



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/84552928824>
Phone: 888 475 4499 and Webinar ID: 845 5292 8824

The City Council may or may not attend this meeting.

July 6, 2023

5:30 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.

2. Executive Session Agenda.

Executive Session is closed to the public and will be held in the 1938 Executive Conference Room. The Planning & Zoning Commission may according to the Texas Open Meetings Act adjourn the Open Meeting during the Executive, Consent, Regular, or Informational Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Consent, Regular, or Informational Agendas under Chapter 551, Texas Government Code.

2.1. Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The Planning & Zoning Commission may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the Planning & Zoning Commission. Upon occasion, the Planning & Zoning Commission may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Legal advice related to the rezoning of property.

3. The Open Meeting will reconvene no earlier than 6:00 PM from Executive Session and the Planning & Zoning Commission will take action, if any.

4. Pledge of Allegiance and Consider Absence Request.

5. 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.)

6. 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.

6.1. Consideration, discussion, and possible action to approve meeting minutes.

Attachments: 1. June 1 2023

6.2. Presentation, discussion, and possible action regarding a Final Plat for Greens Prairie Reserve Subdivision Section 4, Phase 404 on approximately 10 acres located at 4734 Legendary Drive, generally located southwest of the intersection of Diamondback Drive and Oldham Oaks Avenue. Case #FP2022-000030

Sponsors: Jesse Dimeolo

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

6.3. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Subdivision, Phase 105 on approximately 8.9 acres located at 3533 Parmer Creek Court, generally located at the intersection of Slocum Hill Court and Register Drive Court. Case #FP2022-000035.

Sponsors: Gabriel Schrum

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

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

8. Regular Agenda

8.1. Public Hearing, presentation, discussion, and possible action(s) 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 as follows:

Area #1

- a. Changing the zoning district boundary from R-4 Multi-Family to MH Middle Housing for approximately 0.28 of an acre being Block 1, Lot 11 of the Cooner Addition, generally located at 207 Cooner Street. Case #REZ2023-000011
- b. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.21 of an acre being Block 5, Lot 2 of the Cooner Addition, generally located at 502 Cooner Street. Case #REZ2023-000012

- c. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.66 of an acre being Block 5, Lots 6 - 8 of the Cooner Addition, generally located at 510-514 Cooner Street. Case #REZ2023-000013
- d. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.27 of an acre being Block 1, Lot 28 of the Cooner Addition, generally located at 511 Cooner Street. Case #REZ2023-000014

Area #2

- e. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.17 of an acre being Block E, Lot 6 (10' of) & 7 of the College Vista Subdivision, generally located at 400 Live Oak Street. Case #REZ2023-000015

Area #3

- f. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 5.41 acres being Lots 1-18 of the Little Knight Addition, generally located at 400-513 Aurora Court. Case #REZ2023-000019

Area #4

- g. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.18 of an acre being Block 1, Lot 3 and 10' of Lot 2 of the West Park Addition, generally located at 302 Park Place. Case #REZ2023-000020
- h. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.36 of an acre being Block 1, Lot 1-R2 of the West Park Addition and Block D, Lot 1B & 35' of 2 of the WM Sparks Subdivision, generally located at 306 – 308 Park Place. Case #REZ2023-000022
- i. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.35 of an acre being Block 2, Lots 8-R and 9-R of the West Park Addition, generally located at 611 – 613 Highlands Street. Case #REZ2023-000023
- j. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.17 of an acre being Block 3, Lot 17 of the West Park Addition, generally located at 607 Maryem Street. Case #REZ2023-000024
- k. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.16 of an acre being Block 1, Lot 2-R1 of the West Park Addition, generally located at 301 Luther Street. Case #REZ2023-000025

(Note: Final action of these items will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Sponsors: Matthew Ellis , Robin Macias, Gabriel Schrum

Attachments:

- 1. Area #1 Supporting Materials
- 2. Area #2 Supporting Materials
- 3. Area #3 Supporting Materials
- 4. Area #4 Supporting Materials

- 8.2. 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 GS General Suburban to MH Middle Housing for approximately 1.05 acres being Lots 5-1 to 5-5 of the D.A. Smith Subdivision and generally located along Avenue A. Case #REZ2023-000026 (Note: Final action of this item will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Sponsors: Matthew Ellis

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

9. Informational Agenda

- 9.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

- 9.2. Discussion of Minor / Amending Plats approved by staff:

- Aggieland Business Park Phase 3D; Case #FPCO2023-000002
- Scott & White Healthcare Subdivision, Block 1, Lots 1R & 2R; Case #FPCO2022-000011

Sponsors: Jeff Howell, Jesse Dimeolo

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

- Thursday, July 13, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 20, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 3, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A rezoning of approximately 0.4 acres of land located at 1100 Dexter Drive South from GS General Suburban to MH Middle Housing. The Planning & Zoning Commission heard this item on May 18, 2023 and voted (6-0) to recommend denial. The City Council heard this item on June 12, 2023 and voted (6-0) to deny the request.
- An ordinance amendment regarding lot grading for residential property. The Planning & Zoning Commission heard this item on June 1, 2023 and voted (4-0) to recommend approval with direction that staff explore additional design professionals. The ordinance was amended based on P&Z direction and the City Council heard this item on June 12, 2023 and voted (6-0) to approve the request.

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

- Design Review Board Meeting ~ June 28, 2023 ~ Board Training
- Future Meetings(s): Design Review Board Meeting ~ July 14, 2023 ~ 11:00 a.m. ~ 1938 Executive Conference Room

10. 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.

11. 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 June 30, 2023 at 5:00 p.m.



Deputy City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
July 20, 2023**

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

COMMISSIONERS ABSENT: Commissioner Jason Cornelius

COUNCIL MEMBERS PRESENT: Councilmembers Dennis Maloney and Mark Smith

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, Transportation Planning Coordinator Jason Schubert, Long Range Planning Administrator Alyssa Halle-Schramm, Senior Planner Matthew Ellis, Staff Planner Jesse DiMeolo, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Gillian Sitler, Long Range Planning Intern Ashley Klein, 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.

- July 6, 2023

Commissioner McIlhaney motioned to approve the Consent Agenda, Commissioner Mirza seconded the motion, the motion passed 6-0.

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

- 5.1 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G, 'Blocks,' Section 8.3.K, 'Sidewalks,' and Section

8.3.J, 'Access Ways' and presentation, discussion, and possible action regarding a Preliminary Plan for Lakeside at Millican Reserve Subdivision on approximately 123 acres, generally located on Millican Creek Trail north of FM 2154 in the College Station Extraterritorial Jurisdiction. Case #PP2022-000013

Staff Planner DiMeolo presented the waiver requests and preliminary plan to the Commission recommending approval.

Chairperson Christiansen asked for clarification that if the waiver requests are denied, the preliminary plan must also be denied.

Staff Planner DiMeolo confirmed that if any waiver requests were denied, the preliminary plan must also be denied.

Commissioner Mirza asked about the waiver on the sidewalk asking if there are any Americans with Disabilities Act (ADA) implications.

Director Ostrowski stated that the developer would be providing sidewalks meeting City standards on the other side of the street. Mr. Ostrowski clarified that the Commission could approve the preliminary plan with a condition.

Commissioner Collins asked for an example of block length limit and its purpose.

Staff Planner DiMeolo stated that the City's regulations on block length vary in different context zones in the City, but they allow for better connectivity.

Commissioner Collins asked if block length regulations will have an effect on this area.

Staff Planner DiMeolo stated that staff has determined that block length would not be an issue for this area.

Commissioner White asked for clarification on the sidewalk waivers and asked if the Commission were to deny the waiver request along the trail, what would happen to the trail.

Staff Planner DiMeolo stated that the applicant or developer would have to do a redesign or remove the trail.

Deven Doyen, Applicant, Schultz Engineering, clarified that if the waivers are denied the applicant would develop less the trail.

Commissioner White asked for the trail width.

Mr. Doyen confirmed that the trail is eight feet wide.

Commissioner White expressed support that the trail is not removed.

Commissioner White motioned to recommend approval of the waiver requests as all criteria have been met, and the preliminary plan as presented, Commissioner Chaloupka seconded the motion.

Commissioner Chaloupka expressed concerns with trail ADA requirements.

Commissioner White asked for the party responsible for maintaining the trail.

Staff Planner DiMeolo clarified that the Homeowner's Association would be responsible for maintaining the trail.

The motion passed 6-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 1 "General Provisions," Article 2 "Development Review Bodies," Article 3 "Development Review Procedures," Article 4 "Zoning Districts," Article 5 "District Purpose Statements and Supplemental Standards," Article 6 "Use Regulations," Article 7 "General Development Standards," Article 8 "Subdivision Design and Improvements," Article 9 "Nonconformities," Article 10 "Enforcement," and Article 11 "Definitions," of the Code of Ordinances of the City of College Station, Texas, regarding formatting and content edits to the Unified Development Ordinance. Case #ORDA2022-000011. (Note: Final action on this item is scheduled for the August 10, 2023 City Council Meeting – subject to change.)

Senior Planner Ellis presented the ordinance amendment to the Commission recommending approval.

Chairperson Christiansen asked for confirmation that there were no substantive modifications to the Unified Development Ordinance (UDO).

Senior Planner Ellis confirmed that no substantive modifications were made to the UDO, only formatting and content edits.

Commissioner White asked for confirmation on the approving body in June 2023.

Senior Planner Ellis stated that the proposed formatting and content edits were approved by the Bicycle, Pedestrian, and Greenways Advisory Board in June 2023.

Commissioner McIlhaney asked who, aside from the Bicycle, Pedestrian, and Greenways Advisory Board, have reviewed the proposed edits.

Senior Planner Ellis stated that the proposed edits have been reviewed by the City's Planning & Development Services Department and the City Attorney's Office.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner McIlhaney motioned to recommend approval of the ordinance amendment, Commissioner Collins seconded the motion, the motion passed 6-0.

- 5.3 Public Hearing, presentation, discussion, and possible action regarding amendments to the Unified Development Ordinance Sections 5.8.B Northgate Districts, 7.2 General Provisions, and 7.3 Off-Street Parking Standards to modify off-street parking and bicycle parking requirements. Case #ORDA2023-000003. (Note: Final action on this item is scheduled for the August 10, 2023 City Council Meeting – subject to change.)

Staff Planner DiMeolo presented the ordinance amendment to the Commission recommending approval.

Chairperson Christiansen expressed support for the UDO updates and expressed concerns with City regulated parking, asking why the City is still regulating parking.

Staff Planner DiMeolo stated that research in other cities shows some cities have stopped regulating parking and some cities have phased out parking regulations.

Commissioner McIlhaney asked why staff has decided to do hybrid parking regulations.

Staff Planner DiMeolo stated that this was staff's direction from the City Council.

Commissioner Collins asked if the Commission denies this ordinance amendment, can a developer request a variance to the parking requirements.

Staff Planner DiMeolo stated that staff has components in place in the UDO for reduced parking which would create more variance requests and administrative approval.

Commissioner Collins asked if the reduction of 25% would lead to residential developments not having adequate parking available.

Staff Planner DiMeolo stated that the developer would know best on the parking calculations what would work best for the site.

Director Ostrowski stated that staff have seen the change in parking work well in the Northgate district, not every bedroom needs a parking space. Mr. Ostrowski also stated that with the redevelopment areas identified, those are areas where we want to encourage higher density. Staff is seeking the Commission's direction on whether we require Shared Housing to park at 100% in these areas.

Commissioner Chaloupka expressed concerns for parking in the George Bush Drive and Wellborn Road redevelopment area.

Chairperson Christiansen asked if part of the MH Middle Housing ordinance and shared housing use was to show adequate on-street parking.

Director Ostrowski explained that a shared housing use has a higher parking requirement than a standard residential development, however the Commission could recommend meeting 75% parking requirement for multi-family products, excluding shared housing uses in redevelopment areas.

Chairperson Christiansen asked for the logic in the 10% reduction in parking when a parking structure is constructed.

Staff Planner DiMeolo stated that the 10% reduction requirement is for redevelopment areas closer to the urban core of the City of College Station, in a denser area.

Commissioner Collins asked for the purpose of a maximum parking ratio.

Staff Planner DiMeolo clarified that the maximum parking ratio is used to help reduce the size of the parking areas.

Director Ostrowski further clarified that a maximum parking ratio addresses other negative impacts such as urban heat island effects, impervious cover, and environmental and stormwater runoff impacts.

Commissioner Mirza asked if these changes are keeping up with nationwide strategy on parking.

Staff Planner DiMeolo stated that staff is seeing other cities remove parking requirements from the City's responsibility, this is a widespread trend.

Commissioner White stated that staff is recommending that the Commission recommend approval of these ordinance amendments, asking if the Commission approves the ordinance amendment, would it save time for staff working on variances and administrative adjustments.

Staff Planner DiMeolo stated that this ordinance amendment would provide a better environment for the City to help change the landscape of the city for different modes of transportation.

Commissioner White asked if recommending approval of the ordinance amendment would help advocate for different modes of transportation.

Staff Planner DiMeolo confirmed that the ordinance amendment would advocate for different modes of transportation.

Commissioner White stated that bicycle parking is a maximum of 24 spaces based on square footage, asking if the developer can provide more than 24 spaces.

Staff Planner DiMeolo stated that yes, staff would not require more than 24 spaces, but the developer can provide more.

Commissioner McIlhaney expressed support with cities relinquishing control of commercial parking regulations.

Director Ostrowski clarified that this ordinance amendment does not loosen residential parking requirements overall, but does allow some reduction in redevelopment areas.

Commissioner Collins asked about a maximum parking ratio, asking if developers put in more spaces than needed.

Staff Planner DiMeolo stated that staff does see over-parking on site plan submittals.

Commissioner Collins asked if staff could deny parking on site plans.

Staff Planner DiMeolo stated that staff cannot currently deny a site plan based on over-parking but are able to recommend less parking.

Commissioner Collins asked if staff could recommend the Commission denying a site plan based on over-parking.

Director Ostrowski clarified that staff cannot currently deny a site plan based on too much parking, staff can regulate only minimum parking and require other mitigating efforts.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Collins expressed that he would like to see parking requirements on commercial or residential parking as separate items. Mr. Collins expressed concerns for the urgency of the ordinance amendment.

Commissioner Chaloupka expressed concerns for shared housing uses and redevelopment areas and would like to isolate certain areas from parking requirements.

Director Ostrowski clarified that this amendment is for non-residential developments, further stating that the Commission can direct staff to remove shared housing uses from the 75% clause.

Commissioner Chaloupka asked about live-work units within the shared housing use creating a cross-over from commercial to residential.

Director Ostrowski clarified that live-work units are a product type allowed within MH Middle Housing that would still be required to meet residential and commercial parking standards.

Commissioner White expressed support for staff's recommendation on the removal of shared housing uses from the recommendation.

Commissioner McIlhaney stated that parking has 100% of the time been the defining constraint on a project limiting what can be done with a space. Ms. McIlhaney expressed support in eliminating business parking requirements and the removal of shared housing uses from the recommendation.

Commissioner Mirza expressed support for loosening parking requirements but would like to continue to have developers meet certain requirements.

Chairperson Christiansen stated that there are benefits in moving forward with parking requirements but would like to eliminate business parking requirements across the city and remove shared housing uses from the recommendation.

Chairperson Christiansen motioned to recommend approval of the ordinance amendment with the recommendation that shared housing uses are removed from the 75% requirement in redevelopment areas, Commissioner Chaloupka seconded the motion.

Director Ostrowski clarified that staff is not supportive of keeping shared housing uses in the ordinance, but there are shared housing uses within the new redevelopment areas. Mr. Ostrowski clarified the current motion would allow the 75% clause to apply to multi-family residential units but not shared housing, single-family, townhome, or duplex developments, requiring them to park at 100% of the requirements in redevelopment areas.

Commissioner White asked if the recommendation for shared housing uses to be excluded will give the opportunity for the Commission to revisit the idea.

Chairperson Christiansen clarified that the removal of shared housing uses is just to be removed from this recommendation.

Director Ostrowski stated that a more appropriate time would be during the redevelopment plan process for specific areas.

The motion passed 6-0.

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Discussion of Minor / Amending Plats approved by staff:

- Indian Oaks, Block 1, Lot 6R-1 & 7R ~ Case #FP2022-000039
- 7-11 Ranch, Phase 2, Lot 106-R ~ Case #FPCO2022-000009

There was no discussion.

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

- Thursday, July 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 3, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 10, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 17, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

- Design Review Board Meeting ~ July 14, 2023 ~ Waiver to the Unified Development Ordinance Section 7.10.C.3.a "Horizontal Façade Articulation" for 1500 Holleman Drive East

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.

Commissioner Chaloupka asked for an update on the number of approved MH Middle Housing requests that have moved forward to establish a shared housing use.

Director Ostrowski clarified that no shared housing uses have been approved by staff.

8. **Adjourn**

The meeting adjourned at 6:59 p.m.

Approved:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services



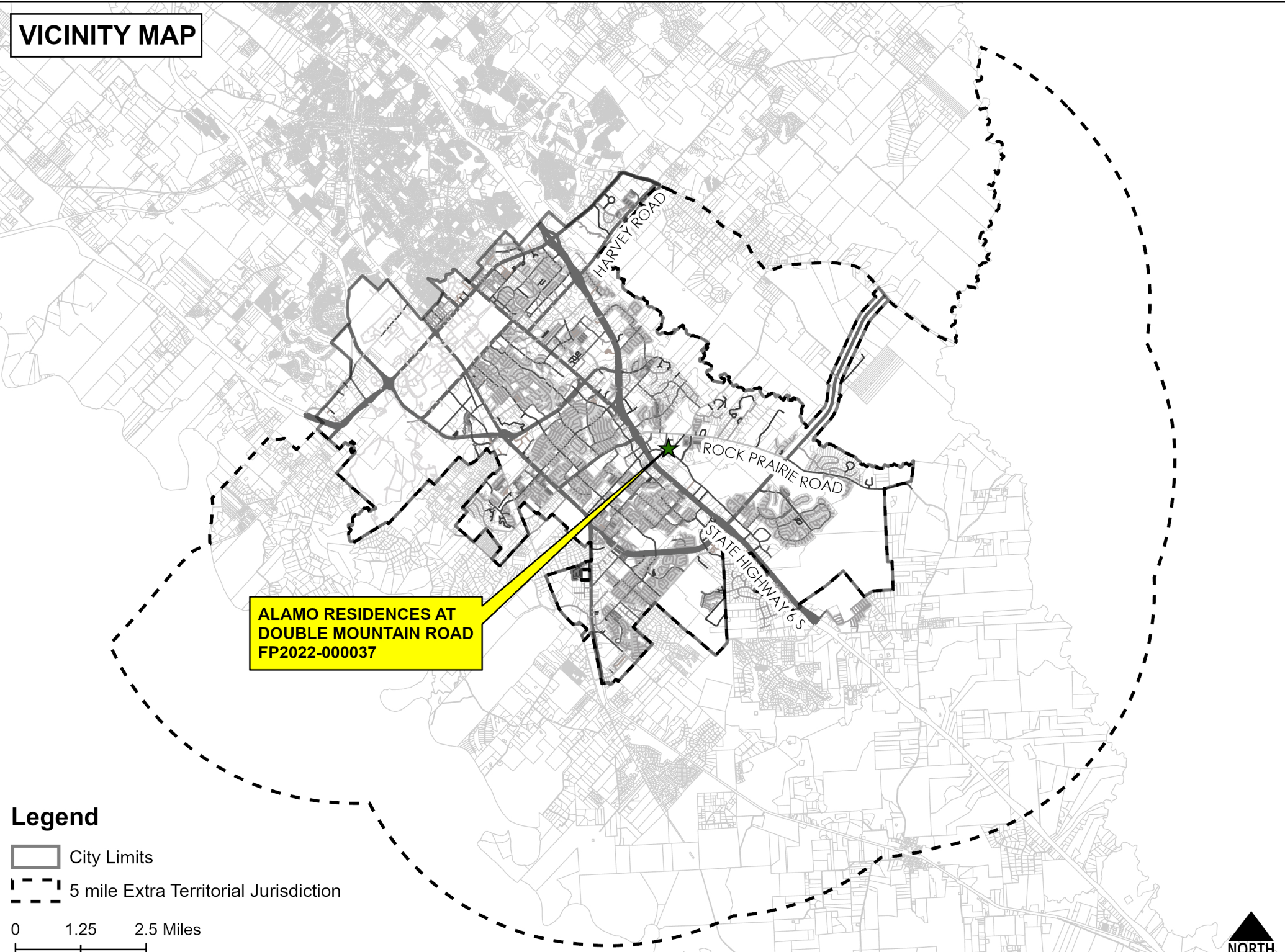
**Final Plat
for
Alamo Residences at Double Mountain Road
Subdivision
FP2022-000037**

Scale	One multi-family lot on approximately 17 acres of land
Location	Generally located east of the intersection of Medical Avenue and Midtown Drive
Property Owner	Brian Howard Perry
Applicant	Mitchell and Morgan
Project Manager	Jesse DiMeolo, Staff Planner, jdimeolo@cstx.gov
Project Overview	This plat is for a multi-family residential development along two minor collector thoroughfares (Medical Avenue and Double Mountain Road) and one minor arterial thoroughfare (Midtown Drive). Instead of continuing Cathedral Pines Drive (a local street stub) through the site to connect with the adjacent College Station Town Center tract to the east, the applicant proposed with the Preliminary Plan, a Multi-Use Path to be used in its place. A financial surety has been provided in conjunction with an Engineers Cost Estimate for the infrastructure. All other platting requirements have been met with the approved Preliminary Plan.
Preliminary Plan	Approved in January 2023 with waivers for UDO Section 8.3.G 'Block Length'; Section 8.3.E 'Streets'; 8.3.L 'Bicycle Facilities'; and 8.3.I.3 'Access Easements.' A condition was placed on the Preliminary Plan that the Multi-Use Path would be required to connect to Cathedral Pines Road, Tocode Road, and Midtown Drive.
Public Infrastructure	\$172,819 Surety provided for Multi-Use Path. All other infrastructure will be installed with the site plan.
Parkland Dedication	Parkland dedication fees will be paid prior to the issuance of building permits at a rate of \$1,129 per bedroom.
Traffic Impact Analysis	A Traffic Impact Analysis was completed with the Preliminary Plan.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



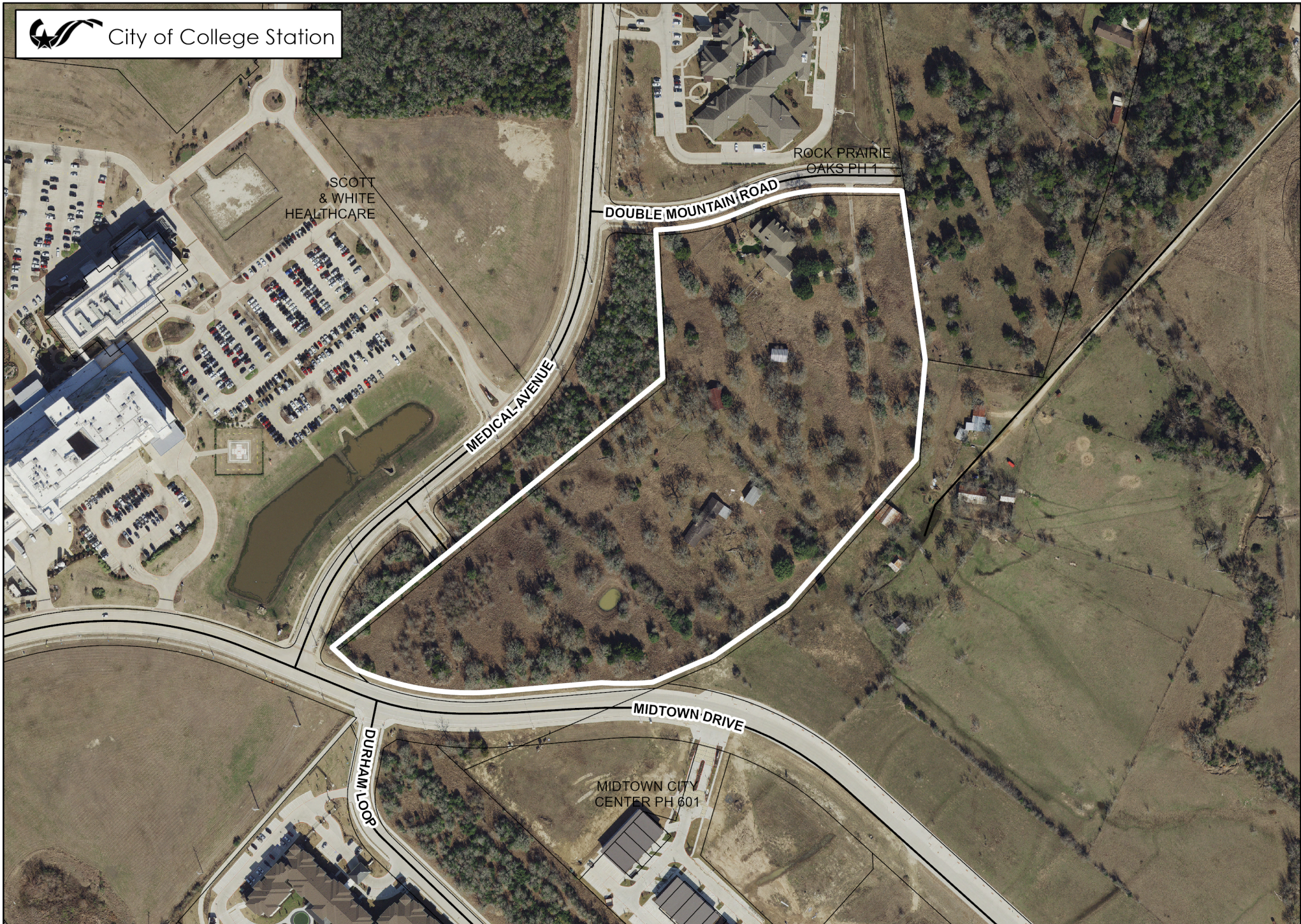
ALAMO RESIDENCES AT
DOUBLE MOUNTAIN ROAD
FP2022-000037

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0

270

540

Feet

**ALAMO RESIDENCES AT
DOUBLE MOUNTAIN ROAD**

Case:
FP2022-000037

**FINAL PLAT
RESIDENTIAL**



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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



0 270 540 Feet

**ALAMO RESIDENCES AT
DOUBLE MOUNTAIN ROAD**

Case:
FP2022-000037

**FINAL PLAT
RESIDENTIAL**

TUMLINSON LAND SURVEYING
FIRM #10193858
1255 Millican Meadows Circle
College Station, Texas 77845

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BRAZOS

Being a 16.88 acre tract of land out of the Thomas Caruthers League, Abstract No. 9, City of College Station, Brazos County, Texas and being the remainder of a called 25.79 acre tract of land described to Brian Howard Perry, recorded in Volume 10459, Page 34 of the Official Records of Brazos County, Texas, said 16.88 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with orange cap found at the northeast corner of said remainder tract, located at a southeast corner of Double Mountain Road (60' R.O.W.) shown on plat recorded in 13439/50, also located on the west line of a called 10.35 acre tract to BCNELSON LLC, (15246/47), for the northeast corner of this, for reference, the City of College Station Monument Number CS 9 bears S 86°47'42" E a distance of 6388.69 feet;

THENCE along the east line of said remainder tract, common boundary with said 10.35 acre tract and generally along a fence line S 07°54'27" E a distance of 372.70 feet to a 5/8 inch iron rod found at an angle point of said remainder tract, located at the southwest corner of said 10.35 acre tract and a northwest corner of a called 110.653 acre tract to College Station Town Center, Inc., (14296/25), for an angle point of this;

THENCE continuing along said east line, common boundary with said College Station Town Center, Inc. tract and generally along a fence line the following courses and distances:

-S 05°10'13" W a distance of 217.06 feet to a 1/2 inch iron rod found at a fence corner for an angle point,
-S 41°29'32" W a distance of 425.31 feet to a 3/4 inch iron rod found at a fence corner for an angle point,
-S 55°14'50" W a distance of 195.70 feet to a 3/4 inch iron rod found at a fence corner for an angle point, and
-S 66°49'29" W passing a 1/2 inch iron rod with orange cap at the southwest corner of said College Station Town Center LLC tract, and the northwest corner of a called 5.903 acre tract to City of College Station, (13938/227) at a distance of 118.40 feet, passing another 1/2 inch iron rod with orange cap at a distance of 136.83 feet and continuing a total distance of 143.74 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of said remainder tract, located at the east corner of a called 1.002 acre tract to City of College Station, (13673/237), located on the north line of Lakeway Drive (60' R.O.W.) for the southeast corner of this;

THENCE along the south line of said remainder tract, with the north line of said 1.002 acre tract, and the north line of said Lakeway Drive and generally along a fence line the following courses and distance:

-With a curve to the left, having a radius of 725.00 feet, an arc length of 112.14 feet and chord bearing S 89°33'16" W a distance of 112.03 feet to a capped 1/2 inch iron rod found for an angle point,

- S 85°06'57" W a distance of 234.28 feet to a capped 1/2 inch iron rod found for an angle point,

-With a curve to the right having a radius of 625.00 feet, an arc length of 295.06 feet, a chord bearing N 81°21'32" W a distance of 292.33 feet to a capped 1/2 inch iron rod found for an angle point, and

- N 67°21'45" W a distance of 10.62 feet to a capped 1/2 inch iron rod found at the west corner of said 1.002 acre tract, located at an angle point on the northeast line of Scott & White Healthcare Subdivision, Lot 1, Block 5, called 0.68 acres, for an angle point of this, a 1/2 inch iron rod with yellow cap found bears N 69°02'30" W a distance of 3.63 feet for reference;

THENCE continuing along the south line of said remainder tract, common boundary with said Scott & White Healthcare Lot 1, Block 5 and generally along a fence line N 47°31'55" W a distance of 73.34 feet to a calculated point at the southeast corner of said remainder tract, being an interior corner of said Lot 1, Block 5, for the southeast corner of this, a 1/2 inch iron rod with yellow cap found bears S 50°47'30" W a distance of 1.60 feet for reference;

THENCE along the west line of said remainder tract, continuing with said Scott & White Healthcare Lot 1, Block 5, and generally along a fence line N 50°47'29" E a distance of 294.14 feet to a capped 1/2 inch iron rod found at the east corner of said Lot 1, Block 5, located at the south corner of Cathedral Pines Drive, for an angle point of this;

THENCE continuing along said west line, common boundary with said Cathedral Pines Drive, and along a fence line N 50°57'25" E a distance of 60.11 feet to a capped 1/2 inch iron rod found at the east corner of said Cathedral Drive, also located at the south corner of Scott & White Healthcare Subdivision, Lot 1, Block 6, called 2.57 acres, for an angle point of this;

THENCE continuing along said west line, common boundary with said Lot 1, Block 6 and generally along a fence line the following courses and distances:

-N 50°50'28" E a distance of 574.80 feet to a 3/4 inch iron rod found at a fence corner for an angle point, and
-N 02°42'46" W a distance of 323.46 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said remainder tract, located at the northeast corner of said Lot 1, Block 6, also located on the south line of said Double Mountain Road, for the northwest corner of this;

THENCE along the north line of said remainder tract, with the south line of said Double Mountain Road, the following courses and distances:

-N 86°27'27" E a distance of 28.50 feet to a 1/2 inch iron rod with yellow cap set for an angle point,

-With a curve to the left having a radius of 460.00 feet, an arc length of 151.57 feet, and chord bearing N 77°01'05" E a distance of 150.89 feet to a 1/2 inch iron rod with yellow cap set for an angle point,

- N 67°34'42" E a distance of 56.94 feet to a 1/2 inch iron rod found (bent) for an angle point,

-With a curve to the right having a radius of 400.00 feet, an arc length of 160.88 feet and chord bearing N 79°06'03" E a distance of 159.80 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and

- S 89°11'31" E a distance of 151.35 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

February 3, 2022

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02770-BVB

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brian Howard Perry, owner and developer of the land shown on this plat, and designated herein as the Lot 1, Block 1 of the Alamo Residences at Double Mountain Road Subdivision in the City of College Station, 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.

By: Brian Howard Perry (Owner)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor, No. 6410 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Tyler Tumlinson R.P.L.S. No. 6410

CERTIFICATE OF NOTARY

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Brian Howard Perry, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

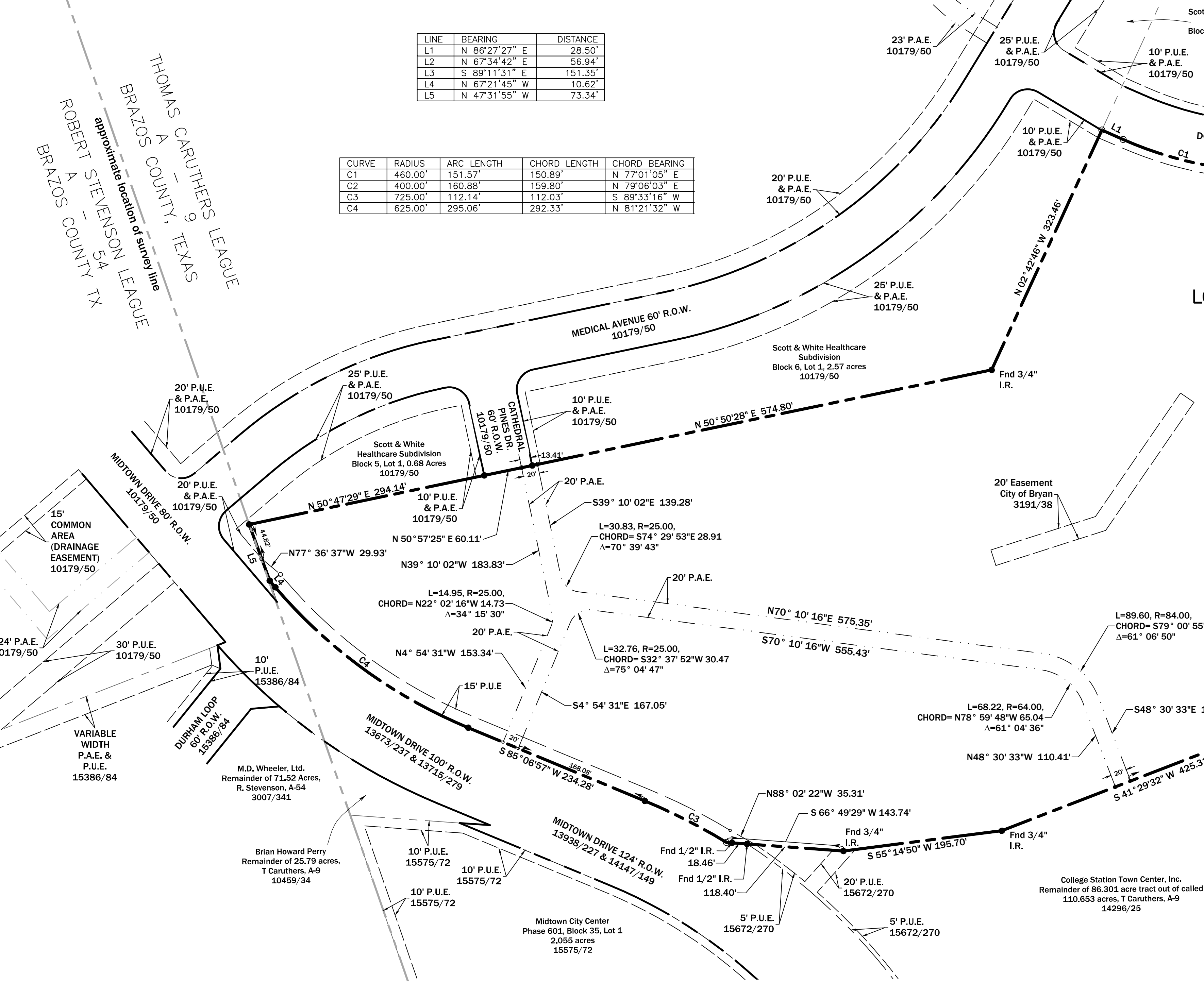
Notary Public
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS

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

Chairman
City of College Station, Texas



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 on 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 CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

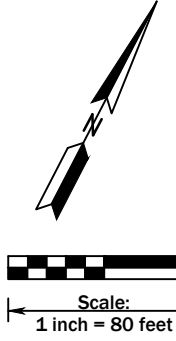
City Engineer
City of College Station

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: All bearings and distances are based on Texas State Plane Coordinate System, Central Zone NAD83. City of CS GPS monument #CS9 bears S 86°47'42"E - 6388.69' from Point of Beginning (P.O.B.) (3/4" IR/cap set at NE property corner).
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0310F, revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- Record Title to the land on the appears to be vested in: Brian Howard Perry (10459/34)
- A 20' Public Access Easement for a proposed shared-use path is shown. The shared-use path will be privately maintained.
- Any private drainage easement will be owned and maintained by the property owner.
- Lot will meet setback and other requirements as specified in the city of College Station Unified Development Ordinance for the zoning classification in which it lays.
- The following easements do apply to the subject property: COB 20' easement (3191/38) and COB Blanket easement (98/325).
- The following easements do not apply: Humble Pipeline Company (49/23) and City of College Station (7146/199).
- For the purposes of this subdivision for regulation of applicable development standards, the following tract is considered a building plot.
- Common areas will be owned and maintained by the property owner. Documents will be provided with the final plat application in accordance with UDO Section 8.3.U Owners Associations for common areas and facilities describing maintenance responsibilities.

LEGEND

- Found 1/2" iron rod (unless noted)
 - Set 1/2" iron rod w/yellow cap stamped "TLS 4610"
- PROPERTY LINE
PROPOSED PAE
PROPOSED PUE
EXISTING PUE
EXISTING ROW



FINAL PLAT

ALAMO RESIDENCES AT
DOUBLE MOUNTAIN ROAD
SUBDIVISION
BLOCK 1, LOT 1

16.88 Acres
THOMAS CARUTHERS LEAGUE SURVEY, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS
BEING THE REMAINDER OF 25.79 ACRE,
VOL. 10459, PG. 34

SCALE 1"=80'

OWNER:
BRIAN HOWARD PERRY
17975 BELLA LAGO CT
COLLEGE STATION, TX 77845
(979) 229-9832

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
TUMLINSON LAND SURVEYING
1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
(254) 931-6707

PLAT
PREPARED AND
SUBMITTED
JAN. 2023



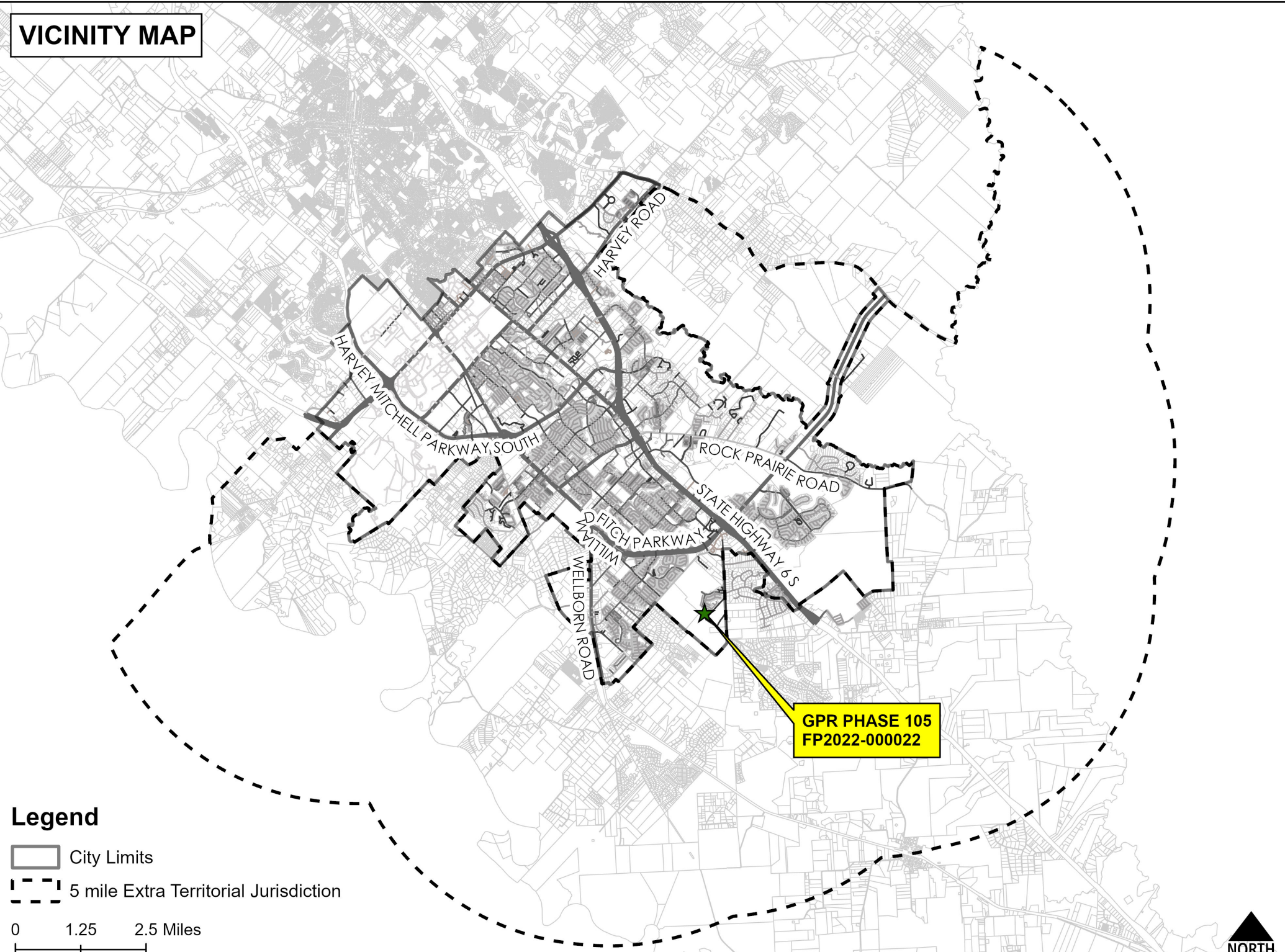
**FINAL PLAT
OF
GREENS PRAIRIE RESERVE
SECTION 1, PHASE 105
(FP2022-000022)**

Scale	19 lots, 4.898 acres of common area and 1.538 acres of ROW dedication on approximately 13.4 acres
Location	Generally located southeast of the intersection of Oldham Oaks Avenue and Lantana Way
Property Owner	OGC CNO JV LLC
Applicant	RME Consulting Engineers
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	This is the ninth phase of a 31-phase single-family clustered subdivision. This Final Plat creates 19 lots, four common areas and approximately 1.5 acres of right-of-way dedication. All lots will conform to UDO standards.
Preliminary Plan	Approved July 2022
Public Infrastructure	Approximate Totals (linear feet): Streets – 1,270 Water Lines – 1,222 Storm Sewer Lines – 728 Sanitary Sewer Lines – 1,085 Sidewalks – 1,122
Parkland Dedication	This Final Plat does not include parkland dedication. The developer originally dedicated land and constructed park improvements in the initial phases of the project to help cover parkland fees later. All the parkland fees required for this phase have been credited.
Traffic Impact Analysis	A traffic impact analysis (TIA) was updated with the preliminary plan approved in July of 2022. The most recent traffic mitigation was the conversion of the existing shoulder on the eastbound approach of Arrington Road and William D Fitch to a right turn lane. This was triggered after 214 dwelling units were exceeded for the subdivision. The next mitigation measure will be considered around 250 homes.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

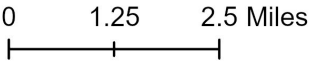
1. Vicinity Map, Aerial, and Small Area Maps
2. Final Plat

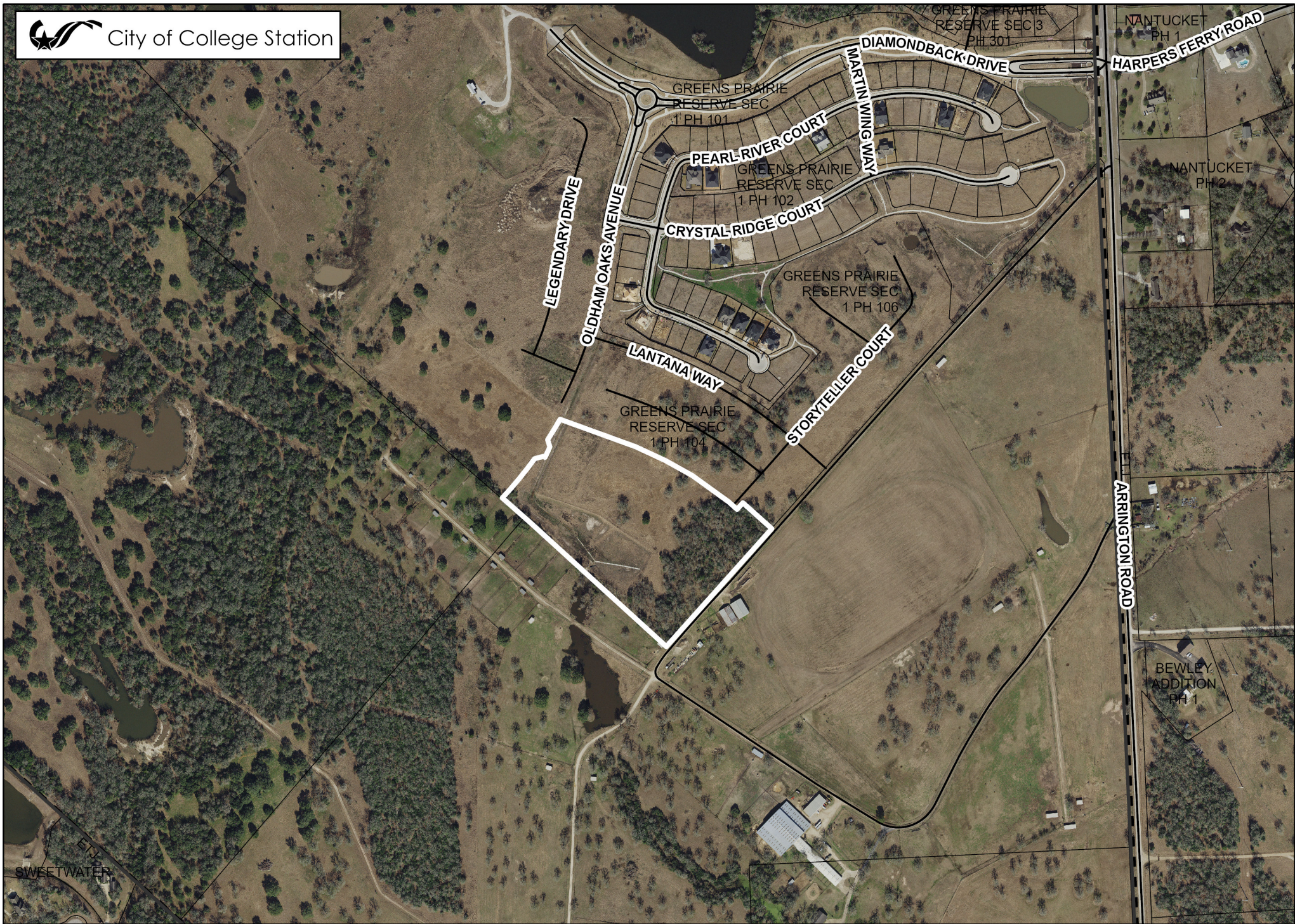
VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





0 500 1,000 Feet

GPR PHASE 105

Case:
FP2022-000022

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	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

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

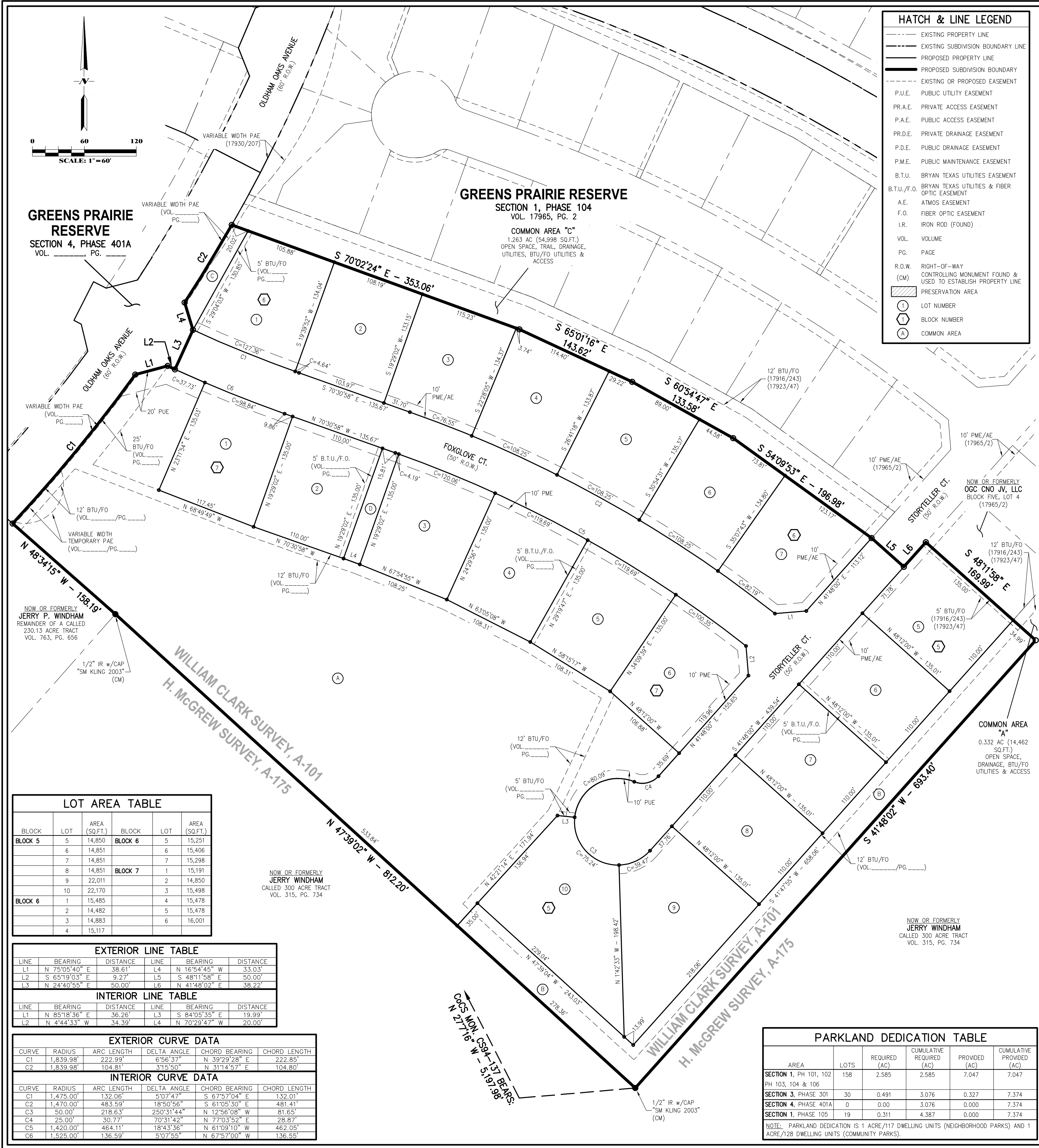


0 500 1,000 Feet

GPR PHASE 105

Case:
FP2022-000022

**FINAL PLAT
RESIDENTIAL**



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, OGC CNO JV, LLC, owner and developer of the land shown on this plat, and designated herein as the GREENS PRAIRIE RESERVE, SECTION 1, PHASE 105 Subdivision to the City of College Station, 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.

R. HUNTER GOODWIN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ 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, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

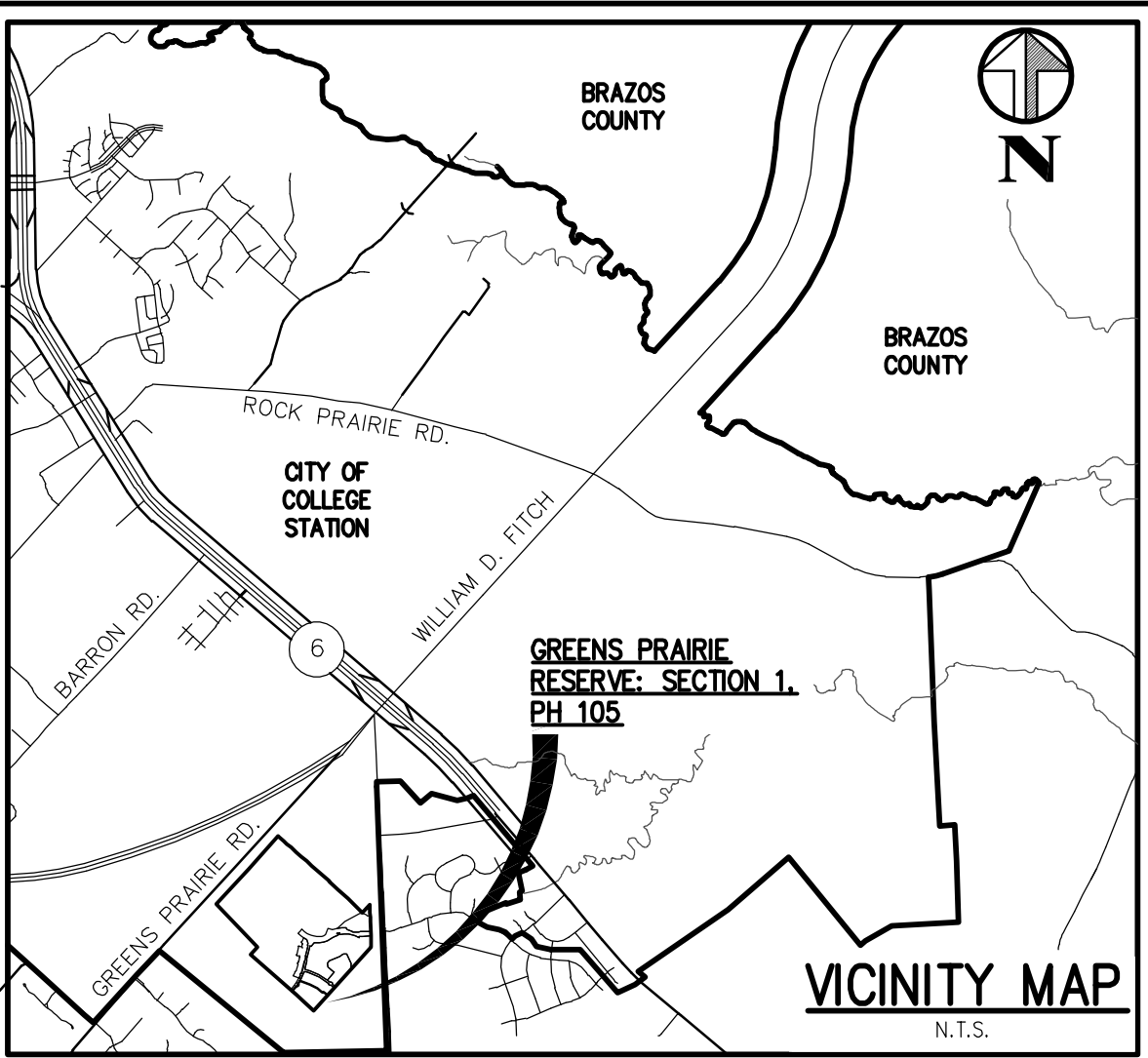
I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plot conforms to the requirements of the Subdivision Regulations of the City of College Station.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

- PLAT NOTES:**
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.— FIRM COMMUNITY PANEL NO. 48041C 0325E, REVISED DATE: 05-16-2012.
 - BASIS OF BEARING: THE COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD 83 (TEXAS STATE PLANE, CENTRAL ZONE NO. 4203 GRID NORTH). DISTANCES SHOWN HEREON ARE SURFACE, AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY A SCALE FACTOR (0.999913918).
 - ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE IN R.O.W.s ARE MONUMENTED BY 1/2 INCH IRON RODS, WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING", UNLESS OTHERWISE NOTED.
 - BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BASED ZONING OF THE SUBJECT PROPERTY ("R2" — RESTRICTED SUBURBAN). "R2" — CLUSTER DEVELOPMENT SETBACKS ARE GENERALLY AS FOLLOWS. IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE AT 50%:
 - FRONT & REAR SETBACK = 0'.
 - SIDE SETBACK = 10' DETACHED BUILDING STRUCTURES.
 - BASE ZONING SETBACKS DO NOT APPLY TO PERIMETER LOTS SEPARATED FROM ADJACENT PROPERTIES BY OPEN SPACE/HOA AREA THAT ARE 20' OR GREATER.
 - DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
 - THE WATER SUPPLY, STREETS, STORM SEWER, SIDEWALKS AND SANITARY SEWER FOR THIS DEVELOPMENT WILL BE DEDICATED TO THE CITY OF COLLEGE STATION (COCS) AND WILL BE DESIGNED AND CONSTRUCTED TO THE COCS SPECIFICATION & STANDARDS. WATERLINES WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU, BY SEPARATE INSTRUMENT.
 - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-B.3.R OF THE COCS UNIFIED DEVELOPMENT ORDINANCE.
 - PARKING WILL BE PROHIBITED WITHIN THE LIMITS OF THE CUL-DE-SAC BULB OF STORYTELLER COURT. SUFFICIENT LOT FRONTAGE IS PROVIDED AT ALL OTHER LOCATIONS.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (OF NO. M2633) AND "UPDATED NOTHING FURTHER LETTER" DOCUMENTS 08-21-2018, 04-24-2020, 08-03-2020, 01-19-2021, 03-18-2022, 7-6-2022) PREPARED BY LAWYERS TITLE COMPANY. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 - BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN (141/467) DOES APPLY TO A PORTION OF THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN (141/513) DOES APPLY TO A PORTION OF THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET RIGHT OF WAY WATER LINE EASEMENT TO WELBORN SPECIAL UTILITY DISTRICT (3846/276) DOES CROSS THIS TRACT. 20' WIDE EASEMENT FOR WATER LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET "RIGHTS OF INGRESS, EGRESS AND REGRESS IN, ON, OVER, ACROSS, AND THROUGH LAND FOR PURPOSE OF PLUGGING OPERATIONS, SURFACE RESTORATION AND REMOVAL OF APACHE'S PROPERTY AND EQUIPMENT" RESERVED BY APACHE CORPORATION IN RELEASE OF OIL, GAS AND MINERAL LEASE (13677/290) DOES APPLY TO THIS TRACT.
 - A PORTION OF TEMPORARY PRIVATE DRAINAGE EASEMENT (17916/243) IS REPLACED BY THIS PLAT AND THE DRAINAGE AREAS HEREON.
 - 5' WIDE BTU/FO RIGHT-OF-WAY UTILITY EASEMENT TO CITY OF BRYAN (17916/243) AND OGC CNO FIBER NETWORK, LLC (17923/47) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - PUBLIC ACCESS EASEMENT TO THE CITY OF COLLEGE STATION (17930/207) DOES ADJOIN A PORTION OF THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS, OR DO NOT APPLY TO THIS TRACT, OR ARE NOT ADDRESSED BY THIS PLAT.

- HOME OWNER'S ASSOCIATION NOTES:**
- ALL REFERENCES MADE TO THE HOME OWNER'S ASSOCIATION (HOA) SHALL BE DEFINED AS "GREENS PRAIRIE RESERVE COMMUNITY ASSOCIATION, INC." ACTIVITIES AND RESPONSIBILITIES OF THE HOA ARE OUTLINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS (CCRs) OF THE SUBDIVISION.
 - COMMON AREAS ARE NON-BUILDABLE AND ARE RESTRICTED FOR USE ONLY BY THE HOMEOWNERS AND THEIR ACCOMPANIED GUESTS UNLESS OTHERWISE SPECIFIED WITH A PUBLIC ACCESS EASEMENT. MAINTENANCE OF COMMON AREAS AND ALL FLATWORK THEREIN (SIDEWALKS, FLUMES, DRAINAGE, HEADWALLS, ETC.) WILL BE BY THE HOA AS OUTLINED IN THE CCRs.
 - AREAS NOTED AS PRESERVATION AREAS WILL NOT BE REGULARLY MOWED. THESE AREAS ARE INTENDED TO BE LEFT IN A NATURAL STATE WITH THE EXCEPTION THAT A 2' (MINIMUM) STRIP ADJACENT TO THE RESIDENTIAL LOTS, AND A 2' STRIP ON EITHER SIDE OF THE TRAILS, ARE TO BE REGULARLY MOWED AND MAINTAINED BY THE HOA AS OUTLINED IN THE CCRs.
 - PRIVATE DRAINAGE SWALES, DETENTION FACILITIES AND STORM SEWER BEYOND THE LIMITS OF THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOA AS OUTLINED IN THE CCRs. DRAINAGE STRUCTURES WILL BE PLACED TO DENOTE THE DIVISION OF MAINTENANCE RESPONSIBILITIES.
- EASEMENT NOTES:**
- A PUBLIC MAINTENANCE EASEMENT (PME) PROVIDES ACCESS TO THE PUBLIC FOR THE INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE UTILITY FACILITIES THAT ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE PME. NO UTILITY FACILITIES OR PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PME EXCEPT THAT (A) WHERE A BTU/FO EASEMENT CROSSES A PME, THE FACILITIES CONTEMPLATED BY SUCH EASEMENT INSTRUMENT MAY BE CONSTRUCTED, AND (B) THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PME ON SUCH LOT.
 - A PUBLIC MAINTENANCE EASEMENT/ATMOS EASEMENT (PME/AE) (I) PROVIDES ACCESS TO THE PUBLIC FOR INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE UTILITY FACILITIES THAT ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE PME/AE; AND (II) PROVIDES A LOCATION FOR ATMOS GAS FACILITIES TO BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED WITHIN THE FIVE (5) FEET OF THE PME/AE LYING FURTHEST FROM THE ADJACENT PUBLIC RIGHT-OF-WAY. NO UTILITY FACILITIES OR PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PME/AE EXCEPT THAT (A) ATMOS GAS FACILITIES MAY BE CONSTRUCTED AS DESCRIBED ABOVE, (B) WHERE A BTU/FO EASEMENT CROSSES A PME, THE FACILITIES CONTEMPLATED BY SUCH EASEMENT INSTRUMENT MAY BE CONSTRUCTED, AND (C) THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PME ON SUCH LOT.
 - AREAS DENOTED FOR PRIVATE TRAILS OR BTU/FO ACCESS SHALL ALSO ALLOW FOR PLACEMENT OF PUBLIC WATER AND PUBLIC SEWER (WHERE DELINEATED BY PUE) AND PRIVATE STORM DRAINAGE SYSTEMS.
 - ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES.



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 COLLEGE STATION, Texas

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

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 property markers and monuments were placed under my supervision on the ground.

NATHAN PAUL KERR, RPLS NO. 6834

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

FINAL PLAT
OF
GREENS PRAIRIE RESERVE
SECTION 1, PHASE 105
BLOCK 5, LOTS 5-10, BLOCK 6, LOTS 1-7, BLOCK 7, LOTS 1-6
COMMON AREAS A-D (4.898 ACRES) & R.O.W. DEDICATION (1.538 ACRES)
A TOTAL OF 13.369 ACRES
BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT
VOLUME 13744, PAGE 240
WILLIAM CLARK SURVEY, A-101
COLLEGE STATION, BRAZOS COUNTY, TEXAS

LANDOWNER INFORMATION
OGC CNO JV, LLC
c/o OLDFARM GOODWIN GROUP
CHRIS RHODES
2800 SOUTH TEXAS AVENUE, STE. 401
BRYAN, TX 77802
PH: (979) 260-2000
EMAIL: Chris.rhodes@oldfarmgoodwin.com

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

TEXAS FIRM REGISTRATION No. F-4695

RME Consulting Engineers
CLIENT NO. **325** PROJECT NO. **0771**

FILENAME: 0771FP1A | SCALE: 1"=60'
SUBMITTED DATE: 7/2/22
REVISIONS: 9/2/22
DRAWN BY: R.A.M.
CHECKED BY: NATHAN KERR
KERR JOB No. 22-249

SHEET 1 OF 1



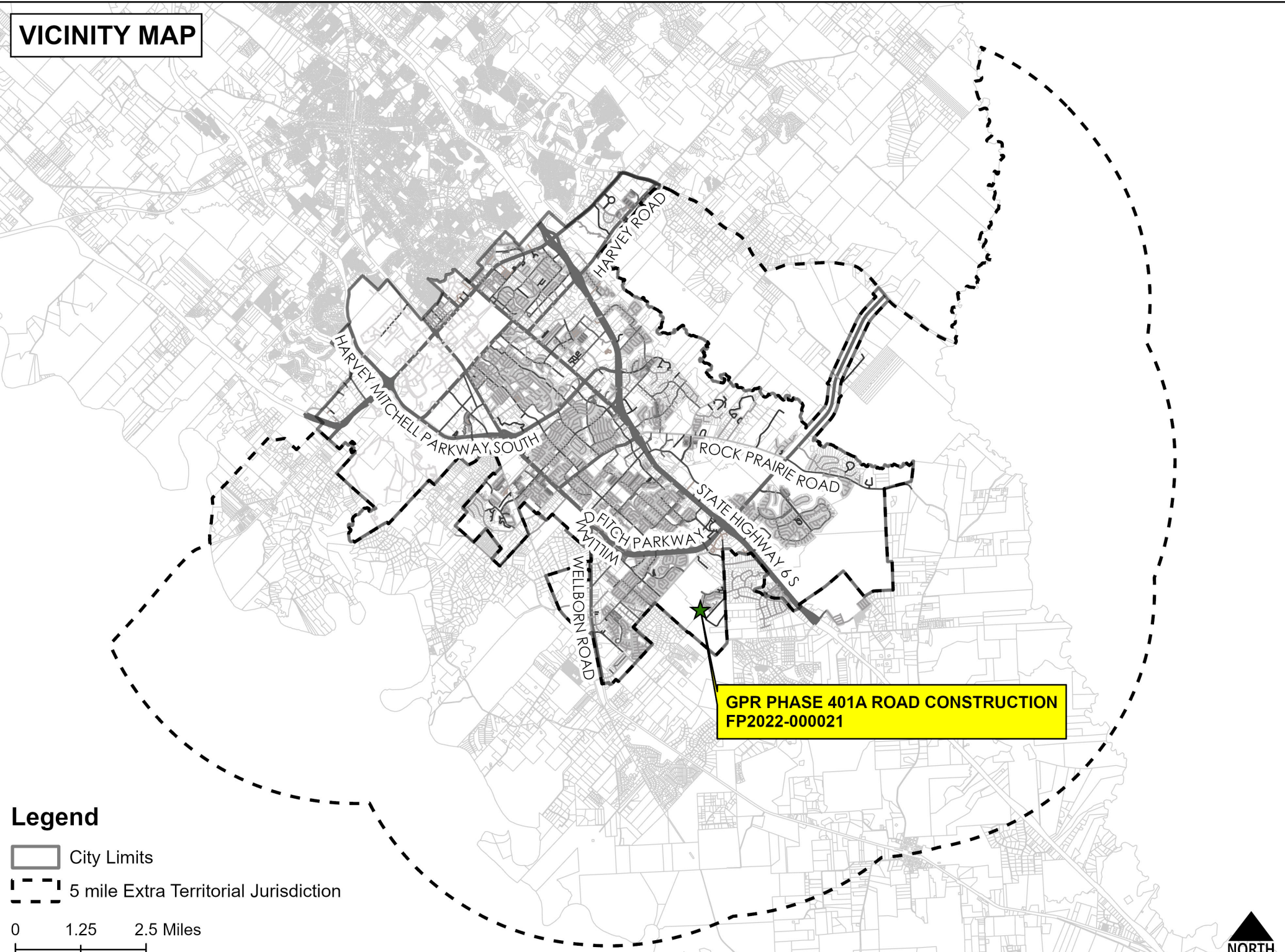
**FINAL PLAT
OF
GREENS PRAIRIE RESERVE
SECTION 4, PHASE 401A
(FP2022-000021)**

Scale	0.781 acres of ROW dedication
Location	Generally located south of the intersection of Oldham Oaks Avenue and Lantana Way
Property Owner	OGC CNO JV LLC
Applicant	RME Consulting Engineers
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	This is the eighth phase of a 31-phase single-family clustered subdivision. This Final Plat creates right-of-way dedication to further extend a minor collector thoroughfare (Oldham Oaks Avenue) and provide roadway connections for phases 105, 401B, and the adjacent unplatted Windham property.
Preliminary Plan	Approved July 2022
Public Infrastructure	Approximate Totals (linear feet): Streets – 586 Water Lines – 608 Storm Sewer Lines – 1,014 Sanitary Sewer Lines – 0 Sidewalks – 760
Parkland Dedication	N/A
Traffic Impact Analysis	A traffic impact analysis (TIA) was updated with the preliminary plan approved in July of 2022. Since no additional residential lots were created with this plat, no further traffic mitigation was 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, Aerial, and Small Area Maps
2. Final Plat

VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



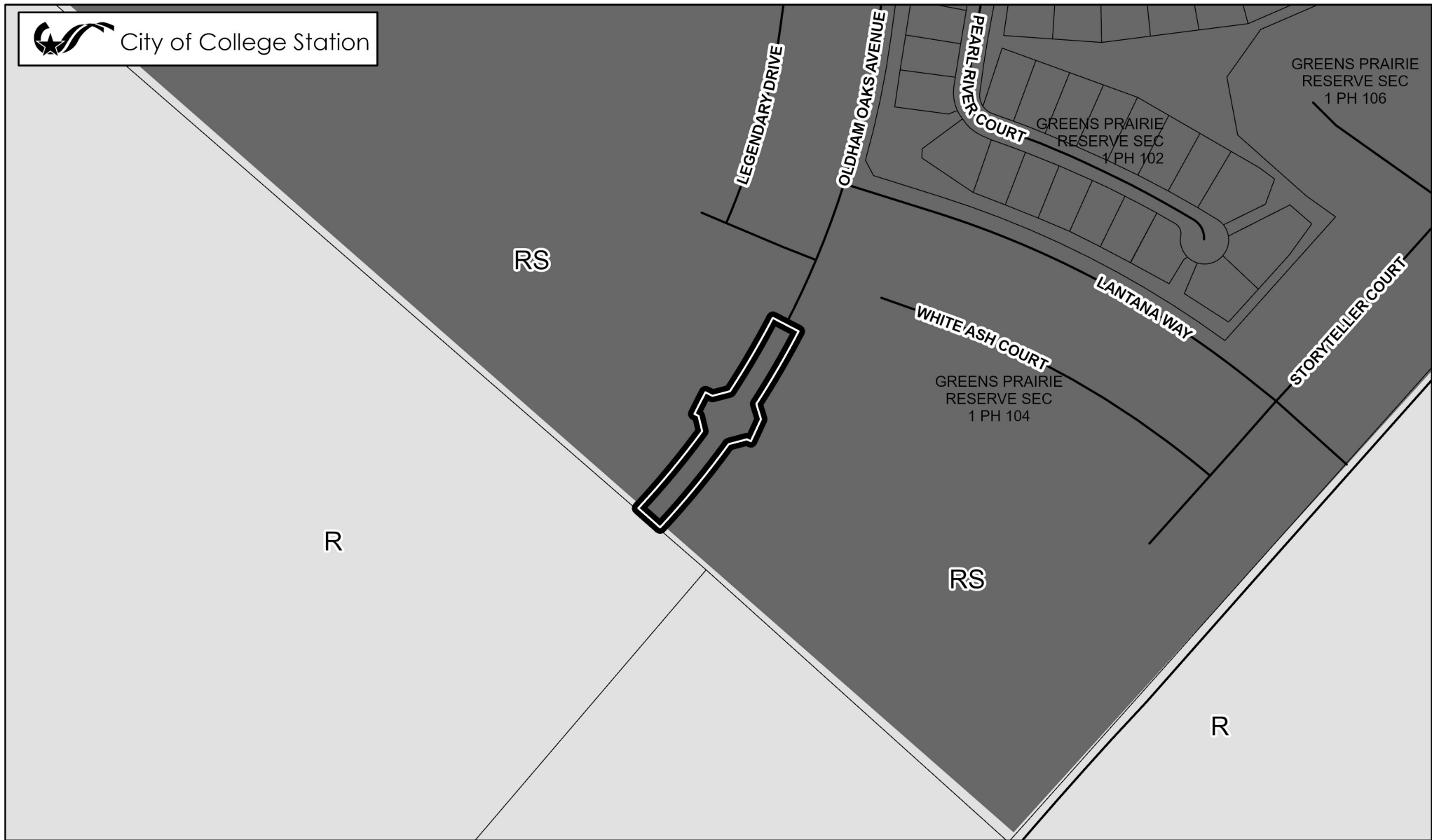


0 280 560 Feet

GPR PHASE 401A ROAD CONSTRUCTION

Case:
FP2022-000021

**FINAL PLAT
RESIDENTIAL**



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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

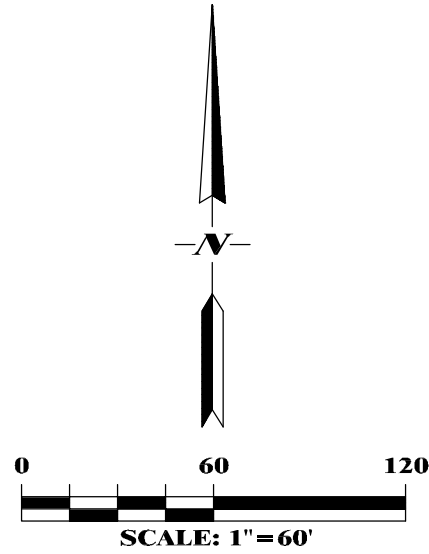


0 280 560 Feet

GPR PHASE 401A ROAD CONSTRUCTION

Case:
FP2022-000021

**FINAL PLAT
RESIDENTIAL**



FUTURE GREENS PRAIRIE RESERVE

NOW OR FORMERLY
OGC CNO JV, LLC
REMAINDER OF CALLED 368.57 ACRE TRACT
(VOL. 13744, PG. 240)

GREENS PRAIRIE RESERVE SECTION 1, PHASE 104 VOL. 17965, PG. 2

GREENS PRAIRIE RESERVE SECTION 1, PHASE 103 VOL. 17879, PG. 229

GREENS PRAIRIE RESERVE SECTION 1, PHASE 104 VOL. 17965, PG. 2

FUTURE GREENS PRAIRIE RESERVE

NOW OR FORMERLY
OGC CNO JV, LLC
REMAINDER OF CALLED 368.57 ACRE TRACT
(VOL. 13744, PG. 240)

HATCH & LINE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING SUBDIVISION BOUNDARY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SUBDIVISION BOUNDARY
	EXISTING OR PROPOSED EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PR.A.E.	PRIVATE ACCESS EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
PR.D.E.	PRIVATE DRAINAGE EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.M.E.	PUBLIC MAINTENANCE EASEMENT
B.T.U.	BRYAN TEXAS UTILITIES EASEMENT
B.T.U./F.O.	BRYAN TEXAS UTILITIES & FIBER OPTIC EASEMENT
F.O.	FIBER OPTIC EASEMENT
I.R.	IRON ROD (FOUND)
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
(CM)	CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINE
	PRESERVATION AREA
	LOT NUMBER
	BLOCK NUMBER
	COMMON AREA

J. BLEDSOE SURVEY, A-71
H. MCGREW SURVEY, A-175

WILLIAM CLARK SURVEY, A-101
H. MCGREW SURVEY, A-175

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, OGC CNO JV, LLC, owner and developer of the land shown on this plat, and designated herein as the GREENS PRAIRIE RESERVE, SECTION 4, PHASE 401A Subdivision to the City of College Station, 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.

R. HUNTER GOODWIN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ 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, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

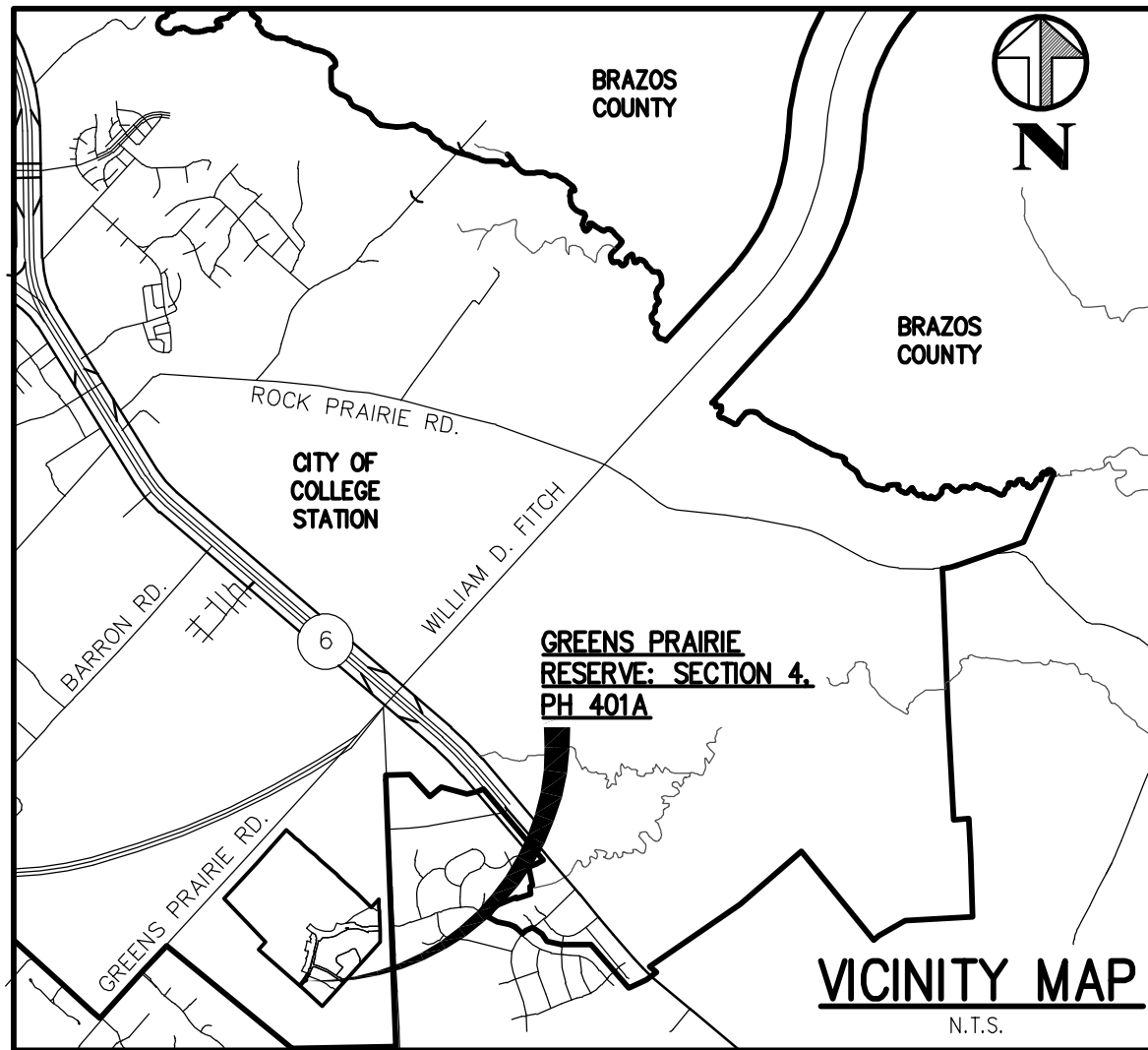
Chairman

PLAT NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0325E, REVISED DATE: 05-16-2012.
- BASIS OF BEARING: THE COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD 83 (TEXAS STATE PLANE, CENTRAL ZONE No. 4203 GRID NORTH). DISTANCES SHOWN HEREON ARE SURFACE, AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY A SCALE FACTOR (0.999913918).
- ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE IN R.O.W.s ARE MONUMENTED BY 1/2 INCH IRON RODS, WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING", UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
- THE WATER SUPPLY, STREETS, STORM SEWER, SIDEWALKS AND SANITARY SEWER FOR THIS DEVELOPMENT WILL BE DEDICATED TO THE CITY OF COLLEGE STATION (C&CS) AND WILL BE DESIGNED AND CONSTRUCTED TO THE C&CS SPECIFICATION & STANDARDS. WATERLINES WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY B.T.U. BY SEPARATE INSTRUMENT.
- THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-8.3.R OF THE C&CS UNIFIED DEVELOPMENT ORDINANCE.
- PARKING WILL BE PROHIBITED ON BOTH SIDES OF OLDHAM OAKS AVENUE.
- THE TEMPORARY ACCESS EASEMENT WILL DISSOLVE WHEN OLDHAM OAKS AVENUE IS EXTENDED AND THE TEMPORARY CUL-DE-SAC IS REMOVED.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (OF NO. M2633) AND "UPDATED NOTHING FURTHER LETTER" DOCUMENTS (06-21-2018, 04-24-2020, 08-03-2020, 01-19-2021, 03-18-2022, 7-6-2022) PREPARED BY LAWYERS TITLE COMPANY. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 - BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN (141/467) DOES APPLY TO A PORTION OF THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN (141/613) DOES APPLY TO A PORTION OF THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET RIGHT OF WAY WATER LINE EASEMENT TO WELLBORN SPECIAL UTILITY DISTRICT (3846/276) DOES CROSS THIS TRACT. 20' WIDE EASEMENT FOR WATER LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET "RIGHTS OF INGRESS, EGRESS AND REGRESS IN, ON, OVER, ACROSS, AND THROUGH LAND FOR PURPOSE OF PLUGGING OPERATIONS, SURFACE RESTORATION AND REMOVAL OF APACHE'S PROPERTY AND EQUIPMENT" RESERVED BY APACHE CORPORATION IN RELEASE OF OIL, GAS AND MINERAL LEASE (13677/230) DOES APPLY TO THIS TRACT.
 - A PORTION OF TEMPORARY PRIVATE DRAINAGE EASEMENT (17816/245) IS REPLACED BY THIS PLAT.
 - 12' WIDE BTU/FO RIGHT-OF-WAY UTILITY EASEMENT TO CITY OF BRYAN (17916/243) AND OGC CNO FIBER NETWORK, LLC (17923/47) DOES ADJOIN THIS TRACT AS SHOWN HEREON.
 - A PORTION OF PUBLIC ACCESS EASEMENT TO THE CITY OF COLLEGE STATION (17930/207) IS DEDICATED WITHIN THE RIGHT-OF-WAY OF THIS PLAT.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS, OR DO NOT APPLY TO THIS TRACT, OR ARE NOT ADDRESSED BY THIS PLAT.

EXTERIOR LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 13°32'40" W	32.45'	L7	S 16°54'45" E	33.03'
L2	N 63°02'48" W	9.50'	L8	S 24°40'55" W	50.00'
L3	N 26°57'12" E	50.00'	L9	N 65°19'03" W	9.27'
L4	S 63°02'48" E	16.34'	L10	S 75°05'40" W	38.61'
L5	N 75°14'29" E	37.30'	L11	N 48°34'15" W	60.02'
L6	S 62°31'30" E	60.00'			

EXTERIOR CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,779.98'	206.70'	6°39'13"	N 39°41'16" E	206.59'
C2	1,779.98'	175.62'	5°39'11"	N 30°18'05" E	175.55'
C3	1,839.98'	173.61'	5°24'22"	S 30°10'41" W	173.54'
C4	1,839.98'	222.99'	6°56'37"	S 39°29'28" W	222.85'



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 COLLEGE STATION, Texas

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

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 property markers and monuments were placed under my supervision on the ground.

NATHAN PAUL KERR, RPLS NO. 6834

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

FINAL PLAT

OF

GREENS PRAIRIE RESERVE

SECTION 4, PHASE 401A

A TOTAL OF 0.781 ACRES OF ROW DEDICATION
BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT
VOLUME 13744, PAGE 240
WILLIAM CLARK SURVEY, A-101
COLLEGE STATION, BRAZOS COUNTY, TEXAS

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

TEXAS FIRM REGISTRATION No. F-4695

SHEET 1 OF 1

LANDOWNER INFORMATION
OGC CNO JV, LLC
c/o OLDHAM GOODWIN GROUP
CHRIS RHODES
2800 SOUTH TEXAS AVENUE, STE. 401
BRYAN, TX 77802
PH: (979) 260-2000
EMAIL: Chris.Rhodes@oldhamgoodwin.com

FILENAME: 0767FP1A | SCALE: 1"=60"

SUBMITTED DATE: 7/2/22
REVISIONS: 9/2/22, 9/26/22
DRAWN BY: R.A.M.
CHECKED BY: NATHAN KERR
KERR JOB No. 22-249

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
325 - 0767

August 3, 2023
Item No. 5.1.
217 Richards Street Rezoning

Sponsor: Jesse Dimeolo

Reviewed By CBC: Planning & Zoning Commission

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 GC General Commercial to GS General Suburban for approximately 0.356 acres, being a portion of Lot 1R-2 Holleman Place Subdivision, generally located at 217 Richards Street. Case #REZ2023-000027 (Note: Final action of this item will be considered at the August 24, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Neighborhood Integrity

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

Summary:

Summary: This request is to rezone approximately 0.356 acres of land generally located at 217 Richards Street from GC General Commercial to GS General Suburban. The subject property was reserved for a future office building but is currently undeveloped. It is the applicant's intent to replat the property into three residential lots.

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 & Character Map as Mixed Residential. For the Mixed Residential land use, the Comprehensive Plan provides the following:

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

The intent of the district is to:

- Accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern.
- Accommodate streetscape features such as sidewalks, street trees, and lighting.
- Encourage community facilities, parks, and greenways within neighborhoods.
- Support neighborhoods with a mix of housing types and where larger or more dense housing is located near community facilities or adjacent to commercial or neighborhood centers.

The zoning districts that are generally appropriate within this land use include: Duplex, townhouse, middle housing, and limited-scale single-family. This tract has been identified as part of a future phase of the City-initiated MH Middle Housing rezonings and at this point in time, the proposed rezoning to GS General Suburban is an appropriate zoning district. There is a possibility that it may be rezoned again in the near future if the City-initiated rezoning for the Richards Street and Sterling Street area is approved.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area: The subject property is surrounded by single-family homes to the south and east and a commercial development to the west. There is multi-family development to the southwest of the subject property along Holleman Drive South. The proposed zoning district is appropriate for the surrounding area as it would allow for additional single-family developments along Richards Street.

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 single-family residential 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 fronts Richards Street. Each residential lot will take access off Richards Street as it is a local street. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property: The uses allowed by the proposed zoning district are marketable for the area. The applicant states that the uses allowed with the proposed zoning will be more marketable than the uses allowed in the current GC General Commercial zoning district.

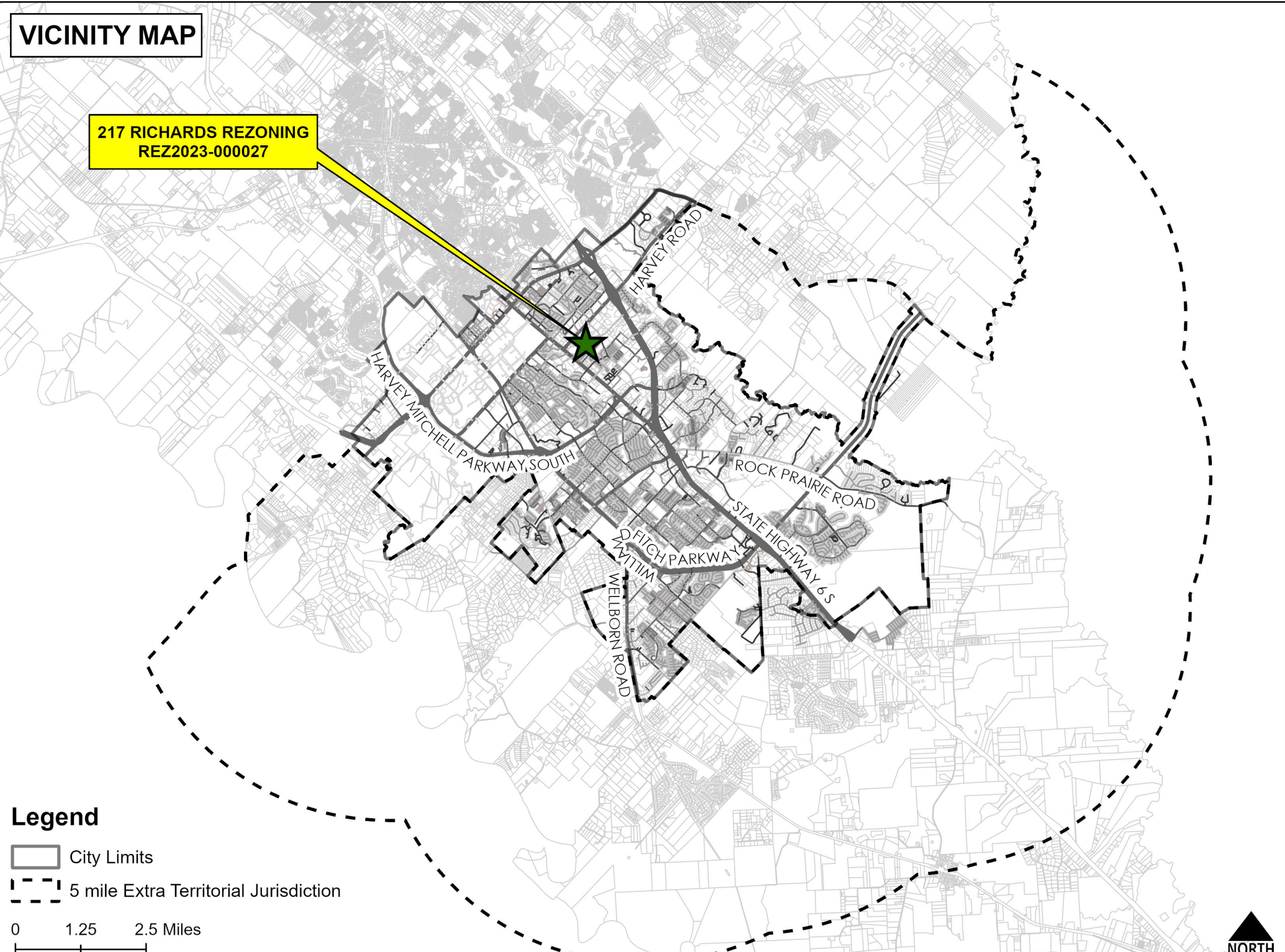
Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

217 RICHARDS REZONING
REZ2023-000027

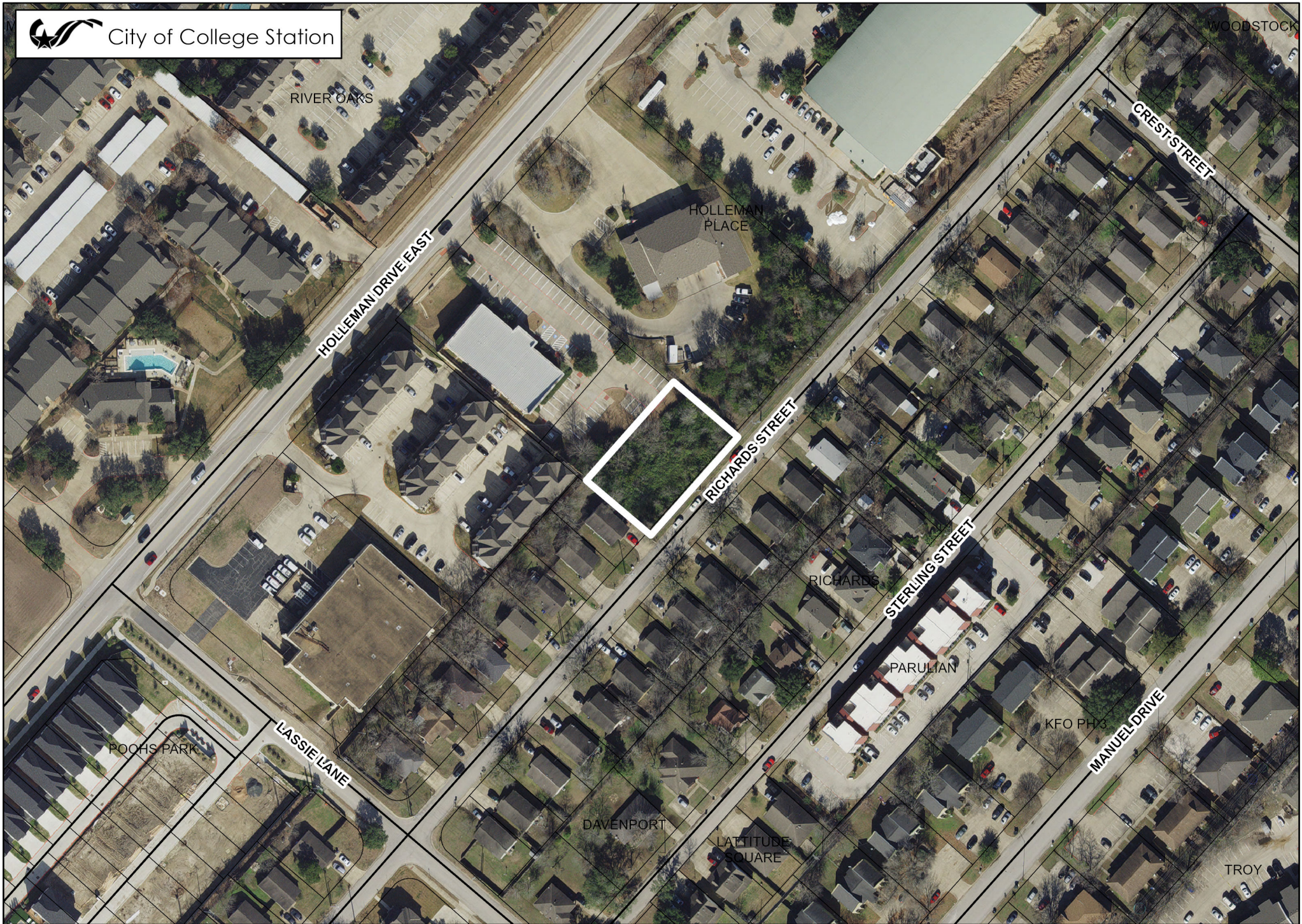


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



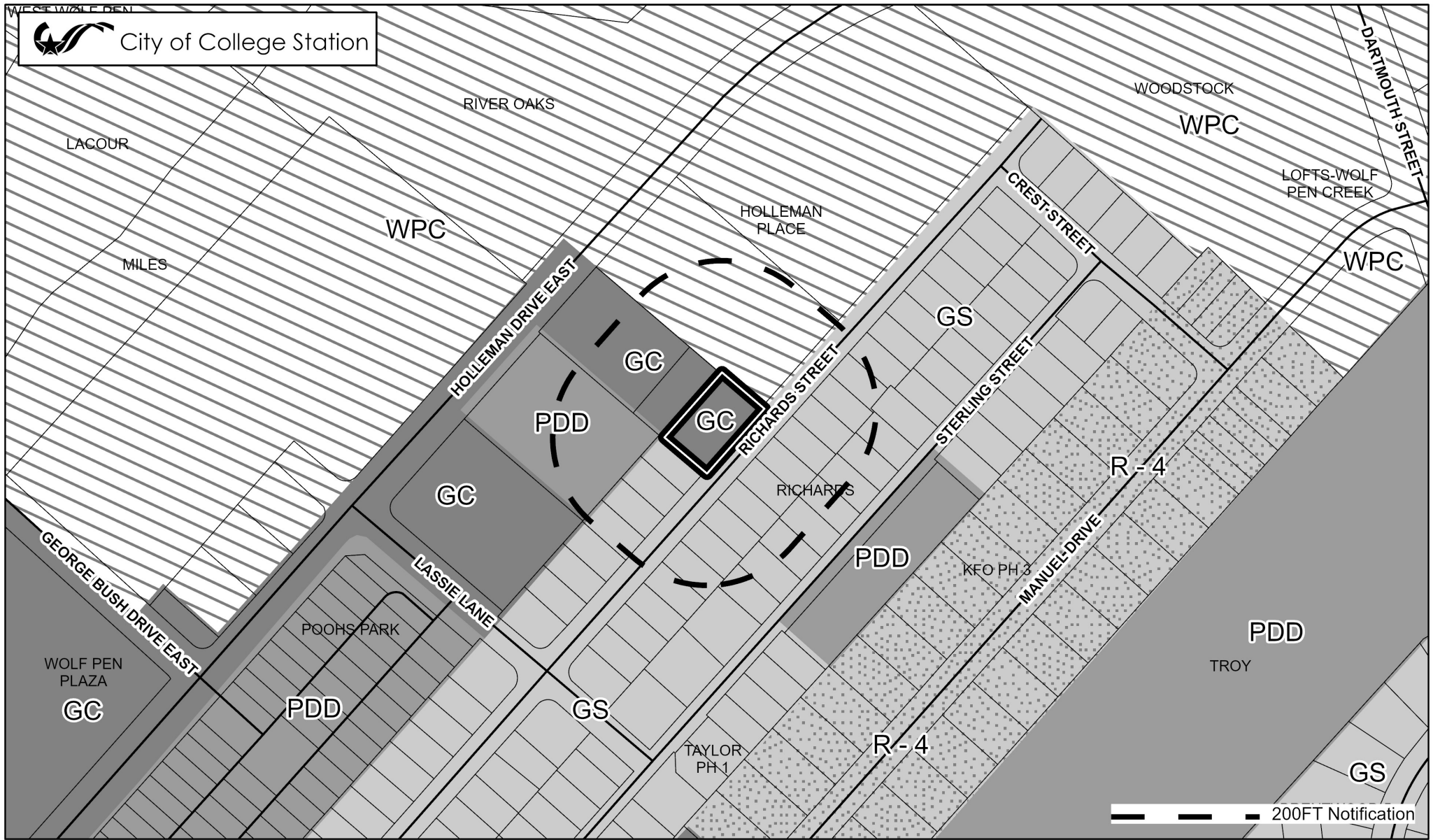


0 145 290 Feet

217 RICHARDS REZONING

Case:
REZ2023-000027

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential	
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PDD	Planned Develop. Dist.

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NG-1	Core Northgate
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Overlay Districts	
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RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
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R-4	Multi-Family
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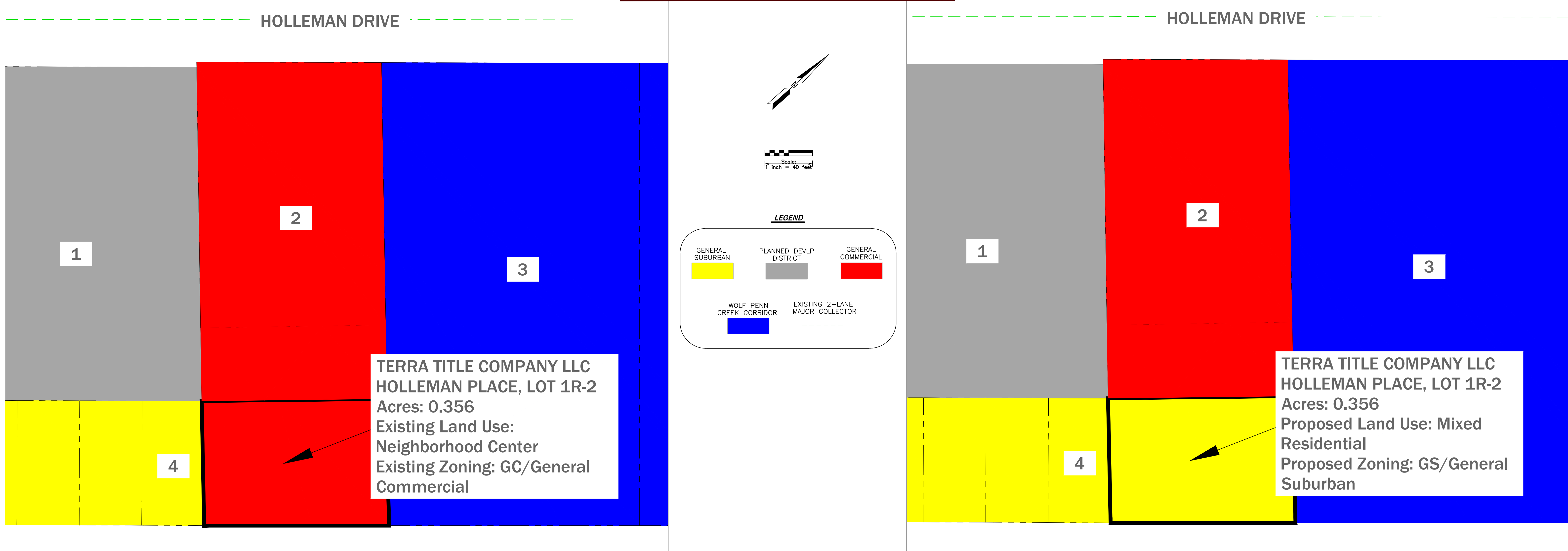
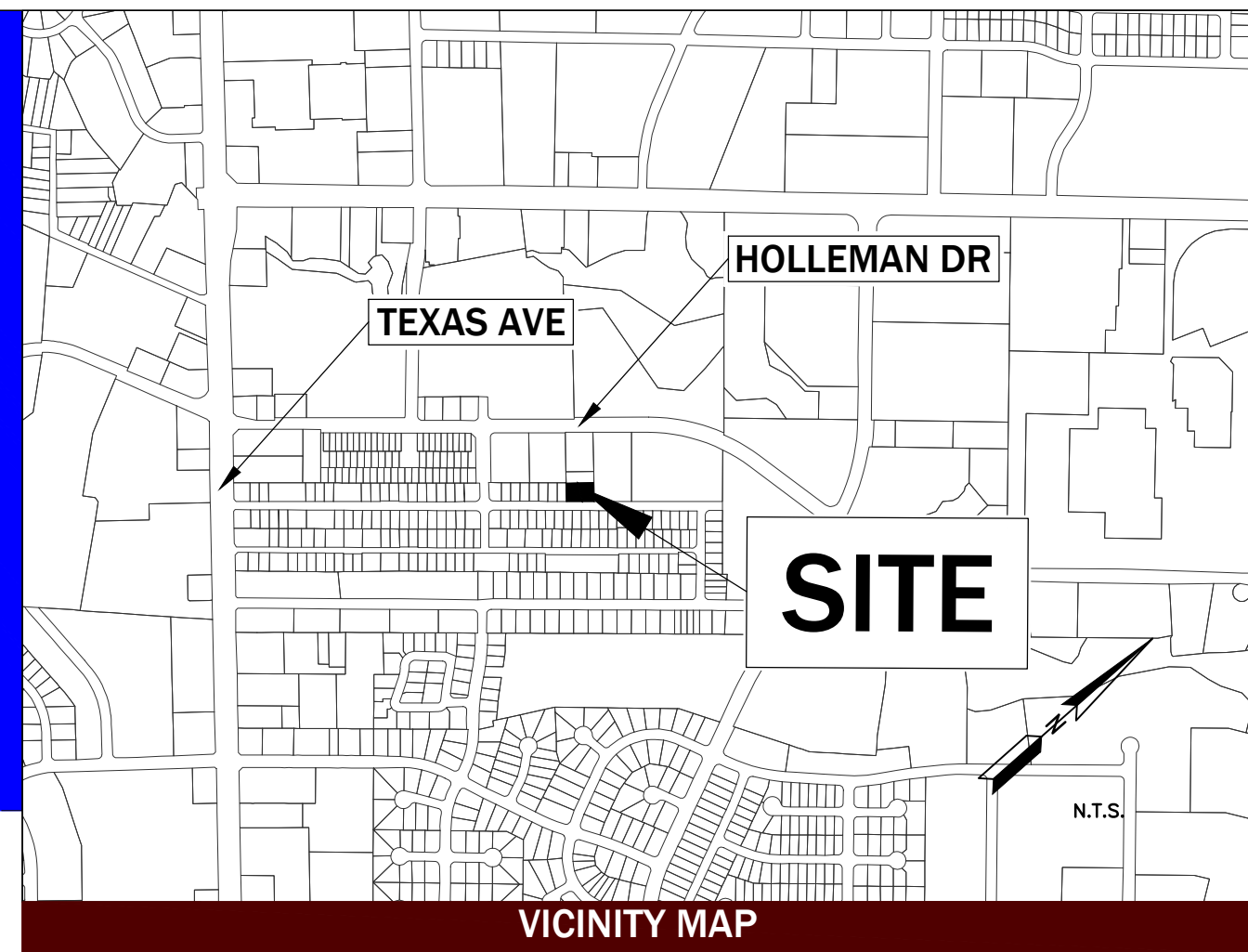


0 240 480 Feet

217 RICHARDS REZONING

Case:
REZ2023-000027

REZONING



RICHARDS STREET							Number	Owner	Legal Description	Current Zoning	Current Land Use	RICHARDS STREET							
							1	300 HOLLEMAN LLC	POOH'S PARK, BLOCK 2, LOT 2RA, & ASSOCIATED BPP	PDD - Planned Development District	Neighborhood Center								
							2	TERRA TITLE COMPANY L.L.C.	HOLLEMAN PLACE, LOT 1R-1, ACRES .789	GC - General Commercial	Neighborhood Center								
							3	COLLEGE STATION CITY OF	HOLLEMAN PLACE, LOT 2R, ACRES 1.898 (FIRE STATION)	WPC - Wolf Pen Creek Dev Corridor	Institutional/Public								
							4	TCP CONSOLIDATED PROPERTIES LLC	RICHARDS PH 1, BLOCK 1, LOT 18-B	GS - General Suburban	Mixed Residential								
EXISTING									PROPOSED										

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 3, 2023
Advertised Council Hearing Date: August 24, 2023

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

None

Property owner notices mailed: 18
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	Institutional/Public	WPC Wolf Pen Creek	Fire Station # 1
South	Mixed Residential	GS General Suburban	Single Family Residential
East	Mixed Residential	GS General Suburban	Richards Street (local street)
West	Neighborhood Center	GC General Commercial	Office

DEVELOPMENT HISTORY

Incorporated: May 1969
Zoning: D-3 Apartment House District (1969)
R-1 Residential (1971)
C-1 General Commercial (2009)
Renamed to GC General Commercial (2012)
Final Plat: Holleman Place
Site Development: A portion of the adjacent office development's parking lot extended onto this lot but has been removed.

Project Type: Rezoning
Project Subtype: General
Short Description: 217 Richards Street Rezoning

APPLICATION FEES:

Rezoning App Fee: \$1,343.00
Total: **\$1,343.00**

ADDITIONAL INFORMATION:

Total Acreage: 0.357 Acres
Date Deeded to Owner: 4/15/2004
Deed Recording: 5981/023
Existing Zoning: GC General Commercial
Proposed Zoning: GS General Suburban
Present Use: Undeveloped - Vacant
Proposed Use: Single-Family Residential
PAC Meeting Date: N/A
Additional Properties: 332500-0000-0010

REQUIRED INFORMATION:

Area Conditions: List the changed or changing conditions in the area, or in the City, which make this zone change necessary

This portion of the property has been held in reserve for a future office building. There is no longer a need to develop another office building on this lot; therefore, the owner would like to allow the back portion of the lot that fronts onto Richards Street to develop in character with the surrounding residential lots.

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

The Comprehensive Plan was recently amended to reflect Mixed Residential for this property. The Comprehensive Plan states that limited small-lot single family are generally appropriate for the Mixed Residential land use designation. Our request for GS General Suburban is in accordance with the Comprehensive Plan.

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

Rezoning this portion of the property for residential uses will be compatible and conforming with the surrounding residential developments on Richards Street. The neighborhood that includes Richards Street has experienced some redevelopment in recent years and this development would also be a part of that new growth.

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

Allowing the property to develop with residential uses is more suitable for the character of the surrounding neighborhood than the currently permitted commercial uses.

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

The property is suitable for some commercial uses, such as offices and would be in character with the existing office building on the property. However, the property is best suited for residential uses which would be more compatible with the neighboring residential properties.

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

The back portion of this property is not marketable for most general commercial uses as allowed by the existing zoning district due to low visibility from Holleman Drive. The available property could be marketable for similar office-type uses; however, from a supply and demand perspective, there is not a great need for office space in College Station as there is an abundance of office space available on the market.

Other Reasons: List any other reasons to support this zone change.

N/A

***CAD File:**

A CAD file (dxf/dwg in model space) or GIS shapefile, in Texas State Plane NAD83 Central Zone datum (with scale factor applied if applicable), must be attached.

I understand a CAD File (dxf/dwg) is required.

***Metes & Bounds Legal Des:**

A survey exhibit including at least one tie to an existing City of College Station control monument. List the plat bearing and State Plane grid bearing (Central Texas Zone) if different, and provide the distance to the monument(s) noted as surface or grid (with scale factor applied if applicable), must be attached.

I understand a Survey Exhibit is required.

REQUIREMENTS:

Traffic Impacts:	Letter showing TIA is not necessary is attached.
Dimensioned Map:	A fully dimensioned map is attached.
Legal Description:	A written legal description is attached.
CAD DWG or GIS SHP:	The CAD or GIS digital file is attached.
Rezoning Denial:	I understand the denial process and 180-day waiting period.
Owner Certification:	I am not the owner but the Owner(s) Certification is attached.

LOCATION:

Address:	217 Richards Street
Parcel Number:	332500-0000-0011

Applicant Information:

Name:	Mitchell & Morgan, LLP C/O Crissy Hartl
Address:	3204 Earl Rudder Freeway South
City:	College Station
State:	Texas

Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: crissy@mitchellandmorgan.com

Owner Information:

Name: Terra Title Company LLC, Attn: Charles A Ellison
Address: P.O. Box 10103
City: College Station
State: Texas
Zip Code: 77842-0103
Phone: 979-696-9889
Email Address: chuck@ellisonlaw.com

Contact Primary Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

Contact Secondary Information:

Name: Mitchell & Morgan, LLP C/O Tina Weido
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: tina@mitchellandmorgan.com

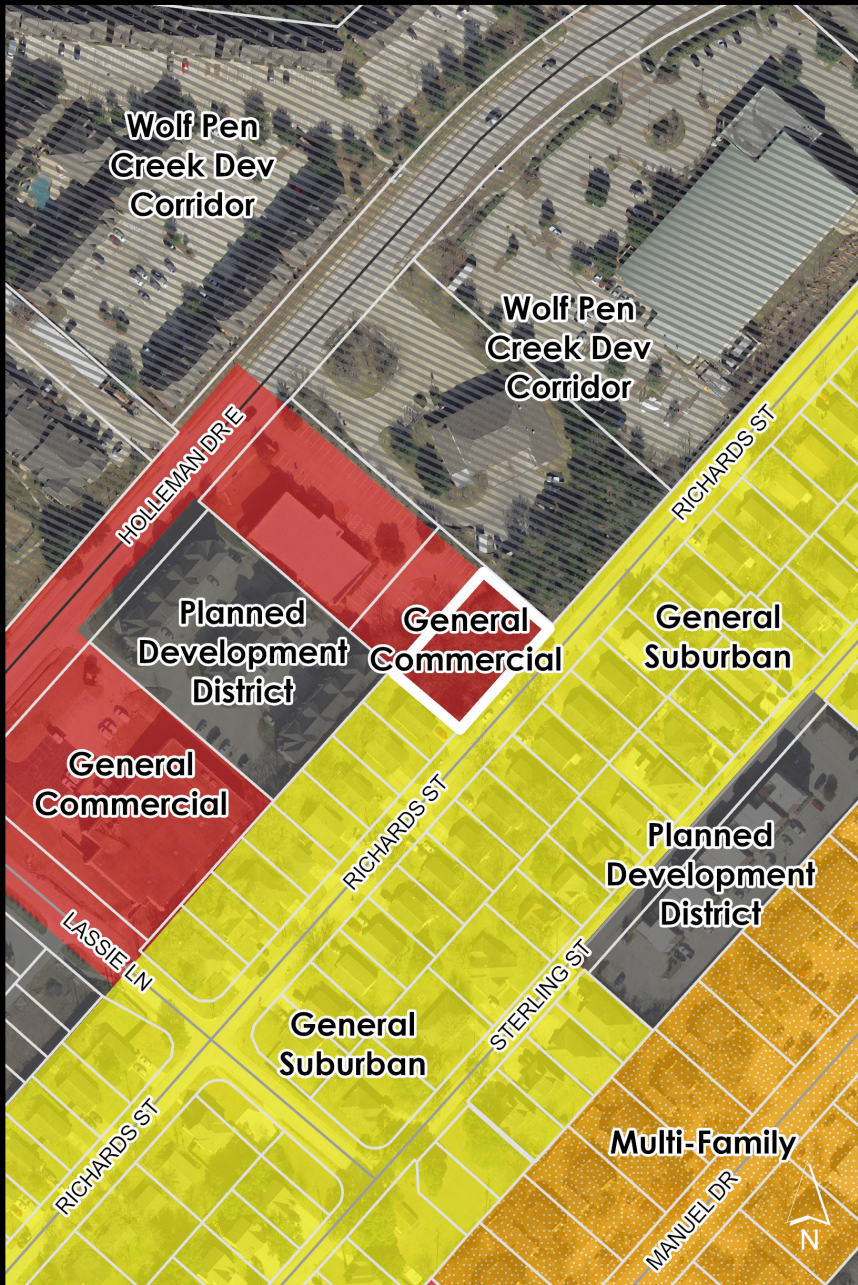
Engineer Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

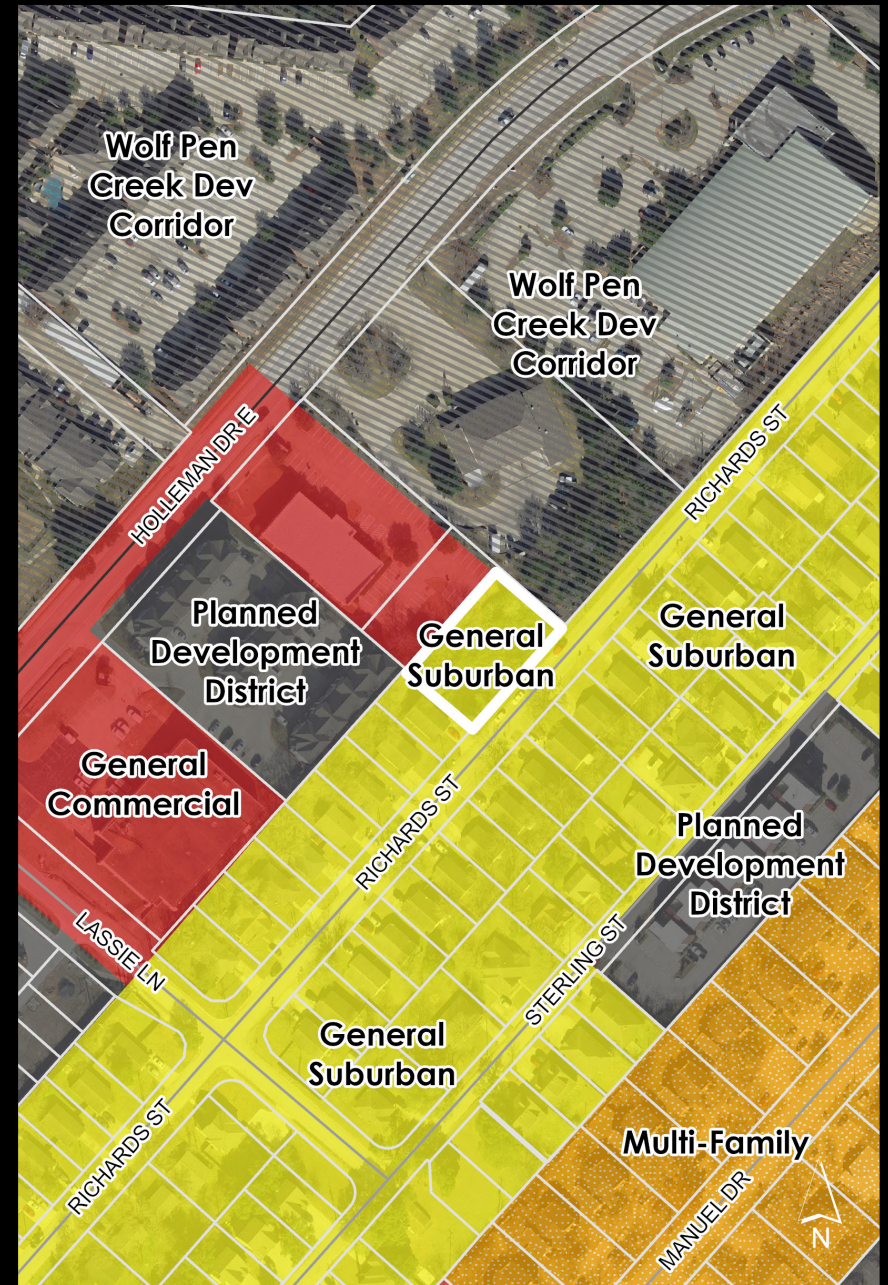
Surveyor Information:

Name: McClure & Browne Engineering & Surveying
Address: 1008 Woodcreek Drive
City: College Station
State: TX
Zip Code: 77845
Phone: 979-693-3838
Email Address: gregh@mcclurebrowne.com

EXISTING Zoning

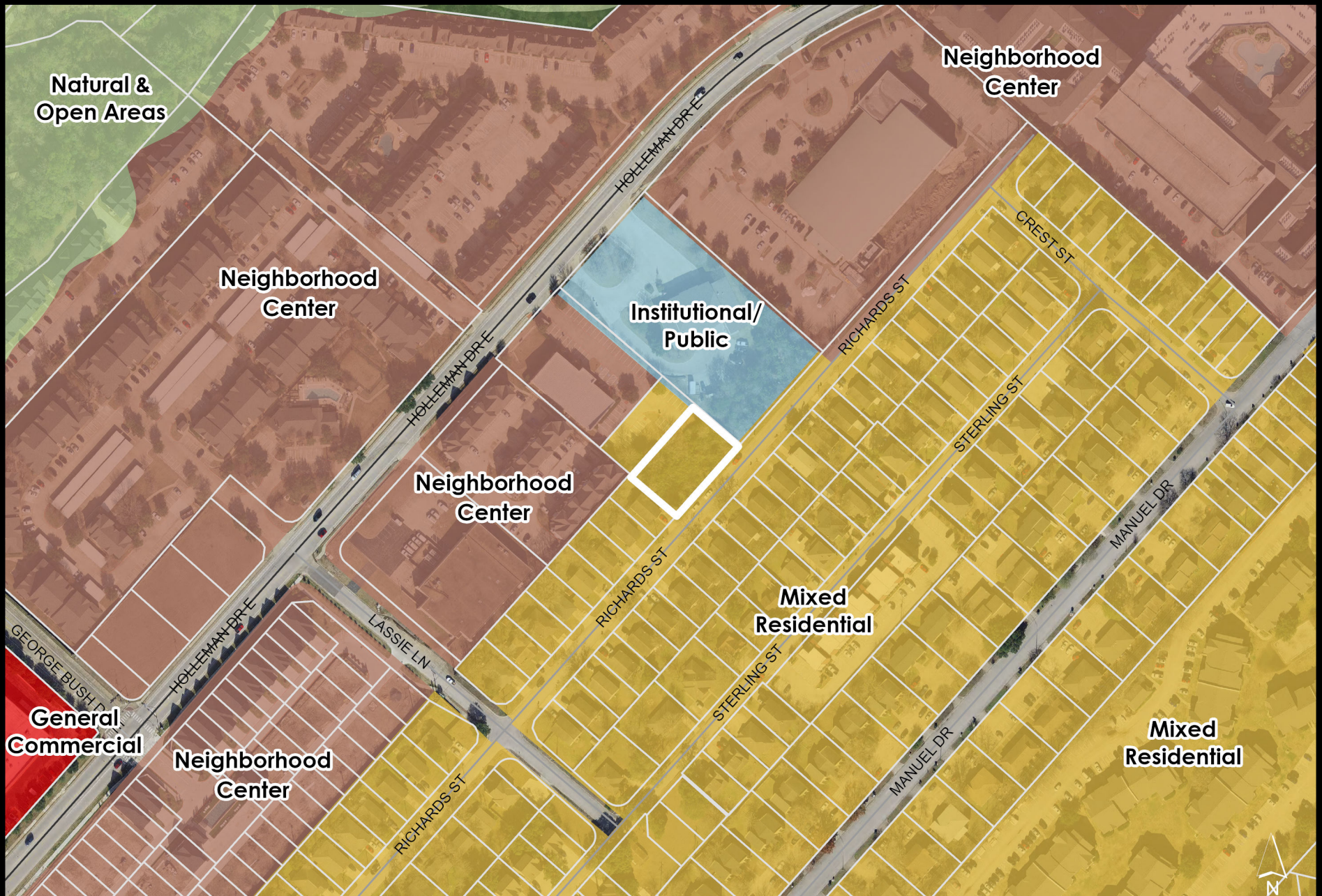


PROPOSED Zoning



EXISTING

Future Land Use





MEMORANDUM

August 3, 2023

TO: Members of the Planning & Zoning Commission

FROM: Robin Macias
Staff Planner, Planning & Development Services

SUBJECT: UDO amendment regarding cluster developments

Item:

Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance Section 8.3.E.4.c 'Adequate Street Access', and presentation, discussion, and possible action regarding a Preliminary Plan for Charleston Mill Subdivision on approximately 40.699 acres, generally located at the intersection of Holleman Drive S and General Parkway. Case# PP2023-000008.

Summary:

This preliminary plan is for a multi-phase residential townhome development along a minor arterial, minor collector and railroad, which includes 254 townhome lots, 1 commercial lot and 14 common areas. The preliminary plan layout shows the public street extension of General Parkway and a future commercial lot along Holleman Drive S.

This preliminary plan includes a discretionary item related to street connections in the Unified Development Ordinance Section 8.3.E.4.c 'Adequate Street Access'. Per this section, the Planning and Zoning Commission may require three street connections to external paved public streets when two hundred or more lots are served.

This subdivision is proposing to provide two external street connections to Holleman Drive S from General Parkway and Atticus Drive. With future development, the proposed subdivision will have more than three external street connections as the following connections will be made:

- The Thoroughfare Plan shows the extension of General Parkway through the adjacent unplatted lot along with the construction of a two lane minor collector connecting back to Holleman Drive S.
- The proposed street projection of Scout Drive will be extended through the adjacent property which will connect to Holleman Drive S.
- Larimer Drive off of General Parkway will be extended to Dowling Road with a townhome development that is currently in the review process.

Planning & Development Services • 1101 Texas Avenue, PO Box 9960 • College Station, TX 77840
Office 979.764.3570 / Fax 979.764.3496

A tributary of Bee Creek bisects a large portion of the property. The configuration of the tributary limits the ability to provide connectivity to Holleman Drive S. During the review of this preliminary plan, Public Works and the Fire Department did not request a third access be provided and determined they were able to serve the subdivision as proposed.

Staff is recommending approval of the discretionary item as there are constraints to the site due to the floodplain and there will be sufficient connections with future development.

Supporting Materials:

1. Preliminary Plan

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

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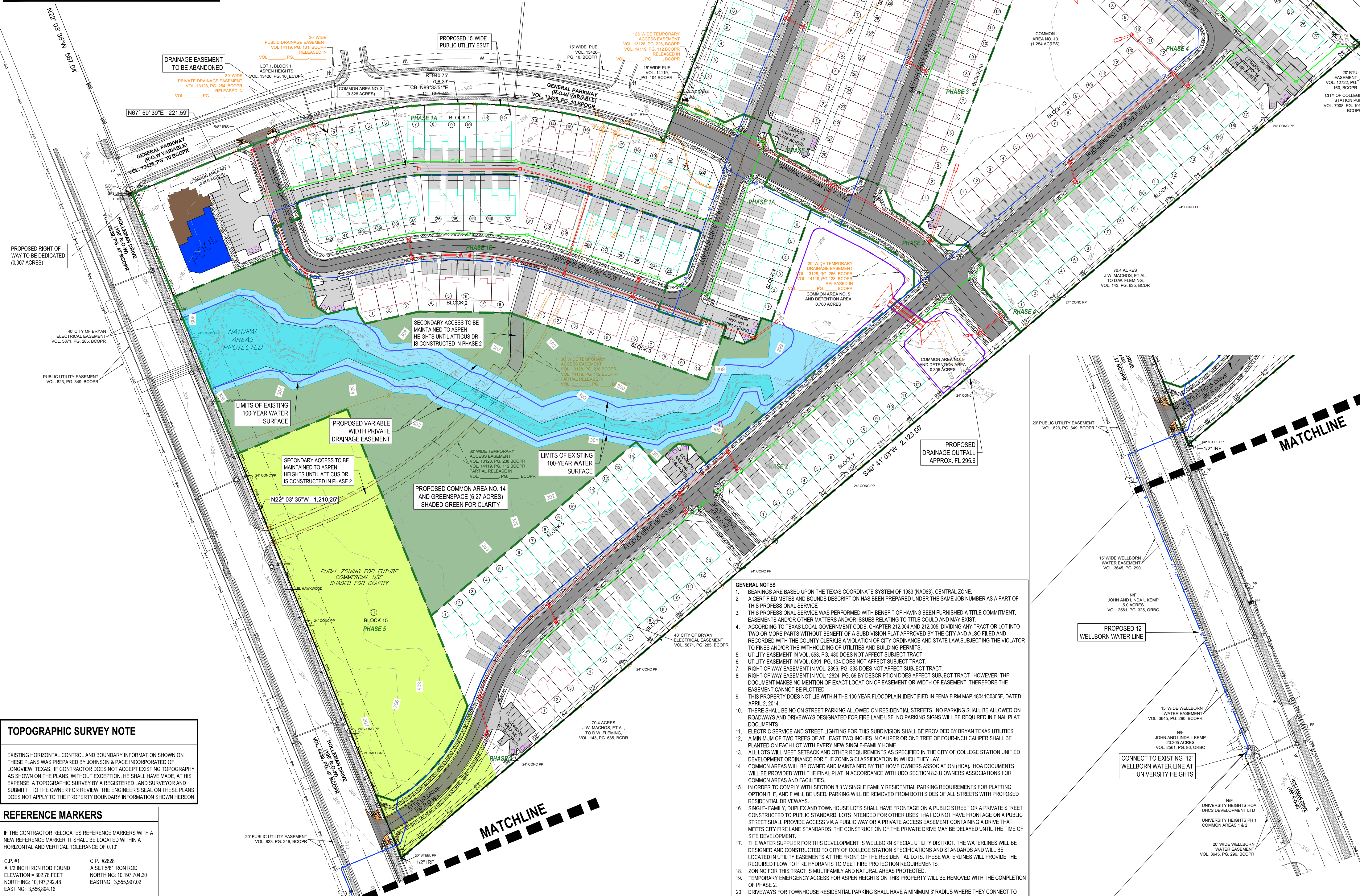
PROPOSED LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED CONCRETE PAVEMENT FOR STREETS
- PROPOSED CONCRETE PARKING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' YD DUMPSTER
- PROPOSED WATER METER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM STRUCTURE
- PROPOSED STORM SEWER
- PROPOSED LIGHTPOLE
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- COLOR OF EXISTING ITEMS TO BE REMOVED
- PHASE LINE

EXISTING LEGEND

- POWER POLE
- POWER POLE (W/ UGE)
- POWER POLE W/ TRANSFORMER (UGE)
- POWER POLE W/ TRANSFORMER (UGE)
- LIGHT POLE
- GLY WIRE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- SIGN
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER RING & COVER
- FENCE POST
- CONC
- UGE
- OHE
- S
- W
- USO
- EXISTING ELECTRIC LINES
- EXISTING WATER LINES
- EXISTING SANITARY SEWER LINES
- EXISTING FIBER OPTIC CABLE
- EXISTING GAS LINE
- EXISTING STORM SEWER LINES
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING CONCRETE SIDEWALK

Water/Wastewater Demand							
Number of BRs	Capita Per	GPD/Capita	Average Total	Average Daily Total	Peaking Factor	Peak Hourly Flow (gpd)	Peak Flow (GPM)
906	1	100	90600	62.9	4	362400	251.7



TOPOGRAPHIC SURVEY NOTE

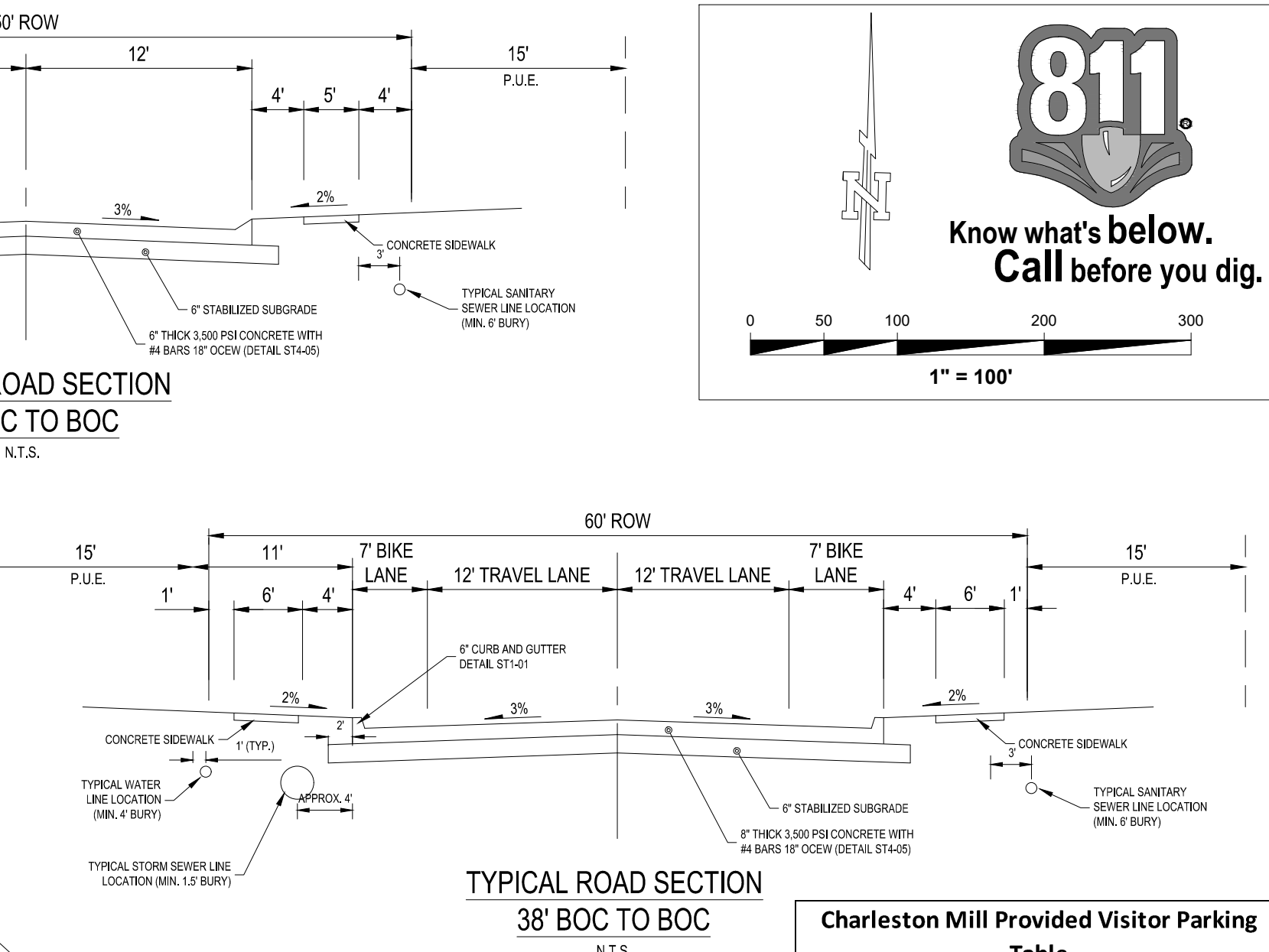
EXISTING HORIZONTAL CONTROL AND BOUNDARY INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY JOHNSON & PACE INCORPORATED OF LONGVIEW, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

REFERENCE MARKERS

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

C.P. #1
A 1/2" IRON ROD FOUND
ELEVATION = 302.73 FEET
NORTHING = 10,197,794.20
EASTING = 3,555,894.16

C.P. #2028
A SET 5/8" IRON ROD
NORTHING = 10,197,794.20
EASTING = 3,555,894.16



Charleston Mill Required Visitor Parking Table		
Phase	Dwelling Units	Required Parking
Phase 1	66	17
Phase 2	39	10
Phase 3	89	22
Phase 4	59	15
Total	253	63

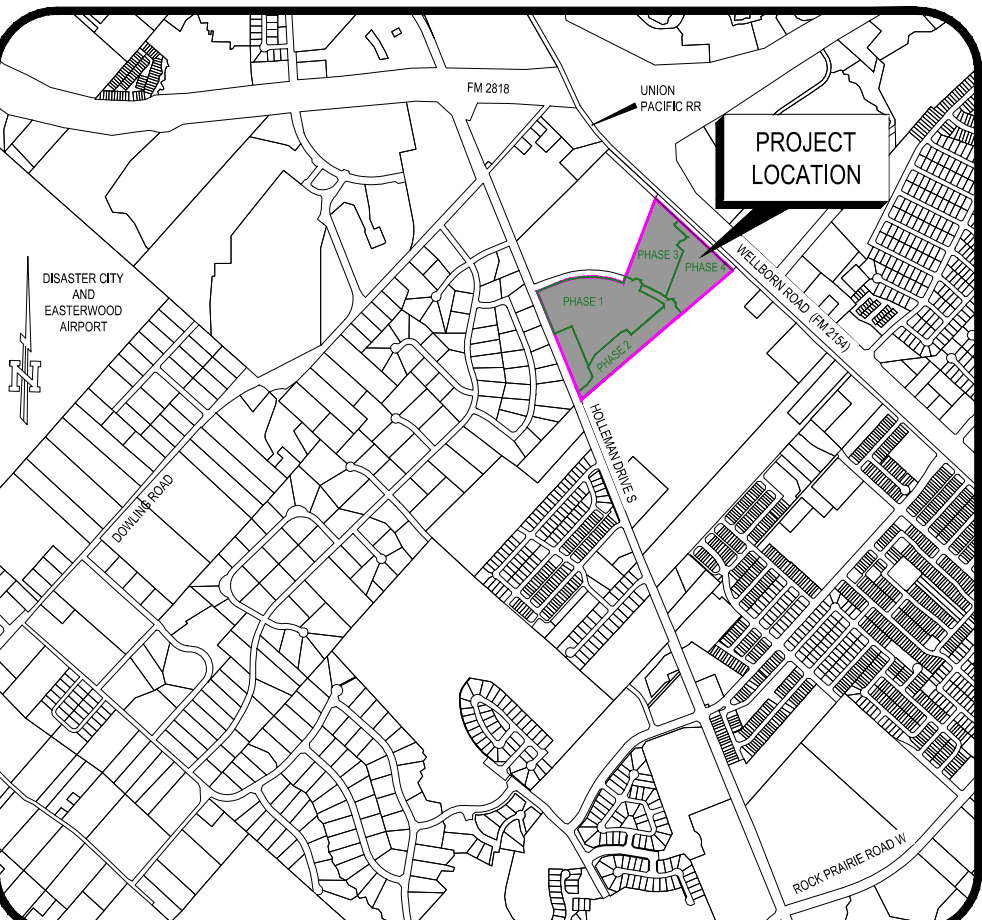
Charleston Mill Provided Visitor Parking Table				
	Phase 1	Phase 2	Phase 3	Phase 4
Common Area No. 1	18	0	0	0
Common Area No. 2	6	0	0	0
Common Area No. 4	2	0	0	0
Common Area No. 6	0	8	0	0
Common Area No. 7	0	6	0	0
Common Area No. 8	0	0	3	0
Common Area No. 11	0	0	11	0
Common Area No. 12	0	0	8	0
Common Area No. 13	0	0	0	3
Common Area No. 14	0	0	0	12
Total	26	14	22	15

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAN AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

TROY MAXWELL
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3585

MAY 20, 2022
DATE



METES AND BOUNDS DESCRIPTION
40.699 ACRES

All that certain tract or parcel containing 40.699 acres of land in the Crawford Burnett League, A-7, Brazos County, Texas, being a portion of a tract which was called 70.4 acres and conveyed from James G. Butler to J. & J. Butler Family Partnership, L.P., by an instrument of record in Volume 1551, Page 41, of the Brazos County Official Public Records, (BCORP), said 40.699 acres being more particularly described by metes and bounds as follows, basing bearings on the Texas Coordinate System of 1983, (NAD 83) North Central Zone, to wit:

BEGINNING at a 1/2" iron rod found for southeast corner, being the southeast corner of said 69.37 acre tract, northeast corner of a tract which was called 70.4 acres and conveyed from J.W. McChes, et al. to D.W. Fleming, by an instrument of record in Volume 143, Page 635, of the Brazos County Deed Records, (BCDR), and south corner of a tract which was called Old Highway 6 (AKA Old Wellborn Road) R-O-W Butler Parcel (Tract #2 1.185 acres), by an instrument of record in Volume 14165, Page 116, BCORP;

THENCE S44°11'25"W, 2,122.50 feet along the common line of said 69.37 acre tract and said 70.4 acre tract to a 1/2" iron rod found for southwest corner, being the southwest corner of said 69.37 acre tract and northwest corner of said 70.4 acre tract, lying in the northeast R-O-W line of Holleman Drive;

THENCE N22°03'35"W, 1,210.25 feet along the common line of said 69.37 acre tract and Holleman Drive to a 5/8" iron rod set for northwest corner, lying in the south R-O-W line of General Parkway, a dedicated R-O-W as shown on the plat of Aspen Heights, a subdivision of record in Volume 14265, Page 10, BCORP;

THENCE departing Holleman Drive, N67°59'30"E, 221.59 feet crossing said 69.37 acre tract and along the south R-O-W line of General Parkway to a 5/8" iron rod set at the beginning of a curve;

THENCE 708.33 feet continuing across said 69.37 acre tract, along General Parkway, and a curve to the right, (Delta: 43°08'28", Radius: 940.75 feet, Chord: N89°33'55"E, 691.11 feet), to a 1/2" iron rod found for interior corner and end of curve, being the southeast corner of General Parkway;

THENCE N21°08'41"E, 692.82 feet continuing across said 69.37 acre tract, along the east R-O-W line of General Parkway, and east line of Lot 1, Block 1, Aspen Heights to a 1/2" iron rod found for northeast corner, being the most easterly northeast corner of Lot 1, south corner of a tract which was called Old Highway 6 (AKA Old Wellborn Road) R-O-W Aspen Parcel (Tract #1 0.729 acres), by an instrument of record in Volume 14165, Page 116, BCORP, and west corner of said Butler Parcel, lying in the east line of said 69.37 acre tract;

THENCE S41°02'27"E, 1,118.24 feet along the common line of said 69.37 acre tract and said Butler Parcel to the PLACE OF BEGINNING, containing 40.699 acres of land, more or less. As a part of this professional service, a certified plat has been prepared by Johnson & Pace Incorporated under Job # 4826-001;

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

BEAMON ENGINEERING
TYPE FIRM NO. F-21088
16172 BENCH LANE
BRYAN, TEXAS 77807

DANIEL P. BEAMON
LICENSED PROFESSIONAL ENGINEER
105876
JULY 24, 2023

CHARLESTON MILL SUBDIVISION
40.699 ACRES AT GENERAL PARKWAY AND SOUTH HOLLEMAN DR
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
J & J BUTLER FAMILY PARTNERSHIP LTD
1201 NW LOOP 281 STE 100
COLLEGE STATION, TX 77845
PH: (832) 753-5663
FAX: (832) 753-5667

SUBMITTALS

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN FIRST SUBMITTAL	MAY 3, 2023
2	PRELIMINARY PLAN SECOND SUBMITTAL	JUNE 12, 2023
3	PRELIMINARY PLAN THIRD SUBMITTAL	AUG 13, 2023
4	PRELIMINARY PLAN FOURTH SUBMITTAL	JULY 11, 2023
5	PRELIMINARY PLAN FIFTH SUBMITTAL	JULY 11, 2023

PRELIMINARY PLAN OVERALL PLAN

DRAWN BY: DPB
CHECKED BY: DPB
DATE: JULY 24, 2023
SHEET NO.: 1 OF 6

JOB NO.: 2023-BT
SCALE: 1"=100'



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IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

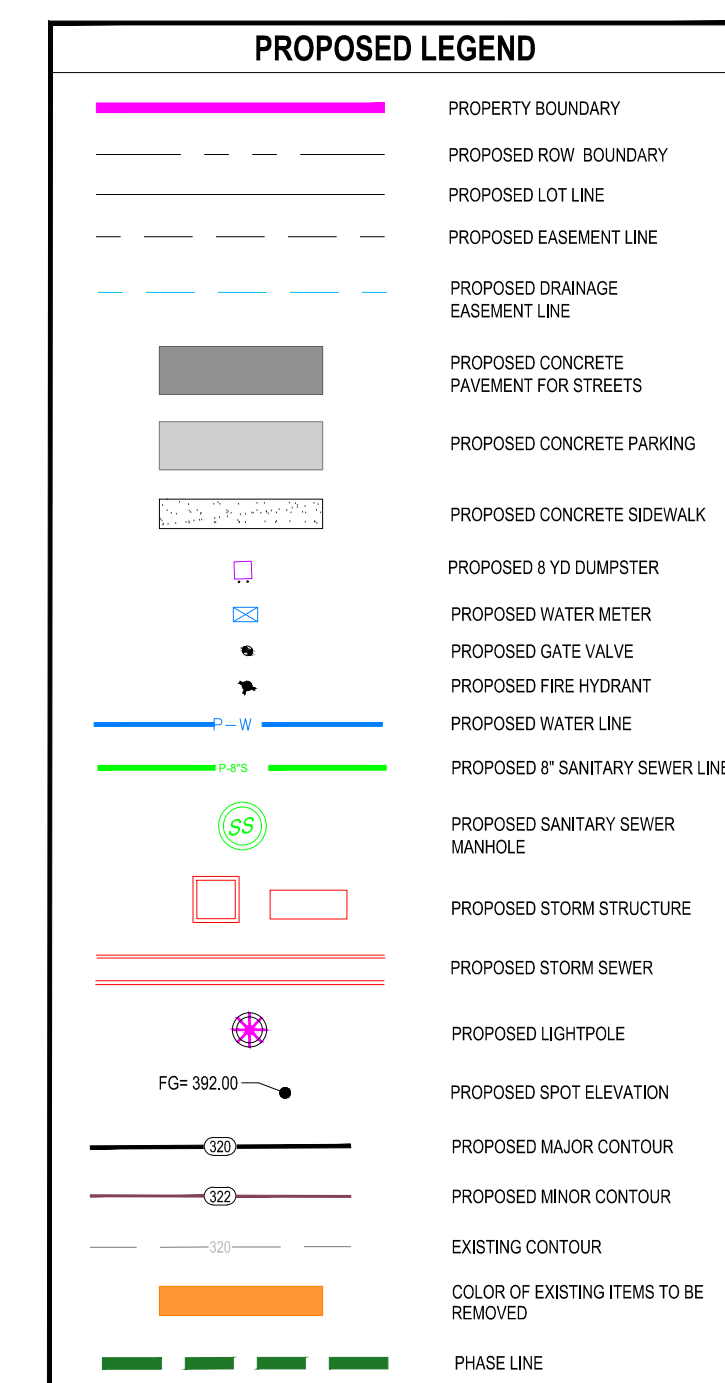
I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MAY 20, 2022
DATE

OWNER/DEVELOPER:	J & B BUTLER FAMILY PARTNERSHIP LTD AMFAD DEVELOPMENT 4501 MILLS PARK CIRCLE STE 200 COLLEGE STATION, TX 77845 PH. 979-224-9500
ENGINEER:	DANIEL BEAMON BEAMON ENGINEERING, LLC 18177 BENCH LINE BRYAN, TX 77807
SURVEYOR:	JOHNSON & PACE INCORPORATED 1201 NW COOP 28 TH STE. 100 LONGVIEW, TX 75064
LEGAL DESCRIPTION:	TRACT 135, 40.899 ACRES IN THE CRAWFORD BURNETT LEAGUE, A-7 BRAZOS COUNTY, TX
ADDRESS:	TBD GENERAL PARKWAY AND SOUTH HOLLEMAN DR COLLEGE STATION, TX 77845
CURRENT ZONING:	MULFAMILY AND NATURAL AREAS PROTECTED
CURRENT LAND USE:	AGRICULTURE
PROPOSED LAND USE:	TOWNSHIPS
PROPOSED ACRES:	40.899 ACRES
NUMBER OF LOTS:	253 LOTS / 906 BRS IN 4 PHASES PHASE 1 = 66 LOTS / 230 BRS PHASE 2 = 39 LOTS / 153 BRS PHASE 3 = 89 LOTS / 370 BRS PHASE 4 = 59 LOTS / 211 BRS
DENSITY:	6.22 LOTS per ACRE



CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.



	POWER POLE		SIGN
	POWER POLE (USE)		SANITARY SEWER MANHOLE
	POWER POLE WITH TRANSFORMER		CLEANOUT
	POWER POLE WITH TRANSFORMER (USE)		STORM SEWER RING & COVER
	LIGHT POLE		FENCE POST
	GUY WIRE		CONC
	WATER METER		UGE
	WATER VALVE		OHE
	FIRE HYDRANT		S
	TELEPHONE PEDESTAL		W
			USO
			UNLESS SHOWN OTHERWISE

	EXISTING ELECTRIC LINES
	EXISTING WATER LINES
	EXISTING SANITARY SEWER LINES
	EXISTING FIBER OPTIC CABLE
	EXISTING GAS LINE
	EXISTING STORM SEWER LINES
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE
	EXISTING CONCRETE SIDEWALK

Phase 3 Curve Table					
Line	Length	Radius	Chord Length	Chord Bearing	Delta
C46	85.41'	1011.75'	85.38'	S66°30'19.9"E	4°50'12.4"
C47	9.96'	325.00'	9.96'	S67°58'36.1"E	1°45'23.8"
C48	36.18'	325.00'	28.17'	S64°35'18.1"E	4°58'06.4"
C49	21.98'	325.00'	21.97'	S60°11'35.0"E	3°52'27.2"
C50	35.27'	325.00'	35.25'	S55°08'49.6"E	6°13'03.6"
C51	28.32'	325.00'	28.31'	S49°32'22.8"E	4°59'31.1"
C52	60.47'	275.00'	60.34'	S62°19'06.6"E	12°35'52.4"
C53	41.94'	275.00'	41.90'	S51°39'01.8"E	8°44'17.3"
C54	26.51'	325.00'	26.50'	N23°28'52.7"E	4°42'03.0"
C55	27.42'	325.00'	27.41'	N28°14'05.4"E	4°50'02.3"
C56	28.39'	325.00'	28.38'	N33°09'15.4"E	5°00'17.3"
C57	31.71'	325.00'	31.69'	N38°27'04.8"E	5°32'25.0"
C58	33.96'	275.00'	33.94'	N24°40'59.0"E	7°04'35.5"
C59	59.23'	275.00'	59.11'	N34°23'29.2"E	12°20'25.0"

Line	Distance	Bearing
L62	5.00'	S 68d51'18.8" E
L63	5.00'	S 68d51'18.8" E
L64	23.60'	N 21d9'41.2" E
L65	52.89'	N 21d9'41.2" E
L66	82.18'	N 21d9'41.2" E
L67	117.147'	N 21d9'41.2" E
L68	10.00'	S 68d51'18.8" E
L69	32.50'	S 68d51'18.8" E
L70	14.85'	S 68d51'18.8" E
L71	4.88'	S 47d2'37.3" E
L72	29.29'	S 47d2'37.3" E
L73	29.29'	S 47d2'37.3" E
L74	29.29'	S 47d2'37.3" E
L75	29.29'	S 47d2'37.3" E
L76	36.79'	S 47d2'37.3" E
L77	2.91'	N 2d53'55.7" W

3, LLC

SUBCOMMITTEE
AMSTAD DEVI
4501 MILLS P
COLLEGE ST
PH. 979-224-9

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY PLAN FIRST SUBMITTAL	DPB	MAY 15, 2023
2	PRELIMINARY PLAN SECOND SUBMITTAL	DPB	JUNE 12, 2023
3	PRELIMINARY PLAN THIRD SUBMITTAL	DPB	JULY 3, 2023
4	PRELIMINARY PLAN FOURTH SUBMITTAL	DPB	JULY 17, 2023
5	PRELIMINARY PLAN FIFTH SUBMITTAL	DPB	JULY 24, 2023

PRELIMINARY PLAN PHASE 3

DRAWN BY:	JOB NO.:
DPB	2023-BT
CHECKED BY:	
DPB	SCALE:
DATE:	1"=60'
JULY 24, 2023	
SHEET NO.:	

