



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/85320708054>
Phone: 888 475 4499 and Webinar ID: 853 2070 8054

The City Council may or may not attend this meeting.

April 20, 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. April 6 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Section 400 on approximately 15.51 acres of land, generally located along Southern Pointe Parkway east of the intersection of Southern Pointe Parkway and Darlington Avenue. Case #FP2022-000016

Sponsors: Robin Macias

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

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

5. Regular Agenda

- 5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from M-1 Light Industrial to GC General Commercial for approximately 5 acres of land, generally located at State Highway 6 S and Venture Drive. Case #REZ2023-000006 (Note: Final action of this item will be considered at the April 27, 2023 City Council Meeting - Subject to change).

Sponsors: Robin Macias

Attachments:

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

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to Neighborhood Commercial for approximately 2.611 acres of land, generally located at 100-170 Graham Road. Case #CPA2022-000011 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting- Subject to change)

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from C-3 Light Commercial to SC Suburban Commercial for approximately 1.667 acres of land at 100 Graham Road, being Lot 4A-1, and 140 Graham Road being lot 4-B, Block 1 of the JHW Commercial Addition Phase 2, generally located at the corner of Wellborn Road and Graham Road. Case #REZ2022-000026 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

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

- 5.4. 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 M-2 Heavy Commerical to SC Suburban Commerical for approximately 0.472 acres of land at 170 Graham Road, being Lot 2, Block 1 of the JHW

Commerical Addition, generally located at the corner of Wellborn Road and Graham Road. Case #REZ2022-000027 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

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

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

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

- Barrow Heights Subdivision, Block 1, Lot 1 ~ Case #FPCO2023-000003

Sponsors: Robin Macias

6.3. Presentation, discussion, and possible action on the Wellborn District Plan Update.

Sponsors: Naomi Sing

Attachments:

1. Proposed Wellborn District Plan Update Boundary

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

- Thursday, April 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 4, 2023 ~ P&Z and IFAC Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, May 15, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 18, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A Rezoning of approximately 0.24 acres of land located at 721 Dominik Drive from D Duplex to MH Middle Housing. The Planning & Zoning Commission heard this item on March 16, 2023 and voted (7-0) to recommend approval. The City Council heard this item on April 13, 2023 and voted (6-1) to approve the request.
- A Rezoning of approximately 8 acres of land located at 2840 Barron Road from R Rural to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 6, 2023 and voted (7-0) to recommend approval. The City Council heard this item on April 13, 2023 and voted (7-0) to approve the request.

6.6. 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 April 14, 2023 at 5:00 p.m.



City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
April 6, 2023**

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

COUNCIL MEMBERS PRESENT: Councilmember Elizabeth Cunha

CITY STAFF PRESENT: Director of Planning and Development Services Michael Ostrowski, Assistant Director of Planning and Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Long Range Planning Administrator Alyssa Halle-Schramm, Land Development Review Administrator Anthony Armstrong, Senior Planners Jeff Howell and Matthew Ellis, Staff Planners Robin Macias, Naomi Sing, and Carl Ahrens, Engineer I Lucas Harper, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Lindsey Pressler and Parker Mathews, Deputy City Attorney Leslie Tipton-Whitten, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

Chairperson Christiansen called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- 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

- 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 Road and Royder Road. Case #FP2022-000013

- 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

Commissioner Collins pulled Agenda items #3.2 and #3.3 from the Consent Agenda for further discussion.

Commissioner Cornelius motioned to approve Consent Agenda items #3.1 and #3.4, Commissioner Chaloupka seconded the motion, the motion passed 7-0.

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

Commissioner Collins requested a presentation on the proposed plat changes and the process behind it.

Administrator Armstrong clarified that the final plats for Wellborn Settlement meet all ordinance requirements to be approved and the information was included in the agenda packet provided to the Commission.

Commissioner Collins asked if the plats are consistent with Future Land Use Plan and Wellborn Community Plan.

Administrator Armstrong clarified that the final plats meet the Comprehensive Plan and zoning requirements for the property.

Commissioner Collins asked if the plats include residential and commercial developments.

Administrator Armstrong confirmed that the plats include both commercial and residential components.

Commissioner Collins asked if staff has received any feedback on the plats.

Administrator Armstrong stated that there has not been any public input on the plats. Mr. Armstrong clarified that the final plats were not advertised as public hearings and no notices were sent as the plats did not require public hearings and are required to be approved once they meet the subdivision requirements.

Commissioner McIlhaney motioned to approve Consent Agenda items #3.2 and #3.3, Commissioner Mirza seconded the motion, the motion passed 7-0.

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 #REZ2023-00001 (Note: Final action of this item will be considered at the April 13, 2023 City Council Meeting – Subject to change).

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

Commissioner Mirza asked if this property is strictly for office space and retail.

Senior Planner Howell clarified that the zoning would allow for any uses that are permitted under the SC Suburban Commercial zoning designation.

Commissioner Collins requested examples of allowed uses in the proposed SC Suburban Commercial zoning designation.

Senior Planner Howell clarified that uses such as banks, offices, retail, restaurants, and smaller scale, less intense uses would be allowed.

Commissioner Cornelius asked for clarification that the property was on the Future Land Use Plan as Neighborhood Commercial.

Senior Planner Howell confirmed that the property is designated as Neighborhood Commercial on the Future Land Use Plan.

Deven Doyen, Applicant, Schultz Engineering, was available to answer questions from the Commission.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

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

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 4, “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from 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).

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

Commissioner Collins asked for the use of the adjoining property.

Senior Planner Howell clarified that there are single-family and multi-family uses on adjoining properties.

Joe Schultz, Applicant, Schultz Engineering, was available to answer questions from the Commission.

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

Staff Planner Sing presented updates on this item to the Commission requesting direction from the Commission on support of the projects and programs for the area, or if a small area plan is needed.

Chairperson Christiansen asked for the biggest pressures within this area.

Staff Planner Sing stated that pressures identified through the Neighborhood Conservation Overlay (NCO) were Ag Shacks or non-traditional single-family housing, and lack of coordination between residents.

Commissioner Collins asked what is still needed in the area to be beneficial.

Director Ostrowski stated that there would likely be continued projects and programs in the neighborhood, but the request for a small area plan would be an all-encompassing comprehensive look. Staff does not feel that a small area plan is needed at this time.

Commissioner Cornelius asked if the \$2,500,000 in grants awarded for the area have been made available or have been utilized.

Staff Planner Sing clarified that the grants have been utilized for specific projects that are shown on the maps.

Commissioner Mirza asked if the City has been involved in getting input from residents of the area.

Staff Planner Sing stated that staff has not collected input from residents, as this was a requested item from the Commission to review City programs and projects, however the City's Neighborhood Services Department and City Manager's Office is in frequent communication with citizens in this area.

Chairperson Christiansen expressed support of staff's assessment, that a separate small area plan is not needed.

Commissioner Cornelius asked what would be different if a small area plan were to be implemented.

Staff Planner Sing stated that similar projects would be implemented, but with direct and active community engagement, and a formal written and documented plan.

Director Ostrowski clarified that staff would be setting new goals and a different focus for the neighborhood with a small area plan.

Commissioner Cornelius stated that most small area plans are implemented when there is a lack of communication or direction between citizens and the City, however there is currently communication with the residents.

Director Ostrowski stated that additional planning efforts will be implemented when there is a lack of communication or direction for a specific area to alleviate concerns.

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.,.

There was no discussion.

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.

There was no discussion.

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

- None

There was no discussion.

7. **Discussion and possible action on future agenda items.**

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:24 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



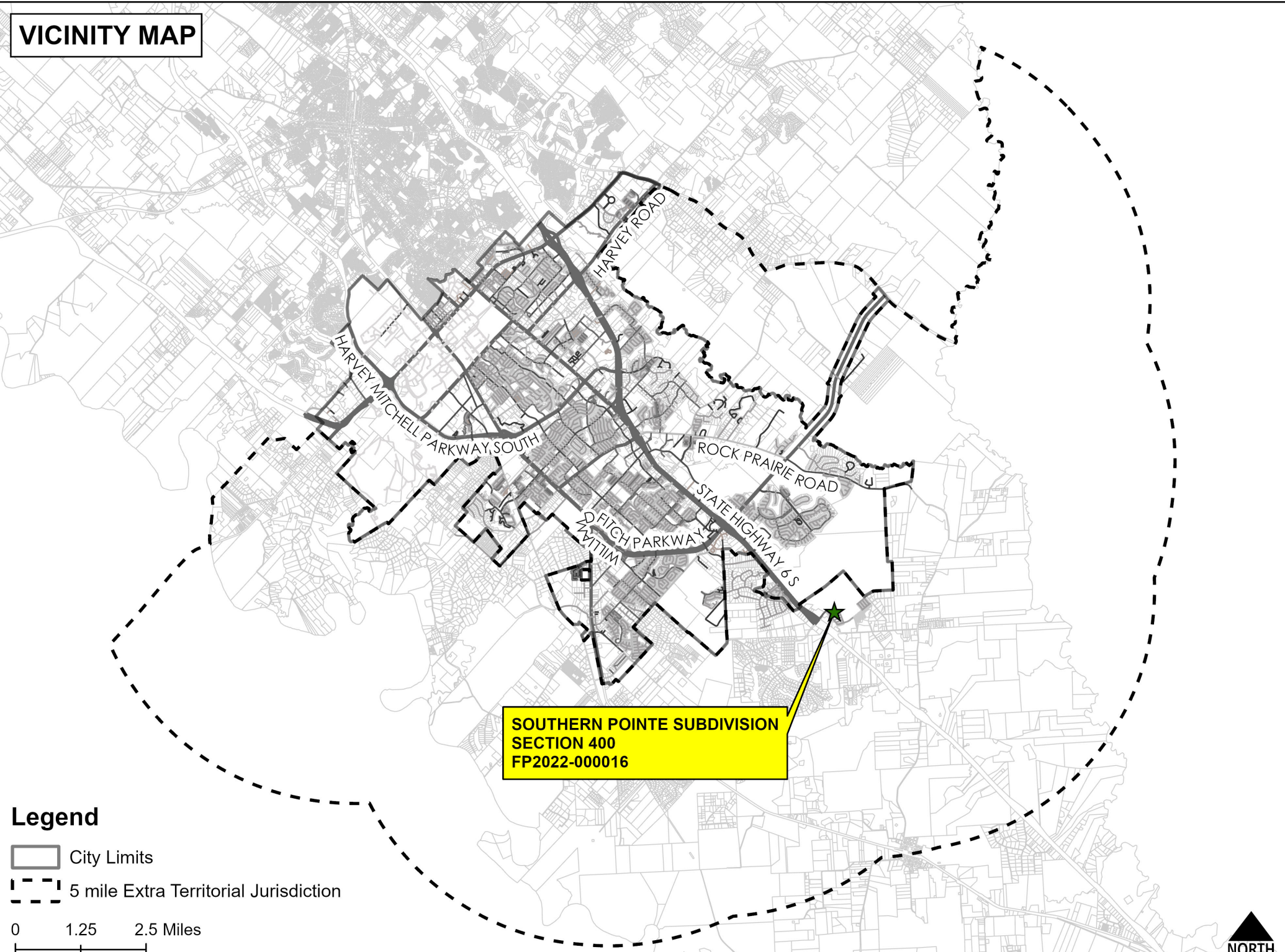
**Final Plat
for
Southern Pointe Section 400
FP2022-000016**

Scale	60 residential lots on approximately 10.7 acres, 3.693 acres of common area and 1.075 acres of parkland
Location	Along Southern Pointe Pkwy and west of Darlington Ave
Property Owner	Phillips 3 Land Holdings, LLC
Applicant	Schultz Engineering, LLC
Project Manager	Robin Macias, Staff Planner rmacias@cstx.gov
Project Overview	This plat is one phase of a 552.9-acre multi-phase subdivision in the ETJ which includes residential, multi-family and commercial lots. The Southern Pointe Subdivision is a redevelopment of the Texas World Speedway property and the first Municipal Utility District in Brazos County. The Southern Pointe Subdivision is located within the City of College Station's ETJ, but as a Municipal Utility District is required to develop according to the adopted development agreement. This agreement specifies development occur in a manner which complies with Unified Development Ordinance Section 8.3 General Requirements and Minimum Standards of Design for Subdivisions within the City Limits in anticipation of a future annexation. This phase includes 60 residential lots and 3.693 acres of common area. Also included is a 1.075-acre neighborhood park.
Preliminary Plan	The original Preliminary Plan was approved with waivers for UDO Section 8.3.E.3.a 'Street Projections'; Section 8.3.G.2.a 'Block Length'; Section 8.3.G.2.b 'Block Length'; Section 8.3.G.2.c 'Block Length'; Section 8.3.G.4.b 'Block Perimeter'; Section 8.3.J.2 'Access Ways'; Section 8.3.W 'Single-Family Residential Parking Requirements for Platting,' and Section 8.8 'Requirements for Parkland Dedication'. It has since been revised in December 2017, August 2018, January 2020, January 2021, April 2022, and January 2023.
Public Infrastructure	Total linear feet proposed: 1835 Streets (Brazos County) 1670 Sanitary Sewer Lines 4195 Sidewalks (Brazos County) 1979 Water Lines 1131 Storm Sewer Lines (BC MUD #1)
Parkland Dedication	1.075 acres
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

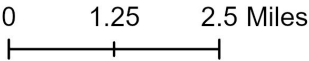
- 1.** Vicinity Map, Aerial, and Small Area Map
- 2.** Final Plat

VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



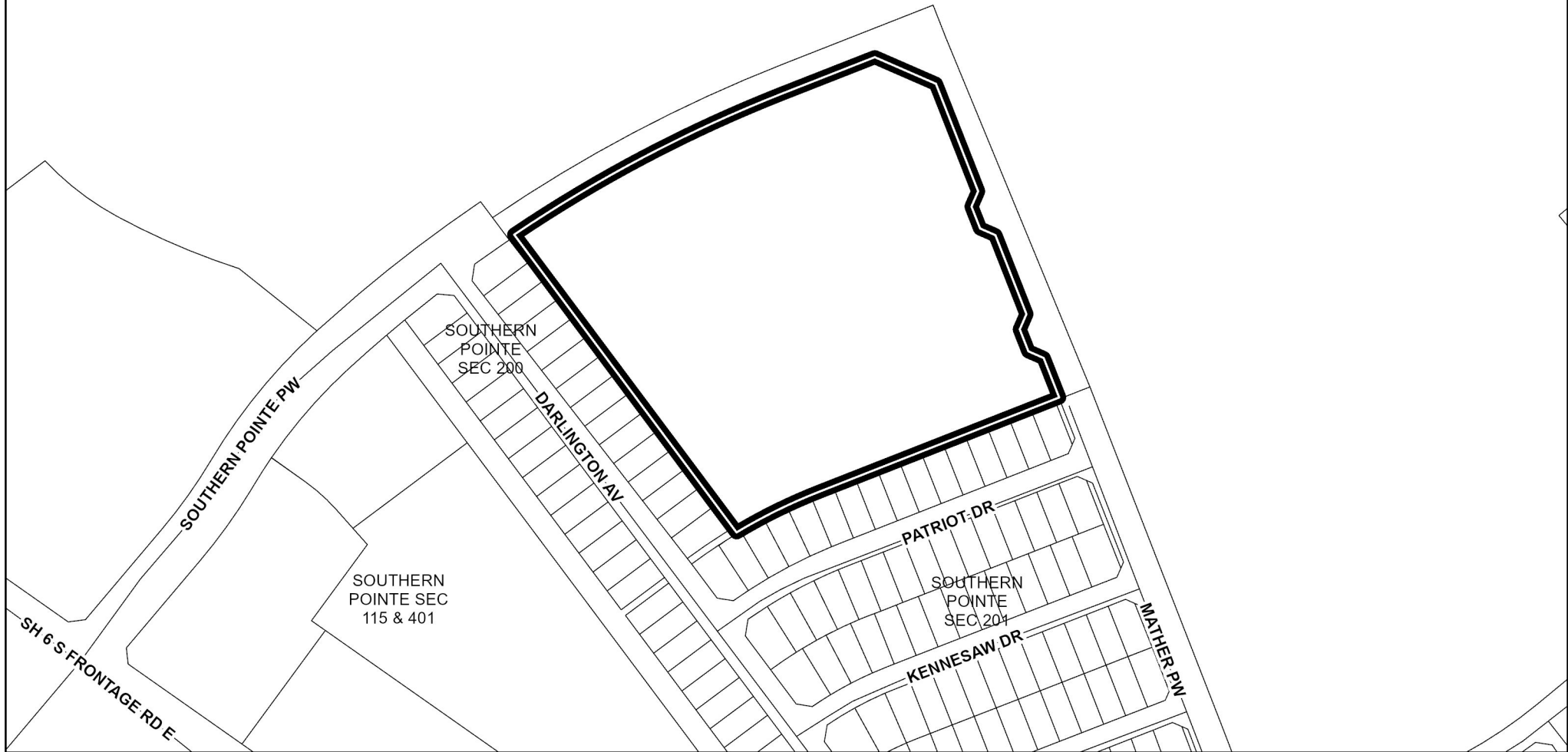


0 315 630 Feet

**SOUTHERN POINTE SUBDIVISION
SECTION 400**

Case:
FP2022-000016

FINAL PLAT RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
KO	Krenak 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

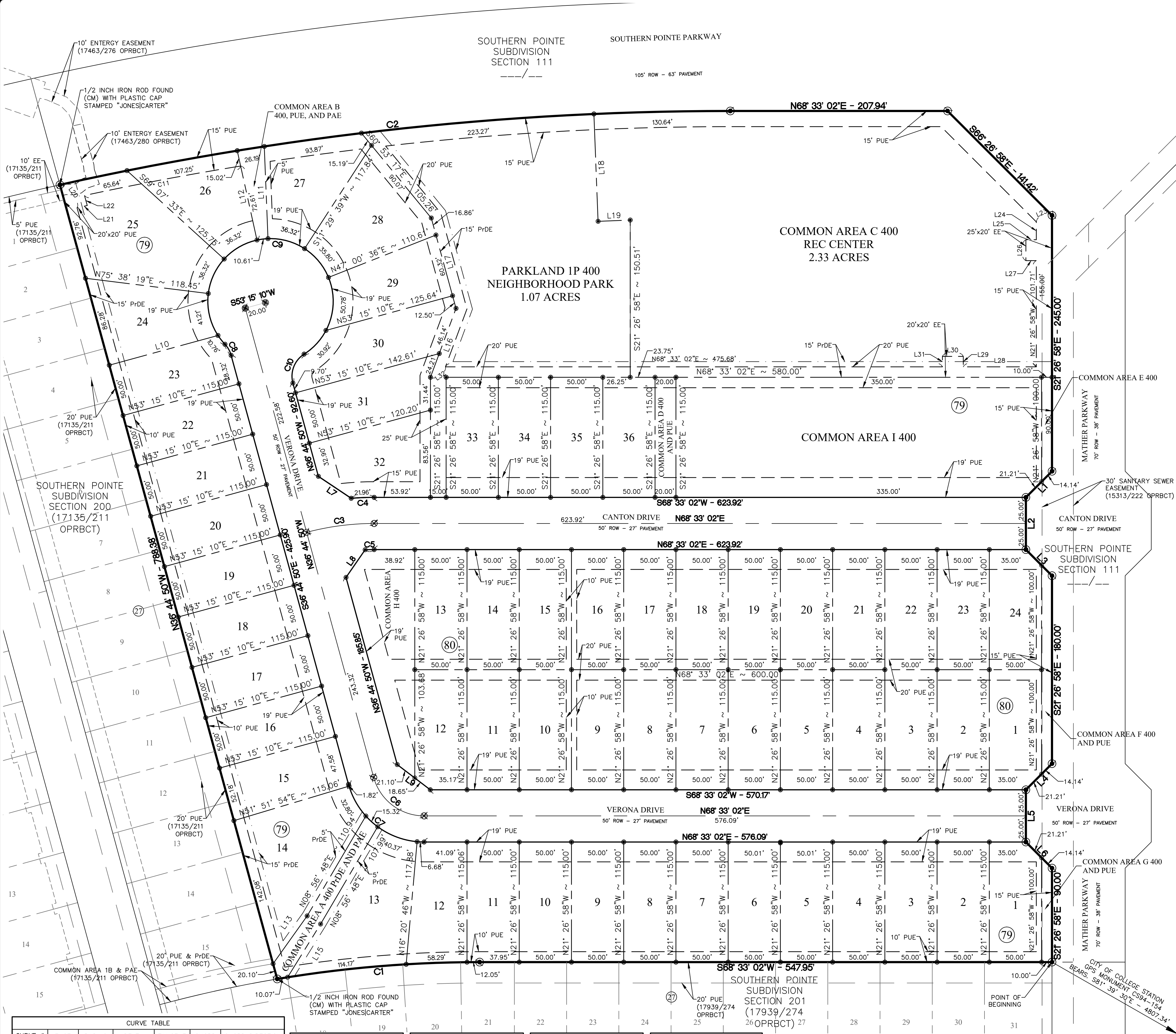


0 312.5 625 Feet

**SOUTHERN POINTE SUBDIVISION
SECTION 400**

Case:
FP2022-000016

**FINAL PLAT
RESIDENTIAL**



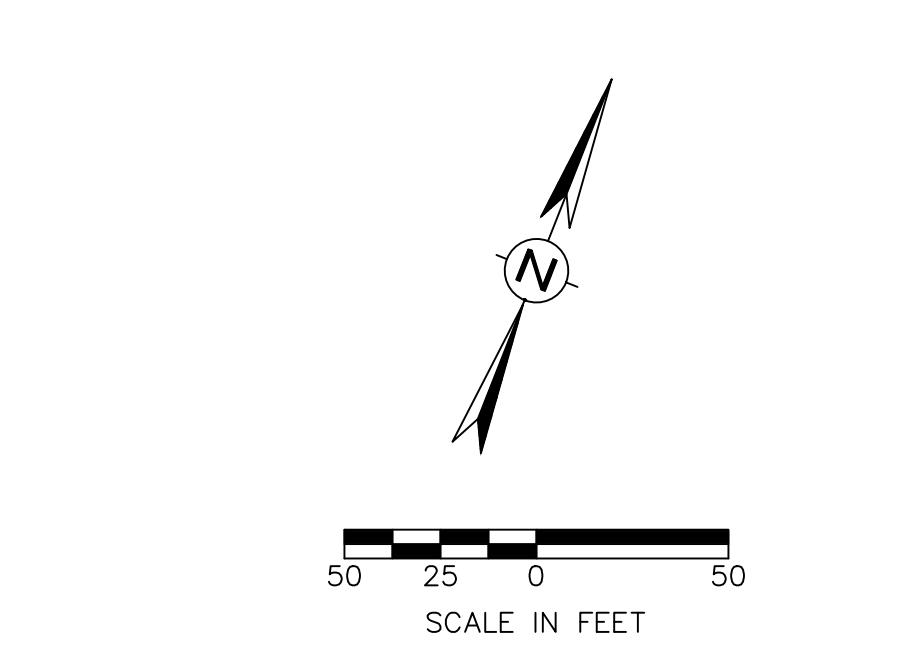
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	194.63'	1170.00'	9°31'52"	97.54'	194.41'
C2	646.92'	2947.50'	12°34'31"	324.77'	645.63'
C3	65.34'	250.00'	14°58'26"	32.86'	65.15'
C4	21.96'	275.00'	4°34'32"	10.99'	21.96'
C5	8.59'	225.00'	2°11'12"	4.29'	8.59'
C6	65.19'	50.00'	74°42'08"	38.16'	60.67'
C7	97.78'	75.00'	74°42'08"	57.24'	91.00'
C8	12.25'	25.00'	28°04'21"	6.25'	12.13'
C9	294.23'	60.00'	28°05'04"	49.49'	76.36'
C10	31.81'	25.00'	72°53'43"	18.46'	29.70'
C11	152.12'	2932.50'	2°58'20"	76.08'	152.10'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.36'	S23° 33' 02"W	L11	88.36'	N23° 44' 29"W	L21	10.01'	S36° 44' 50"E
L2	50.00'	S21° 26' 58"E	L12	87.63'	N33° 53' 25"W	L22	16.24'	N46° 03' 02"E
L3	35.36'	S66° 26' 58"E	L13	56.24'	N14° 02' 46"E	L23	17.08'	N21° 26' 58"W
L4	35.36'	S23° 33' 02"W	L14	59.95'	N10° 20' 34"E	L24	10.00'	N68° 33' 02"E
L5	50.00'	S21° 26' 58"E	L15	70.36'	S01° 06' 03"E	L25	20.00'	N21° 26' 58"W
L6	35.36'	S66° 26' 58"E	L16	89.69'	S36° 44' 50"E	L26	69.95'	N68° 33' 02"E
L7	37.77'	N77° 41' 20"W	L17	102.88'	S23° 41' 16"E	L27	10.00'	N68° 33' 02"E
L8	32.16'	N13° 12' 57"E	L18	30.81'	N66° 18' 41"E	L28	10.00'	S21° 26' 58"E
L9	39.75'	N74° 05' 54"W	L19	27.41'	S58° 08' 28"E	L29	20.00'	N68° 33' 02"E
L10	107.87'	N53° 15' 10"E	L20	10.01'	S56° 17' 34"W	L30	10.00'	N21° 26' 58"W

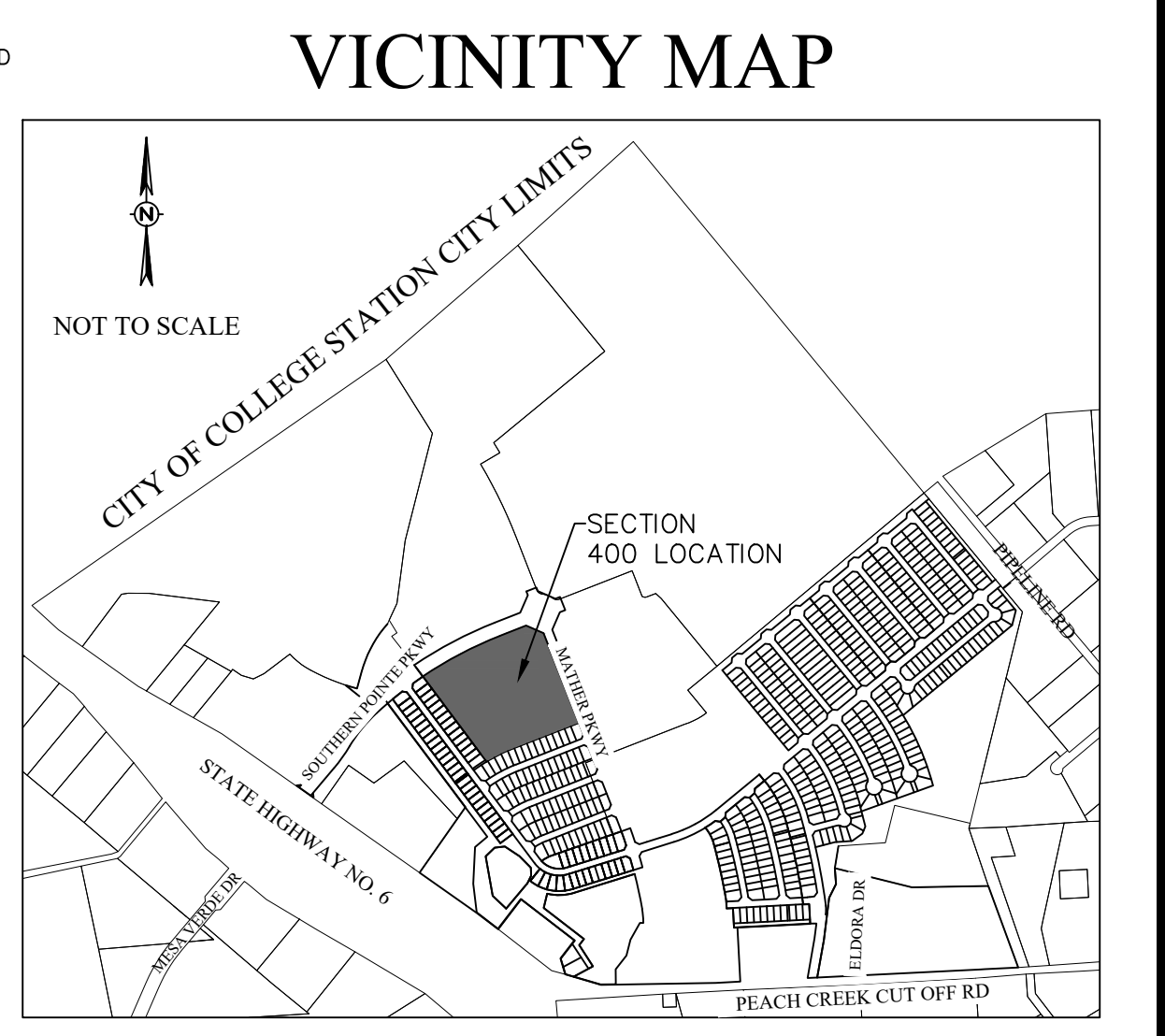
LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L31	17.51'	N33° 43' 30"E	L32	17.51'	N33° 43' 30"E

- NOTES:
- THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION ETJ. THIS DEVELOPMENT IS BEING REVIEWED AS AN "IN CITY" DEVELOPMENT PER LETTER REQUEST BY THE DEVELOPER TO THE CITY.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES, TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999059410912.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100350E, EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., DATED MARCH 12, 2015 RECORDED IN VOLUME 12656, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (AMENDED NOVEMBER 10, 2016).
 - THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS ESTABLISHED AN EFFECTIVE DATE OF MARCH 12, 2015 BASED ON ARTICLE II OF THE DEVELOPMENT AGREEMENT (DA), THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE "EFFECTIVE" DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRUARY 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
 - PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
 - PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, THE CITY OF COLLEGE STATION WILL, UPON ACCEPTANCE, OWN AND OPERATE ALL PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - WATER, SEWER, DRAINAGE, AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
 - PER THE EXECUTED DEVELOPMENT AGREEMENT (DA) BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., EFFECTIVE MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED BASED ON THE THOROUGHFARE ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT.
 - STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY MUD NO. 1. UNTIL ANNEXATION BY THE CITY OF COLLEGE STATION. UPON ANNEXATION, THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA UNLESS THE CITY REQUESTS A CONTINUATION OF THE MUD TAXING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DA.
 - THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
 - SIDEWALK MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANNEXATION, THE PARKLAND OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON AREAS WILL CONTINUE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
 - HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
 - IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT. IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

LEGEND	
—	PROPERTY BOUNDARY
—	CENTERLINE OF RIGHT OF WAY
—	RIGHT OF WAY
—	LOT LINE
—	PUBLIC UTILITY EASEMENT (PUE)
—	EXISTING PUBLIC UTILITY EASEMENT (PUE)
—	ELECTRICAL EASEMENT (EE)
—	EXISTING ELECTRICAL EASEMENT (EE)
—	PRIVATE DRAINAGE EASEMENT (PDE)
—	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
●	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
⊗	RIGHT OF WAY CENTERLINE
⊗	"X" SET IN CONCRETE
⊕	BLOCK LABEL
(CM)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINE
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORD INFORMATION
ROW	RIGHT-OF-WAY



- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT, FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
- THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
- THE FOLLOWING EASEMENTS APPLY TO THIS PROPERTY SHOWN HEREON:
BLANKET ACCESS EASEMENT 13736/274 (O.P.R.B.C.T.): THIS EASEMENT WILL BE LIMITED TO THE PUBLIC ROADS ONCE THE PROPERTY IS PLATTED.
- EASEMENTS AND BUILDING SETBACK LINES PER DEVELOPMENT AGREEMENT, 12656/190 (O.P.R.B.C.T.). THE SETBACK LINES ARE AS FOLLOWS:
FRONT - 20'
SIDE - 5'
REAR - 20'
SIDE STREET - 15'
- THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 222110, DATED 05-15-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - RESTRICTIONS (15485/143 OPRBC) DO APPLY TO THIS TRACT. BLANKET HOA COMMUNICATION AND LANDSCAPE EASEMENT (15485/143 OPRBC) DOES APPLY TO THIS TRACT.
 - 30' WIDE PIPELINE RIGHT-OF-WAY EASEMENT TO FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM (6090/61 OPRBC) PARTIALLY RELEASED BY ETC TEXAS PIPELINE, LTD. IN (13445/58 OPRBC) DOES NOT CROSS THIS TRACT.
 - 30' SANITARY SEWER EASEMENT (15028/36 OPRBC, ASSIGNED IN 15313/222 OPRBC) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 10' WIDE UNDERGROUND ELECTRIC EASEMENT TO ENTERGY TEXAS, INC. (17463/280 OPRBC) DOES CROSS THIS TRACT AS SHOWN HEREON.
- MAXIMUM IMPERVIOUS COVER TO BE 65%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH THE DRAINAGE REPORT TITLED, "DRAINAGE REPORT FOR SOUTHERN POINTE SUBDIVISION - BASIN C BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1", DATED JANUARY 2022 PREPARED BY SCHULTZ ENGINEERING, LLC.



FINAL PLAT

SOUTHERN POINTE SUBDIVISION

SECTION 400

15.51 ACRES

BEING A PORTION OF A CALLED 17.56 ACRE TRACT
VOLUME 17376, PAGE 244 OPRBC
AND
BEING A PORTION OF THE REMAINDER
OF A CALLED 374.89 ACRE "TRACT 1"
VOLUME 17376, PAGE 228 (OPRBC)
STERRETT D. SMITH LEAGUE SURVEY, A-210
BRAZOS COUNTY, TEXAS
60 LOTS
BLOCK 79, LOTS 1-36
BLOCK 80, LOTS 1-24
PARKLAND IP 400 - 1.075 ACRES
COMMON AREAS A 400 - I 400 - 3.693 ACRES

SCALE 1" = 50'
APRIL, 2023

DEVELOPER:

BV SOUTHERN POINTE DEVELOPMENT, INC.
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

OWNER:

PHILLIPS 3 LAND HOLDINGS, LLC
1140 MIDTOWN DRIVE
COLLEGE STATION, TX 77845

SURVEYOR:

KERR SURVEYING
Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBP&L'S FIRM # 10018500
KERR JOB 22-278

ENGINEER:

SCHULTZ ENGINEERING
TBP&L'S FIRM # 10018500
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900

SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wallace Phillips, Manager of Phillips 3 Land Holdings, LLC, owner and developer of the land shown on this plat, and designated herein as the Southern Pointe Subdivision, Section 400, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips, Manager
Phillips 3 Land Holdings, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF APPROVAL

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

Signed this the day of _____, 20____.

County Judge, Brazos County

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Public Records of Brazos

County, Texas, in Volume _____ Page _____

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

County Clerk
Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 6834

SECTION	BLOCK	LOT	AREA (AC.)
400	79	13	0.222
400	79	14	0.248
400	79	1	0.129
400	79	2	0.132
400	79	3	0.132
400	79	4	0.132
400	79	5	0.132
400	79	6	0.132
400	79	7	0.132
400	79	8	0.132
400	79	9	0.132
400	79	10	0.132
400	79	11	0.132
400	79	12	0.141
400	79	15	0.134
400	79	16	0.132
400	79	17	0.132
400	79	18	0.132
400	79	19	0.132
400	79	20	0.132
400	79	21	0.132
400	79	22	0.132
400	79	23	0.131
400	79	24	0.157
400	79	25	0.264
400	79	26	0.157
400	79	27	0.164
400	79	28	0.162
400	79	29	0.141
400	79	30	0.168

SECTION	BLOCK	LOT	AREA (AC.)
400	79	31	0.148
400	79	32	0.166
400	79	33	0.132
400	79	34	0.132
400	79	35	0.132
400	79	36	0.132
400	80	1	0.129
400	80	2	0.132
400	80	3	0.132
400	80	4	0.132
400	80	5	0.132
400	80	6	0.132
400	80	7	0.132
400	80	8	0.132
400	80	9	0.132
400	80	10	0.132
400	80	11	0.132
400	80	12	0.130
400	80	13	0.132
400	80	14	0.132
400	80	15	0.132
400	80	16	0.132
400	80	17	0.132
400	80	18	0.132
400	80	19	0.132
400	80	20	0.132
400	80	21	0.132
400	80	22	0.132
400	80	23	0.132
400	80	24	0.129

SECTION	BLOCK	COMMON AREA	AREA (AC.)
400	79	COMMON AREA A 400 PIDE AND PAE	0.062
400	79	COMMON AREA B 400, PUE, AND PAE	0.037
400	79	COMMON AREA C 400 REC CENTER	2.325
400	79	COMMON AREA D 400 AND PUE	0.053
400	79	COMMON AREA E 400	0.022
400	80	COMMON AREA F 400 AND PUE	0.044
400	79	COMMON AREA G 400 AND PUE	0.022
400	80	COMMON AREA H 400	0.207
400	79	COMMON AREA I 400	0.921

SECTION	BLOCK	PARKLAND	AREA (AC)
400	79	COMMON AREA C 400 REC CENTER	2.325
400	79	PARKLAND 1P 400 NEIGHBORHOOD PARK	1.075

A FIELD NOTES DESCRIPTION OF 15.51 ACRES IN THE STERRETT D. SMITH LEAGUE SURVEY, ABSTRACT 210, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 17.56 ACRE TRACT CONVEYED TO PHILLIPS 3 LAND HOLDINGS LLC IN VOLUME 17376, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAME BEING A PORTION OF THE REMAINDER OF A CALLED 374.89 ACRE "TRACT 1" CONVEYED TO PHILLIPS 3 LAND HOLDINGS LLC IN VOLUME 17376, PAGE 228 (OPRBCT); SAID 15.51 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set (all 1/2 inch iron rods "set" to be set with blue plastic cap stamped "KERR SURVEYING") within said remainder of 374.89 acre tract, in the southeast line of said 17.56 acre tract, on the proposed southwest right-of-way line of Mather Parkway, for reference, the City of College Station GPS Control Monument CS94-154 bears S 81° 39' 30" E a distance of 4,807.34 feet;

THENCE, through said remainder of 374.89 acre tract, along the southeast line of said 17.56 acre tract for the following two (2) courses and distances:

- 1) S 68° 33' 02" W a distance of 547.95 feet to 1/2 inch iron rod set marking a point of tangency;
- 2) With a curve to the left, having a radius of 1,170.00 feet, an arc length of 194.63 feet, a delta angle of 09° 31' 52", and a chord which bears S 63° 47' 06" W a distance of 194.41 feet to a 1/2 inch iron rod found with plastic cap stamped "JONES | CARTER" marking an east corner of Southern Pointe, Section 200 as depicted on a plat recorded in Volume 17135, Page 211 (OPRBCT), the south corner of said 17.56 acre tract, and an interior corner of said remainder of 374.89 acre tract;

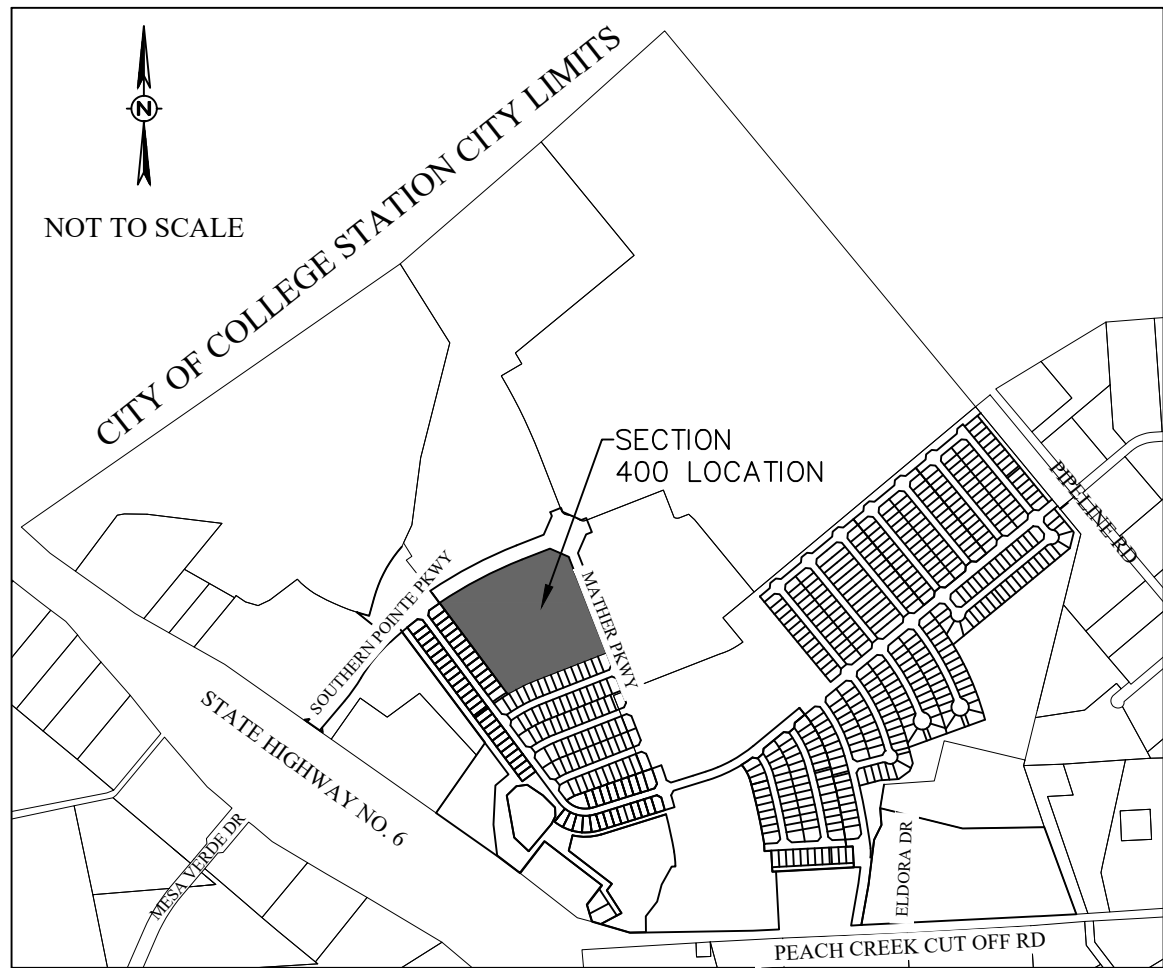
THENCE, with a northeast line of said Southern Pointe, Section 200, and with southeast lines of said 17.56 acre tract and said remainder of 374.89 acre tract, N 36° 44' 50" W a distance of 788.38 feet to a 1/2 inch iron rod found with plastic cap stamped "JONES | CARTER" on the southeast right-of-way of Southern Pointe Parkway (105 foot right-of-way, Volume 17135, Page 211 (OPRBCT);

THENCE, through said 17.56 acre tract and said remainder of 374.89 acre tract, with proposed rights-of-way, for the following twelve (12) courses and distances:

- 1) With a curve to the right, having a radius of 2,947.50 feet, an arc length of 646.92 feet, a delta angle of 12° 34' 31", and a chord which bears N 62° 15' 46" E a distance of 645.63 feet to a 1/2 inch iron rod set marking a point of tangency;
- 2) N 68° 33' 02" E a distance of 207.94 feet to a 1/2 inch iron rod set for angle point;
- 3) S 66° 26' 58" E a distance of 141.42 feet to a 1/2 inch iron rod set for angle point;
- 4) S 21° 26' 58" E a distance of 245.00 feet to a 1/2 inch iron rod set for angle point;
- 5) S 23° 33' 02" W a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 6) S 21° 26' 58" E a distance of 50.00 feet to a 1/2 inch iron rod set for angle point;
- 7) S 66° 26' 58" E a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 8) S 21° 26' 58" E a distance of 180.00 feet to a 1/2 inch iron rod set for angle point;
- 9) S 23° 33' 02" W a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 10) S 21° 26' 58" E a distance of 50.00 feet to a 1/2 inch iron rod set for angle point;
- 11) S 66° 26' 58" E a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 12) S 21° 26' 58" E a distance of 90.00 feet to the POINT OF BEGINNING hereof and containing 15.51 acres of land, more or less.

Surveyed on the ground 2021 and 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation. Distances described herein are surface distances. To obtain grid distances (not grid areas) multiply by a combined scale factor of 0.9999059410912 (calculated using GEOID12B).

VICINITY MAP



FINAL PLAT
SOUTHERN POINTE SUBDIVISION
SECTION 400

15.51 ACRES

BEING A PORTION OF A CALLED 17.56 ACRE TRACT
VOLUME 17376, PAGE 244 OPRBCT
AND

BEING A PORTION OF THE REMAINDER
OF A CALLED 374.89 ACRE "TRACT 1"
VOLUME 17376, PAGE 228 (OPRBCT)
STERRETT D. SMITH LEAGUE SURVEY, A-210
BRAZOS COUNTY, TEXAS

60 LOTS
BLOCK 79, LOTS 1-36
BLOCK 80, LOTS 1-24
PARKLAND 1P 400 - 1.075 ACRES
COMMON AREAS A 400 - I 400 - 3.693 ACRES

SCALE 1" = 50'
APRIL, 2023

SURVEYOR:



Nathan Paul Kerr, RPLS No. 6834

Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TRPELS FIRM # 10018500
KERR JOB 22-278

ENGINEER:



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

(979) 764-3900

SHEET 2 OF 2

April 20, 2023
Item No. 5.1.
The Business Center at College Station Ph 1

Sponsor: Robin Macias

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 M-1 Light Industrial to GC General Commercial for approximately 5 acres of land, generally located at State Highway 6 S and Venture Drive. Case #REZ2023-000006 (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 the rezoning request as it is in line with the Comprehensive Plan and compatible with the surrounding area.

Summary: This request is to rezone approximately 5 acres of land, generally located at State Highway 6 S and Venture drive. The subject property is part of the College Station Business Center and is currently undeveloped. The intent of the rezoning is to provide large office spaces which include uses not allowed within the current zoning district, for example, medical clinics and banks with drive-thru facilities.

REZONING REVIEW CRITERIA

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

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

Concentrated areas of commercial activities that cater to both nearby residents and the larger community or region. These areas tend to be large and located along regionally significant roads.

The intent of the district is to:

- Concentrate future commercial at major intersections
- Encourage shared surface parking
- Accommodate a wide range of commercial uses

The zoning districts that are generally appropriate within this land use include: general commercial, office, and mixed-use zoning.

The property has frontage on Highway 6 and is located at an intersection with a thoroughfare. The proposed GC General Commercial zoning allows for commercial developments that are in line with the intent of the General Commercial land use designation. The proposal is consistent 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 surrounding area consists of undeveloped property to the north across Venture Drive, an office building to the east, floodplain to the south and State Highway 6 S to the west. The proposed zoning of GC General Commercial would be compatible with the surrounding area as it is along a highway and would allow for the same type of development as the surrounding area.

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

The size and location of the subject property is suitable for 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 the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property maintains frontage along State Highway 6 South and Venture Drive. The lot will take access off Venture Drive which is a 2-lane major collector. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

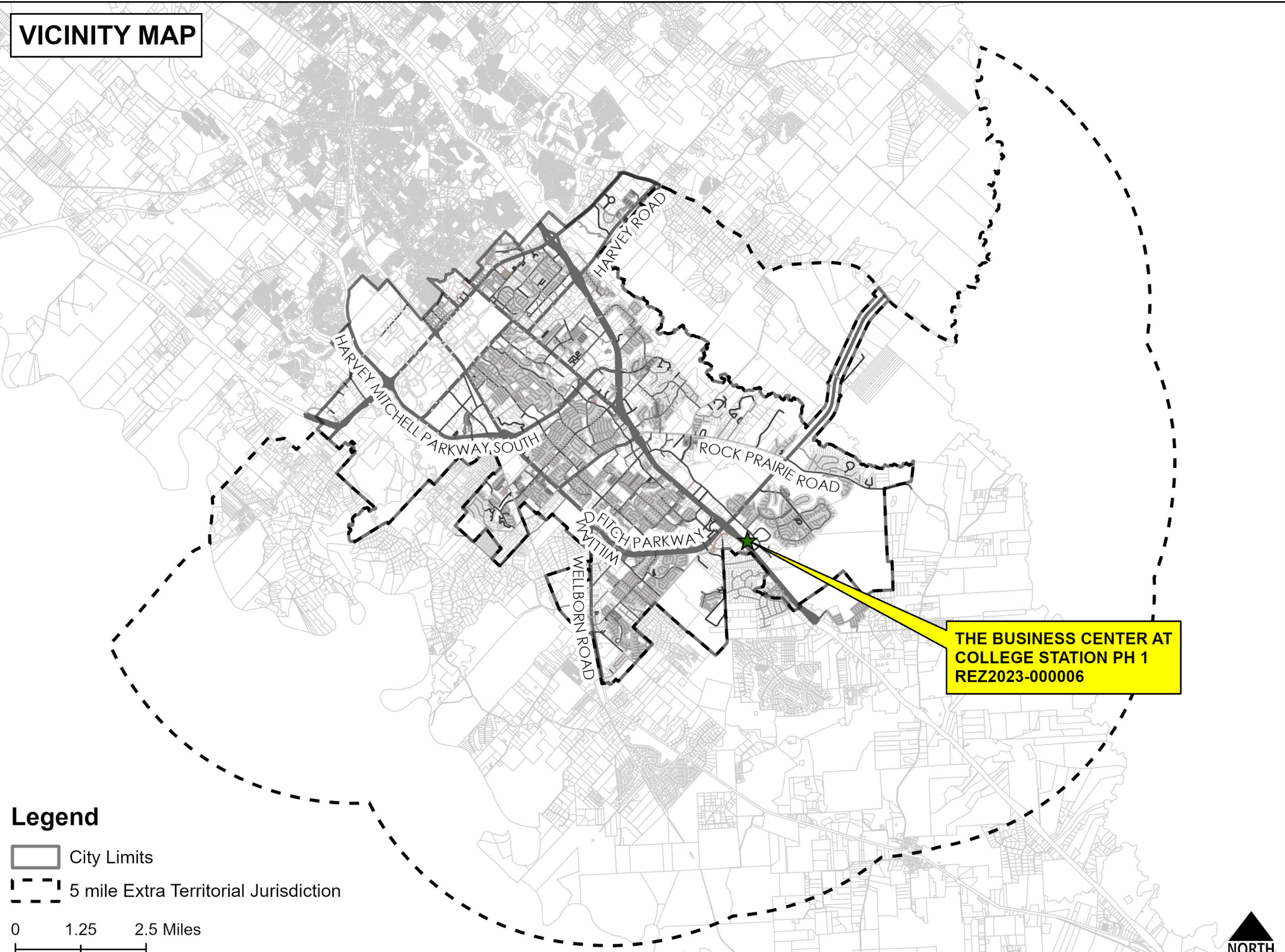
The uses allowed by the proposed zoning district are marketable in the area. Rezoning the property to GC General Commercial will make the property more marketable in the future for commercial development.

Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

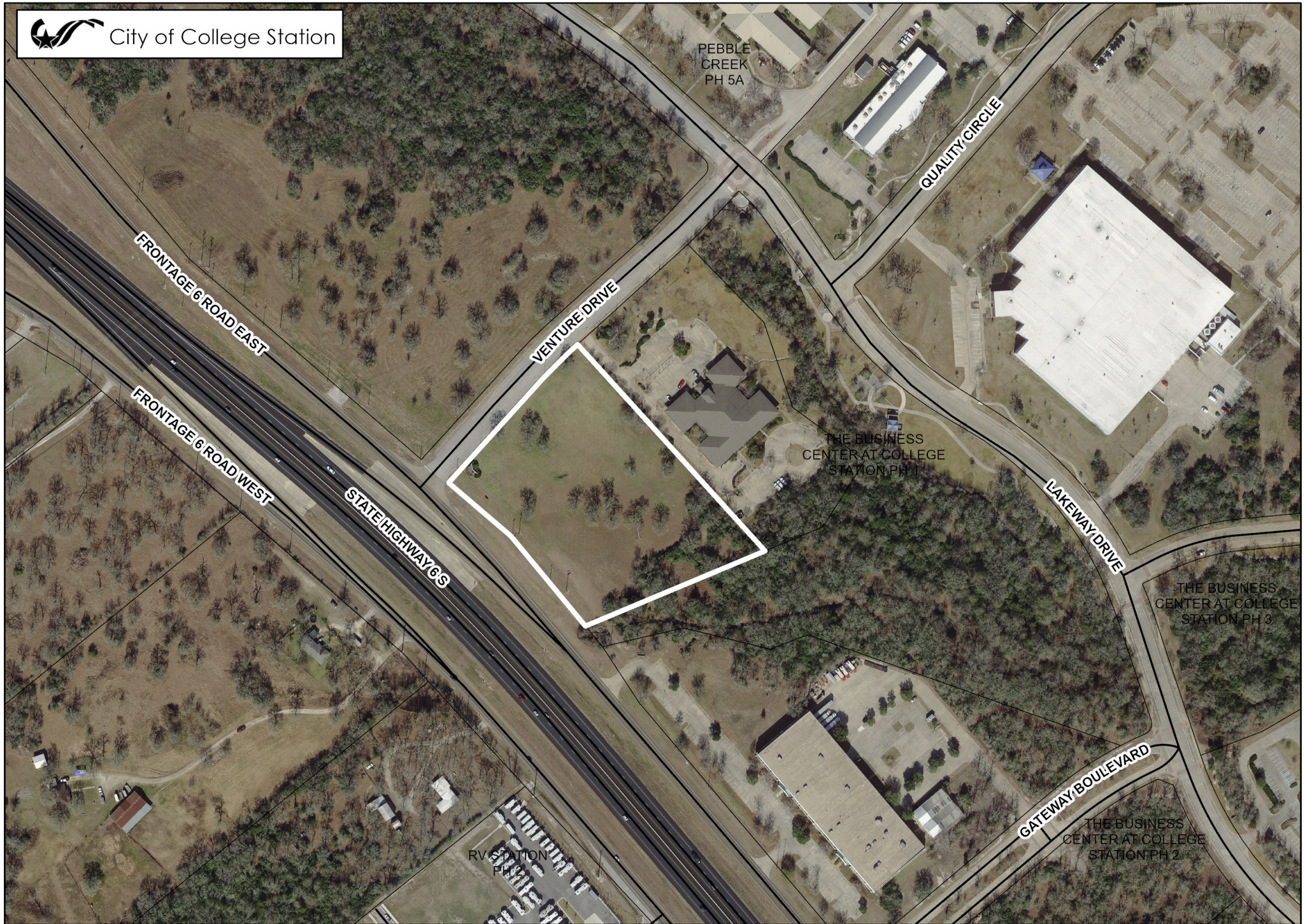


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





PEBBLE
CREEK
PH 5A

QUALITY CIRCLE

FRONTAGE 6 ROAD EAST

FRONTAGE 6 ROAD WEST

STATE HIGHWAY 69

VENTURE DRIVE

THE BUSINESS
CENTER AT COLLEGE
STATION PH 1

LAKEWAY DRIVE

THE BUSINESS
CENTER AT COLLEGE
STATION PH 3

GATEWAY BOULEVARD

THE BUSINESS
CENTER AT COLLEGE
STATION PH 2

RV STATION
PH 1



0

275

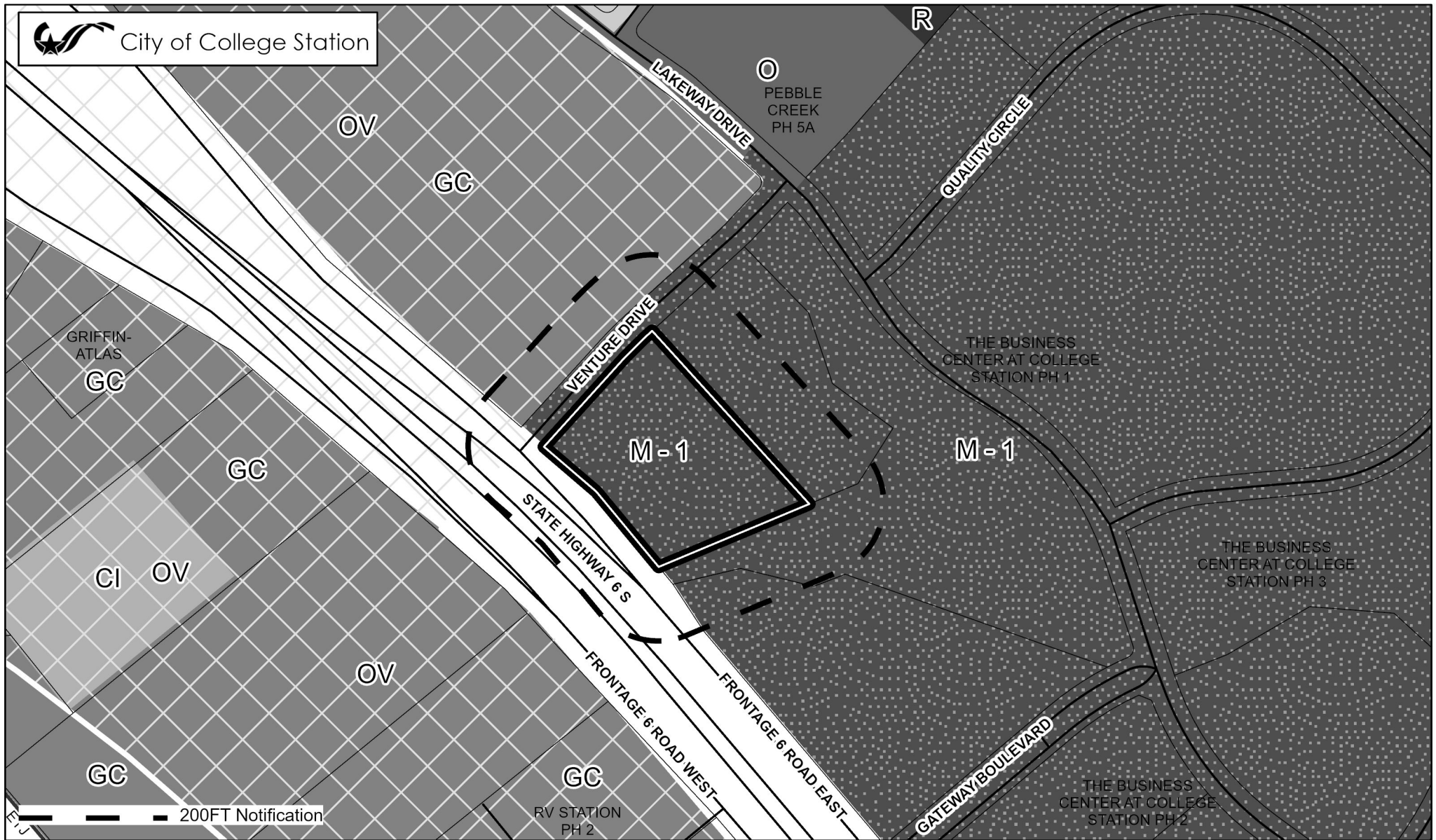
550

Feet

**THE BUSINESS CENTER AT
COLLEGE STATION PH 1**

Case:
REZ2023-000006

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

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

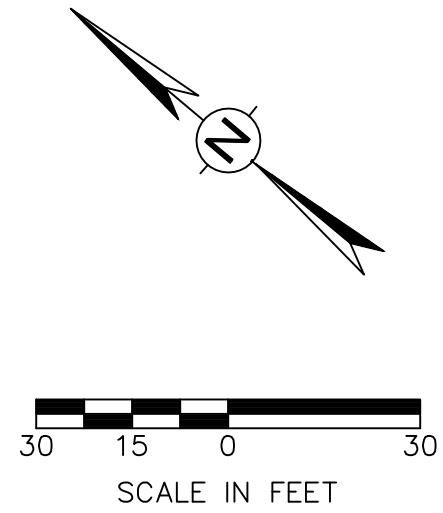


0 360 720 Feet

**THE BUSINESS CENTER AT
COLLEGE STATION PH 1**

Case:
REZ2023-000006

REZONING



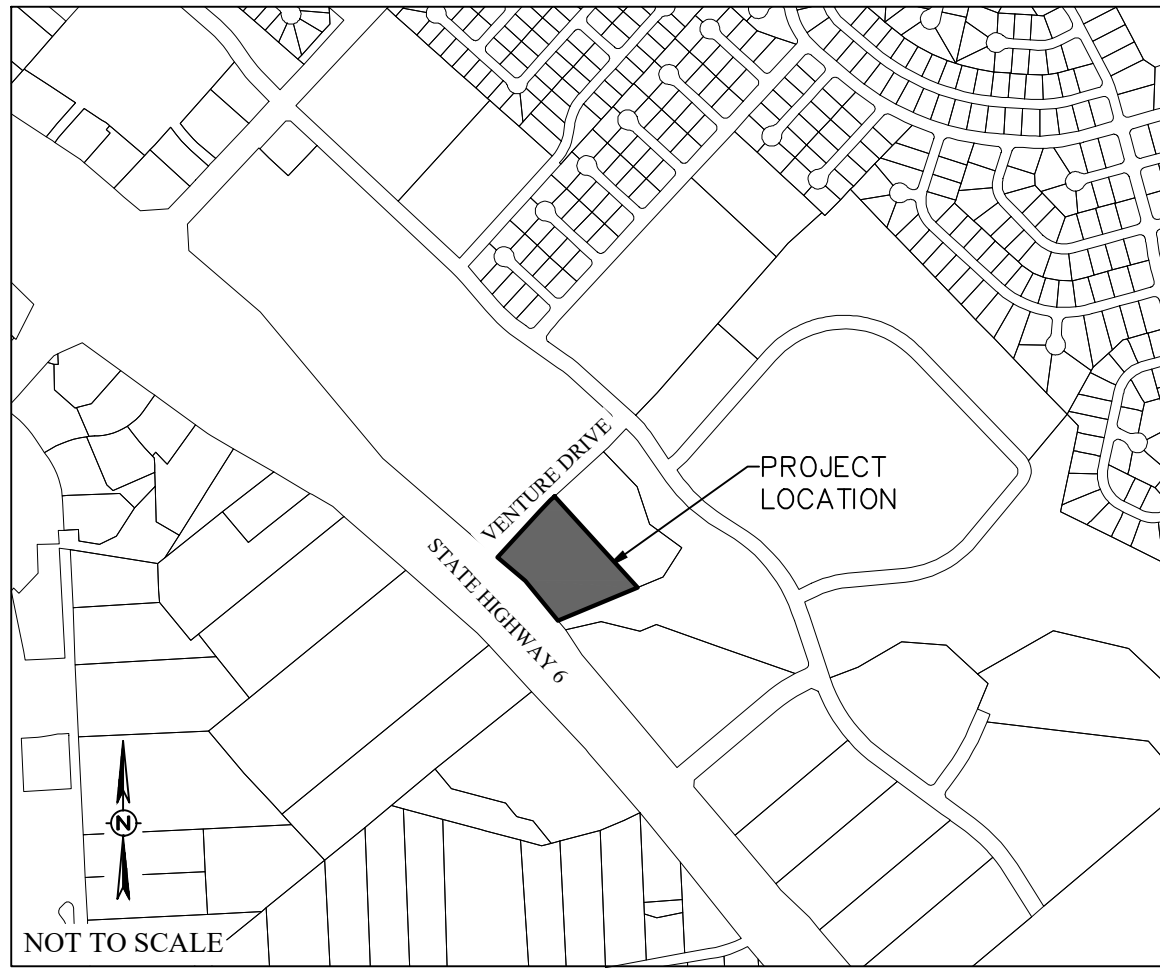
NOTES:

1. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBERS 48041C0325E, MAP REVISED MAY 16, 2012, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "AE". LOCATION SHOWN IS APPROXIMATE AND SCALED AWAY FROM SAID MAP.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.89'	N47° 47' 20"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	74.79'	760.00'	005°38'18"	37.43'	74.76'	N44°58'11"E

VICINITY MAP



ZONING MAP

THE BUSINESS CENTER AT COLLEGE STATION PH 1

5.0 ACRES - BLOCK 3, LOT 1B

S.W. ROBERTSON SURVEY, A-202

COLLEGE STATION, BRAZOS COUNTY, TEXAS

DEVELOPER:
CRT, LLC
1555 Greens Prairie Road, Suite 101
College Station, Texas 77845
(979) 492-0425

SCALE: AS SHOWN
MARCH, 2023

ENGINEER:
Schultz Engineering, LLC
TBP# NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
Firm Reg. No. F - 458

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

OWNER:
City of College Station
P.O. Box 9973
College Station, Texas 77842

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 20, 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:

Stone Forest HOA
Pebble Creek HOA

Property owner notices mailed: 10

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	General Commercial	GC General Commercial, OV Corridor Overlay	Venture Drive (2-lane major collector)
South	Natural and Open Areas	M-1 Light Industrial	Floodplain
East	Business Center	M-1 Light Industrial	Commercial Office
West	State Highway 6 S (Freeway/Expressway)	None	State Highway 6 S (Freeway/Expressway)

DEVELOPMENT HISTORY

Annexed: January 1987
Zoning: A-0 Agriculture Open (upon annexation 1987)
M- 1 Light Industrial (1992)
Final Plat: The Business Center at College Station Ph 1
Site Development: Undeveloped



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: THE BUSINESS CENTER AT COLLEGE STATION PH 1

Address:

Legal Description: THE BUSINESS CENTER AT COLLEGE STATION PH 1, BLOCK 3, LOT 1B, ACRES 5.0

Total Acreage: 5

Applicant:: CRT, LLC

Property Owner: COLLEGE STATION CITY OF

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

As College Station has grown south along SH 6, there has been an increase in demand for office space. Today, the submarket is home to many small office users (1,000 - 5,000 SF) and a few larger corporate campus-type users (10,000 SF+). There is increasing demand for larger office and professional space in the submarket. This project is meant to partially satisfy that demand.

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 requested change is in accordance with the Comp Plan designation of GC General Commercial and with the College Station Business Park restrictions and their intent.

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 current zoning district allows for Office use, but also allows for multiple light industrial uses which are not likely the highest and best uses of this tract.

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

The property is suited well for the proposed rezoning given the location, current zoning shortcomings, Comp Plan designation and the College Station Business Park goals.

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

The property is suited well for the proposed rezoning given the location, current zoning shortcomings, Comp Plan designation and the College Station Business Park goals.

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

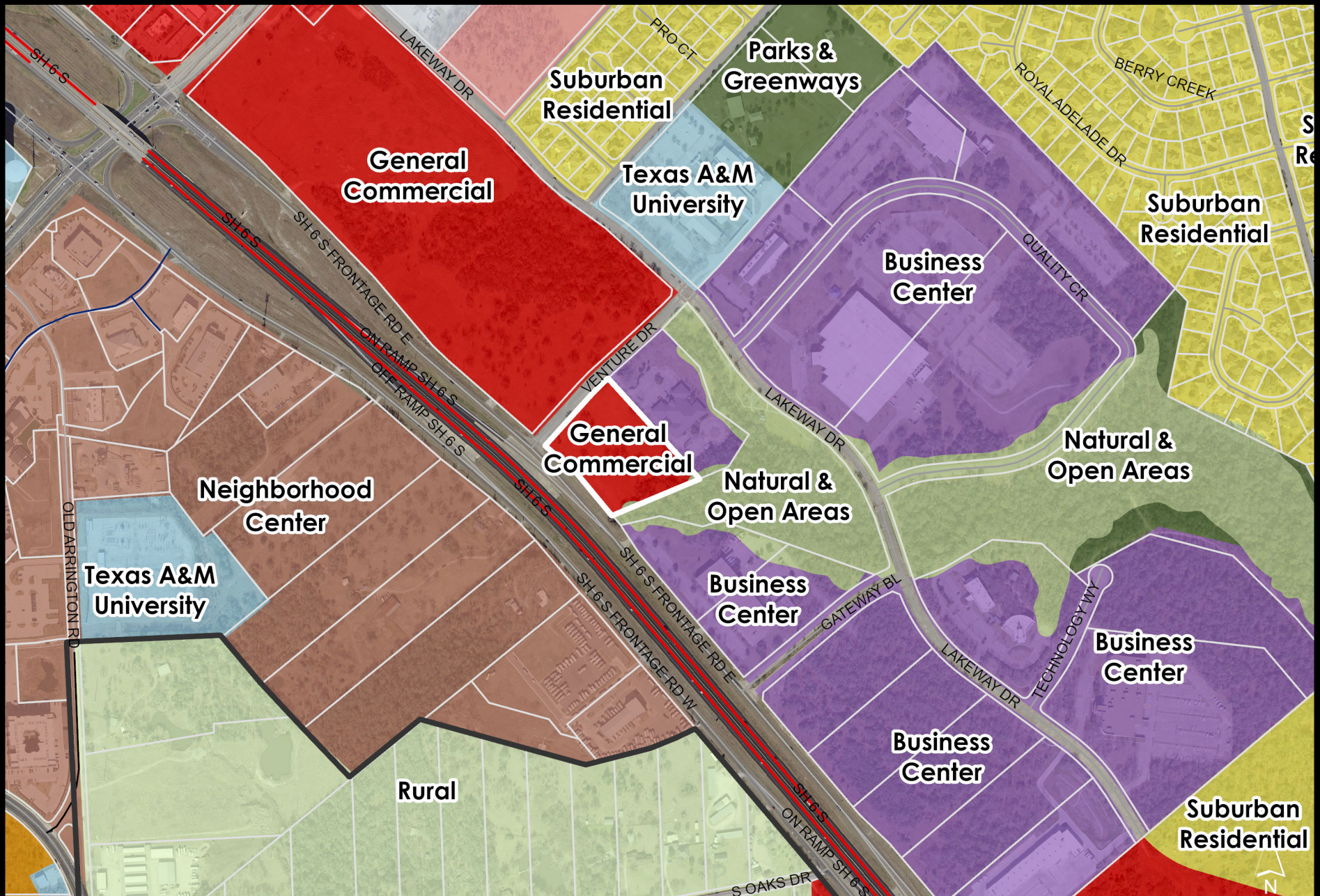
The marketability of the project is strong, and is supported by our market research, market knowledge and inquiries from potential users.

List any other reasons to support this zone change.

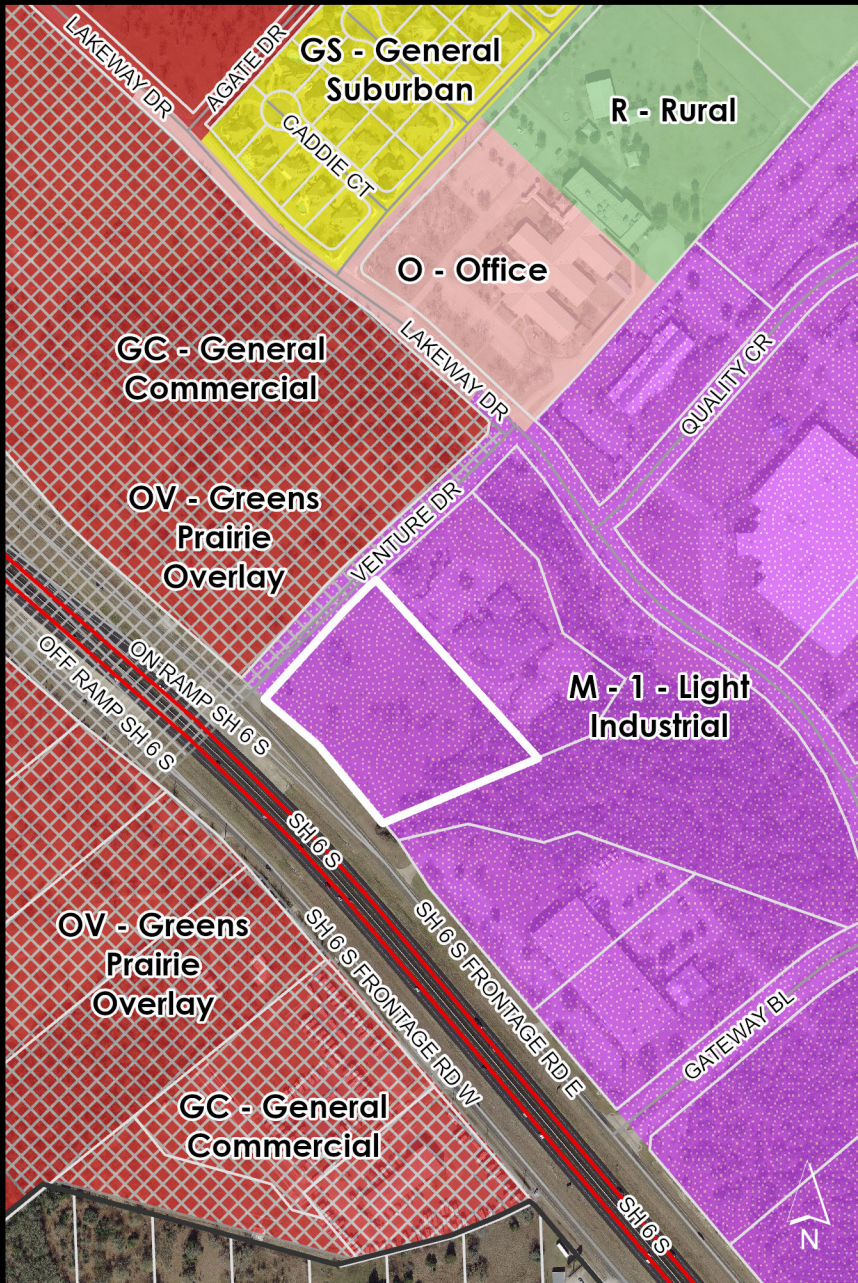
This is a tremendous opportunity for the City and tenants to provide a modern, Class A office development at the City's southern gateway.

EXISTING

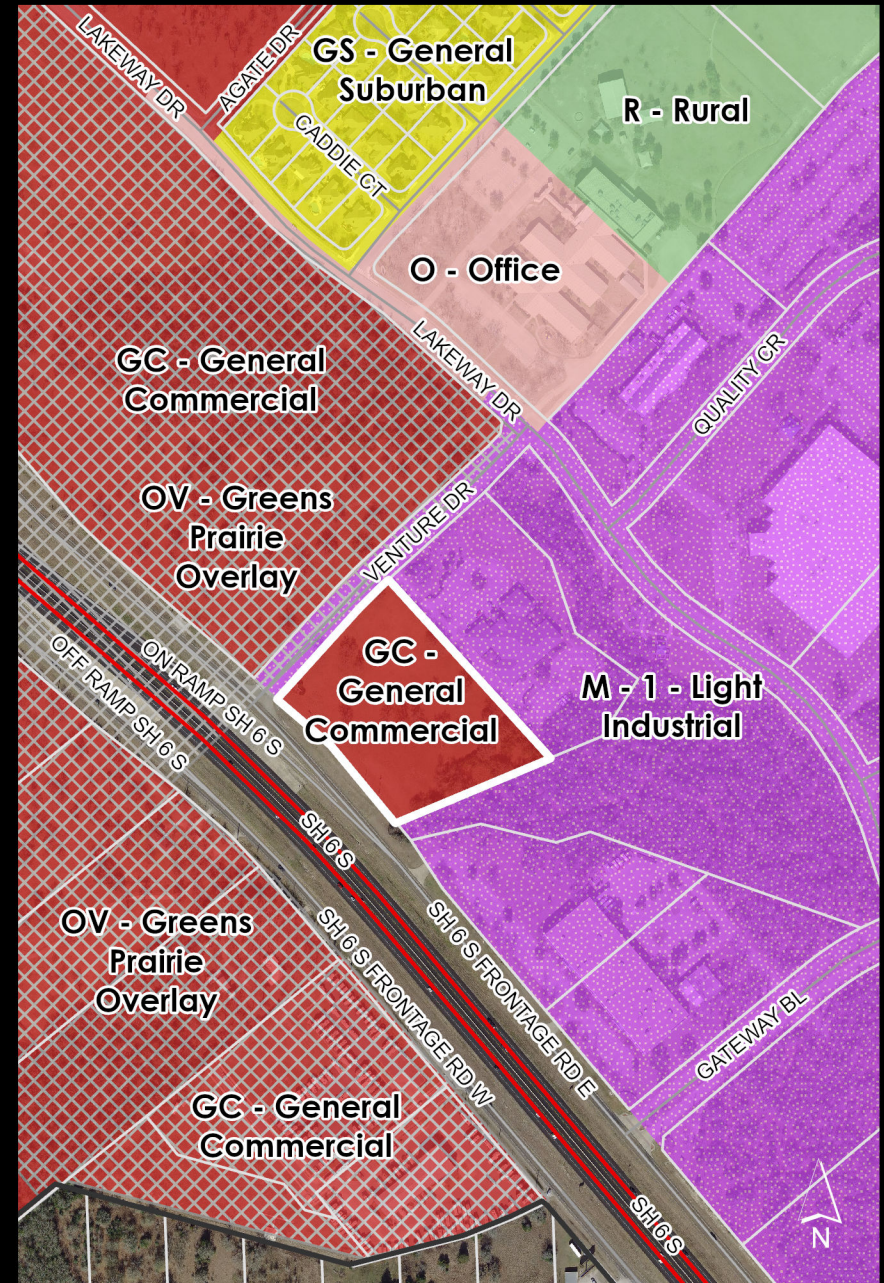
Future Land Use



EXISTING Zoning



PROPOSED Zoning



April 20, 2023
Item No. 5.2.
Wood's Office Buildings (Daycare)

Sponsor: Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to Neighborhood Commercial for approximately 2.611 acres of land, generally located at 100-170 Graham Road. Case #CPA2022-000011 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting- Subject to change)

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the Comprehensive Plan Future Land Use & Character Map amendment.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use & Character Map from Business Center to Neighborhood Commercial for approximately 2.611 acres of land, generally located on Graham Road at its intersection with Wellborn Road. This Comprehensive Plan Amendment is in conjunction with two SC Suburban Commercial rezonings for the property. It is the applicant's intent to extend the existing Prodigy Learning Center Daycare as a commercial development in this space.

REVIEW CRITERIA:

1. Changed or changing conditions in the subject area of the City:

The subject property and properties to the north and east have a future land use designation of Business Center. The Business Center land use designation primarily includes office, research, or industrial uses that may be planned and developed as a unified project. The development types of this designation tend to be larger buildings with commercial and service uses. The intent of the Business Center land use is to provide a variety of commercial uses while accommodating a mix of mobility and connectivity to the business centers and providing buffering to adjacent residential areas.

The area along Graham was originally planned and zoned for industrial, but several properties developed as offices or remained undeveloped. Prior to the 10-year update of the Comprehensive Plan, as residential uses developed in the area of Graham Road, small scale commercial was deemed appropriate at the periphery of the neighborhood along the thoroughfare, and the area was designated Suburban Commercial (the pre-10-year update equivalent of Neighborhood Commercial).

Neighborhood Commercial is defined as areas of commercial activities that cater primarily to nearby residents. The subject property is adjacent to a duplex neighborhood and other residential developments in the area. One of the subject lots was zoned SC Suburban Commercial in 2016, which allowed for the development of the Prodigy Learning Center daycare. Other existing zonings on the property include C-3 Light Commercial, which is consistent with Neighborhood Commercial,

and M-2 Heavy Industrial. With plans to expand the daycare, the request is to amend the Future Land Use and Character Map to Neighborhood Commercial and rezone the properties not already zoned SC Suburban Commercial to SC Suburban Commercial.

Business Center and Neighborhood Commercial are both appropriate land use designations for the subject property.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:

The applicant is requesting an amendment to the Future Land Use & Character Map to Neighborhood Commercial. Neighborhood Commercial areas are intended to accommodate limited commercial services that are more appropriate in size and scale to adjacent residential properties that also provide buffering as required within the zoning districts that are appropriate within the Neighborhood Commercial category, such as O Office and SC Suburban Commercial.

The applicant held a neighborhood meeting on March 8, 2023. All property owners within 200 feet of the subject property were notified of the neighborhood meeting. Two property owners attended and expressed concern about the drainage on the sites. There have been no other expressed concerns regarding extending the uses onto these additional lots. The proposed development will provide a compatible commercial use adjacent to the surrounding existing residential duplex developments and existing daycare commercial development. The proposal is compatible with the character of the area.

3. Impact on environmentally sensitive and natural areas:

There is no FEMA-designated floodplain on the property. The applicant has stated that the subject property "will follow city codes and ordinances and will not have adverse impacts on the surrounding areas."

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:

Water, wastewater, and fire flow service will be provided by College Station Utilities. Detention is required for future development and would be addressed with the site plan. Drainage and all other infrastructure required for site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property fronts Graham Road. Graham Road is designated as a major collector. These lots are located at the intersection of Graham Road and Wellborn Road, which is designated as a 6-Lane Major Arterial on the Thoroughfare Plan. Development of the property will have shared access with the existing Prodigy Learning Center development and should not cause additional traffic concerns.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan:

The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to Neighborhood Commercial, defined as areas of commercial activities that

tend to be smaller in scale than general commercial developments and are located adjacent to major roads along the fringe of residential areas, is appropriate for this property as a transition between the neighboring commercial properties and the surrounding homes.

Budget & Financial Summary: N/A

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map

VICINITY MAP

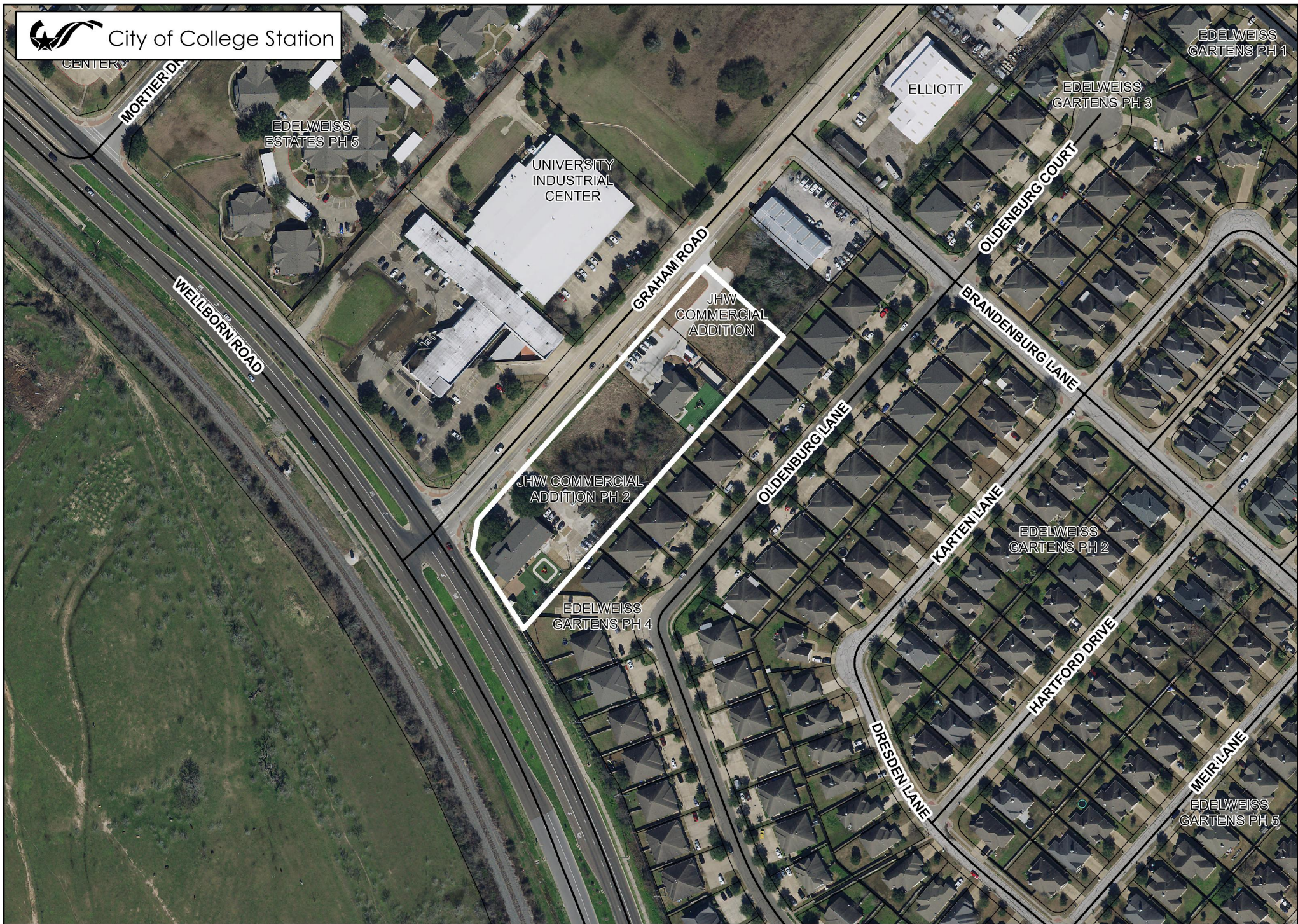
WOODS OFFICE BUILDING
CPA2022-000011

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



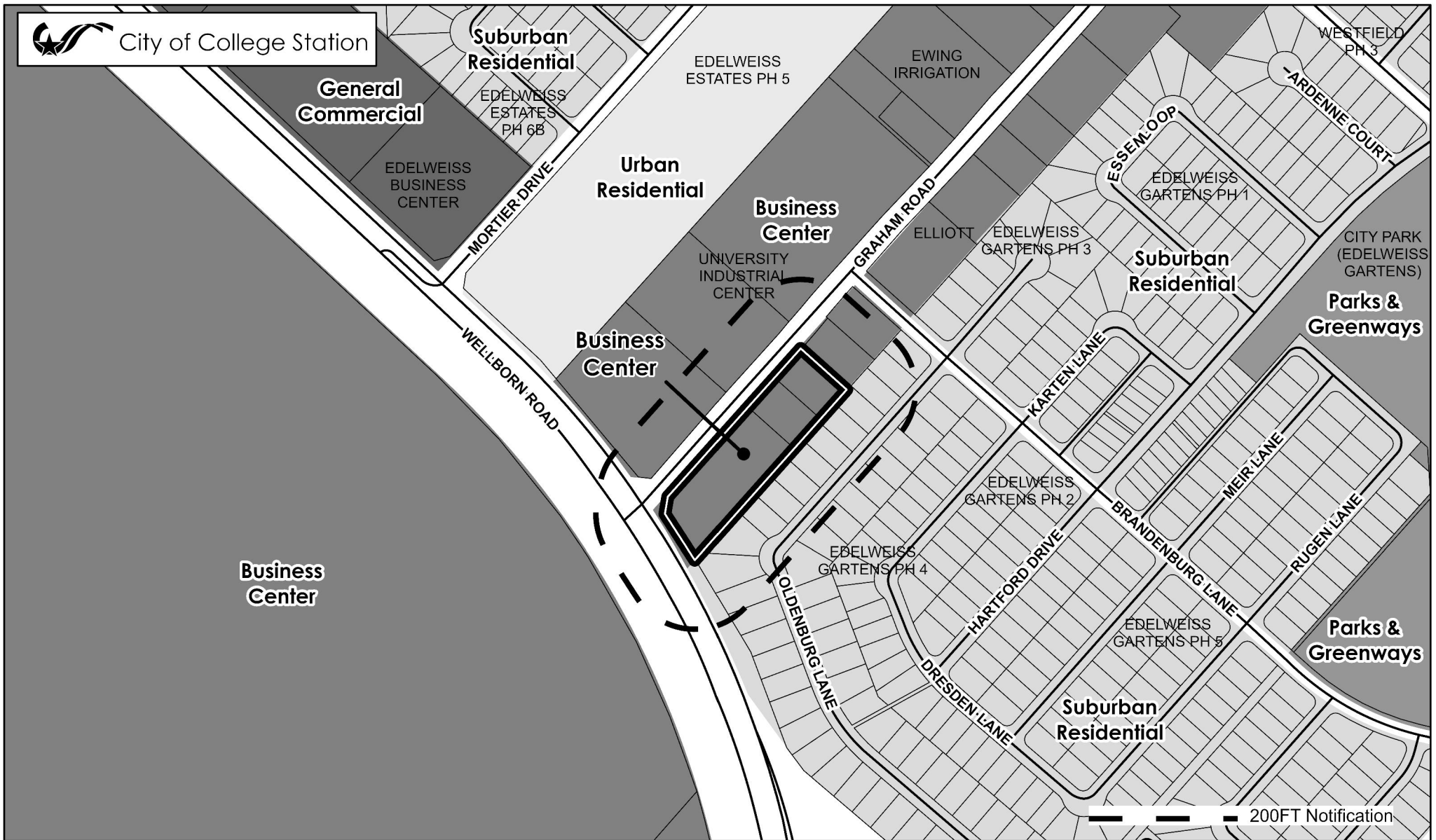


0 205 410 Feet

WOODS OFFICE BUILDING

Case:
CPA2022-000011

COMPREHENSIVE PLAN
AMENDMENT



FUTURE LAND USE DISTRICTS (In Grayscale)

<u>Residential</u>	<u>Non-Residential</u>	<u>Combined Centers</u>	<u>Other</u>	<u>Wellborn</u>	
Urban Residential	General Commercial	Urban Center	Institutional/Public	Wellborn Commercial	Wellborn Estate
Mixed Residential	Neighborhood Commercial	Neighborhood Center	TAMU	Wellborn Business Park	Wellborn Estate - Open
Suburban Residential	Business Center		Parks & Greenways	Wellborn Suburban	Wellborn Preserve
Estate Residential	Medical		Natural & Open Areas	Wellborn Restricted Suburban	Wellborn Preserve - Open
Rural			Redevelopment Areas		
Neighborhood Conservation					
Middle Housing					



0 390 780 Feet

WOODS OFFICE BUILDING

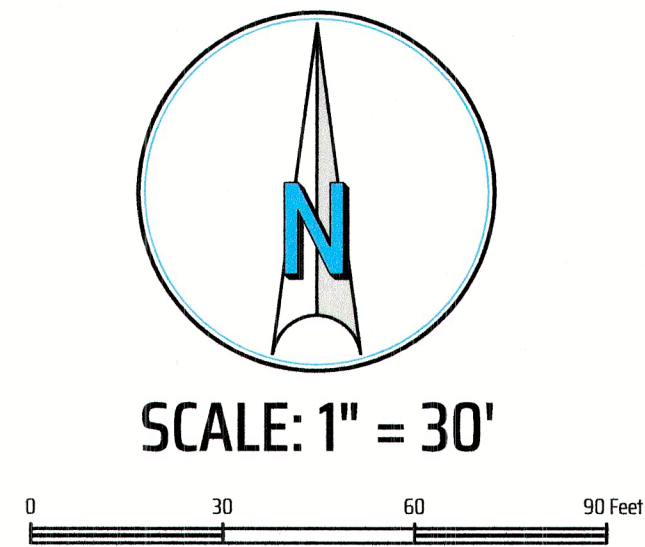
Case:
CPA2022-000011

**COMPREHENSIVE PLAN
AMENDMENT**

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE
CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION
USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR
CORS SOLUTION 2 (MYCS2).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 12/20/2022, THESE TRACTS ARE PROPOSED TO BE ZONED AS SUBURBAN COMMERCIAL (SC) IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 7.5'
SIDE SETBACK (STREET) - 15'
REAR SETBACK - 15'

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT
LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1%
ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE
BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO.
48041C0310F, REVISED DATE: 04-02-2014.

LOTS 4-A AND 4-B, BLOCK 1
JHW COMMERCIAL ADDITION PHASE 2
VOLUME 18240, PAGE 182 OPRBCT
AND LOTS 2 AND 3, BLOCK 1
JHW COMMERCIAL ADDITION
VOLUME 13119, PAGE 236 OPRBCT



KERR
SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 12-02-2022 | PLAT DATE: 12-08-2022
JOB NUMBER: 22-961 | CAD NAME: 22-961-BOUNDARY-S
POINT FILE: 22-961-ALL (cont);
DRAWN BY: RCU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.CO

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 20, 2023

Advertised Council Hearing Date: May 15, 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 HOA

Property owner notices mailed: 26

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	Business Center	M-1 Light Industrial	Light Industrial (with outdoor storage, manufacturing/assembly)
South	Suburban Residential	D- Duplex	Duplex Residential
East	Business Center	SC- Suburban Commerical	Commercial (daycare)
West	Business Center	N/A	Wellborn Rd (6-lane major arterial)

DEVELOPMENT HISTORY

Annexation: March 1992

Zoning: A-O Agriculture Open (1992)

Rezoned from A-O Agriculture Open to M-2 Heavy Industrial (1993)

Rezoned from M-1 Light Industrial to C-3 Light Commerical Commercial (2011)

Final Plat: JHW Commercial Addition PH 2

Site development: The western lots have been developed as a daycare and the remainder of the eastern JHW lots will be an expansion of the daycare.



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: WOODS OFFICE BUILDING

Address: 100 GRAHAM RD

Legal Description: JHW COMMERCIAL ADDN PH 2, BLOCK 1, LOT 4-A, ACRES 0.0000

Total Acreage: 2.611

Applicant:: J4 ENGINEERING

Property Owner: WOODS & VILLAR INVESTMENT GROU

What element of the Comprehensive Plan and at what location is requested to be amended?

Land Use & Character designation

What is the amendment requested?

Business Center to Neighborhood Commercial

What is the reason for the amendment?

Existing zoning is retired and lot sizes do not support M2 zoning.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

Noted property is currently developed as a daycare center with one remaining lot left to develop. This lot would like to be an expansion of existing daycare facility.

Explain the impact on environmentally sensitive and natural areas and infrastructure, including water, wastewater, drainage and transportation network.

As noted above, property is already develop as a daycare center and lot 2 of this block would be an expansion of that daycare center.

Explain how this change will be consistent with the goals and strategies set forth in the Comprehensive Plan.

As noted above, property is already develop as a daycare center and lot 2 of this block would be an expansion of that daycare center.

List any other reasons to support this zone change.

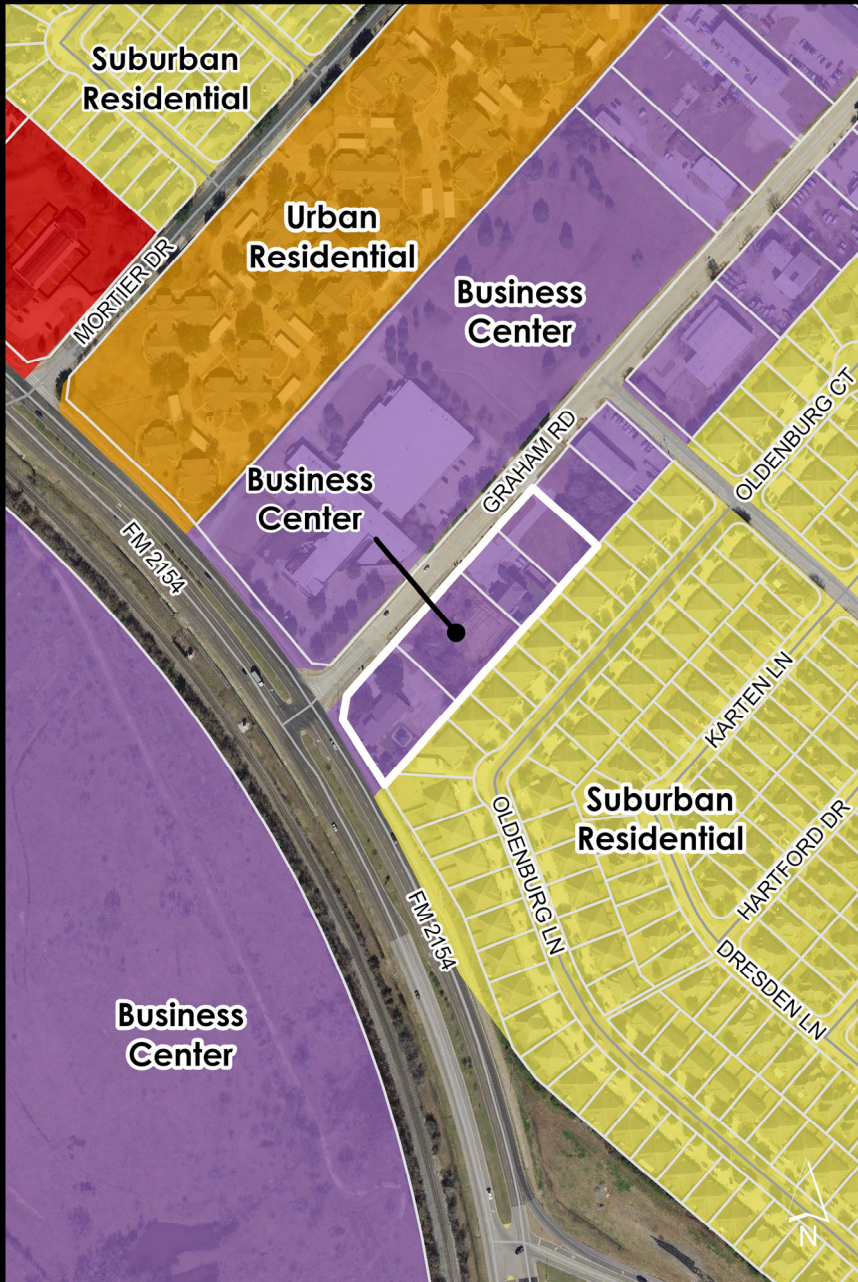
N/A

List any other additional properties.

100-170 Graham Rd
JHW Commercial Addition Ph2 Lots 2,3,4A & 4B

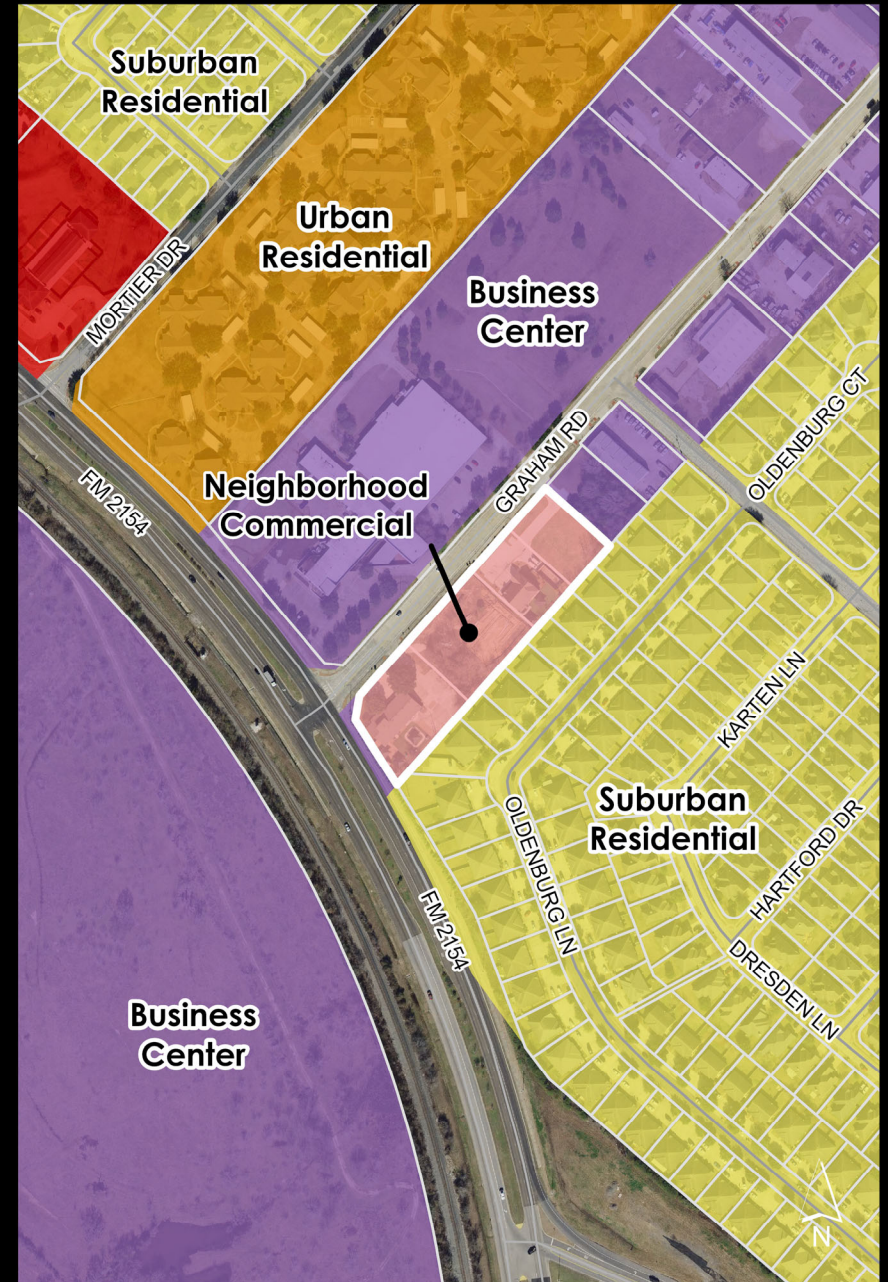
EXISTING

Future Land Use



PROPOSED

Future Land Use



April 20, 2023
Item No. 5.3.
Rezoning - Woods Office Buildings

Sponsor: Gabriel Schrum

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 C-3 Light Commercial to SC Suburban Commercial for approximately 1.667 acres of land at 100 Graham Road, being Lot 4A-1, and 140 Graham Road being lot 4-B, Block 1 of the JHW Commercial Addition Phase 2, generally located at the corner of Wellborn Road and Graham Road. Case #REZ2022-000026 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the request.

Summary: This request is to rezone approximately 1.667 acres of land from C-3 Light Commercial to SC Suburban Commercial. The subject properties were platted in 2020. The two subject lots are currently being used as a daycare facility (Prodigy Learning Center) and it is the applicant's intent to expand the use. Nearby properties include duplexes, a vacant light manufacturing warehouse, office space, and a daycare.

REZONING REVIEW CRITERIA:

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Business Center. This rezoning request is accompanied by a Comprehensive Plan Amendment application to change the land use designation from Business Center to Neighborhood Commercial. If the Comprehensive Plan Amendment is approved, the rezoning request will align with the Comprehensive Plan. (CPA2022-000011).

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 are located adjacent to major roads along the fringe of residential areas. The design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses.

The zoning districts that are generally appropriate within this land use include Suburban Commercial and Office.

The intent of the Neighborhood Commercial land use is to accommodate the pattern of smaller commercial spaces that supports the surrounding neighborhood. The proposed SC Suburban Commercial zoning district allows for smaller-scale commercial developments which are in line with the Comprehensive Plan. Commercial developments in this district should provide an appearance

that is compatible with the neighborhood character while providing transitions in building height and mass when adjacent to residential neighborhoods. The development standards for SC Suburban Commercial are aligned with that vision.

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

The subject property is surrounded by vacant industrial/commercial to the north, Wellborn Road (a major arterial) to the west, a daycare to the east, and residential duplexes to the south. While there are some industrial uses in this block of Graham Road, this property, which is almost half of the block face that abuts the duplexes, and is already zoned and developed for lighter commercial uses. The C-3 Light Commercial zoning is a retired zoning district. The uses allowed within the proposed zoning district are appropriate in the context of the surrounding area as they would allow for the continuation of smaller-scale commercial developments near the intersection and against the duplexes.

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

The size and location of the subject properties are suitable for commercial development such as educational facilities, daycares, and offices permitted by the SC Suburban Commercial District.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts and takes shared driveway access off Graham Road, a major collector. Wellborn Road, a major arterial, runs to the west of the property. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has indicated that with the existing developed conditions around this property, the market price of the land exceeds the allowed uses of the property and therefore is not marketable without a rezoning.

Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

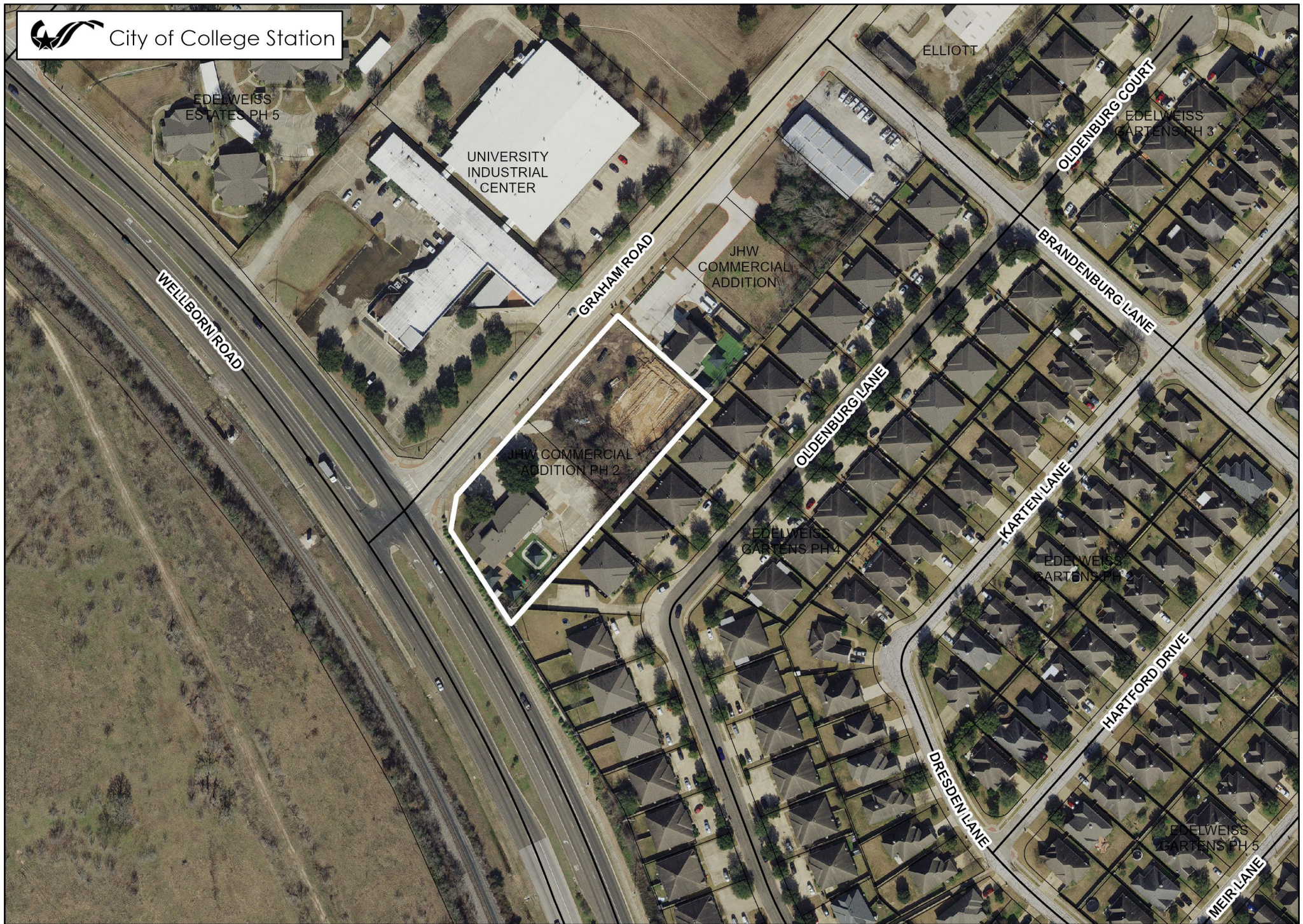
WOODS OFFICE BUILDING
REZ2022-000026

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



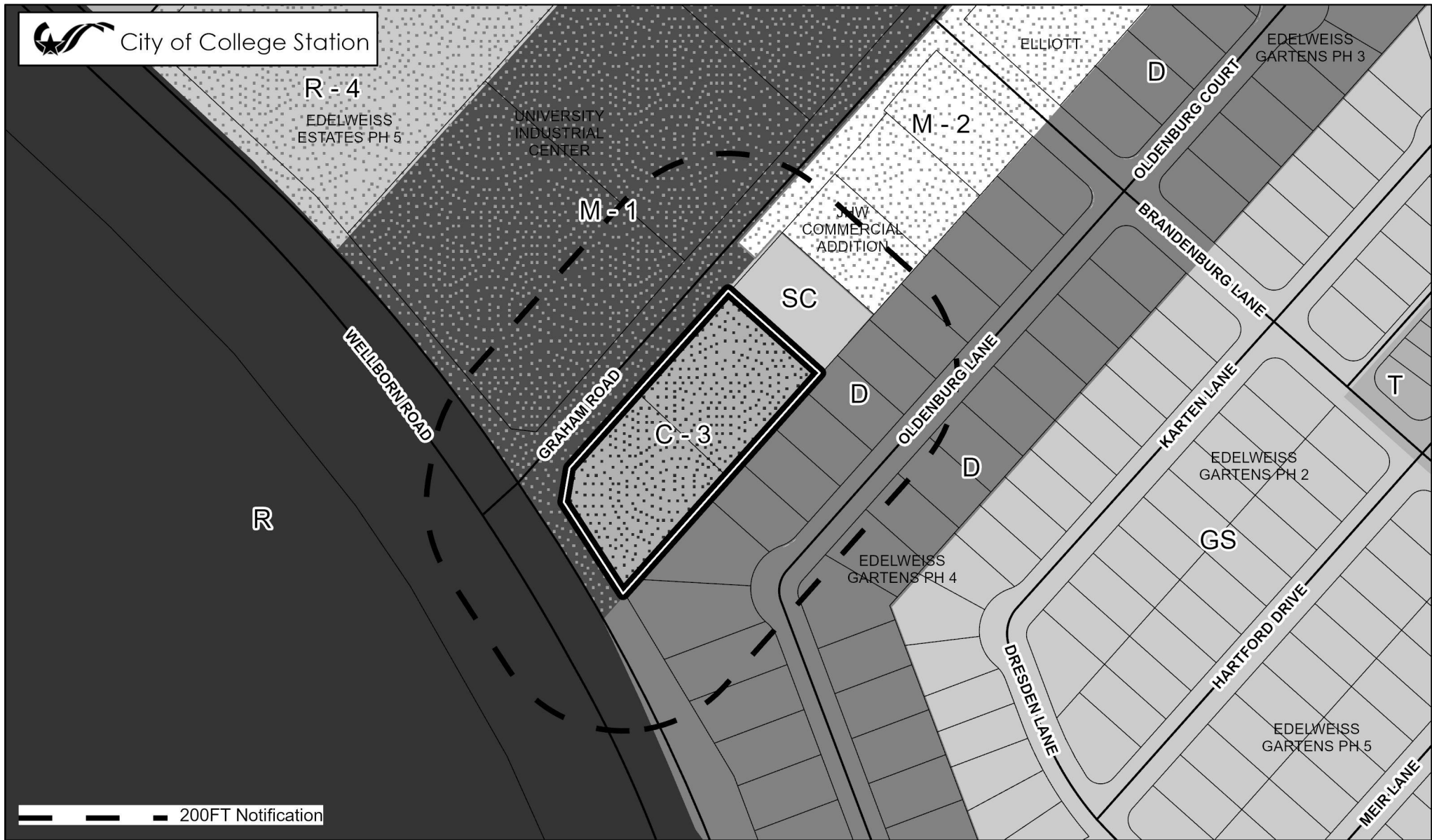


0 175 350 Feet

WOODS OFFICE BUILDING

Case:
REZ2022-000026

REZONING



ZONING DISTRICTS (In Grayscale)

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



0 195 390 Feet

WOODS OFFICE BUILDING

Case:
REZ2022-000026

REZONING

GENERAL NOTES

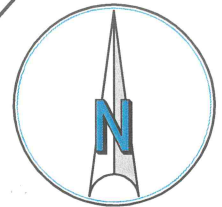
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010034263065 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



SCALE: 1" = 60'



1/2/2023

REVISED ON 1/12/2023
TO CORRECT DISTANCE CALL.

N 09°36'13" E
50.45'

PROPERTY CORNERS FALLS
INSIDE FIBER OPTIC VAULT

5/8 INCH IRON ROD FOUND
WITH 'TXDOT' ALUMINUM
CAP FOUND (CM)

N 32°53'34" W 159.02'

FARM TO MARKET ROAD 2154
(VARIABLE RIGHT-OF-WAY WIDTH)
(71718 DRRBCT)
(7832167 DRRBCT)

LOT 4-A
BLOCK 1
0.833 ACRES

N/F
WOODS AND VILLAR
INVESTMENT GROUP, LLC

PROPOSED ZONING:
SUBURBAN COMMERCIAL - SC

1/2 INCH IRON ROD WITH
BLUE PLASTIC CAP STAMPED
'KERR SURVEYING' SET
N 46°51'58" W 179.87'

CURRENTLY ZONED
LIGHT COMMERCIAL - C-3

N 41°47'30" E 346.65'
200.25'

1/2 INCH IRON ROD WITH
BLUE PLASTIC CAP STAMPED
'KERR SURVEYING' SET

PROPOSED ZONING:
SUBURBAN COMMERCIAL - SC

LOT 4-B
BLOCK 1
0.834 ACRES

N/F
WOODS AND VILLAR
INVESTMENT GROUP, LLC

CURRENTLY ZONED
LIGHT COMMERCIAL - C-3

PROPERTY CORNER FALLS
INSIDE OF 2" METAL FENCE POST

S 48°06'32" E 179.44'

CURRENTLY ZONED
SUBURBAN
COMMERCIAL - SC

LOT 3, BLOCK 1
JHW COMMERCIAL ADDITION
(13119/236 OPRBCT)

N/F
WOODS AND VILLAR
INVESTMENT GROUP, LLC
(13676/114 OPRBCT)

POINT OF BEGINNING
1/2 INCH IRON ROD WITH
YELLOW PLASTIC CAP STAMPED
'KERR 4502' FOUND (CM)

GRAHAM ROAD
(VARIABLE RIGHT-OF-WAY WIDTH)
(319/817 DRRBCT)
(439/139 OPRBCT)
(16623/164 OPRBCT)

CURRENTLY ZONED
DUPLEX - D

EDELWEISS GARTENS,
PHASE 4
(5199/287 OPRBCT)

REVISED ON 12/20/2022
TO ADD PROPOSED ZONING
INFORMATION

ZONING MAP
OF

LOTS 4-A AND 4-B, BLOCK 1
JHW COMMERCIAL ADDITION PHASE 2
VOLUME 18240, PAGE 182 OPRBCT

ROBERT STEVENSON LEAGUE NO. 2 SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS



"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 12-02-2022 | PLAT DATE: 12-08-2022
JOB NUMBER: 22-961 | CAD NAME: 22-961-BOUNDARY-5-LOTS
4-A & 4-B | POINT FILE: 22-961-ALL (cont);
DRAWN BY: RCU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: WOODS OFFICE BUILDING

Address: 100 GRAHAM RD

Legal Description: JHW COMMERCIAL ADDN PH 2, BLOCK 1, LOT 4-A, ACRES 0.0000

Total Acreage: 1.667

Applicant:: J4 ENGINEERING

Property Owner: WOODS & VILLAR INVESTMENT GROU

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

This is a growing area of College Station that is very attractive to residential buyers. As a result, commercial development along Wellborn Road is expanding in order to provide needed services to the residential neighborhoods. Most of this property is currently developed as a Day Care Center that is wanting to expand.

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

A Comp Plan Amendment is also submitted with this rezoning to change the land use designation from Business Center to Neighborhood Commercial.

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 property is not suitable for development under the current zoning which allows for large, heavy industrial type developments. The lots in this block are too small for this type of development and are not compatible with the existing day care facilities. In addition, expansion or re-development of the property cannot occur without the rezoning.

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

As noted above, this rezoning will update and remove the discontinued zoning districts currently in place while allowing for the expansion of the existing day care center facilities.

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

As noted above, this rezoning will update and remove the discontinued zoning districts currently in place while allowing for the expansion of the existing day care center facilities.

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

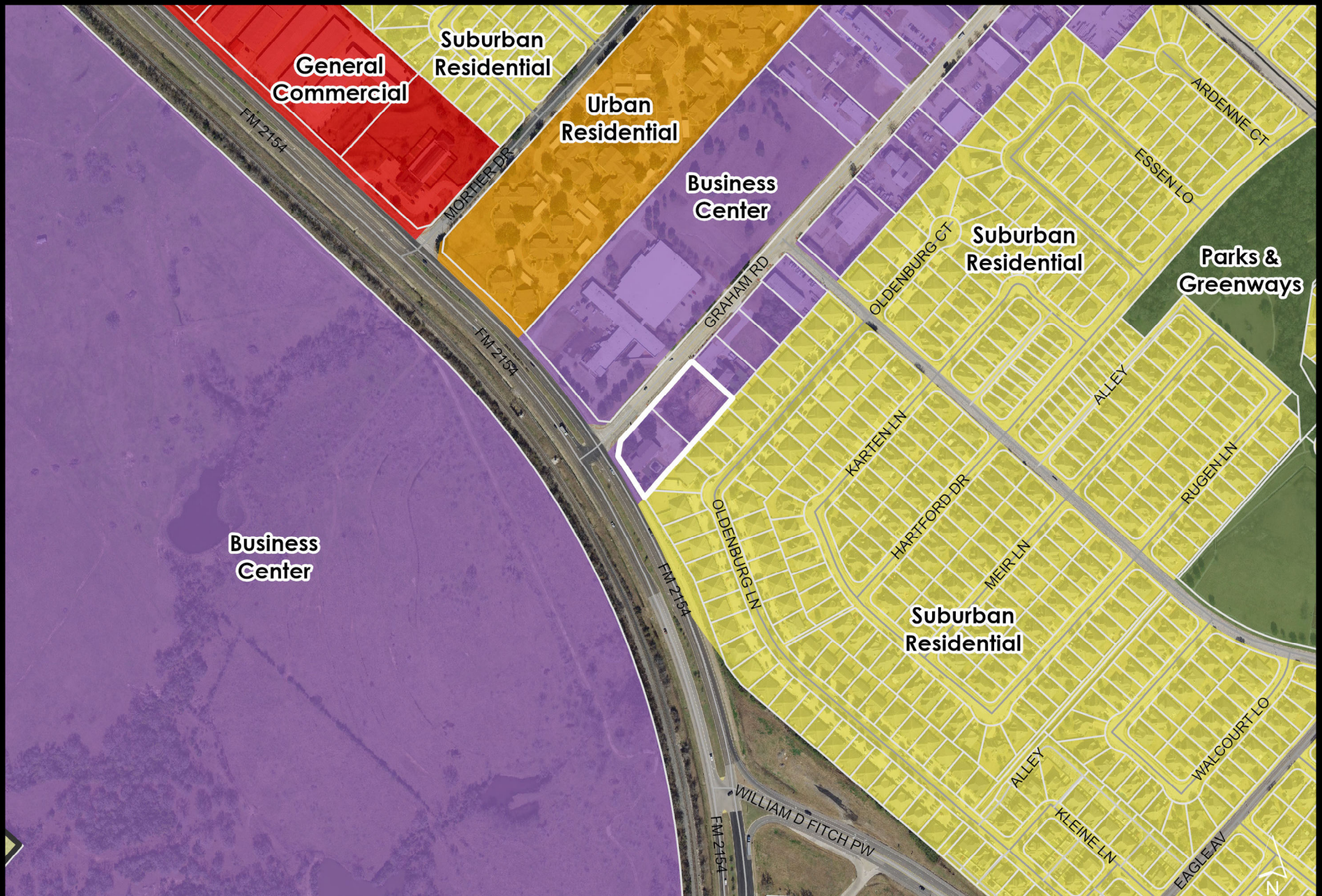
With the existing developed conditions around this property, the market price of the land exceeds the allowed uses of the property and therefore is not marketable without a rezoning.

List any other reasons to support this zone change.

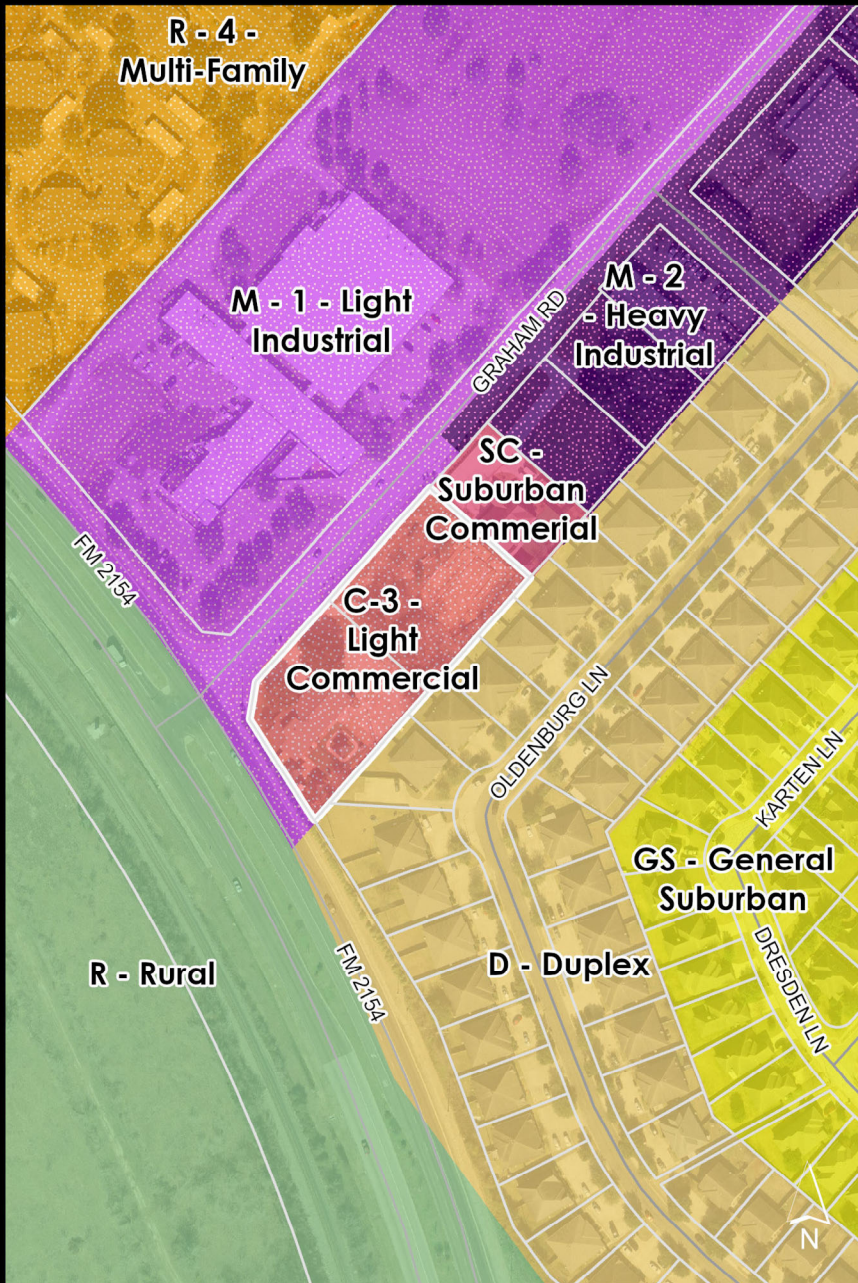
N/A

EXISTING

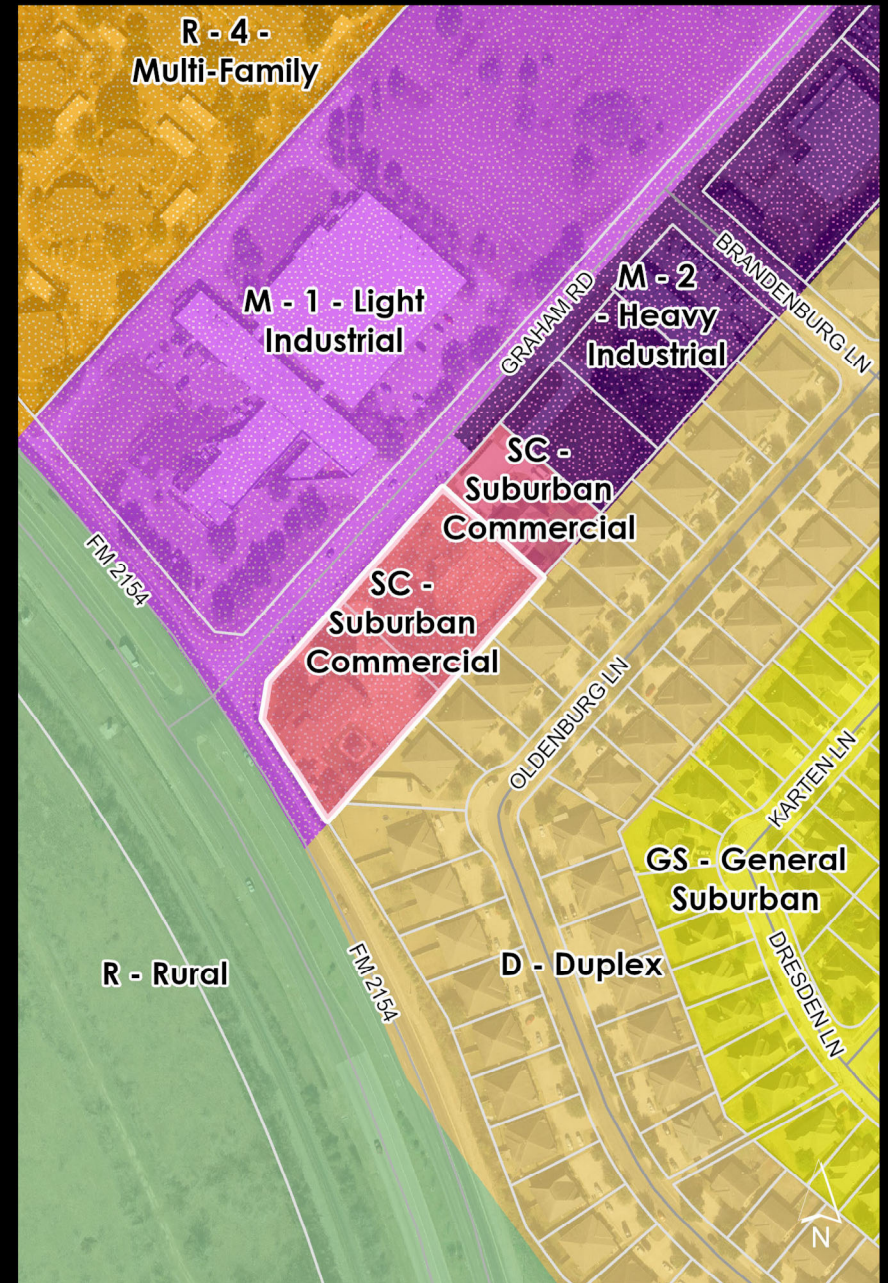
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 20, 2023

Advertised Council Hearing Date: May 15, 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 HOA

Property owner notices mailed: 21

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	Business Center	M-1 Light Industrial	Light Industrial (with outdoor storage, manufacturing/assembly)
South	Suburban Residential	D Duplex	Duplex Residential
East	Business Center	SC Suburban Commercial	Daycare
West	Business Center	N/A	Wellborn Rd (6 lane major arterial)

DEVELOPMENT HISTORY

Annexation: March 1992

Zoning: A-O Agriculture Open (1992)

Rezoned from A-O Agriculture Open to M-1 Light Industrial (1993)

Rezoned from M-1 Light Industrial to C-3 Light Commercial (2011)

Final Plat: JHW Commercial Addition PH 2

Site development: The western lots have been developed as a daycare and the remainder of the eastern JHW lots will be an expansion of the daycare.

April 20, 2023
Item No. 5.4.
Rezoning - Woods Office Buildings

Sponsor: Gabriel Schrum

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 M-2 Heavy Commercial to SC Suburban Commercial for approximately 0.472 acres of land at 170 Graham Road, being Lot 2, Block 1 of the JHW Commercial Addition, generally located at the corner of Wellborn Road and Graham Road. Case #REZ2022-000027 (Note: Final action of this item will be considered at the May 15, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the request.

Summary: This request is to rezone approximately 0.472 acres of land from M-2 Heavy Commercial to SC Suburban Commercial. The subject property was platted in 2020 and is currently undeveloped. It is the applicant's intent to continue the existing adjacent use, and expand the daycare facilities onto the subject property. Nearby properties include duplexes, vacant light manufacturing, warehouse, office space, and a daycare.

REZONING REVIEW CRITERIA

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

The subject property is designated on the Comprehensive Plan Future Land Use & Character Map as Business Center. This rezoning request is accompanied by a Comprehensive Plan Amendment application to change the land use designation from Business Center to Neighborhood Commercial. If the Comprehensive Plan Amendment is approved, the rezoning request will align with the Comprehensive Plan. (CPA2022-000011).

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 are located adjacent to major roads along the fringe of residential areas. The design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses. The zoning districts that are generally appropriate within this land use include Suburban Commercial and Office.

The intent of the Neighborhood Commercial land use is to accommodate the pattern of smaller commercial spaces that supports the surrounding neighborhood. The proposed SC Suburban Commercial zoning district allows for smaller-scale commercial developments which are in line with the Comprehensive Plan. Commercial developments in this district should provide an appearance that is compatible with the neighborhood character while providing transitions in building height and mass when adjacent to residential neighborhoods. The development standards for SC Suburban

Commercial are aligned with that vision.

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

The subject property is surrounded by vacant industrial/commercial to the north, an undeveloped lot to the east, a daycare to the west, and duplexes to the south. While there are some industrial uses in this block of Graham Road, this lot, in combination with the adjacent properties to the west, constitutes over half of the block face that abuts the duplexes. The western adjacent properties are already zoned and developed for lighter commercial uses. The proposed SC Suburban Commercial zoning would allow the continuation of smaller-scale commercial developments up the block from the Wellborn Road/Graham Road intersection and against the duplexes.

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 commercial development, such as educational facilities, daycares, and offices permitted by the SC Suburban Commercial zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts and takes shared driveway access off Graham Road, a Major Collector. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has indicated that with the existing developed conditions around this property, the market price of the land exceeds the allowed uses of the property and therefore is not marketable without a rezoning.

Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

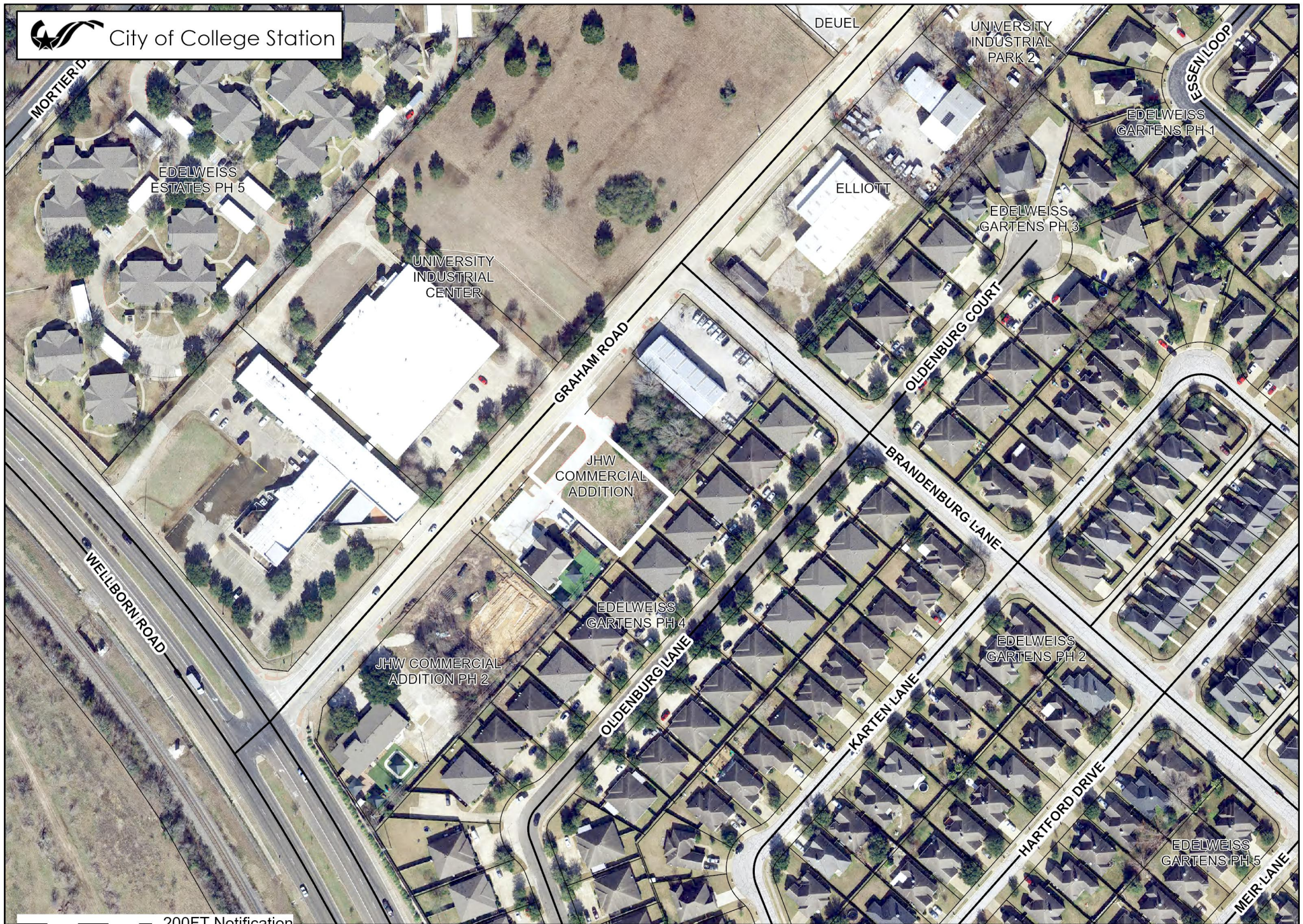
**WOODS OFFICE BUILDING
REZ2022-000027**

Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





200FT Notification

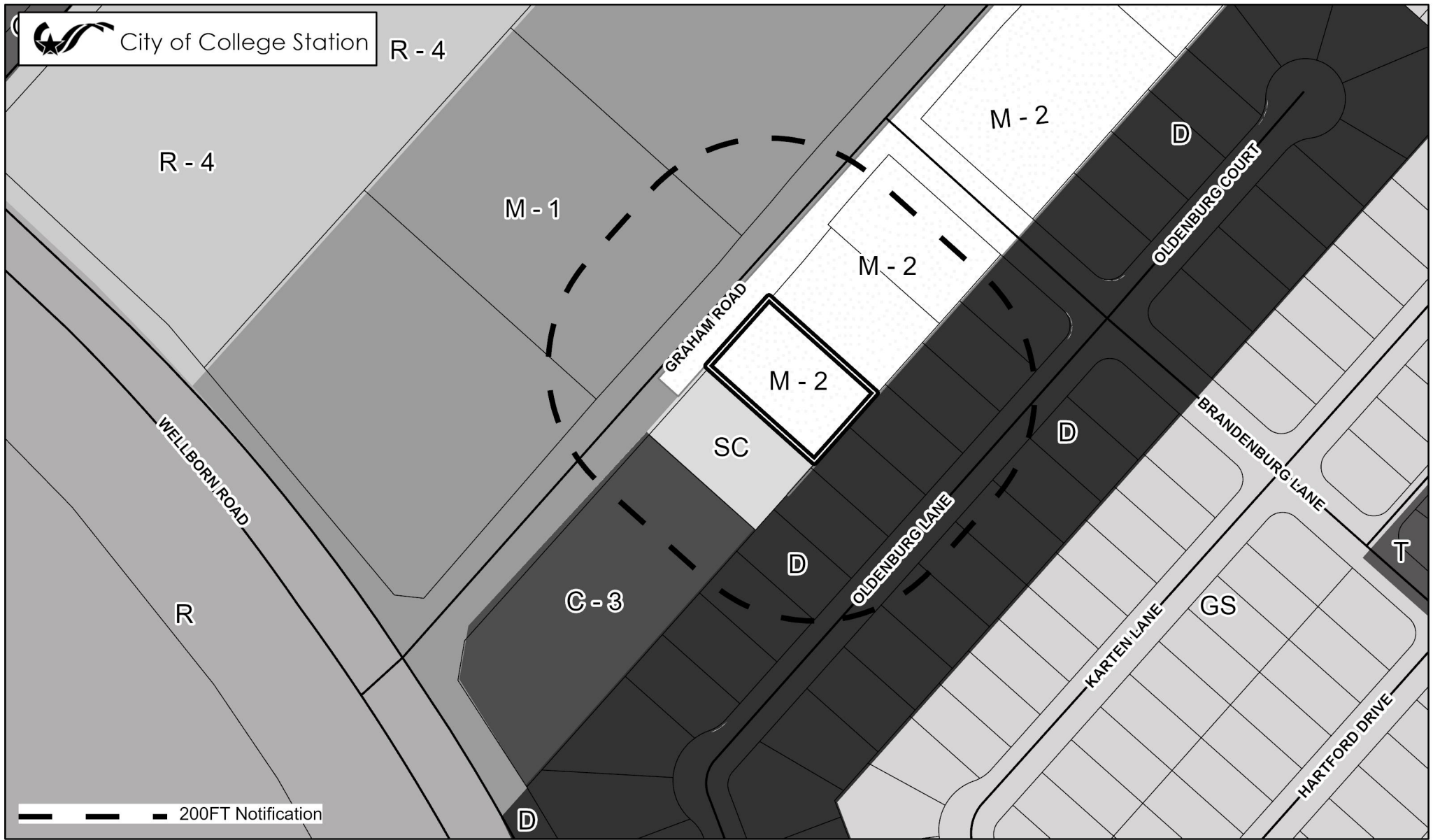


0 180 360 Feet

WOODS OFFICE BUILDING

Case:
REZ2022-000027

REZONING



200FT Notification

ZONING DISTRICTS (In Grayscale)

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



0 170 340 Feet

WOODS OFFICE BUILDING

Case:
REZ2022-000027

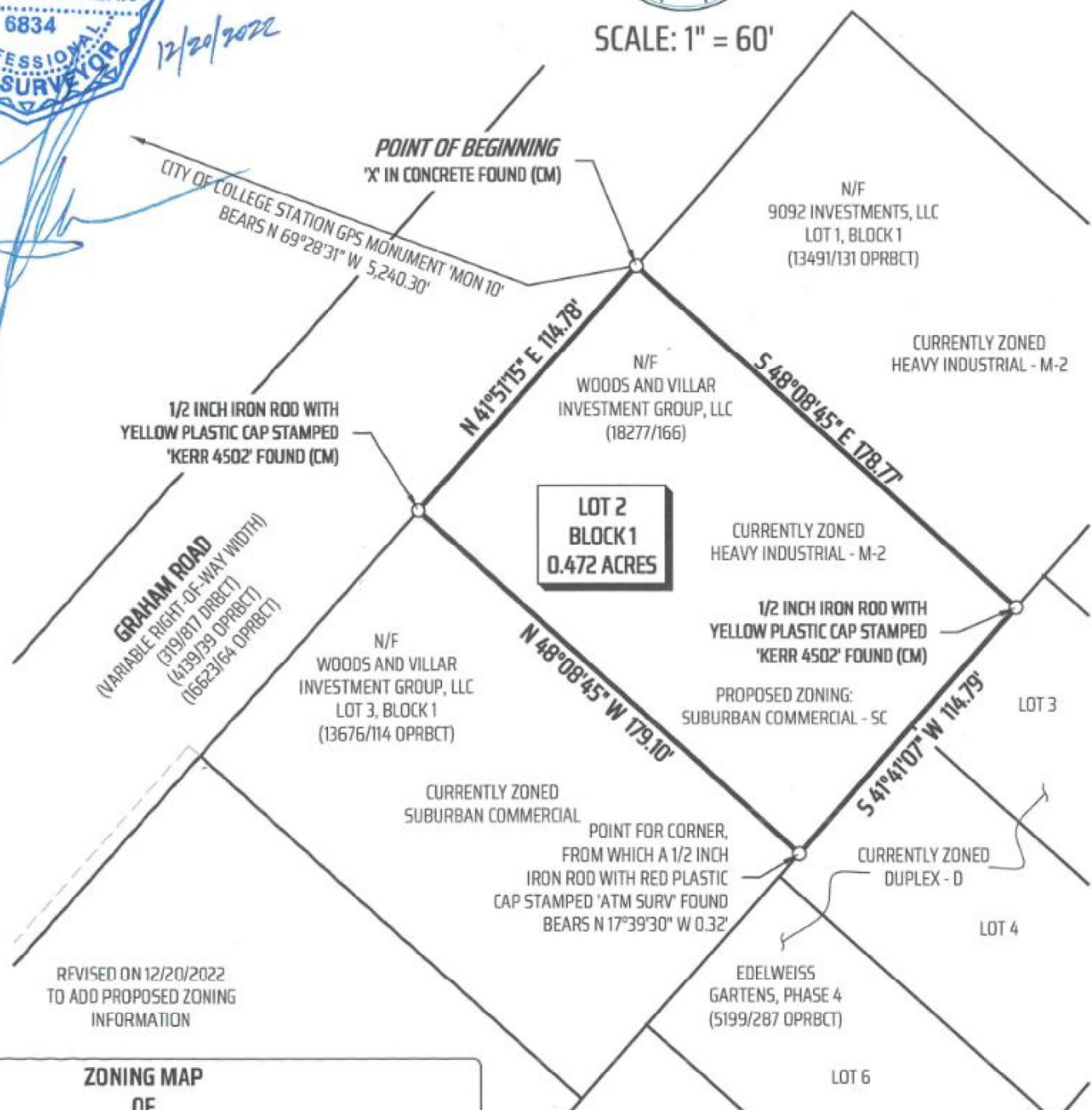
REZONING



12/20/2022



SCALE: 1" = 60'



**ZONING MAP
OF
LOT 2, BLOCK 1
JHW COMMERCIAL ADDITION
VOLUME 13119, PAGE 236 OPRBCT
ROBERT STEVENSON LEAGUE NO. 2 SURVEY, ABSTRACT 54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**



"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 12-02-2022 | PLAT DATE: 12-08-2022
JOB NUMBER: 22-961 | CAD NAME: 22-961-BOUNDARY-LOT 2
POINT FILE: 22-961-ALL (cont);
DRAWN BY: RCU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPCLS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010034263065 (CALCULATED USING GEOID128).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: WOODS OFFICE BUILDING

Address: 170 GRAHAM RD

Legal Description: JHW COMMERCIAL ADDN, BLOCK 1, LOT 2

Total Acreage: 0.472

Applicant:: J4 ENGINEERING

Property Owner: WOODS & VILLAR INVESTMENT GROU

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

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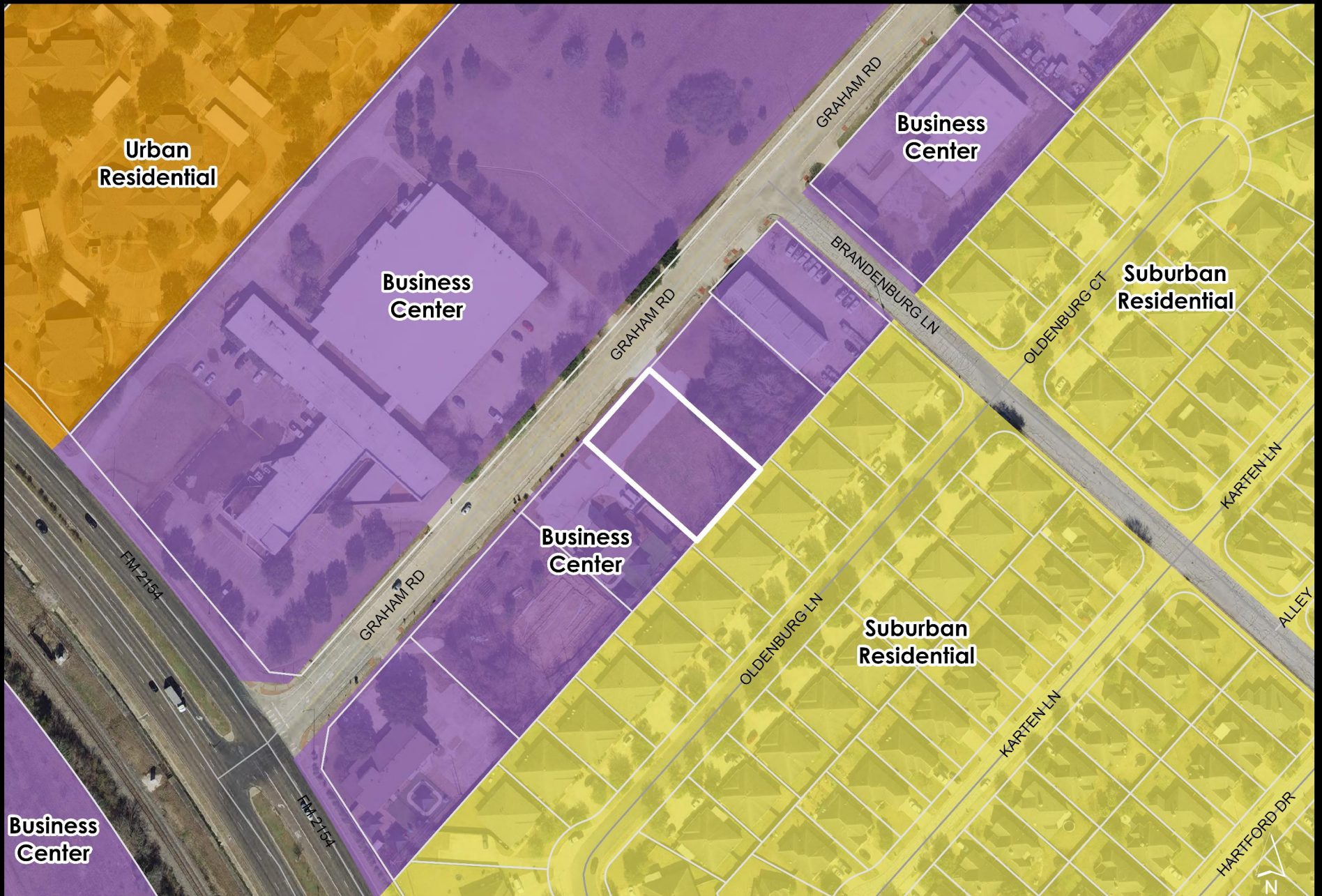
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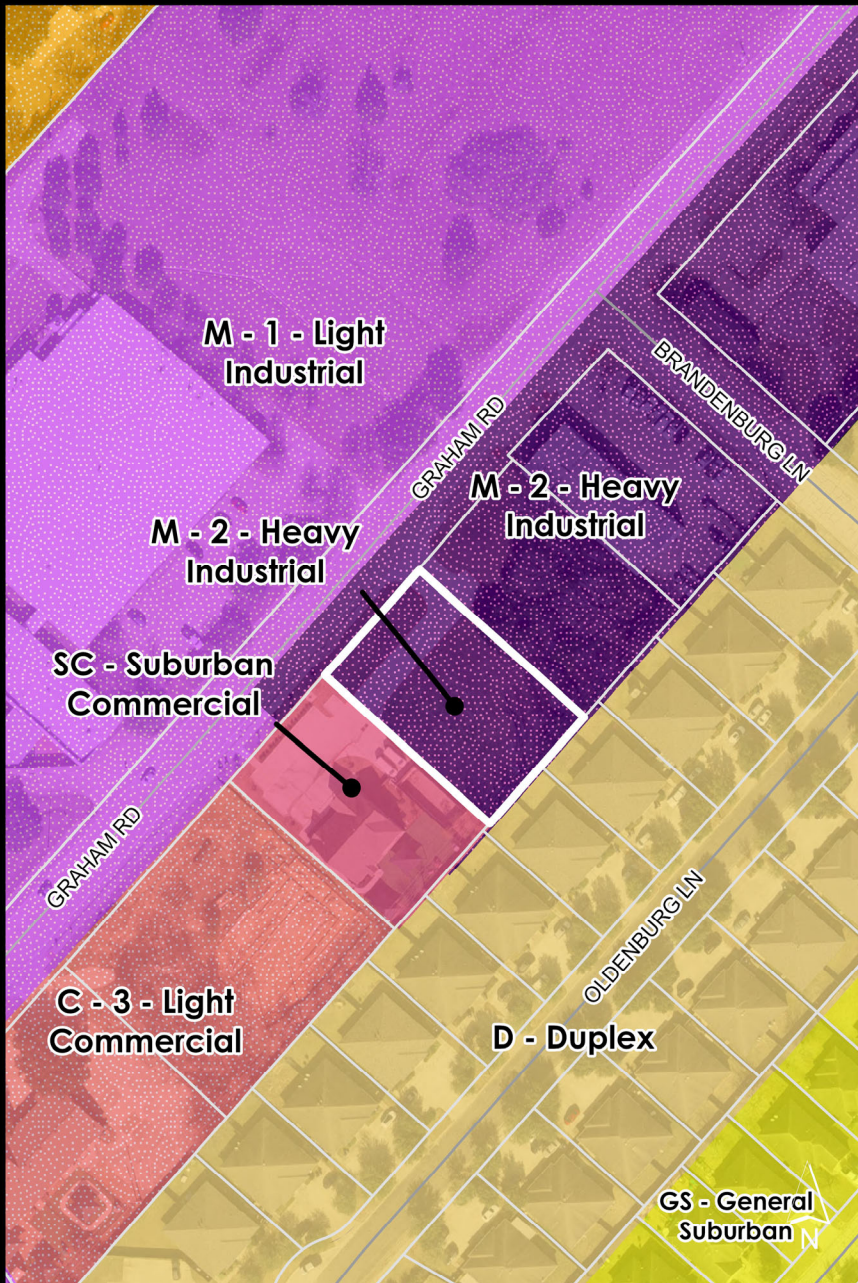
N/A

EXISTING

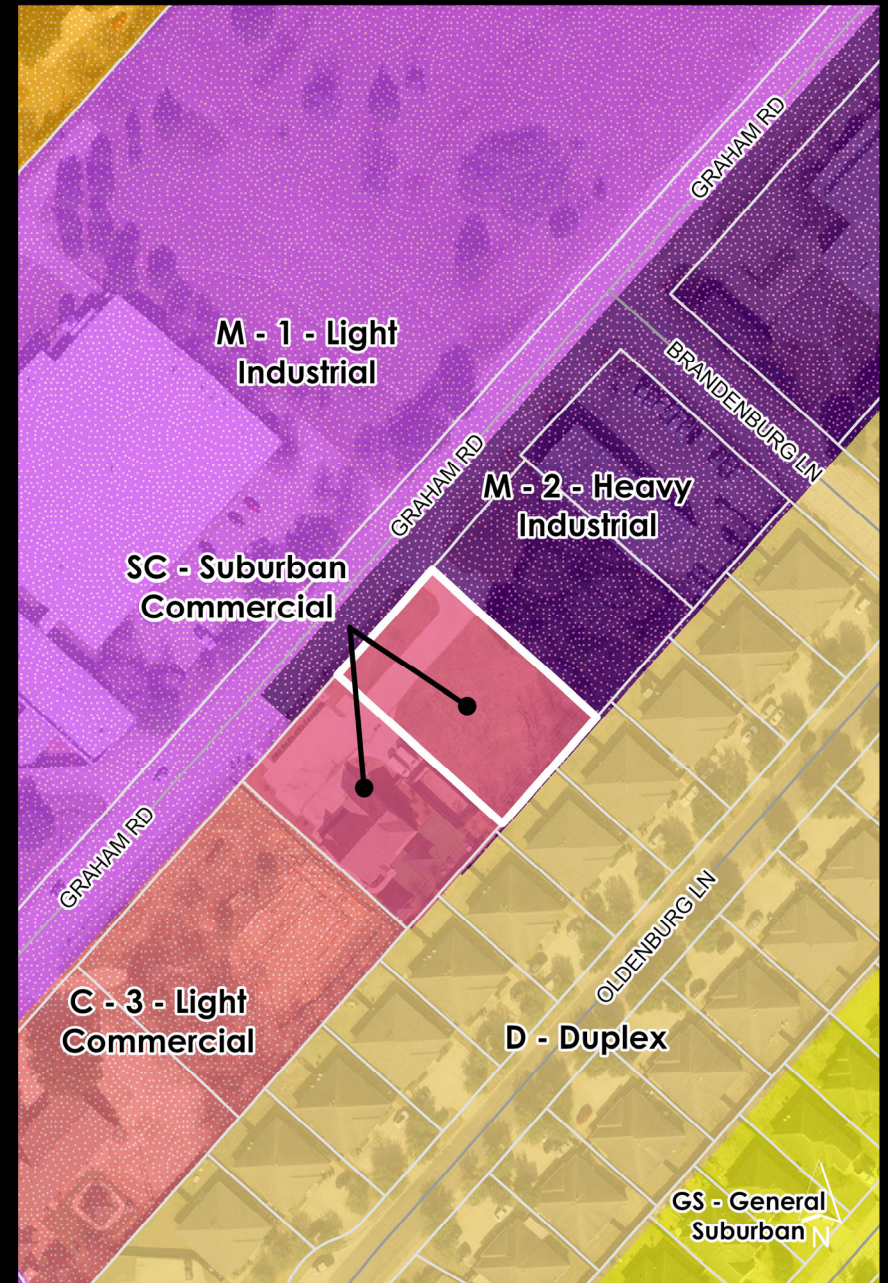
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 20, 2023

Advertised Council Hearing Date: May 15, 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 HOA

Property owner notices mailed: 21

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	Business Center	M-1 Light Industrial	Light Industrial (with outdoor storage, manufacturing/assembly)
South	Suburban Residential	D- Duplex	Duplex Residential
East	Business Center	M-2 Heavy Industrial	Undeveloped lot
West	Business Center	SC Suburban Commercial	Daycare

DEVELOPMENT HISTORY

Annexation: March 1992

Zoning: A-O Agriculture Open (1992)

Rezoned from A-O Agriculture Open to M-2 Heavy Industrial (1993)

Final Plat: JHW Commercial Addition PH 2

Site development: The western lots have been developed as a daycare and the remainder of the eastern JHW lots will be an expansion of the daycare.

April 20, 2023
Item No. 6.3.
Wellborn District Plan Update

Sponsor: Naomi Sing

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Presentation, discussion, and possible action on the Wellborn District Plan Update.

Relationship to Strategic Goals:

- Good Governance
- Core Services & Infrastructure
- Neighborhood Integrity
- Improving Mobility

Recommendation(s): To receive the presentation and provide direction to staff.

Summary: Staff will provide an update on the Wellborn District Plan Update, an important priority project from the FY23 PDS Plan of Work that is underway. This item comes from Comprehensive Plan Action 3.8 to evaluate the relevancy of neighborhood and small area plans that are beyond their planning horizon. The current Wellborn Community Plan, which was adopted in 2013, will reach the end of its planning horizon this year. Currently through Phase 2, this planning effort has engaged property owners and interested residents in a process to envision the future of their community and what they would like to preserve or change.

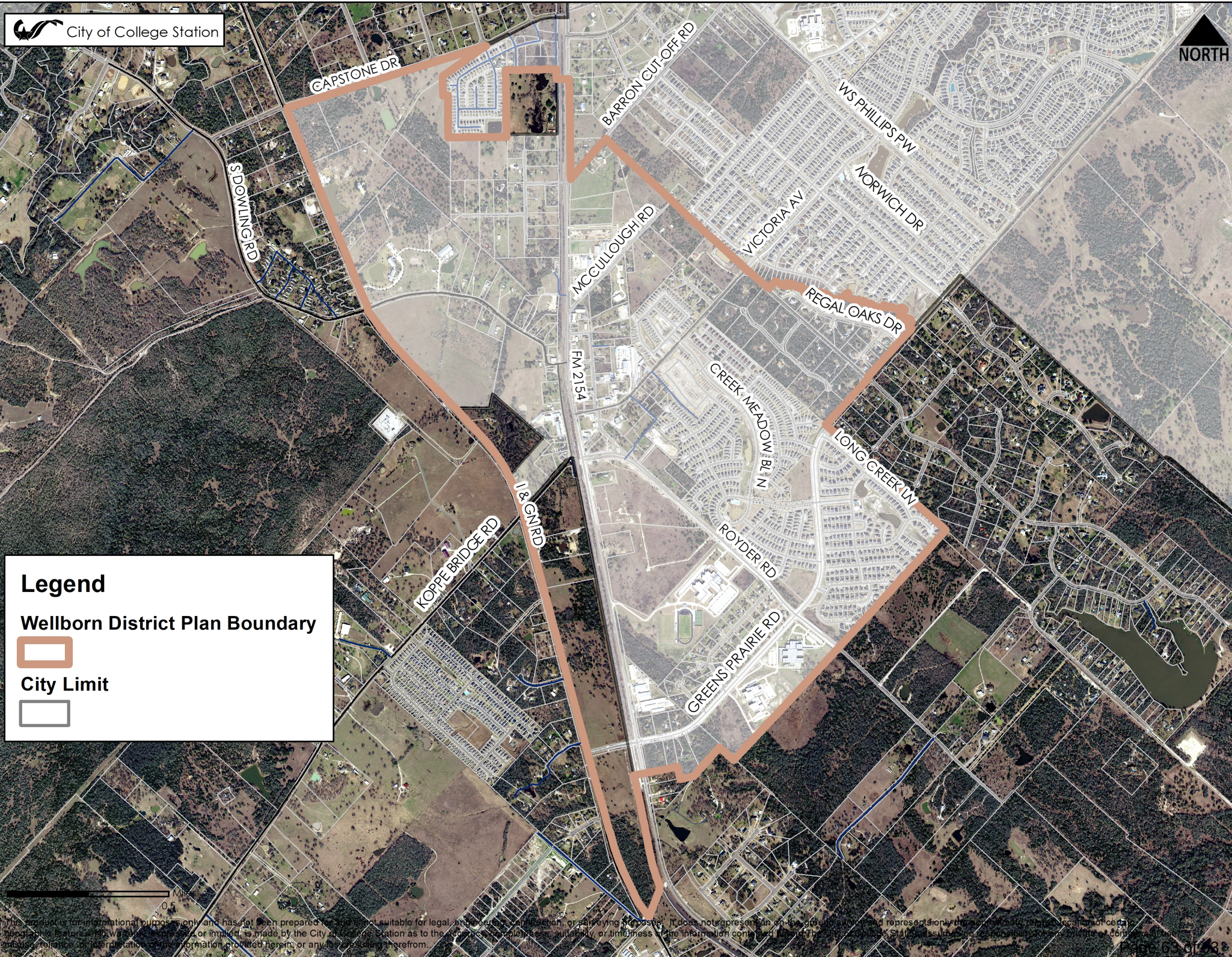
Staff have engaged a wide audience throughout the community thus far. This included holding two working group meetings, three area-wide meetings, and a virtual area-wide meeting, as well as launching a virtual engagement website to gather additional feedback. Participants have the opportunity to submit feedback on a map survey where they can leave location-specific comments, as well as submit surveys directly giving feedback to staff on the plan's goal language. Additionally, staff is directly engaging with residents, property owners, and representatives from the Texas Department of Transportation on future projects in the planning area. Staff also continues to coordinate internally to ensure the plan's development meets the needs of all departments and maintains the City's excellent services.

Staff will be seeking direction on the proposed goal language, the proposed planning boundary, and potential action items that help to implement the proposed goals.

Budget & Financial Summary: N/A

Attachments:

1. Proposed Wellborn District Plan Update Boundary



Legend

Wellborn District Plan Boundary



City Limit

