

PHOENIX ST

NEVADA ST

ARIZONA ST

ONEY HERVEY DR

SOUTHLAND ST

SOUTHWEST PW

WELLBORN RD

MARION PUGH DR

HOLLEMAN DR W

SIENNA DR