



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Ave, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 257 325 334 510 | Passcode: iAGMTc

Phone: 833-240-7855 | Phone Conference: 771 141 369#

The City Council may or may not attend this meeting.

September 7, 2023

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

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

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. August 17 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Subdivision Phases 109 and 112 on approximately 19.5 acres, located generally on the south side of Rock Prairie Road, across from Harris Drive. Case #FP2022-000010

Sponsors: Jesse Dimeolo

Attachments:

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

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

5. Regular Agenda

- 5.1. Presentation, discussion, and possible action regarding waivers to the Unified Development Ordinance Section 8.3.G.2 'Blocks' and Unified Development Ordinance Section 8.3.J 'Access Ways', and presentation, discussion, and possible action regarding a final plat for Woodway West Phase 1 Subdivision Lot 1R, Block 2 being a replat of Woodway West Phase 1 Subdivision Lot 1, Block 2 on approximately 28.949 acres, generally surrounded by Holleman Drive West, Marion Pugh Drive, Luther Street West and Jones Butler Road. Case #FP2023-000009

Sponsors: Robin Macias

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Final Plat
4. Subdivision Waiver Request
5. Applicant's Supporting Information

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 48.31 acres of land, being 103 lots within Southwood Sections 1; 2; 2A; 6; 7; 9; and 10 Subdivisions and Camelot Addition Section 2 Subdivision, generally located between Southwest Parkway and Guadalupe Drive. Case #REZ2023-000061 (Note: Final action of this item will be considered at the September 14, 2023 City Council meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Rezoning Map
3. Background Information
4. Future Land Use Map
5. Original Subdivision Plats
6. Applicant's Supporting Information
7. Petition Committee Members
8. Neighborhood Meeting Materials
9. Petition Signatures

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from D Duplex to MF Multi-Family for approximately 0.35 acres located at Lincoln Place Phase 2, Block C, Lot 22, generally located at 710 Vassar Court. Case #REZ2023-000063 (Note: Final action of this item will be considered at the September 14, 2023 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

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

- 5.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from M-1 Light Industrial to SC Suburban Commercial for approximately 0.9663 acres located at 1601 Sebesta Road, generally located on the north side of Sebesta Road across from Foxfire Drive. Case #REZ2023-000065 (Note: Final action of this item will be considered at the September 28, 2023 City Council Meeting – Subject to change).

Sponsors: Anthony Armstrong

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

- 5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 5.2 "Residential Zoning District Dimensional Standards," Article 7.3 "Off-Street Parking Standards," and Article 7.4 "Access Management and Circulation," of the Code of Ordinances of the City of College Station, Texas, regarding parking and access standards for developments in the MH Middle Housing zoning district. Case #ORDA2023-000005. (Note: Final action on this item is scheduled for the September 14, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

- Attachments:
1. Sec. 5.2. Residential Zoning District Dimensional Standards redlines
 2. Sec. 7.3. Off-Street Parking Standards redlines
 3. Sec. 7.4. Access Management and Circulation redlines

- 5.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 1.10 "Transitional Provisions," Section 4.1 "Establishment of Districts," Section 5.10 "Overlay Districts," and Section 6.3 "Types of Use" of the Code of Ordinances of the City of College Station, Texas, for the creation of the HOO High Occupancy Overlay. Case #ORDA2023-000004. (Note: Final action on this item is scheduled for the September 14, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

- Attachments:
1. Section 1.10 Transitional Provisions redlines
 2. Section 4.1 Establishment of Districts redlines
 3. Section 5.10 Overlay Districts redlines
 4. Section 6.3 Types of Use redlines

- 5.7. Presentation, discussion, and possible action on the PDS Plan of Work.

Sponsors: Michael Ostrowski

- Attachments:
1. PDS Plan of Work FY2023
 2. Draft PDS Plan of Work FY2024

6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
- 6.2. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Michael Ostrowski

Attachments: None

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

- A rezoning of approximately 0.4 of an acre of land located at 217 Richards Street from GC General Commercial to GS General Suburban. The Planning & Zoning Commission heard this item on August 3, 2023 and voted (5-1) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 33 acres of land located at 5900 Rock Prairie Road from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission heard this item on August 17, 2023 and voted (5-0) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 0.09 of an acre of land located at 213 Holleman Drive East from GC General Commercial to WPC Wolf Pen Creek. The Planning & Zoning Commission heard this item on August 17, 2023 and voted (5-0) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.
- A conditional use permit for ground-floor multi-family on approximately 1 acre of land located at 213 Holleman Drive East. The Planning & Zoning Commission heard this item on August 17, 2023 and voted (5-0) to recommend approval. The City Council heard this item on August 24, 2023 and voted (7-0) to approve the request.

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

- Thursday, September 14, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 21, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, September 28, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 5, 2023 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ for discussion

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

- None

7. Discussion and possible action on future agenda items.

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

8. Adjourn.

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

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 1, 2023 at 5:00 p.m.



City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
August 17, 2023**

COMMISSIONERS PRESENT: Acting Chairperson Jason Cornelius, Commissioners Bobby Mirza, Melissa McIlhaney, Marcus Chaloupka, and Aron Collins

COMMISSIONERS ABSENT: Chairperson Dennis Christiansen and Commissioner David White

COUNCIL MEMBERS PRESENT: Councilmember Dennis Maloney

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, Land Development Review Administrator Anthony Armstrong, Staff Planners Robin Macias, Jesse DiMeolo, Gabriel Schrum, Aspen Pflanz, and Carl Ahrens, Engineer I Lucas Harper, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Lindsey Pressler, Deputy City Attorney Leslie Tipton-Whitten, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, Staff Assistant II Tiffany Romero, and Technology Services Specialist Trey Bransom

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

Acting Chairperson Cornelius 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.

- August 3, 2023

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Subdivision Section 403 on approximately 18.52 acres, located generally at the intersection of State Highway 6 and Southern Pointe Parkway. Case #FPCO2022-000008

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

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

No items were removed from the Consent Agenda for discussion.

5. Regular Agenda

Agenda Items #5.1 & #5.5 were removed from the agenda.

- 5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 48.31 acres of land, being 103 lots within Southwood Sections 1; 2; 2A; 6; 7; 9; and 10 Subdivisions and Camelot Addition Section 2 Subdivision, generally located between Southwest Parkway and Guadalupe Drive. Case #REZ2023-000061 (Note: Final action of this item will be considered at the September 14, 2023 City Council meeting – Subject to change).
- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A , Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GC General Commercial to WPC Wolf Pen Creek for approximately 0.092 Acres at 213 Holleman Drive East, generally located at the intersection of Holleman Drive East and George Bush Drive East. Case #REZ2023-000008 (Note: Final action of this item will be considered at the August 24, 2023 City Council Meeting – Subject to change).
- 5.3 Public Hearing, presentation, discussion, and possible action to consider a Conditional Use Permit for ground floor multi-family in the WPC Wolf Pen Creek zoning district on approximately 1.02 acres located at 213-219 Holleman Drive East, generally located at the intersection of George Bush Drive East and Holleman Drive East. Case #CUP2023-000001 (Note: Final action of this item will be considered at the August 24, 2023 City Council Meeting - Subject to change.)

Presentations and public hearings for agenda items #5.2 and #5.3 were held together.

Staff Planner Schrum presented agenda items #5.2 and #5.3 to the Commission recommending approval of #5.2 and recommending approval of #5.3 with the conditions that no public access shall be allowed onto George Bush Drive East, but rather the installation of Grasscrete, and a gate with Knox Box for Fire access, the buildings shall have a reduced building setback on Holleman Drive East, with pedestrian access from the units to existing sidewalks to be in-line with the intended urban form of the zoning district, and the development shall conform to the attached site and landscape plans.

Commissioner Collins asked if the rezoning and conditional use permit have been reviewed by the fire, sanitation, and utility departments with no objections.

Staff Planner Schrum confirmed that all departments have reviewed and approved the rezoning and conditional use permit.

Acting Chairperson Cornelius opened the public hearing for items #5.2 and #5.3.

No visitors spoke.

Acting Chairperson Cornelius closed the public hearing.

Commissioner Collins motioned to recommend approval of the rezoning, Commissioner Chaloupka seconded the motion, the motion passed 5-0.

Commissioner Collins motioned to recommend approval of the conditional use permit with the conditions recommended by staff, Commissioner Chaloupka seconded the motion, the motion passed 5-0.

- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from BPI Business Park Industrial to PDD Planned Development District on approximately 7.37 acres of land being Tract 38.4 of the Crawford Burnett Subdivision, generally located at 2900 North Graham Road. Case #REZ2023-000009 (Note: Final action of this item will be considered at the September 14, 2023 City Council Meeting - Subject to change).

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

Commissioner Collins asked for the intended use of the property.

Rocky Kau, Applicant, confirmed that the development will be developed as an office complex in the front and a storage facility warehouse in the back with a 22-foot eave height.

Acting Chairperson Cornelius opened the public hearing.

No visitors spoke.

Acting Chairperson Cornelius closed the public hearing.

Commissioner McIlhaney motioned to recommend approval of the rezoning, Commissioner Chaloupka seconded the motion.

Commissioner Chaloupka asked if staff is recommending moving forward with changes to the buffer zones that meet the standards in the area.

Staff Planner Macias stated that the Unified Development Ordinance does allow for developers to substitute a masonry wall for a wooden fence if they double the area, and if double the plantings are provided. Ms. Macias further clarified that BPI Business Park Industrial zoning districts currently require double the plantings so the applicant would be required to provide quadruple the plantings, however the applicant is asking to only be required to provide double the plantings. Staff is supportive of this because the applicant is removing some of the more intense uses.

Commissioner Chaloupka asked about the detention pond as a buffer zone and if the pond is controlled or open.

Staff Planner Macias stated that the applicant has not submitted a site plan application to provide a detention pond design.

Crissy Hartl, Applicant, Mitchell & Morgan Engineers, clarified that they have not designed the detention pond yet, but the plantings would be incorporated into the detention pond area. Ms. Hartl also stated that asking for a fence rather than a masonry wall would disrupt less natural vegetation.

Commissioner Collins asked if staff received any comments from the surrounding property owners.

Director Ostrowski clarified that staff did receive an email from an adjacent property owner directing staff to see the attached letter in support, there was no letter attached. However, the subject of the email was "Letter for support of rezoning for 2900 N Graham Road".

The motion passed 5-0.

- 5.5 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from D Duplex to MF Multi-Family for approximately 0.35 acres located at Lincoln Place Phase 2, Block C, Lot 22, generally located at 710 Vassar Court. Case #REZ2023-000063 (Note: Final action of this item will be considered at the September 14, 2023 City Council Meeting – Subject to change).
- 5.6 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 PDD Planned Development District to PDD Planned to Development District to amend the concept plan on approximately 33 acres located at 5900 Rock Prairie Road. Case #REZ2023-000062 (Note: Final action of this item will be considered at the August 24, 2023 City Council Meeting – Subject to change).

Staff Planner DiMeolo presented the rezoning to the Commission recommending approval with the conditions that a public access easement for a pedestrian path and landscaping, meeting City specifications, located on the adjacent Rock Prairie Baptist Church property (5000 Rock Prairie Road) is approved by the City and recorded with Brazos County and that the pedestrian path and landscaping is constructed and maintained by the Rock Prairie Municipal Management District Number 2.

Commissioner McIlhaney asked for clarification on the Commission requiring a condition that has already been met.

Staff Planner DiMeolo clarified that for the applicant to develop the property, the concept plan for the subdivision needs to be updated to reflect the changes and to be approved by the Commission and City Council.

Director Ostrowski clarified that the changes must be formalized within the PDD Planned Development District concept plan because the trail is outside of the PDD Planned Development District boundary.

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

Acting Chairperson Cornelius opened the public hearing.

No visitors spoke.

Acting Chairperson Cornelius closed the public hearing.

Commissioner Chaloupka motioned to recommend approval of the concept plan amendment with the conditions recommended by staff, Commissioner McIlhaney seconded the motion, the motion passed 5-0.

5.7 Presentation, discussion, and possible action on the PDS Plan of Work.

Director Ostrowski presented updates on the PDS Plan of Work to the Commission.

Commissioner Collins asked for further clarification on the safe passing ordinance amendment and tactical urbanism.

Director Ostrowski clarified that the safe passing ordinance would set standards for the passing of bicyclists and pedestrians, and that tactical urbanism was a program to allow small scale temporary improvements that could lead to more permanent ones.

Commissioner Chaloupka asked if there were a way to consolidate bicycle related topics.

Director Ostrowski stated that the City has a Bicycle, Pedestrian, and Greenways Advisory Board that acts as an advisory committee proposing change recommendations to the Commission, however many of the items are action items from various related plans.

Commissioner McIlhaney asked for an update on the accessory dwelling unit changes.

Director Ostrowski stated that the City is discussing setting additional standards, and whether or not attached accessory dwelling units should count as an accessory dwelling unit.

Commissioner Mirza asked for additional information on the how the City will address traffic congestion and mobility concerns as the population of College Station increases.

Director Ostrowski confirmed that the population is growing at about two to three percent a year. Mr. Ostrowski stated that staff is looking at a number of items within Fiscal Year 2023 and Fiscal Year 2024, such as complete streets for the core of College Station, identifying roadways that are prime candidates for creating pathways for bicycle and pedestrian accommodations, and different congestion analysis modeling efforts.

Acting Chairperson Cornelius stated that 20 action items from the PDS Plan of Work are being carried over, asking if staff considers this to be an aggressive number of items.

Director Ostrowski clarified that this is a good amount of set projects for the year, not all will be complete in one year.

Commissioner Collins asked if the City had any plans to ensure suitable housing accommodations for new students.

Director Ostrowski stated that with limited additional on-campus student housing there will be incremental changes, such as the MH Middle Housing zoning district and identifying appropriate areas for growth.

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:

- Wolf Den Subdivision, Block 1, Lots 1R-4R ~ Case #FP2023-000016

There was no discussion.

6.3 Presentation and discussion on MH Middle Housing rezoning requests.

Director Ostrowski provided updates on the MH Middle Housing zoning district and Shared Housing site plan applications.

6.4 Presentation and discussion regarding an update on items heard:

- An ordinance amendment regarding formatting and content edits to the Unified Development Ordinance. The Planning & Zoning Commission heard this item on July 20, 2023 and voted (6-0) to recommend approval. The City Council heard this item on August 10, 2023 and voted (7-0) to approve the request.
- An ordinance amendment regarding off-street parking and bicycle parking requirements. The Planning & Zoning Commission heard this item on July 20, 2023 and voted (6-0) to recommend approval. The City Council heard this item on August 10, 2023 and voted (7-0) to approve the request.

There was no discussion.

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

- Thursday, August 24, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 7, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, September 14, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 21, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

- None

There was no discussion.

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

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 7:02 p.m.

Approved:

Jason Cornelius, Acting Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services



**Final Plat
for
Midtown Reserve Subdivision
Phases 109 & 112
FP2022-000010**

Scale	44 lots on approximately 19.5 acres.
Location	Generally located on the south side of Rock Prairie Road, across from Harris Drive.
Property Owner	College Station Downtown Residential, LLC
Applicant	Schultz Engineering, LLC
Project Manager	Jesse DiMeolo, Staff Planner, jdimeolo@cstx.gov
Project Overview	In June 2020, the subject property was rezoned from R Rural to PDD Planned Development District. These are the first two phases of a new single-family residential expansion to the Midtown Reserve Subdivision and plats the property into 44 single-family lots, five common areas, and 4.1 acres of right-of-way. Sidewalk fee-in-lieu was also paid for a portion of property frontage along Rock Prairie Road.
Preliminary Plan	Originally approved November 2018 with revisions July 2019 and December 2021. Waivers were granted to the subdivision regulations for block length along Rock Prairie Road from Town Lake Drive to the future Double Mountain Road thoroughfare extension and along the shared property line to the east of Phase 109, Block 37 from Calaveras Court to the Toledo Bend Drive stub.
Public Infrastructure	Approximate Totals: Water Lines ~ 2543 LF Sanitary Sewer Lines ~ 4990 LF Storm Sewers ~ 1972 LF Bike Paths ~ 1173 LF Sidewalks ~ 6485 LF Streets ~ 3609 LF
Parkland Dedication	This Final Plat does not include any parkland dedication. The developer dedicated land and constructed park improvements in an earlier phase and these credits now cover the requirements for these two phases.
Traffic Impact Analysis	TIA for the overall development was provided with the preliminary plan approved in November 2018 and updated in May 2020. This plat is in conformance with the TIA.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes, with the exception of waivers related to Block Length requirements previously approved with the preliminary plan.
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP

MIDTOWN RESERVE SUBDIVISION
PHASES 109 & 112
FP2022-000010

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0 380 760 Feet

**MIDTOWN RESERVE SUBDIVISION
PHASES 109 & 112**

Case:
FP2022-000010

FINAL PLAT RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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



0 462.5 925 Feet

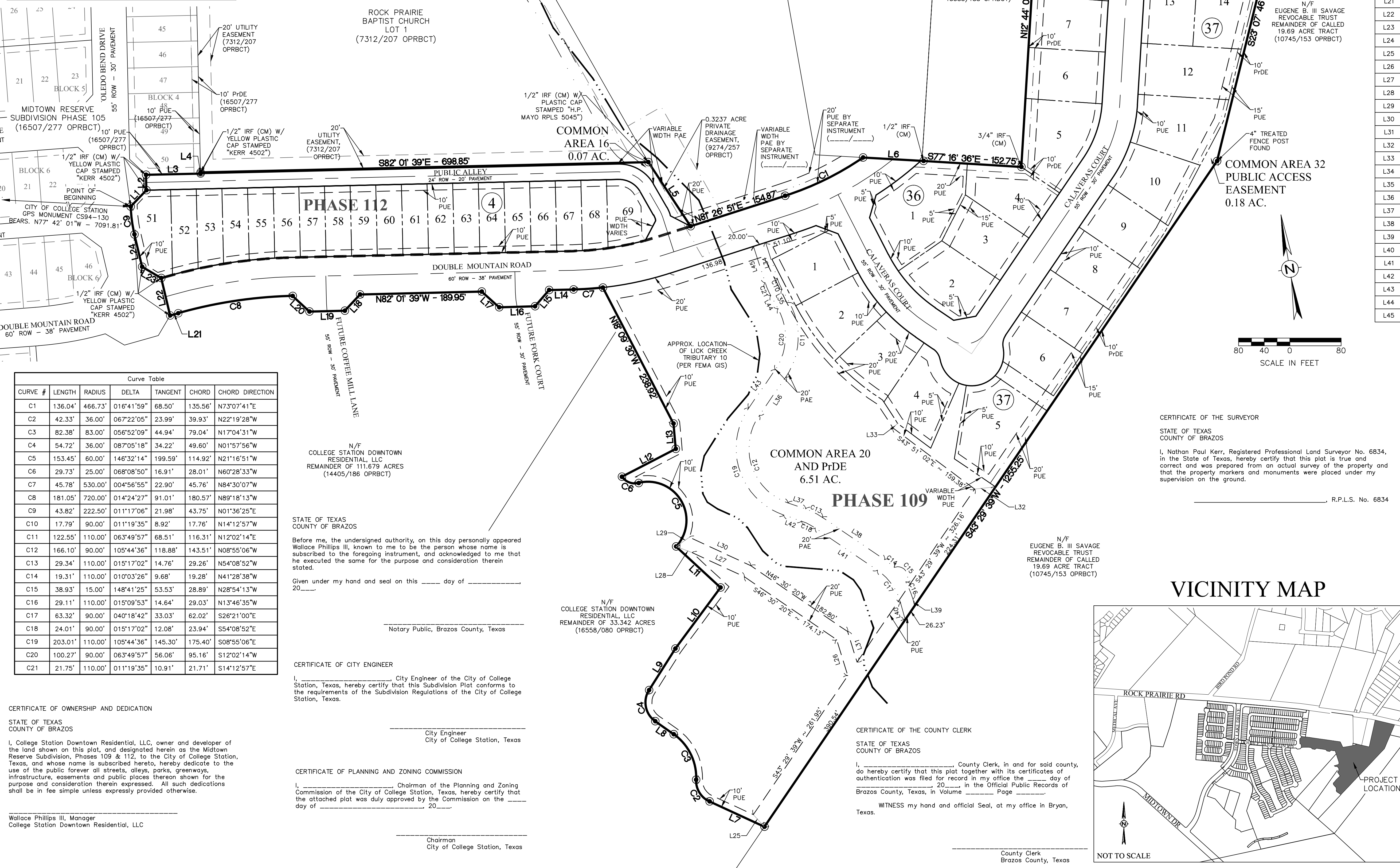
**MIDTOWN RESERVE SUBDIVISION
PHASES 109 & 112**

Case: FINAL PLAT RESIDENTIAL
FP2022-000010

LEGEND

PROPERTY BOUNDARY
RIGHT OF WAY
LOT LINE
PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
PROPOSED PHASE LINE
PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
PROPOSED PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
EXISTING PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
RIGHT OF WAY CENTERLINE
"X" SET IN CONCRETE
BLOCK LABEL
CM
IRF
N/F
ORBCT
OPRBCT

CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
IRON ROD FOUND
NOW OR FORMERLY
OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS



Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	136.04'	466.73'	016°41'59"	68.50'	135.56'
C2	42.33'	36.00'	067°22'05"	23.99'	39.93'
C3	82.38'	83.00'	056°52'09"	44.94'	79.04'
C4	54.72'	36.00'	087°05'18"	34.22'	49.60'
C5	153.45'	60.00'	146°32'14"	199.59'	114.92'
C6	29.73'	25.00'	068°08'50"	16.91'	28.01'
C7	45.78'	530.00'	004°56'55"	22.90'	45.76'
C8	181.05'	720.00'	014°24'27"	91.01'	180.57'
C9	43.82'	222.50'	011°17'06"	21.98'	43.75'
C10	17.79'	90.00'	011°19'35"	8.92'	17.76'
C11	122.55'	110.00'	063°49'57"	68.51'	116.31'
C12	166.10'	90.00'	105°44'36"	118.88'	143.51'
C13	29.34'	110.00'	015°17'02"	14.76'	29.26'
C14	19.31'	110.00'	010°03'26"	9.68'	19.28'
C15	38.93'	15.00'	148°41'25"	53.53'	28.89'
C16	29.11'	110.00'	015°09'53"	14.64'	29.03'
C17	63.32'	90.00'	040°18'42"	33.03'	62.02'
C18	24.01'	90.00'	015°17'02"	12.08'	23.94'
C19	203.01'	110.00'	105°44'36"	145.30'	175.40'
C20	100.27'	90.00'	063°49'57"	56.06'	95.16'
C21	21.75'	110.00'	011°19'35"	10.91'	21.71'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, College Station Downtown Residential, LLC, owner and developer of the land shown on this plat, and designated herein as the Midtown Reserve Subdivision, Phases 109 & 112, 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.

Wallace Phillips III, Manager
College Station Downtown Residential, LLC

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

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

Notary Public, Brazos County, Texas

CERTIFICATE OF 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, Texas.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman
City of College Station, Texas

CERTIFICATE OF THE COUNTY CLERK

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

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

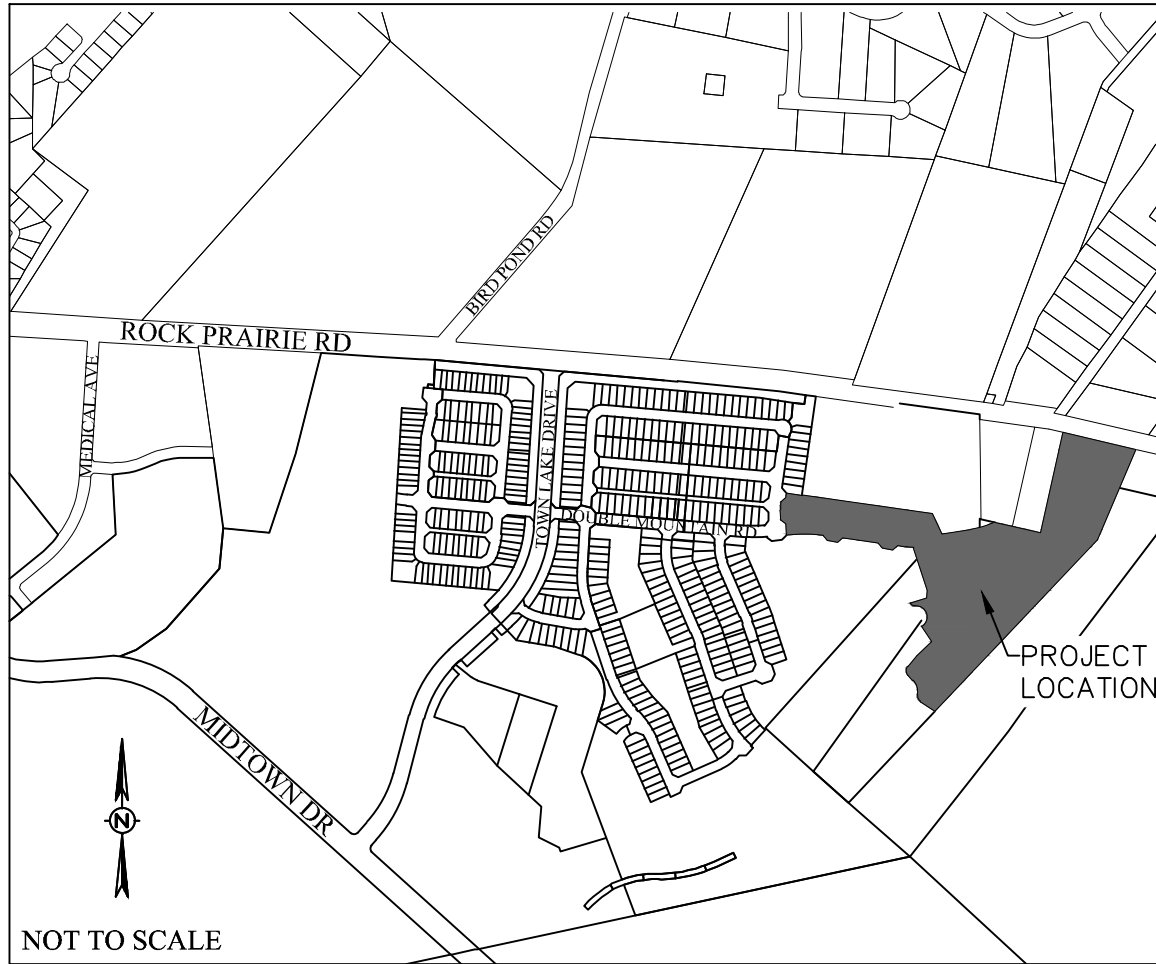
County Clerk
Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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

R.P.L.S. No. 6834



- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-130 (Y:10200590.80, X:3569863.02) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999898305 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT IS GENERAL SUBURBAN.
 - EACH LOT WILL PROVIDE A MINIMUM OF 1 TREE (CANOPY OR NON-CANOPY) REQUIRED IN THE FRONT YARD. THIS IS A MODIFICATION FROM THE GENERAL SUBURBAN REQUIREMENT.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING, LANDSCAPING AND STRUCTURES REQUIRING A BUILDING PERMIT CANNOT IMPIDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER/HOMEOWNER TO INSTALL AND MAINTAIN MESH WIRING. THE HOA WILL HAVE THE RIGHT TO ACCESS THE PRIVATE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE AND CLEANING.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION AND SEWER LINES WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
 - THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 221257, DATED 03-15-2022. RESTRICTIONS AND EXCEPTIONS LISTED ON TITLE COMMITMENT ARE ADDRESSED AS FOLLOWS:
 - RESTRICTIONS (14405/154 OPRBCT) DO APPLY TO THIS TRACT. DECLARANT RESERVES THE RIGHT FOR DEVELOPER TO CREATE PUBLIC UTILITY EASEMENTS HAVING A MAXIMUM WIDTH OF 7.5 FEET ON EACH SIDE OF A LOT LINE. HOA BLANKET EASEMENT IS RETAINED OVER ALL LOTS AND COMMON AREAS FOR CONSTRUCTION AND MAINTENANCE OF COMMON CABLE TELEVISION AND SPRINKLER SYSTEMS, AND LANDSCAPING.
 - RESTRICTIONS (15471/24 OPRBCT) AND SETBACKS IN SECTION 2-4 THROUGH 2-9 DO APPLY TO THIS TRACT BUT ARE NOT SHOWN HEREON.
 - BLANKET UTILITY EASEMENT TO THE CITY OF COLLEGE STATION (14574/66 OPRBCT) DOES APPLY TO A PORTION OF THIS TRACT.
 - BLANKET ELECTRIC EASEMENT TO THE CITY OF BRYAN (524/498 DRBCT) DOES APPLY TO A PORTION OF THIS TRACT.
 - 20' ELECTRIC EASEMENT TO THE CITY OF COLLEGE STATION (747/828 DRBCT) DOES CROSS THIS TRACT AT THE RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT.
 - 20' ELECTRIC, WATER, AND COMMUNICATIONS EASEMENT TO THE CITY OF COLLEGE STATION (5744/193 OPRBCT) DOES CROSS THIS TRACT AT THE RIGHT-OF-WAY DEDICATION SHOWN ON THIS PLAT.
 - PRIVATE DRAINAGE EASEMENT TO ROCK PRAIRIE BAPTIST CHURCH (9274/257 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - BLANKET ELECTRIC EASEMENT TO THE CITY OF BRYAN (686/181 DRBCT; SEE 452/612 DRBCT) DOES APPLY TO A PORTION OF THIS TRACT.
 - PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION (11357/270 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER TITLE REPORT ITEMS ARE NOT SURVEY RELATED ITEMS OR ARE NOT SHOWN HEREON.
 - ADDITIONALLY, BLANKET ELECTRIC EASEMENT TO THE CITY OF BRYAN (98/325 DRBCT) DOES NOT APPLY TO THIS TRACT AS PARTIALLY RELEASED (15580/199 OPRBCT).
 - PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION DOES NOT CROSS THIS TRACT AND IS NOT SHOWN HEREON.
 - MAXIMUM IMPERVIOUS COVER TO BE 65%. THIS MAXIMUM PERCENTAGE IS IN ACCORDANCE WITH THE DRAINAGE REPORT TITLED, "DRAINAGE REPORT FOR MIDTOWN RESERVE SUBDIVISION DETENTION ANALYSIS FOR GOEN TRACT ADDITION COLLEGE STATION, TEXAS", DATED MARCH 2022 PREPARED BY SCHULTZ ENGINEERING.
 - LOTS 51-69, BLOCK 4, LOT 1, BLOCK 36, AND LOT 1, BLOCK 37 CANNOT TAKE ACCESS FROM DOUBLE MOUNTAIN ROAD.

FINAL PLAT

MIDTOWN RESERVE SUBDIVISION

PHASES 109 & 112

109 - 16.896 ACRES & 112 - 2.617 ACRES

BEING PORTIONS OF THE REMAINDER OF A

CALLED 111.679 ACRE TRACT
VOLUME 14405, PAGE 186 OPRBCT
AND A CALLED 33.342 ACRE TRACT
VOLUME 16558, PAGE 80 OPRBCT
THOMAS CARUTHERS LEAGUE SURVEY, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 109 - 25 LOTS
BLOCK 37, LOTS 1-14
BLOCK 36, LOTS 1-11
COMMON AREAS 20, 22, 31, & 32
PHASE 112 - 19 LOTS
BLOCK 4, LOTS 51-69
COMMON AREA 16

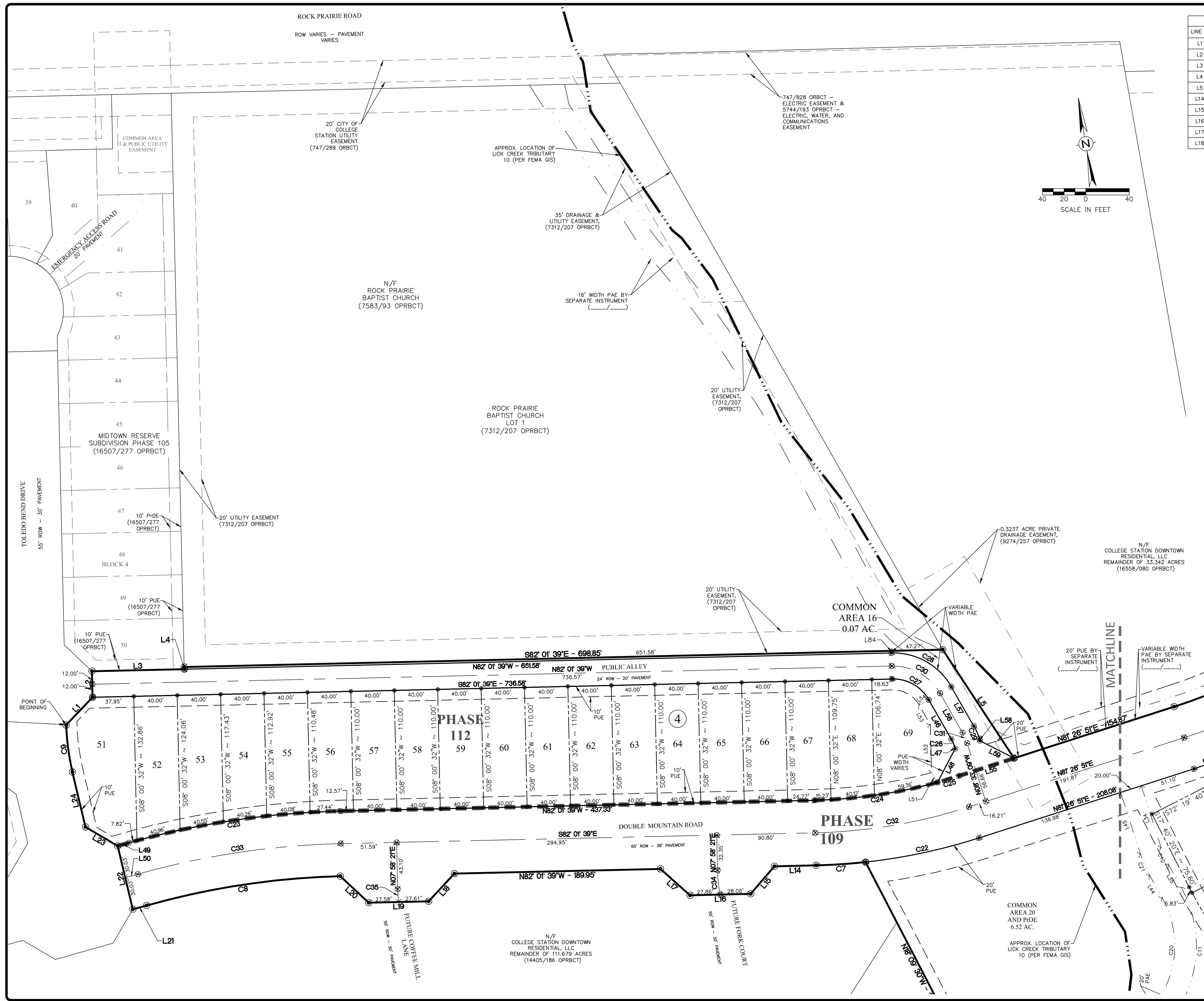
SCALE 1" = 80'
JUNE 2023

OWNER/DEVELOPER: College Station Downtown Residential LLC
1149 Midtown Drive
College Station, TX 77845
(979) 690-7250

SURVEYOR: Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPPLS FIRM # 10018500
KERR JOB 22-240

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

SHEET 1 OF 4



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.34'	N52° 57' 17"E	L19	55.19'	N82° 01' 57"W	L50	11.85'	N83° 29' 33"E
L2	24.00'	N7° 58' 42"E	L20	35.74'	N37° 38' 58"W	L51	10.45'	N22° 39' 21"W
L3	85.00'	S82° 01' 39"E	L21	13.15'	S83° 29' 33"W	L52	44.41'	N7° 55' 14"E
L4	2.00'	N7° 58' 42"E	L22	60.06'	N4° 02' 08"W	L53	20.41'	N20° 23' 16"W
L5	119.68'	S24° 04' 06"E	L23	34.58'	S50° 16' 17"W	L54	10.00'	N69° 36' 44"E
L14	38.30'	N82° 01' 39"W	L24	51.87'	N4° 02' 08"W	L55	53.21'	N81° 26' 51"E
L15	33.49'	S50° 01' 31"W	L46	41.64'	S20° 23' 16"E	L56	41.64'	N20° 23' 16"W
L16	55.91'	N82° 06' 24"W	L47	1.66'	S8° 33' 09"E	L57	41.64'	N20° 23' 16"W
L17	36.51'	N38° 55' 32"W	L48	35.03'	S36° 58' 28"W	L58	1.66'	N8° 33' 09"W
L18	34.83'	S52° 08' 03"W	L49	10.56'	S83° 29' 33"W	L59	35.36'	N53° 33' 09"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C22	107.08'	530.00'	011°34'35"	53.72'	106.90'
C23	197.12'	780.00'	014°28'48"	99.09'	196.60'
C24	114.76'	470.00'	013°59'25"	57.67'	114.48'
C25	20.79'	470.00'	002°32'05"	10.40'	20.79'
C26	7.85'	38.00'	011°50'07"	3.94'	7.84'
C27	40.88'	38.00'	061°38'23"	22.67'	38.94'
C28	66.70'	62.00'	061°38'23"	36.99'	63.53'
C29	12.81'	62.00'	011°50'07"	6.43'	12.78'
C30	53.79'	50.00'	061°38'23"	29.83'	51.23'
C31	10.33'	50.00'	011°50'07"	5.18'	10.31'
C32	144.21'	500.00'	016°31'30"	72.61'	143.71'
C33	189.54'	750.00'	014°28'48"	95.28'	189.04'
C34	22.67'	127.50'	010°11'18"	11.37'	22.64'
C35	11.91'	200.00'	003°24'47"	5.96'	11.91'

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PHASE LINE
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
- BLOCK LABEL
- CM CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- IRF IRON ROD FOUND
- N/F NOW OR FORMERLY
- ORBC OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

FINAL PLAT

MIDTOWN RESERVE SUBDIVISION

PHASES 109 & 112

109 - 16.896 ACRES & 112 - 2.617 ACRES

BEING PORTIONS OF THE REMAINDER OF A
CALLED 111.679 ACRE TRACT
VOLUME 14405, PAGE 186 OPBCT
AND A CALLED 33.342 ACRE TRACT
VOLUME 16558, PAGE 80 OPBCT
THOMAS CARUTHERS LEAGUE SURVEY, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 109 - 25 LOTS
BLOCK 37, LOTS 1-14
BLOCK 36, LOTS 1-11
COMMON AREAS 20, 22, 31, & 32
PHASE 112 - 19 LOTS
BLOCK 4, LOTS 51-69
COMMON AREA 16

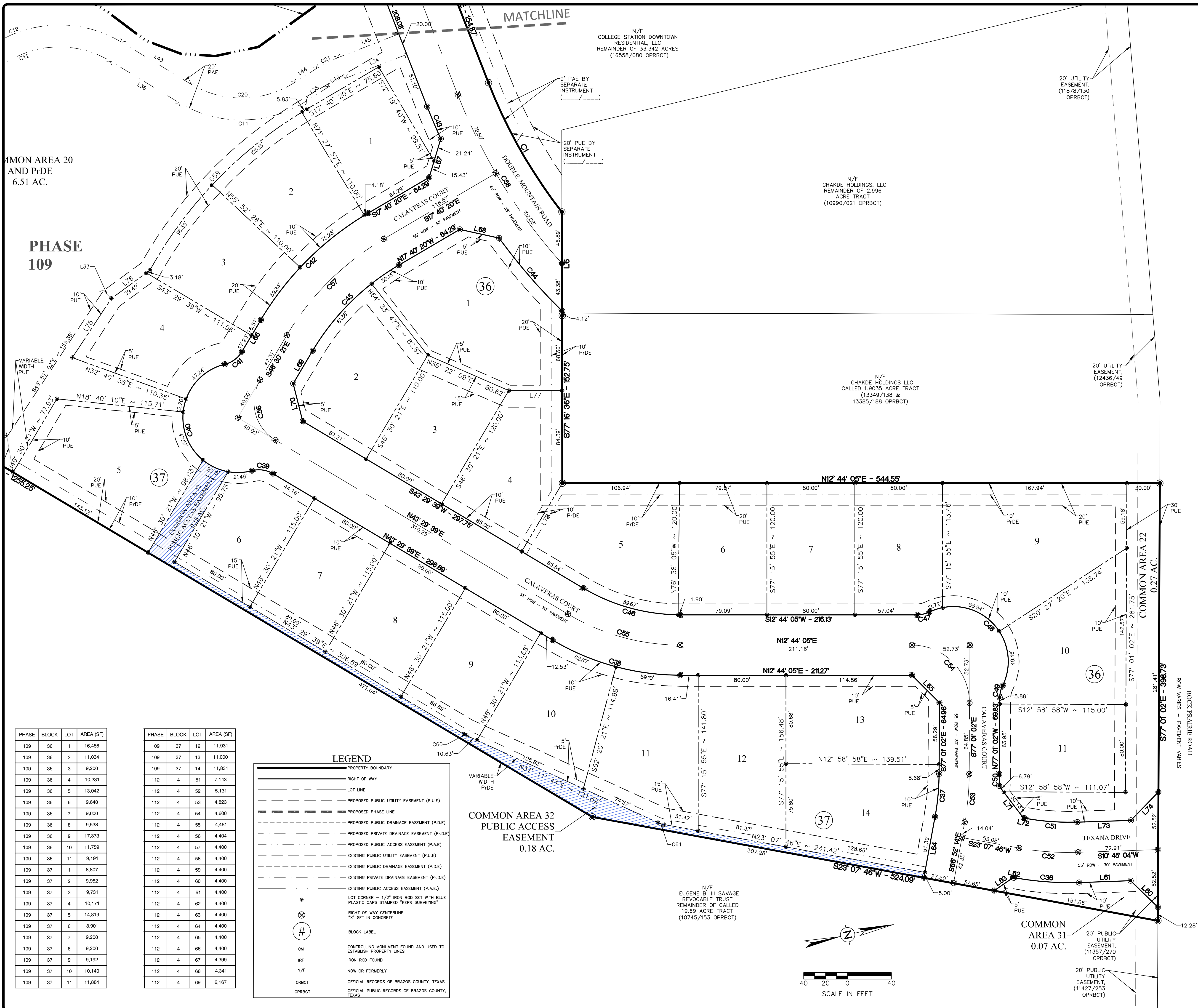
SCALE 1" = 40'
JUNE 2023

OWNER/DEVELOPER:
College Station Downtown
Residential LLC
1140 Midtown Drive
College Station, TX 77845
(979) 690-7250

SURVEYOR:
Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPES FIRM # 10018500
KERR JOB 22-240

ENGINEER:
[KERR SURVEYING] [SCHULTZ ENGINEERING]
TBPEN NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

SHEET 2 OF 4



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	136.04'	466.73'	01°6'41.59"	68.50'	135.56'	N73°07'41"E
C10	17.79'	90.00'	01°19'35"	8.92'	17.76'	N14°12'57"W
C11	122.55'	110.00'	06°3'49.57"	68.51'	116.31'	N12°02'14"E
C12	166.10'	90.00'	10°5'44.36"	118.88'	143.51'	N08°55'06"W
C19	203.01'	110.00'	10°54'44.36"	145.30'	175.40'	S08°55'06"E
C20	100.27'	90.00'	06°3'49.57"	56.06'	95.16'	S12°02'14"W
C21	21.75'	110.00'	01°19'35"	10.91'	21.71'	N14°12'57"E
C36	59.95'	277.50'	01°22'22.43"	30.09'	59.84'	N16°56'25"E
C37	39.40'	222.50'	01°08'08.48"	19.75'	39.35'	S71°56'38"E
C38	122.13'	227.50'	03°04'53.34"	62.58'	120.67'	N28°06'52"E
C39	19.88'	250.00'	04°5'34.23"	10.50'	19.36'	N20°42'27"E
C40	158.08'	50.00'	18°1'08.46"	4999.50'	99.99'	N88°29'39"E
C41	19.88'	25.00'	04°5'34.23"	10.50'	19.36'	S23°43'10"E
C42	139.65'	277.50'	02°50'02.02"	71.34'	138.18'	S32°05'20"E
C43	31.84'	530.00'	00°32'26.33"	15.93'	31.84'	N79°43'34"E
C44	88.15'	530.00'	00°39'1.46"	44.18'	88.05'	N6°15'31"0"E
C45	111.97'	222.50'	02°50'02.02"	57.20'	110.79'	N32°05'20"W
C46	92.61'	172.50'	03°04'53.34"	47.45'	91.50'	S28°06'52"W
C47	11.28'	250.00'	02°50'50.31"	5.74'	11.18'	S00°11'12"E
C48	123.86'	50.00'	01°5'55.55"	144.93'	94.53'	S57°51'30"W
C49	11.28'	25.00'	02°50'50.31"	5.74'	11.18'	N6°4'05.46"W
C50	10.67'	277.50'	01°22'12.13"	5.34'	10.67'	N75°54'55"W
C51	48.07'	222.50'	01°22'22.43"	24.13'	47.98'	S16°56'25"W
C52	54.01'	250.00'	01°22'22.43"	27.11'	53.91'	S16°56'25"W
C53	44.27'	250.00'	01°08'08.48"	22.19'	44.22'	S71°56'38"E
C54	82.69'	50.00'	09°01'14.58"	52.73'	74.41'	N57°51'32"E
C55	107.37'	200.00'	03°04'53.34"	55.01'	106.09'	N28°06'52"E
C56	62.83'	40.00'	09°00'00.00"	40.00'	56.57'	N88°29'39"E
C57	125.81'	250.00'	02°50'50.31"	64.27'	120.84'	S32°05'20"E
C58	181.84'	500.00'	02°05'50.15"	91.94'	180.49'	N71°01'44"E
C59	207.88'	390.33'	03°30'30.50"	106.47'	205.43'	S32°58'54"E
C60	2.75'	25.00'	00°67'55.57"	1.38'	2.75'	S40°20'41"W
C61	6.14'	25.00'	01°04'03.58"	3.08'	6.12'	N30°09'45"E

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L6	94.39'	S77° 24'	39° E
L33	10.16'	S56° 20'	20° W
L34	59.77'	N8° 33'	09° W
L35	23.57'	N19° 52'	44° W
L36	72.77'	N43° 57'	13° E
L43	72.77'	S43° 57'	13° W
L44	23.57'	N19° 52'	44° W
L45	59.77'	S8° 33'	09° E
L60	34.66'	N56° 52'	04° E
L61	46.84'	N10° 45'	01° E
L62	0.58'	N23° 07'	46° E
L63	21.00'	N21° 52'	14° W
L64	56.39'	S66° 52'	14° W
L65	35.28'	N57° 51'	32° E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	33.75'	S46° 30' 21"E
L67	36.66'	S60° 30' 33"E
L68	36.66'	N25° 09' 54"E
L69	34.81'	N46° 30' 21"W
L70	35.36'	S88° 29' 39"W
L71	36.97'	S65° 26' 56"W
L72	0.91'	S23° 07' 46"W
L73	48.98'	S10° 45' 04"W
L74	36.04'	S33° 07' 59"E
L75	64.60'	S43° 51' 02"E
L76	43.47'	S23° 28' 18"E
L77	48.68'	N12° 43' 24"E
L78	72.40'	S46° 30' 21"E

FINAL PLAT
MIDTOWN RESERVE SUBDIVISION
PHASES 109 & 112
109 - 16.896 ACRES & 112 - 2.617 ACRES

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BLOCK 4, LOTS 51-69
COMMON AREA 16

SCALE 1" = 40'
JUNE 2023

OWNER/DEVELOPER:

College Station Downtown
Residential LLC
1140 Midtown Drive
College Station, TX 77845
(979) 690-7250

SURVEYORS


Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
KERR JOB 22-240

ENGINEER:

SCHULTZ
Engineering, LLC

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

FIELD NOTES DESCRIPTION
OF A
19.513 ACRE TRACT
THOMAS CARUTHERS LEAGUE SURVEY, ABSTRACT 9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 19.513 ACRES IN THE THOMAS CARUTHERS LEAGUE SURVEY, ABSTRACT 9, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 111.679 ACRE TRACT CONVEYED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC IN VOLUME 14405, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND A PORTION OF A CALLED 33.342 ACRE TRACT CONVEYED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC IN VOLUME 16558, PAGE 80 (OPRBCT); SAID 19.513 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" on the east right-of-way line of Toledo Bend Drive (55 foot right-of-way), as depicted on the plat of Midtown Reserve Subdivision Phase 105 recorded in Volume 16507, Page 277 (OPRBCT), marking an angle point in said remainder of called 111.679 acre tract; for reference, the City of College Station GPS Monument CS94-130 bears N 77° 42' 01" W a distance of 7,091.81 feet;

THENCE, with said platted lines of Midtown Reserve Subdivision Phase 105 for the following four (4) courses and distances:

- 1)N 52° 57' 17" E a distance of 35.34 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- 2) N 07° 58' 42" E a distance of 24.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- 3) S 82° 01' 39" E a distance of 85.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- 4) N 07° 58' 42" E a distance of 2.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" on the east line of said Midtown Reserve Subdivision Phase 105, marking the southwest corner of Lot 1, Rock Prairie Baptist Church, as depicted on a plat recorded in Volume 7312, Page 207 (OPRBCT) and conveyed to Rock Prairie Baptist Church in Volume 7583, Page 93 (OPRBCT), and a northwest corner of said remainder of 111.679 acre tract;

THENCE, along the south line of said Lot 1, Rock Prairie Baptist Church, S 82° 01' 39" E a distance of 698.85 feet to a 1/2 inch iron rod found with plastic cap stamped "H.P. MAYO RPLS 5045", in a west line of said 33.342 acre tract, marking the common east corner of said Lot 1, Rock Prairie Baptist Church and said remainder of 111.679 acre tract;

THENCE, severing said 33.342 acre tract for the following three (3) courses and distances:

- 1)S 24° 04' 06" E a distance of 119.68 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods called as set to be set with blue plastic caps stamped "KERR SURVEYING" unless otherwise noted);
- 2) N 81° 26' 51" E a distance of 154.87 feet to a 1/2 inch iron rod set;
- 3) With a curve to the left having a radius of 466.73 feet, an arc length of 136.04 feet, a delta angle of 16° 41' 59", and a chord which bears N 73° 07' 41" E a distance of 135.56 feet to a 1/2 inch iron rod set in the south line of a called 2.996 acre tract conveyed to Chakde Holdings, LLC in Volume 10990, Page 21 (OPRBCT), said south line subject to boundary line agreement (Volume 13387, Page 3 OPRBCT);

THENCE, with the south line of said 2.996 acre tract, S 77° 24' 39" E a distance of 94.39 feet to a 1/2 inch iron rod found marking the south common corner of said 2.996 acre tract and a called 1.9035 acre tract conveyed to Chakde Holdings, LLC in Volume 13349, Page 138 (OPRBCT);

THENCE, with the south and east lines of said 1.9035 acre tract for the following two (2) courses and distances:

- 1)S 77° 16' 36" E a distance of 152.75 feet to a 3/4 inch iron rod found;
- 2) N 12° 44' 05" E a distance of 544.55 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" on said south line of Rock Prairie Road (variable width right-of-way), marking the northeast corner of said 1.9035 acre tract; for reference, a 1/2 inch iron rod found with cap stamped "H.P. MAYO RPLS 5045 bears S 08° 33' 16" E a distance of 2.46 feet;

THENCE, along said south line of Rock Prairie Road, S 77° 01' 02" E a distance of 398.73 feet to a 1/2 inch iron rod set marking the northwest corner of the remainder of a called 19.69 acre tract conveyed to Eugene Bernard Savage III in Volume 10745, Page 153 (OPRBCT) and the southwest corner of a called 0.238 of an acre right-of-way dedicated to the City of College Station in Volume 11427, Page 247 (OPRBCT);

THENCE, along the west lines of said remainder of called 19.69 acre tract for the following two (2) courses and distances:

- 1)S 23° 07' 46" W a distance of 524.09 feet to a 4 inch treated fence post found;
- 2) S 43° 29' 39" W a distance of 1,255.25 feet to a 1/2 inch iron rod set;

THENCE, through said 33.342 acre tract (Volume 16558, Page 80 OPRBCT) for the following twelve (12) courses and distances:

- 1)N 56° 00' 30" W a distance of 94.33 feet to a 1/2 inch iron rod set marking a point of curvature;
- 2) With a curve to the right, having a radius of 36.00 feet, an arc length of 42.33 feet, a delta angle of 67° 22' 05", and a chord which bears N 22° 19' 28" W a distance of 39.93 feet to a 1/2 inch iron rod set marking a point of reverse curvature;
- 3) With a curve to the left, having a radius of 83.00 feet, an arc length of 82.38, a delta angle of 56° 52' 09", and a chord which bears N 17° 04' 31" W a distance of 79.04 feet to a 1/2 inch iron rod set marking a point of tangency;
- 4) N 45° 30' 35" W a distance of 35.04 feet to a 1/2 inch iron rod set marking a point of curvature;
- 5) With a curve to the right, having a radius of 36.00 feet, an arc length of 54.72 feet, a delta angle of 87° 05' 18", and a chord which bears N 01° 57' 56" W a distance of 49.60 feet to a 1/2 inch iron rod set marking a point of tangency;
- 6) N 41° 34' 43" E a distance of 76.61 feet to a 1/2 inch iron rod set marking an angle point;
- 7) N 45° 45' 25" E a distance of 118.52 feet to a 1/2 inch iron rod set;
- 8) N 38° 00' 44" W a distance of 94.19 feet to a 1/2 inch iron rod set;
- 9) With a non-tangent curve to the left having a radius of 60.00 feet, an arc length of 153.45 feet, a delta angle of 146° 32' 14", and a chord which bears N 21° 16' 51" W a distance of 114.92 feet to a 1/2 inch iron rod set;
- 10) With a reverse curve to the right having a radius of 25.00 feet, an arc length of 29.73 feet, a delta angle of 68° 08' 50", and a chord which bears N 60° 28' 33" W a distance of 28.01 feet to a 1/2 inch iron rod set;
- 11) N 71° 50' 30" E a distance of 94.74 feet to a 1/2 inch iron rod set;
- 12) N 04° 08' 12" E a distance of 39.54 feet to a 1/2 inch iron rod set;

THENCE, partly through said 33.342 acre tract and partly through said remainder of called 111.679 acre tract (Volume 14405, Page 186 OPRBCT), N 18° 09' 30" W a distance of 238.92 feet to a 1/2 inch iron rod set for corner; THENCE, through said remainder of called 111.679 acre tract for the following eleven (11) courses and distances:

- 1)With a non-tangent curve to the right, having a radius of 530.00 feet, an arc length of 45.78 feet, a delta angle of 04° 56' 55", and a chord which bears N 84° 30' 07" W a distance of 45.76 feet to a 1/2 inch iron rod set marking a point of tangency;
- 2) N 82° 01' 39" W a distance of 38.30 feet to a 1/2 inch iron rod set marking an angle point;
- 3) S 50° 01' 31" W a distance of 33.49 feet to a 1/2 inch iron rod set marking an angle point;
- 4) N 82° 06' 24" W a distance of 55.91 feet to a 1/2 inch iron rod set marking an angle point;
- 5) N 38° 55' 32" W a distance of 36.51 feet to a 1/2 inch iron rod set marking an angle point;
- 6) N 82° 01' 39" W a distance of 189.95 feet to a 1/2 inch iron rod set marking an angle point;
- 7) S 52° 08' 03" W a distance of 34.83 feet to a 1/2 inch iron rod set marking an angle point;
- 8) N 82° 01' 57" W a distance of 55.19 feet to a 1/2 inch iron rod set marking an angle point;
- 9) N 37° 38' 58" W a distance of 35.74 feet to a 1/2 inch iron rod set;
- 10) With a non-tangent curve to the left, having a radius of 720.00 feet, an arc length of 181.05 feet, a delta angle of 14° 24' 27", and a chord which bears N 89° 18' 13" W a distance of 180.57 feet to a 1/2 inch iron rod set marking a point of tangency;
- 11) S 83° 29' 33" W a distance of 13.15 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";

THENCE, with the platted east lines of said Midtown Reserve Subdivision Phase 105 (Volume 16507, Page 277 OPRBCT) for the following four (4) courses and distances:

- 1)N 04° 02' 08" W a distance of 60.06 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- 2) N 50° 16' 17" W a distance of 34.58 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- 3) N 04° 02' 08" W with said east right-of-way line of Toledo Bend Drive, a distance of 51.87 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking a point of curvature;
- 4) With said east right-of-way line of Toledo Bend Drive, with a tangent curve to the right, having a radius of 222.50 feet, an arc length of 43.82 feet, a delta angle of 11° 17' 06", and a chord which bears N 01° 36' 25" E a distance of 43.75 feet to the POINT OF BEGINNING hereof and containing 19.513 acres of land, more or less. Surveyed on the ground in 2019, 2020, 2022, and 2023 by this professional land surveying firm and under my supervision.

FINAL PLAT
MIDTOWN RESERVE SUBDIVISION
PHASES 109 & 112

109 - 16.896 ACRES & 112 - 2.617 ACRES

BEING PORTIONS OF THE REMAINDER OF A

CALLED 111.679 ACRE TRACT

VOLUME 14405, PAGE 186 OPRBCT

AND A CALLED 33.342 ACRE TRACT

VOLUME 16558, PAGE 80 OPRBCT

THOMAS CARUTHERS LEAGUE SURVEY, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

PHASE 109 - 25 LOTS

BLOCK 37, LOTS 1-14

BLOCK 36, LOTS 1-11

COMMON AREAS 20, 22, 31, & 32

PHASE 112 - 19 LOTS

BLOCK 4, LOTS 51-69

COMMON AREA 16

SCALE 1" = 40'
JUNE 2023

SURVEYOR:



Nathan Paul Kerr, RPLS No. 6834

Kerr Surveying, LLC

409 N. Texas Ave.

Bryan, TX 77803

(979) 268-3195

TBPELS FIRM # 10018500

KERR JOB 22-240

ENGINEER:



TBPE NO. 12327

911 SOUTHWEST PKWY E.

College Station, Texas 77840

(979) 764-3900

SHEET 4 OF 4

OWNER/DEVELOPER:

College Station Downtown

Residential LLC

1140 Midtown Drive

College Station, TX 77845

(979) 690-7250



Final Plat
of
Woodway West – Phase I Subdivision
Lot 1R, Block 2
Being A Replat
of
Woodway West – Phase I Subdivision
Lot 1, Block 2

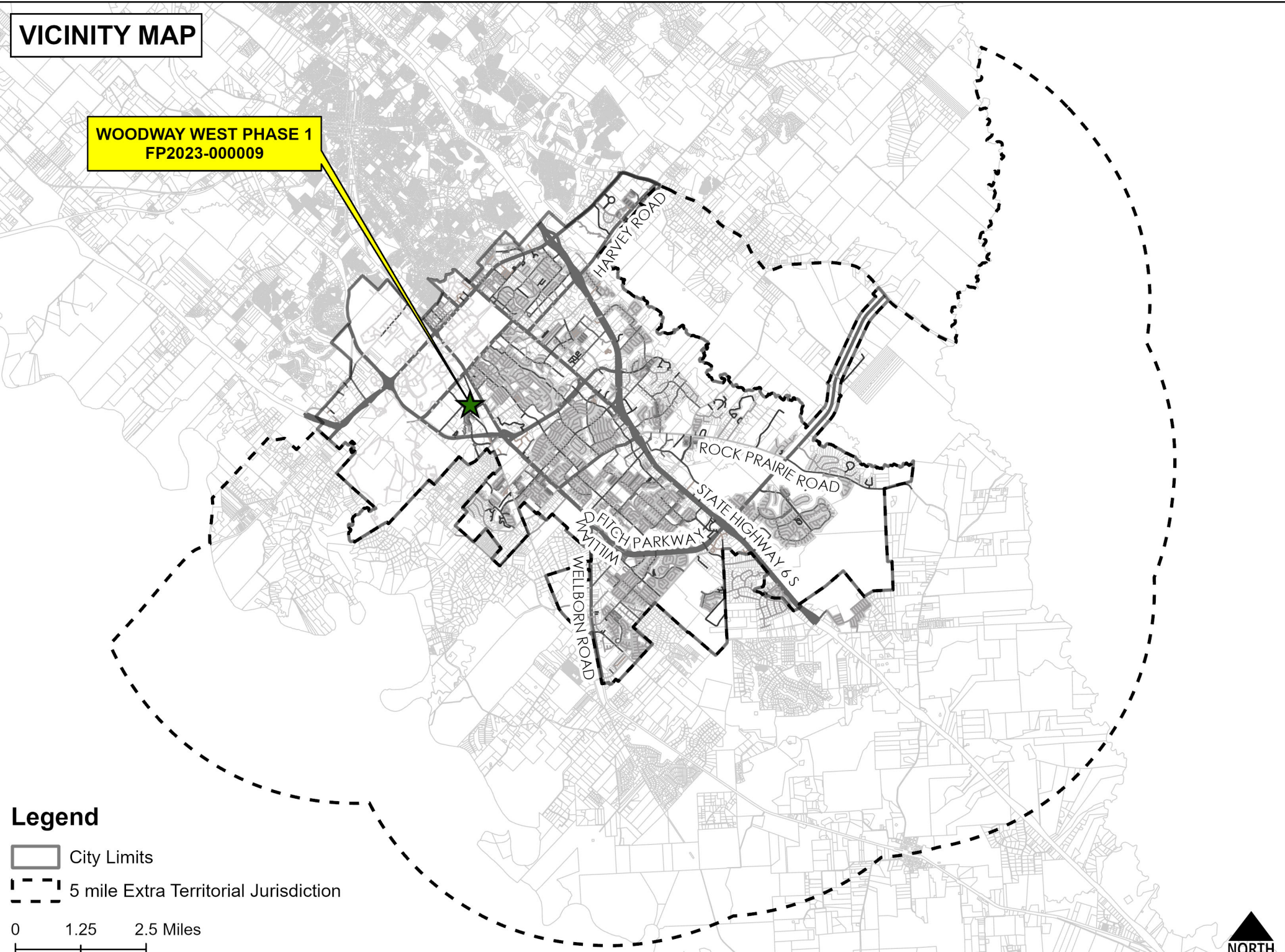
Scale	28.949 acres for multi-family development
Location	The block bound by Holleman Dr W, Marion Pugh Dr, Luther St W and Jones Butler Rd
Property Owner	Tailwind College Station Holdings LLC
Applicant	Windrose Land Surveying
Project Manager	Robin Macias, Staff Planner rmacias@cstx.gov
Project Overview	This is a replat of a lot due to the recent abandonment of Sienna Drive. There is currently an existing multi-family development on the lot.
Preliminary Plan	N/A
Public Infrastructure	Approximate Totals (linear feet): Sidewalks – 890
Parkland Dedication	N/A
Traffic Impact Analysis	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 with the exception of the requested three waivers to UDO Section 8.3.G.2 'Blocks' and three waivers to UDO Section 8.3.J 'Access Ways' along Jones Butler Rd, Luther St and Marion Pugh Dr.
Staff Recommendation	Approval

Supporting Materials

1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat
3. Subdivision Waiver Request
4. Applicant's Supporting Information

VICINITY MAP

WOODWAY WEST PHASE 1
FP2023-000009

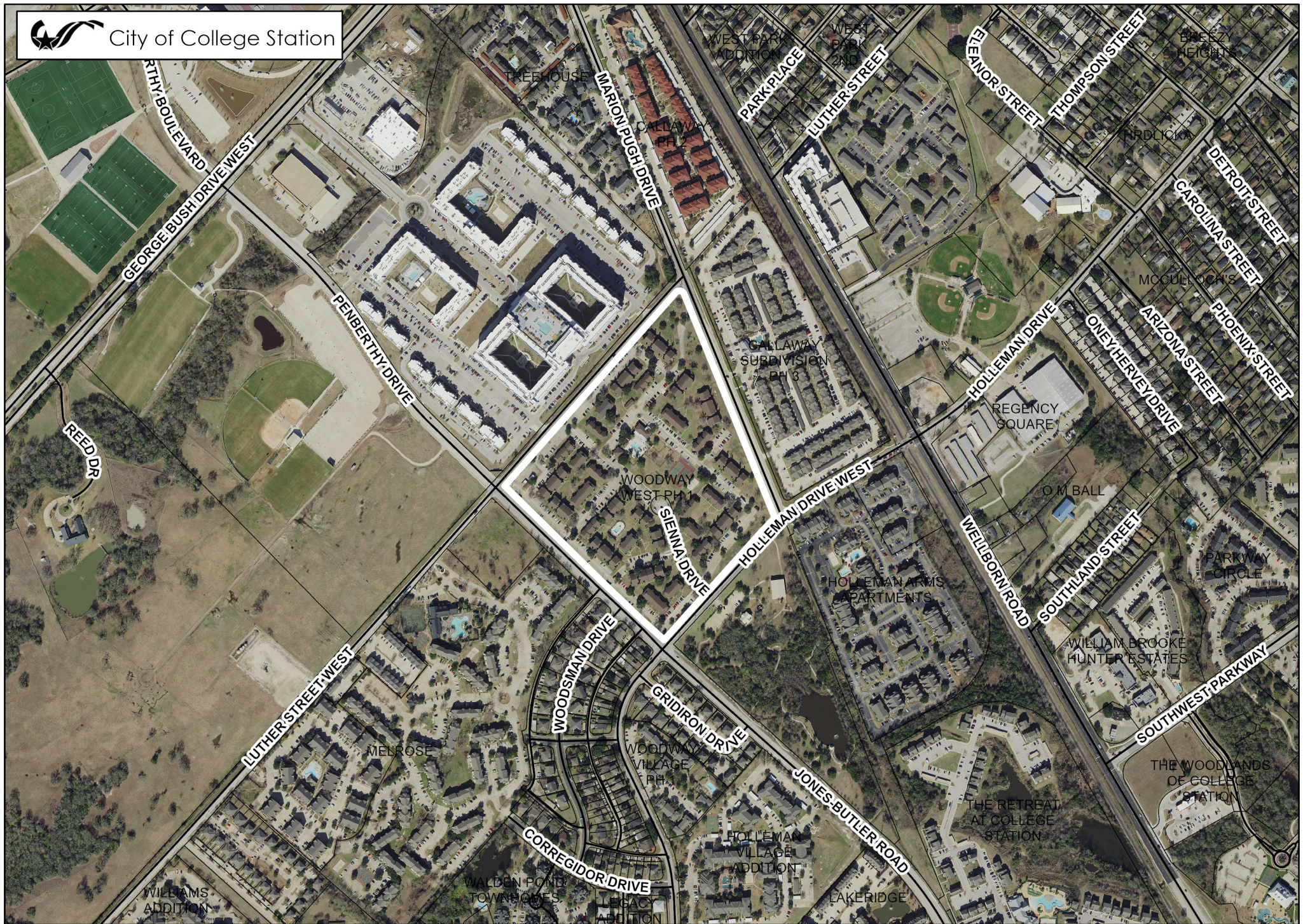


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

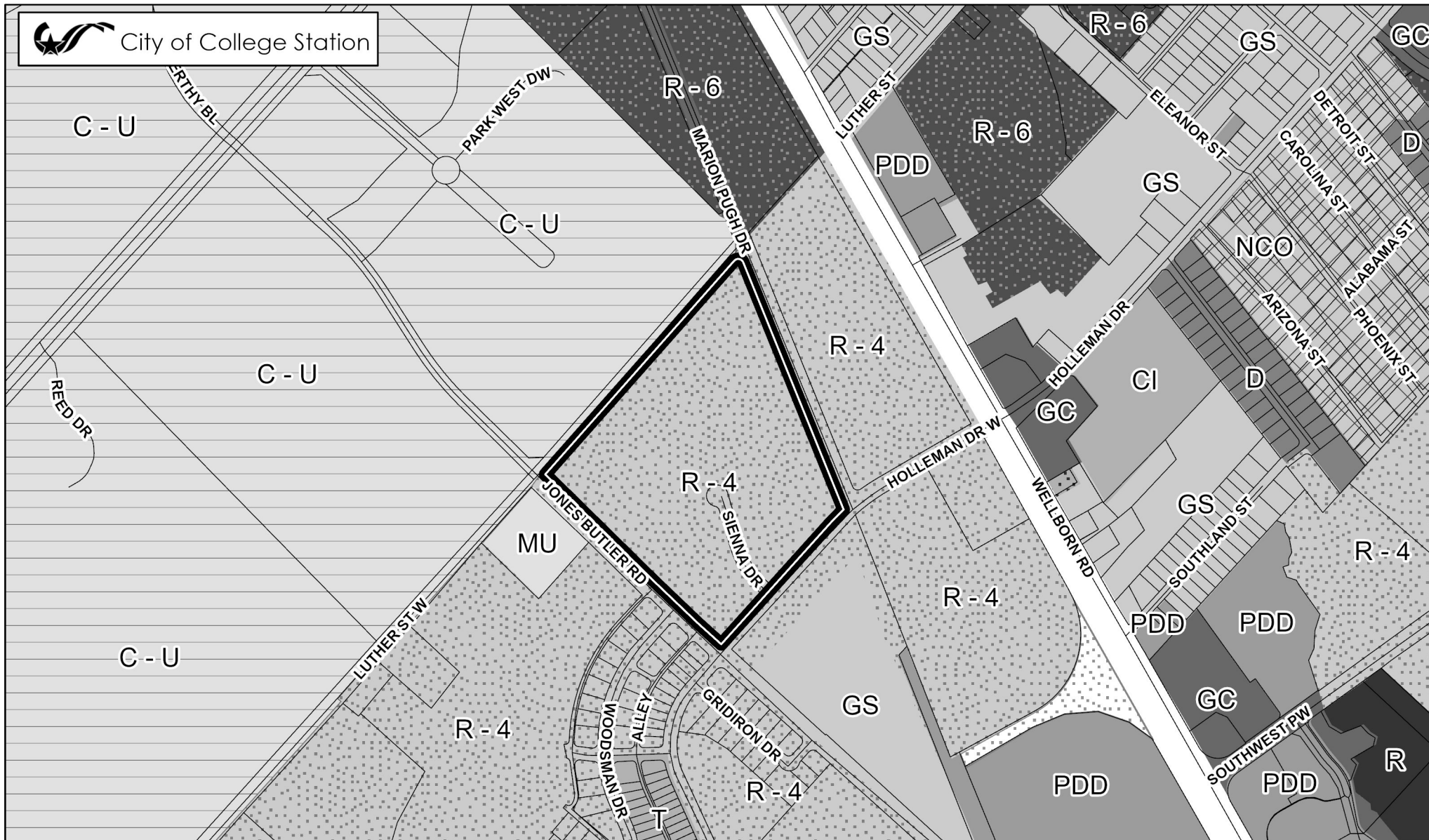




0 500 1,000 Feet

WOODWAY WEST PHASE 1

Case: FINAL PLAT RESIDENTIAL
FP2023-000009



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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

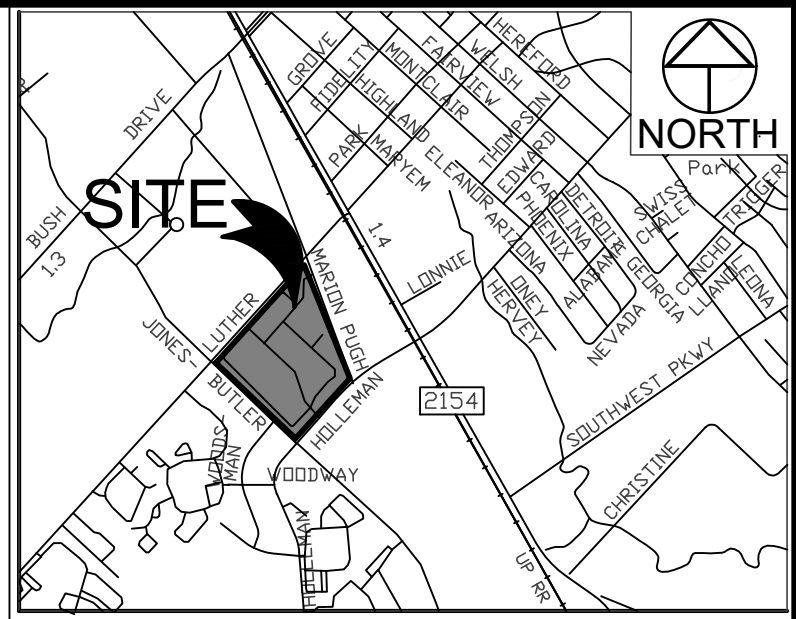


0 500 1,000 Feet

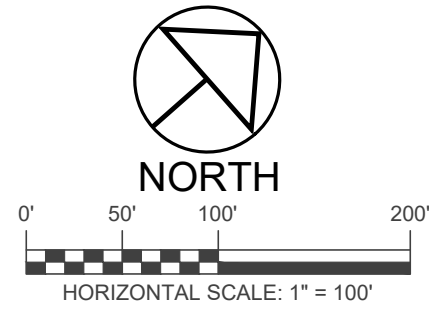
WOODWAY WEST PHASE 1

Case:
FP2023-000009

FINAL PLAT RESIDENTIAL



LOCATION MAP
NOT TO SCALE



LEGEND

- = FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
- = SET 5/8" IRON ROD W/
PLASTIC CAP STAMPED "WINDROSE"
- AC = ACRES
- ESMT = EASEMENT
- DRNG = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- GEN. TEL. ESMT. = GENERAL TELEPHONE EASEMENT
- D.R.B.C.T. = DEED RECORDS OF
BRAZOS COUNTY, TEXAS
- O.R.B.C.T. = OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF
BRAZOS COUNTY, TEXAS
- ▨ = RIGHT-OF-WAY DEDICATION

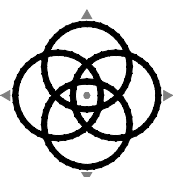
FINAL PLAT
OF THE
WOODWAY WEST - PHASE I SUBDIVISION
LOT 1R, BLOCK 2
BEING A REPLAT OF
WOODWAY WEST - PHASE I SUBDIVISION
LOT 1, BLOCK 2
(VOL. 705, PG. 619, O.R.B.C.T.)

A SUBDIVISION OF 28.949 AC. / 1,261,013 SQ. FT. OF
LAND, SITUATED IN THE CRAWFORD BURNETT SURVEY,
ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY,
TEXAS.

DATE OF PREPARATION: MAY 5, 2023

OWNER:
TAILWIND COLLEGE STATION HOLDINGS, LLC,
A MINNESOTA LIMITED LIABILITY COMPANY
530 S. FRONT STREET, SUITE 100
MANKATO, MN 56001

ENGINEER:
HP CIVIL ENGINEERING
5339 ALPHA ROAD, SUITE 105
DALLAS, TX 75240



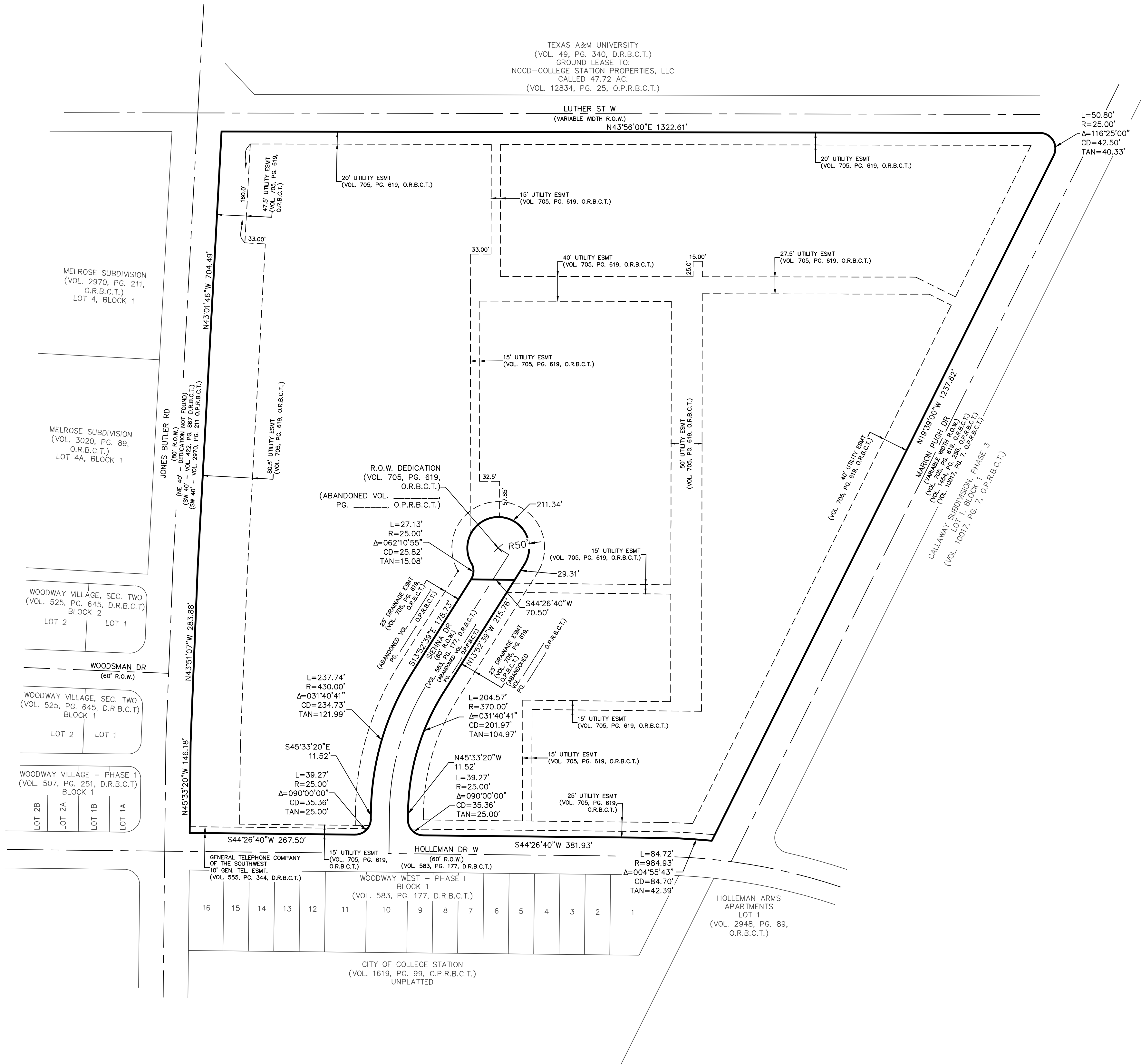
WINDROSE
LAND SURVEYING | PLATTING

9360 CORPORATE DR., SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 1 OF 2

ORIGINAL PLAT

WOODWAY WEST-PHASE I
(RECORDED IN VOL. 705, PG. 619)



METES AND BOUNDS DESCRIPTION
OF 28.949 ACRE TRACT

A TRACT OR PARCEL CONTAINING 28.949 ACRES OR 1,261,013 SQUARE FEET OF LAND SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT ONE (1), BLOCK TWO (2), OF THE REVISED PLAT OF WOODWAY WEST - PHASE I, MAP OR PLAT THEREOF, RECORDED UNDER VOL. 705, PG. 619, BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.) AND ALL OF SIENNA DRIVE RIGHT-OF-WAY AND STREET DEDICATION AS DEPICTED ON SAID PLAT RECORDED UNDER VOL. 705, PG. 619, B.C.O.R. AND ON THE PLAT OF WOODWAY WEST-PHASE I, MAP OR PLAT THEREOF, RECORDED UNDER VOL. 583, PG. 177, BRAZOS COUNTY DEED RECORDS (B.C.D.R.) AND BEING ALL OF A TRACT OF LAND CONVEYED TO TAILWIND COLLEGE STATION HOLDINGS, L.L.C., AS RECORDED IN VOL. 18304, PG. 185, BRAZOS COUNTY OFFICIAL PUBLIC RECORDS (B.O.P.R.), WITH SAID 28.949-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY (R.O.W.) LINE OF JONES-BUTLER ROAD (WIDTH VARIES) AND THE NORTHWEST R.O.W. LINE OF HOLLEMAN DRIVE, (60-FOOT-WIDE R.O.W.) FOR THE SOUTH CORNER OF SAID LOT 1, BLOCK 2, FROM WHICH POINT CITY OF COLLEGE STATION MONUMENT NO. 220 BEARS FOR REFERENCE NORTH 54 DEG. 15 MIN. 13 SEC. EAST - 5680.88 FEET;

THENCE, WITH SAID NORTHEAST R.O.W. LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 47 DEG. 59 MIN. 55 SEC. WEST, A DISTANCE OF 146.18 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;
2. NORTH 46 DEG. 17 MIN. 42 SEC. WEST, A DISTANCE OF 283.88 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT;
3. NORTH 45 DEG. 28 MIN. 21 SEC. WEST, A DISTANCE OF 704.49 FEET TO A 1/2-INCH IRON FOUND FOR THE INTERSECTION OF SAID NORTHEAST R.O.W. AND THE SOUTHEAST R.O.W. LINE OF LUTHER STREET (R.O.W. VARIES) FOR THE WEST CORNER OF SAID LOT 1, BLOCK 2;

THENCE, NORTH 41 DEG. 29 MIN. 25 SEC. EAST, WITH SAID SOUTHEAST R.O.W., A DISTANCE OF 1,322.61 FEET TO A 5/8-INCH CAPPED IRON ROD SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AT THE NORTH CORNER OF SAID LOT 1, BLOCK 2;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 116 DEG. 25 MIN. 00 SEC., AN ARC LENGTH OF 50.80 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 18 MIN. 05 SEC. EAST, - 42.50 FEET TO A 5/8-INCH IRON ROD FOUND IN THE SOUTHWEST R.O.W. LINE OF MARION PUGH DRIVE (60-FOOT-WIDE R.O.W.);

THENCE, SOUTH 22 DEG. 05 MIN. 35 SEC. EAST, WITH SAID SOUTHWEST R.O.W., A DISTANCE OF 1,237.62 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE" SET IN THE NORTHWEST R.O.W. OF SAID HOLLEMAN DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FOR THE EAST CORNER OF SAID LOT 1, BLOCK 2;

THENCE, WITH SAID NORTHWEST R.O.W. LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 984.93 FEET, A CENTRAL ANGLE OF 04 DEG. 55 MIN. 43 SEC., AN ARC LENGTH OF 84.72 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 44 DEG. 27 MIN. 57 SEC. WEST, - 84.70 FEET TO A 1/2-INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
2. SOUTH 42 DEG. 00 MIN. 05 SEC. WEST, A DISTANCE OF 759.43 FEET TO THE PLACE OF BEGINNING AND CONTAINING 28.949 ACRES OR 1,261,013 SQUARE FEET OF LAND;

NOTES:

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING SCALE FACTOR: 0.999896679.
2. NO PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 480410305F, EFFECTIVE DATE: APRIL 2, 2014.
3. ZONING FOR THIS TRACT IS RETIRED DISTRICTS MULTI-FAMILY (R-4).
4. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
5. OWNERSHIP AND MAINTENANCE OF THE STORM SEWER FACILITIES LOCATED IN THE ABANDONED SIENNA DRIVE RIGHT-OF-WAY AND ADJACENT ABANDONED 25-FOOT DRAINAGE EASEMENT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. TEMPORARY BLANKET ELECTRIC POWER EASEMENT (TITLE POLICY ITEM 10):
TO: CITY OF COLLEGE STATION
DATED: APRIL 23, 1984
RECORDED: VOLUME 677, PAGE 611, OFFICIAL REAL PROPERTY RECORDS, BRAZOS COUNTY, TEXAS
(AFFECTS SUBJECT TRACT, NOT SHOWN)
7. BLANKET ELECTRIC POWER EASEMENT (TITLE POLICY ITEM 10g):
TO: CITY OF COLLEGE STATION
DATED: DECEMBER 26, 1984
RECORDED: VOLUME 754, PAGE 142, REAL PROPERTY RECORDS, BRAZOS COUNTY, TEXAS
(AFFECTS SUBJECT TRACT, NOT SHOWN)
8. 10' EASEMENT ALONG HOLLEMAN DRIVE (TITLE POLICY ITEM 10h):
TO: GENERAL TELEPHONE COMPANY OF THE SOUTHWEST
DATED: NOVEMBER 18, 1981
RECORDED: VOLUME 555, PAGE 344, DEED RECORDS, BRAZOS COUNTY, TEXAS
(AFFECTS SUBJECT TRACT, SHOWN)
9. TERMS, CONDITIONS AND STIPULATIONS TOGETHER WITH PROVISION FOR EASEMENTS CONTAINED IN AGREEMENT FOR CABLE TELEVISION SYSTEM BY AND BETWEEN (TITLE POLICY ITEM 10i):
PARTIES: ROBERT CALLAWAY APARTMENTS COLLEGE STATION JOINT VENTURE 84-1 AND McCAW B.C.S. CABLEVISION, INC.
DATED: JUNE 28, 1985
RECORDED: VOLUME 805, PAGE 803, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY RECORDS, BRAZOS COUNTY, TEXAS.
(AFFECTS SUBJECT TRACT, NOT SHOWN)
10. TERMS, CONDITIONS AND STIPULATIONS TOGETHER WITH PROVISION FOR EASEMENTS CONTAINED IN AGREEMENT FOR CABLE TELEVISION SYSTEM BY AND BETWEEN (TITLE POLICY 10j):
PARTIES: TREEHOUSE VILLAGE I ASSOCIATES AND McCAW B.C.S. CABLEVISION, INC.
DATED: JUNE 28, 1985
RECORDED: VOLUME 805, PAGE 815, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
(AFFECTS SUBJECT TRACT, NOT SHOWN)
11. TEMPORARY BLANKET EASEMENT
TO: CITY OF COLLEGE STATION, TEXAS
DATED: JUNE 20, 2023
RECORDED: VOLUME 18712, PAGE 177, OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXS.
(AFFECTS SUBJECT TRACT, NOT SHOWN)

STATE OF TEXAS)
COUNTY OF BRAZOS)

WE, TAILWIND COLLEGE STATION HOLDINGS, L.L.C. OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOT 1R, BLOCK 2 OF THE WOODWAY WEST - PHASE I SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

TAILWIND COLLEGE STATION HOLDINGS, L.L.C.
A MINNESOTA LIMITED LIABILITY COMPANY

BY: MICHAEL SATHER, CHIEF MANAGER OF
TAILWIND COLLEGE STATION MANAGER, L.L.C. &
SOLE MANAGER OF TAILWIND COLLEGE STATION HOLDINGS, L.L.C.

STATE OF MINNESOTA)
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SATHER 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 OF OFFICE THIS ____ DAY OF _____, 2023.

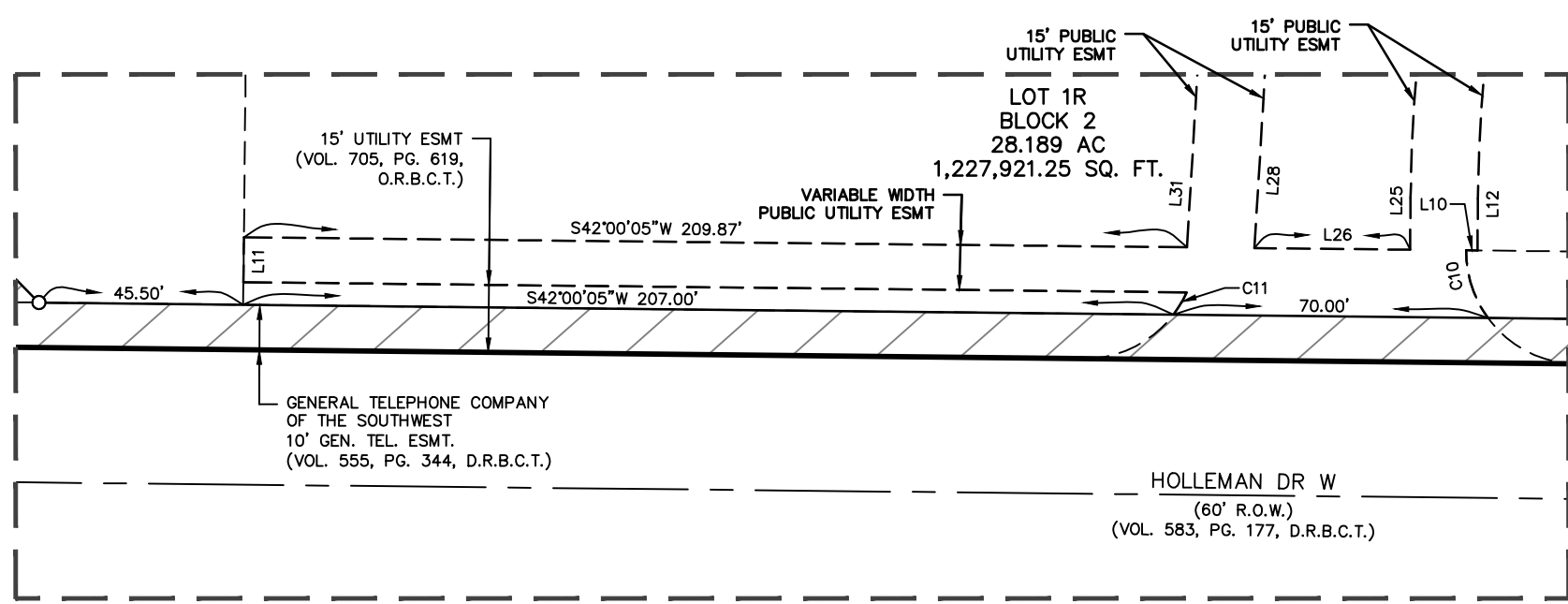
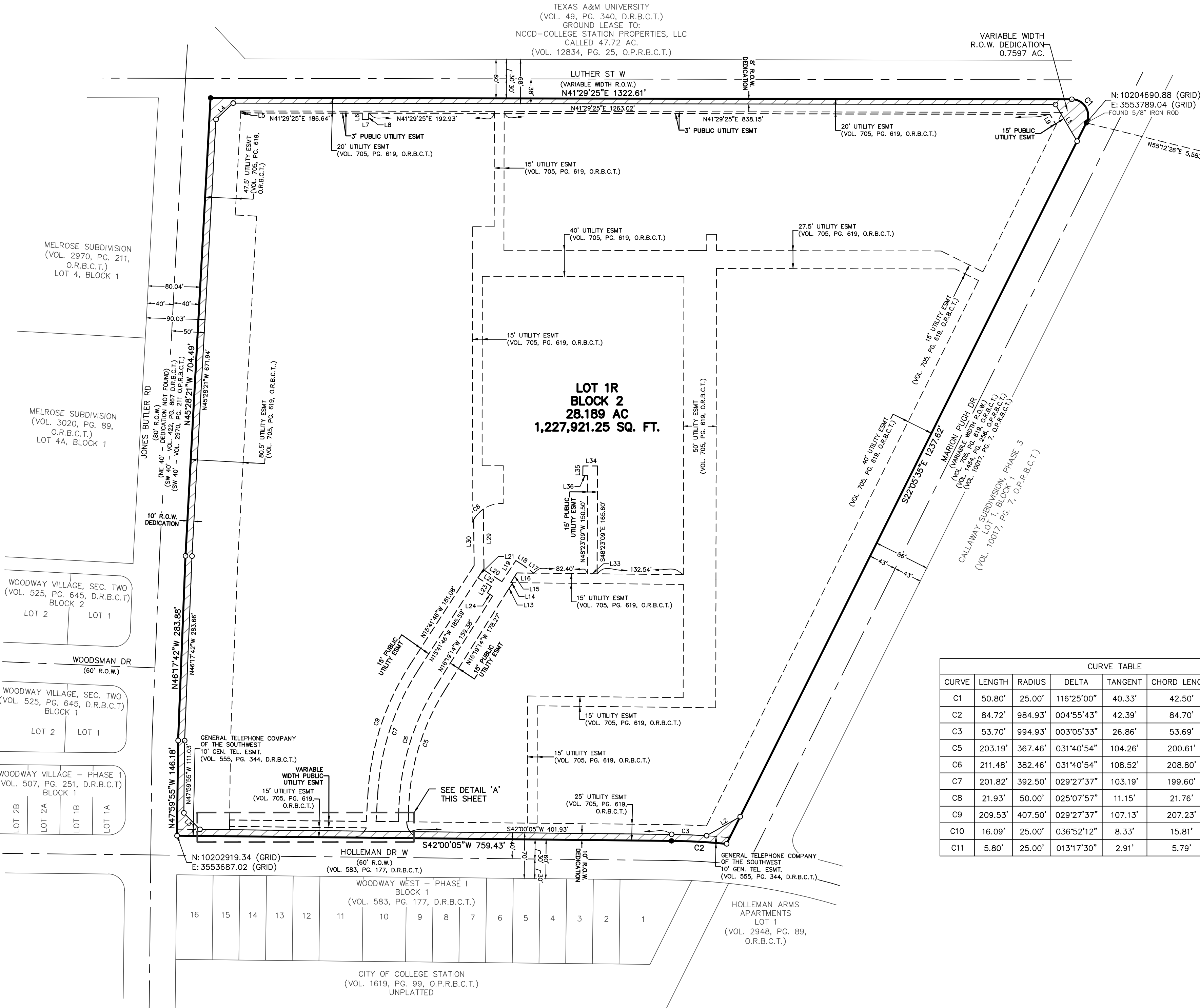
NOTARY PUBLIC, _____ COUNTY, MINNESOTA

STATE OF TEXAS)
COUNTY OF BRAZOS)

I, ROBERT KNESS, REGISTERED PUBLIC SURVEYOR NO. 6486, 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.

ROBERT KNESS
REGISTERED PROFESSIONAL SURVEYOR
NO. 6486 STATE OF TEXAS

DATE



DETAIL 'A'

SCALE: 1" = 40'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	65.46'	S79°10'26"E
L2	59.38'	S11°51'36"W
L3	35.36'	S87°00'05"W
L4	36.28'	S01°59'28"E
L5	3.00'	S45°28'21"E
L6	10.00'	S48°30'20"E
L7	10.00'	N41°29'25"E
L8	10.00'	S48°30'20"E
L9	18.98'	S79°10'26"E
L10	2.50'	S42°00'05"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	10.00'	S47°59'55"E
L12	11.52'	N47°59'55"W
L13	15.35'	N14°57'52"W
L14	3.36'	N42°00'05"E
L15	17.63'	S16°19'14"E
L16	25.84'	S42°00'05"W
L17	19.78'	N78°30'16"E
L18	13.69'	N73°40'46"E
L19	38.80'	N14°57'52"W
L20	34.10'	S74°13'32"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	15.00'	N15°41'46"W
L22	24.57'	S74°13'32"W
L23	11.62'	N15°46'28"W
L24	9.62'	S73°40'46"W
L25	11.52'	N47°59'55"W
L26	34.62'	S42°00'05"W
L28	43.24'	N45°09'23"W
L29	91.26'	N49°11'31"W
L30	70.98'	N49°11'31"W
L31	43.98'	N45°09'23"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L33	15.00'	S42°00'05"W
L34	22.50'	N41°36'51"E
L35	15.00'	N48°23'09"W
L36	7.50'	S41°36'51"W

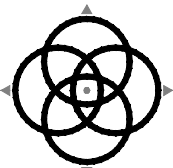
FINAL PLAT OF THE WOODWAY WEST - PHASE I SUBDIVISION LOT 1R, BLOCK 2 BEING A REPLAT OF WOODWAY WEST - PHASE I SUBDIVISION LOT 1, BLOCK 2 (VOL. 705, PG. 619, O.R.B.C.T.)

A SUBDIVISION OF 28.949 AC. / 1,261,013 SQ. FT. OF LAND, SITUATED IN THE CRAWFORD BURNETT SURVEY, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS.

DATE OF PREPARATION: MAY 5, 2023

OWNER:
TAILWIND COLLEGE STATION HOLDINGS, L.L.C.,
A MINNESOTA LIMITED LIABILITY COMPANY
530 S. FRONT STREET, SUITE 100
MANKATO, MN 56001

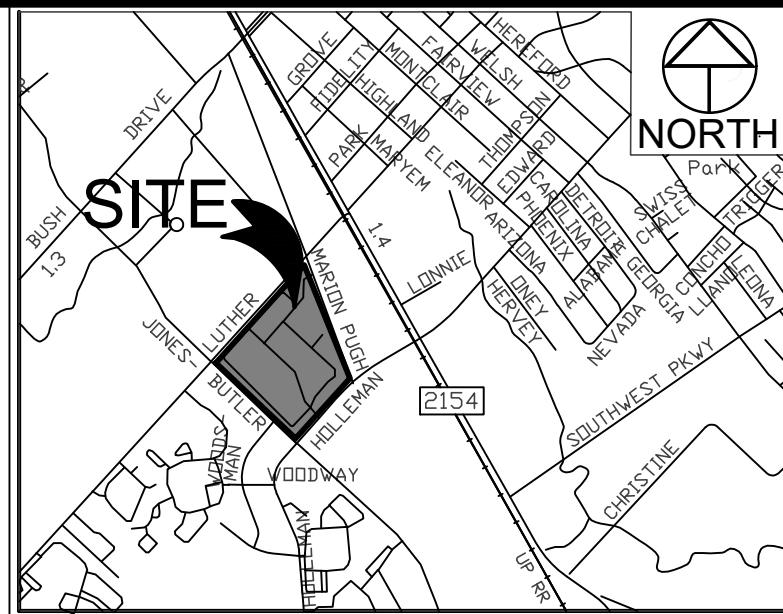
ENGINEER:
HP CIVIL ENGINEERING
5339 ALPHA ROAD, SUITE 105
DALLAS, TX 75240



WINDROSE
LAND SURVEYING | PLATTING

9360 CORPORATE DR., SUITE 102 | SELMA, TX 78154 | 210.634.1565
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SHEET 2 OF 2



LOCATION MAP
NOT TO SCALE



HORIZONTAL SCALE: 1" = 100'

LEGEND

- = FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
- AC = ACRES
- ESMT = EASEMENT
- DRNG = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- GEN. TEL. ESMT. = GENERAL TELEPHONE EASEMENT
- D.R.B.C.T. = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- O.R.B.C.T. = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- /// = RIGHT-OF-WAY DEDICATION

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 _____, 2023.

CHAIRMAN(S)

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 _____, 2023, IN THE DEED 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

SUBDIVISION WAIVER REQUESTS

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

UDO Section 8.3.G.2 'Blocks' (Block Length for General Urban) – Per the requirements of this section, block length shall be a maximum of 900 ft for areas designated as General Urban on the Thoroughfare Plan Functional Classification and Context Class Map. The applicant is requesting this waiver along Jones Butler Road, Luther Street W and Marion Pugh Drive. The block length along Marion Pugh Drive is approximately 1,278 feet, which exceeds the maximum block length by 378 feet. The block length along Luther Street W is approximately 1,363 feet, which exceeds the maximum block length by 463 feet. The block length along Jones Butler Road is approximately 1,134 feet, which exceeds the maximum block length by 234 feet. The applicant is requesting these waivers as their intention through the replat is to increase the lot's buildable area by incorporating the recently abandoned Sienna Dr right-of-way

UDO Section 8.3.J. 'Access Ways' – Per the requirements of this section, in blockfaces over 900 feet in length, an access way shall extend across the width of the block near the center of the block. The applicant is requesting this waiver along Jones Butler Road, Luther Street W and Marion Pugh Drive. The applicant has stated that providing the access way is not possible without affecting the existing apartment units, associated parking, fire lanes and amenities.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

The property has frontage along Holleman Dr W, Marion Pugh Dr, Luther Dr W and Jones Butler Rd. There is an existing multi-family development on the property making it impossible to break block and provide access ways without affecting the existing units, parking, and amenities.

- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

If the waiver is not granted, the subject tract cannot be replatted. The waivers provide the applicant with the ability to provide more housing units without disrupting the existing structures.

- 3) **The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of the waiver for this development will not be detrimental to the public health, safety, or welfare, or injurious to other property.

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

Granting the requested waiver will not affect the ability of surrounding tracts to meet the ordinance when platting. The surrounding properties are currently developed.



May 15, 2023

Mr. Jason Schubert, AICP
Transportation Planning Coordinator
City of College Station
1101 Texas Ave.
College Station, Texas 7842

**Re: *The Landing at College Station – Block Waiver Request – Jones-Butler Road
City of College Station, Brazos County, Texas***

Mr. Schubert,

Tailwind Group has submitted applications for the abandonment of the public right of way known as Sienna Drive as well as the 25-foot drainage easement surrounding the same, and pending approval of such applications for abandonment, is submitting its application for Replat of Woodway West - Phase 1, Lot 1R, Block 2. Along with the Replat application, we are requesting a waiver of the maximum block length for Jones-Butler Road per Sec. 8.3.G.2 of Appendix A of the City of College Station Unified Development Code (UDO).

The Landing at College Station is an existing multifamily development at 800 Marion Pugh Drive that currently consists of 260 one-bedroom units and 184 two-bedroom units for a total of 444 units. Tailwind Group has recently purchased the property and is looking to add additional buildings and apartment units to the property. As part of the redevelopment process, Sienna Drive (a 60-foot public right of way which ends in a cul-de-sac in the middle of the property), as well as the 25-foot drainage easement surrounding the same, will be abandoned. The abandonment of the Sienna Drive right of way as well as the drainage easement requires a replat to create one contiguous lot for the apartment property. The access way waiver is needed in support of the replat based on existing conditions within the development that will not meet the current code referenced above.

Jones-Butler Road is currently a Major Collector as indicated on the City of College Station Thoroughfare Plan. Under existing conditions, the length of Jones-Butler Road as it abuts the property is approximately 1,134 feet, exceeding the maximum block length of 900 feet.

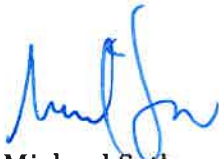
- As stated above, this property is currently developed with existing apartment buildings and associated parking, fire lanes, and amenities. Adding a street projection as outlined in the UDO though the existing development would not be possible without affecting the existing apartment units.
- This waiver is necessary to preserve existing apartment buildings and associated parking, fire lanes, and amenities.

- Granting this waiver would simply preserve an existing condition therefore causing no detriment to the Public or the City.
- The property to the west of Jones-Butler Road is mostly developed and no adjoining street projection is possible that would align with Woodsman Drive to the west without causing removal and replacement of existing apartment buildings within the subject property. Since this is an existing condition, adjoining land in the area would not be affected.

We respectfully request approval of this waiver request allowing for the Replat of the subject property to proceed through the approval process. Should you have any questions or comments about the provided information please do not hesitate to call me at your convenience.

Sincerely,

TAILWIND COLLEGE STATION, LLC



Michael Sather
Manager



May 15, 2023

Mr. Jason Schubert, AICP
Transportation Planning Coordinator
City of College Station
1101 Texas Ave.
College Station, Texas 7842

**Re: *The Landing at College Station – Block Waiver Request – Luther Street West
City of College Station, Brazos County, Texas***

Mr. Schubert,

Tailwind Group has submitted applications for the abandonment of the public right of way known as Sienna Drive as well as the 25-foot drainage easement surrounding the same, and pending approval of such applications for abandonment, is submitting its application for Replat of Woodway West - Phase 1, Lot 1R, Block 2. Along with the Replat application, we are requesting a waiver of the maximum block length for Luther Street West per Sec. 8.3.G.2 of Appendix A of the City of College Station Unified Development Code (UDO).

The Landing at College Station is an existing multifamily development at 800 Marion Pugh Drive that currently consists of 260 one-bedroom units and 184 two-bedroom units for a total of 444 units. Tailwind Group has recently purchased the property and is looking to add additional buildings and apartment units to the property. As part of the redevelopment process, Sienna Drive (a 60-foot public right of way which ends in a cul-de-sac in the middle of the property), as well as the 25-foot drainage easement surrounding the same, will be abandoned. The abandonment of the Sienna Drive right of way as well as the drainage easement requires a replat to create one contiguous lot for the apartment property. The access way waiver is needed in support of the replat based on existing conditions within the development that will not meet the current code referenced above.

Luther Street West is currently a Major Collector as indicated on the City of College Station Thoroughfare Plan. Under existing conditions, the length of Luther Street West as it abuts the property is approximately 1,363 feet, exceeding the maximum block length of 900 feet.

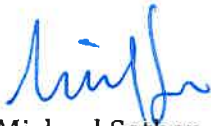
- As stated above, this property is currently developed with existing apartment buildings and associated parking, fire lanes, and amenities. Adding a street projection as outlined in the UDO though the existing development would not be possible without affecting the existing apartment units.
- This waiver is necessary to preserve existing apartment buildings and associated parking, fire lanes, and amenities.

- Granting this waiver would simply preserve an existing condition therefore causing no detriment to the Public or the City.
- The property to the north of Luther Street West is already developed and also exceeds the block length requirement under existing conditions. No adjoining street projection is possible that would align with a new street projection into the subject property. Therefore, adjoining land in the area would not be affected.

We respectfully request approval of this waiver request allowing for the Replat of the subject property to proceed through the approval process. Should you have any questions or comments about the provided information please do not hesitate to call me at your convenience.

Sincerely,

TAILWIND COLLEGE STATION, LLC



Michael Sather
Manager



May 15, 2023

Mr. Jason Schubert, AICP
Transportation Planning Coordinator
City of College Station
1101 Texas Ave.
College Station, Texas 7842

**Re: *The Landing at College Station – Block Waiver Request – Marion Pugh Drive
City of College Station, Brazos County, Texas***

Mr. Schubert,

Tailwind Group has submitted applications for the abandonment of the public right of way known as Sienna Drive as well as the 25-foot drainage easement surrounding the same, and pending approval of such applications for abandonment, is submitting its application for Replat of Woodway West - Phase 1, Lot 1R, Block 2. Along with the Replat application, we are requesting a waiver of the maximum block length for Luther Street West per Sec. 8.3.G.2 of Appendix A of the City of College Station Unified Development Code (UDO).

The Landing at College Station is an existing multifamily development at 800 Marion Pugh Drive that currently consists of 260 one-bedroom units and 184 two-bedroom units for a total of 444 units. Tailwind Group has recently purchased the property and is looking to add additional buildings and apartment units to the property. As part of the redevelopment process, Sienna Drive (a 60-foot public right of way which ends in a cul-de-sac in the middle of the property), as well as the 25-foot drainage easement surrounding the same, will be abandoned. The abandonment of the Sienna Drive right of way as well as the drainage easement requires a replat to create one contiguous lot for the apartment property. The access way waiver is needed in support of the replat based on existing conditions within the development that will not meet the current code referenced above.

Marion Pugh Drive is currently a Major Collector as indicated on the City of College Station Thoroughfare Plan. Under existing conditions, the length of Marion Pugh Drive as it abuts the property is approximately 1,278 feet, exceeding the maximum block length of 900 feet.

- As stated above, this property is currently developed with existing apartment buildings and associated parking, fire lanes, and amenities. Adding a street projection as outlined in the UDO though the existing development would not be possible without affecting the existing apartment units.
- This waiver is necessary to preserve existing apartment buildings and associated parking, fire lanes, and amenities.



- Granting this waiver would simply preserve an existing condition therefore causing no detriment to the Public or the City.
- The property to the east of Marion Pugh Drive is already developed and also exceeds the block length requirement under existing conditions. No adjoining street projection is possible that would align with a new street projection into the subject property, therefore, adjoining land in the area would not be affected.

We respectfully request approval of this waiver request allowing for the Replat of the subject property to proceed through the approval process. Should you have any questions or comments about the provided information please do not hesitate to call me at your convenience.

Sincerely,

TAILWIND COLLEGE STATION, LLC

A handwritten signature in blue ink, appearing to read "Michael Sather".

Michael Sather
Manager



May 15, 2023

Mr. Jason Schubert, AICP
Transportation Planning Coordinator
City of College Station
1101 Texas Ave.
College Station, Texas 7842

**Re: *The Landing at College Station – Access Way Waiver Request – Jones-Butler Road
City of College Station, Brazos County, Texas***

Mr. Schubert,

Tailwind Group has submitted applications for the abandonment of the public right of way known as Sienna Drive as well as the 25-foot drainage easement surrounding the same, and pending approval of such applications for abandonment, is submitting its application for Replat of Woodway West - Phase 1, Lot 1R, Block 2. Along with the Replat application, we are requesting a waiver of the Public Access Way requirement per Sec. 8.3.J of Appendix A of the City of College Station Unified Development Code (UDO).

The Landing at College Station is an existing multifamily development at 800 Marion Pugh Drive that currently consists of 260 one-bedroom units and 184 two-bedroom units for a total of 444 units. Tailwind Group has recently purchased the property and is looking to add additional buildings and apartment units to the property. As part of the redevelopment process, Sienna Drive (a 60-foot public right of way which ends in a cul-de-sac in the middle of the property), as well as the 25-foot drainage easement surrounding the same, will be abandoned. The abandonment of the Sienna Drive right of way as well as the drainage easement requires a replat to create one contiguous lot for the apartment property. The access way waiver is needed in support of the replat based on existing conditions within the development that will not meet the current code referenced above.

Jones-Butler Road is currently a Major Collector as indicated on the City of College Station Thoroughfare Plan. Under existing conditions, the length of Jones-Butler Road as it abuts the property is approximately 1,134 feet, exceeding the maximum block length of 900 feet.

- As stated above, this property is currently developed with existing apartment buildings and associated parking, fire lanes, and amenities. Adding a public access way as outlined in the UDO though the existing development would not be possible without affecting the existing apartment units.
- This waiver is necessary to preserve existing apartment buildings and associated parking, fire lanes, and amenities.
- Granting this waiver would simply preserve an existing condition therefore causing no detriment to the Public or the City.



- The property to the west of Jones-Butler Road is mostly developed and no adjoining public access way is possible that would align with a new public access way into the subject property. Therefore, adjoining land in the area would not be affected.

We respectfully request approval of this waiver request allowing for the Replat of the subject property to proceed through the approval process. Should you have any questions or comments about the provided information please do not hesitate to call me at your convenience.

Sincerely,

TAILWIND COLLEGE STATION, LLC

A handwritten signature in blue ink, appearing to read "Michael Sather".

Michael Sather
Manager



May 15, 2023

Mr. Jason Schubert, AICP
Transportation Planning Coordinator
City of College Station
1101 Texas Ave.
College Station, Texas 7842

**Re: *The Landing at College Station – Access Way Waiver Request – Luther Street West
City of College Station, Brazos County, Texas***

Mr. Schubert,

Tailwind Group has submitted applications for the abandonment of the public right of way known as Sienna Drive as well as the 25-foot drainage easement surrounding the same, and pending approval of such applications for abandonment, is submitting its application for Replat of Woodway West - Phase 1, Lot 1R, Block 2. Along with the Replat application, we are requesting a waiver of the Public Access Way requirement per Sec. 8.3.J of Appendix A of the City of College Station Unified Development Code (UDO).

The Landing at College Station is an existing multifamily development at 800 Marion Pugh Drive that currently consists of 260 one-bedroom units and 184 two-bedroom units for a total of 444 units. Tailwind Group has recently purchased the property and is looking to add additional buildings and apartment units to the property. As part of the redevelopment process, Sienna Drive (a 60-foot public right of way which ends in a cul-de-sac in the middle of the property), as well as the 25-foot drainage easement surrounding the same, will be abandoned. The abandonment of the Sienna Drive right of way as well as the drainage easement requires a replat to create one contiguous lot for the apartment property. The access way waiver is needed in support of the replat based on existing conditions within the development that will not meet the current code referenced above.

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- This waiver is necessary to preserve existing apartment buildings and associated parking, fire lanes, and amenities.
- Granting this waiver would simply preserve an existing condition therefore causing no detriment to the Public or the City.

- The property to the north of Luther Street West is already developed and also exceeds the block length requirement under existing conditions. No adjoining public access way is possible that would align with a new public access way into the subject property. Therefore, adjoining land in the area would not be affected.

We respectfully request approval of this waiver request allowing for the Replat of the subject property to proceed through the approval process. Should you have any questions or comments about the provided information please do not hesitate to call me at your convenience.

Sincerely,

TAILWING COLLEGE STATION, LLC



Michael Sather
Manager



May 15, 2023

Mr. Jason Schubert, AICP
Transportation Planning Coordinator
City of College Station
1101 Texas Ave.
College Station, Texas 7842

**Re: *The Landing at College Station – Access Way Waiver Request – Marion Pugh Drive
City of College Station, Brazos County, Texas***

Mr. Schubert,

Tailwind Group has submitted applications for the abandonment of the public right of way known as Sienna Drive as well as the 25-foot drainage easement surrounding the same, and pending approval of such applications for abandonment, is submitting its application for Replat of Woodway West - Phase 1, Lot 1R, Block 2. Along with the Replat application, we are requesting a waiver of the Public Access Way requirement per Sec. 8.3.J of Appendix A of the City of College Station Unified Development Code (UDO).

The Landing at College Station is an existing multifamily development at 800 Marion Pugh Drive that currently consists of 260 one-bedroom units and 184 two-bedroom units for a total of 444 units. Tailwind Group has recently purchased the property and is looking to add additional buildings and apartment units to the property. As part of the redevelopment process, Sienna Drive (a 60-foot public right of way which ends in a cul-de-sac in the middle of the property), as well as the 25-foot drainage easement surrounding the same, will be abandoned. The abandonment of the Sienna Drive right of way as well as the drainage easement requires a replat to create one contiguous lot for the apartment property. The access way waiver is needed in support of the replat based on existing conditions within the development that will not meet the current code referenced above.

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- This waiver is necessary to preserve existing apartment buildings and associated parking, fire lanes, and amenities.



- Granting this waiver would simply preserve an existing condition therefore causing no detriment to the Public or the City.
- The property to the east of Marion Pugh Drive is already developed and also exceeds the block length requirement under existing conditions. No adjoining public access ways are possible that would align with a new public access way into the subject property. Therefore, adjoining land in the area would not be affected.

We respectfully request approval of this waiver request allowing for the Replat of the subject property to proceed through the approval process. Should you have any questions or comments about the provided information please do not hesitate to call me at your convenience.

Sincerely,

TAILWIND COLLEGE STATION, LLC

A handwritten signature in blue ink, appearing to read "Michael Sather".

Michael Sather
Manager

September 7, 2023
Item No. 5.2.
Greater Southwood Valley ROO - Restricted Occupancy Overlay

Sponsor: Gabriel Schrum

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 GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 48.31 acres of land, being 103 lots within Southwood Sections 1; 2; 2A; 6; 7; 9; and 10 Subdivisions and Camelot Addition Section 2 Subdivision, generally located between Southwest Parkway and Guadalupe Drive. Case #REZ2023-000061 (Note: Final action of this item will be considered at the September 14, 2023 City Council meeting – Subject to change).

Relationship to Strategic Goals:
Neighborhood Integrity

Recommendation(s): N/A

Summary: Summary: This request is to rezone a total of approximately 48.31 acres from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay, being approximately:

- 11.26 acres being 20 lots within Southwood Section 1
- 9.98 acres being 13 lots within Southwood Section 2
- 2.96 acres being 4 lots within Southwood Section 2A
- 10.16 acres being 38 lots within Southwood Section 6, 7 & 9
- 3.76 acres being 8 lots within Southwood Section 10; and
- 10.19 acres being 20 lots within Camelot Addition Section 2

This request is to add the ROO, which is a single-family overlay zoning district, to the existing base zoning within these contiguous subdivision boundaries. The ROO is intended to provide subdivision-specific occupancy regulations – not to exceed two unrelated persons per single-family dwelling or accessory living quarter. The Greater Southwood Petition Committee, comprised of property owners from each original subdivision, has met all requirements of the ROO application process. The Petition Committee submitted the application materials including the ROO petition for each subdivision. When submitting an application with contiguous subdivisions applying jointly within one application, the fifty (50) percent plus one (1) petition signature threshold of property owners in support of the overlay must be met for each of the original subdivisions that apply jointly. City staff were able to verify that each original subdivision has met the petition signature threshold in support of the requested ROO. Southwood Section 6, 7 & 9 is unique in that it has three section numbers but was platted in 1970 as one subdivision plat and therefore counts as one original subdivision.

REZONING REVIEW CRITERIA

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

The subject areas are designated as Neighborhood Conservation and Natural & Open Areas on the Comprehensive Plan Future Land Use & Character Map. The Natural & Open Areas are tributaries that lead to Bee Creek and the associated floodplain. The surrounding areas to the north are designated as Neighborhood Conservation and the properties to the east are also designated as Neighborhood Conservation with Natural & Open Areas (the Bee Creek tributaries). The subject lots are surrounded by Neighborhood Conservation to the south and Neighborhood Conservation and Institutional/Public to the west at the location of A&M Consolidated High School. These subject areas are bounded by Southwest Parkway to the north, which is an existing 4-lane minor arterial and is shown on the Comprehensive Plan's Thoroughfare Plan.

The Comprehensive Plan discusses single-family overlay zoning districts in both Chapter 3, Strong Neighborhoods and Chapter 9, Collaborative Partnerships. The plan states that, "various single-family overlay zoning districts have been created to help mitigate the issues associated with tear-downs in established neighborhoods. These include the Neighborhood Conservation Overlay, the Restricted Occupancy Overlay, and the Historic Preservation Overlay." The plan goes on to state that collaboration between the City and Texas A&M University is vital to proactively address issues caused by the rapid growth of the university and the stressors and potential changes that places on nearby neighborhoods. Single-family overlay zoning is a tool that a neighborhood can choose for itself to help address and mitigate perceived, anticipated, and actual changes within an established single-family neighborhood. While the NCO Neighborhood Conservation and HP Historic Preservation overlays address and mitigate changes to physical property characteristics, the intent of a ROO is to address and mitigate issues associated with over-occupancy. As a tool that a neighborhood can pursue for itself to address issues of over-occupancy and preserve neighborhood character, the request is aligned with the Comprehensive Plan.

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

The subject areas are surrounded by GS General Suburban zoned single-family homes, except to the north across Southwest Pkwy. which is zoned D-Duplex and is currently developed with duplex housing. The single-family uses allowed by the GS General Suburban zoning district will remain and the addition of the ROO solely restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

As stated in the Unified Development Ordinance (UDO):

Single-family overlay districts create an additional zoning district that is superimposed over the underlying zoning district. Single-family overlay districts are intended to provide additional standards for College Station neighborhoods. These standards promote residential development patterns and are intended to protect and enhance desirable neighborhood characteristics, livability, and harmonious, orderly, and efficient growth and development. The underlying zoning district establishes the permitted uses and standards and shall remain in effect. The requirements of the overlay district are to be applied in addition to the underlying zoning district standards.

The ROO overlay standard is as follows:

Occupancy of either, a detached single-family dwelling or accessory living quarter, shall not exceed two unrelated persons per single-family dwelling or accessory living quarter. Related persons are specified in Section 11.2 'Defined Terms' in the definition of 'Family.' Accessory living quarter requirements are further specified in Section 6.5 'Accessory Uses' within the standards for 'Living Quarters.'

UDO sections 3.3 Zoning Map Amendment (Rezoning), 4.1 Establishment of Districts, and 5.11 Single-Family Overlay Districts detail the application process and regulations for single-family overlay districts and the ROO Process Handbook serves as a policy guide for residents. The process requires that a subdivision interested in pursuing a ROO form a Petition Committee. That committee is tasked with leading the effort, organizing their neighbors, hosting a neighborhood-led meeting and notifying all neighbors of the meeting via certified mail, collecting the petition signatures, and submitting the completed application and all required materials. Contiguous subdivisions can choose to work together and submit a joint application, provided that there is a representative from each original subdivision on the Petition Committee and that each subdivision submits a petition that meets the threshold of fifty (50) percent plus one (1) of signatures in support of the overlay for each subdivision.

The Greater Southwood Petition Committee was comprised of eight members, with at least one representative from each subdivision: Laurie Cordes (Southwood 1), Jerry Fox (Southwood 1) Wendy Johnson (Southwood 1), Mary Dinkel (Southwood 2), April Dallis (Southwood 2A), Michael Atkinson (Southwood 6, 7, 9), Will McCauley (Southwood 10), and Steve Hand (Camelot Addition Section 2). The Petition Committee hosted their neighborhood meeting on March 30, 2023, discussed pursuing the ROO for their subdivisions, answered questions from their neighbors, and collected petition signatures. There were 27 attendees at the meeting, 19 were property owners and one was representing property owners who were not able to attend the meeting. City staff were present as well. Some property owners signed the petition at the meeting.

The Petition Committee finished collecting petition signatures and submitted their ROO application on May 26, 2023. City staff verified that the application was complete, that all requirements were met, and that the ROO petition for each original subdivision met the signature threshold. The verified petition signatures in support of the ROO are as follows:

- Southwood Section 1: 18 of 20 lots in support (90%)
- Southwood Section 2: 8 of 13 lots in support (61.54%)
- Southwood Section 2A: 3 of 4 lots in support (75%)
- Southwood Section 6, 7 & 9: 21 of 38 lots in support (55.26%)
- Southwood Section 10: 5 of 8 lots in support (62.5%)
- Camelot Addition Section 2: 11 of 20 lots in support (55%)

Staff held a required City-hosted neighborhood meeting for this ROO application request on July 24, 2023. There were approximately 12 attendees, with the majority of questions relating to the overall process and the legacy clause within the ROO.

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

The ROO zoning does not affect any of the physical characteristics of the underlying GS General Suburban zoning district. The existing subdivisions meet the dimensional standards for GS General Suburban zoned properties as set forth in the UDO and are already developed as single-family residential subdivisions.

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, wastewater, stormwater, and transportation infrastructure is adequate to support the needs of these existing developments. No additional development and subsequent impacts are anticipated from the addition of the ROO zoning designation.

5. The marketability of the property:

The single-family uses allowed by the GS General Suburban zoning district will remain and are marketable as single-family residential homes. The ROO only restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

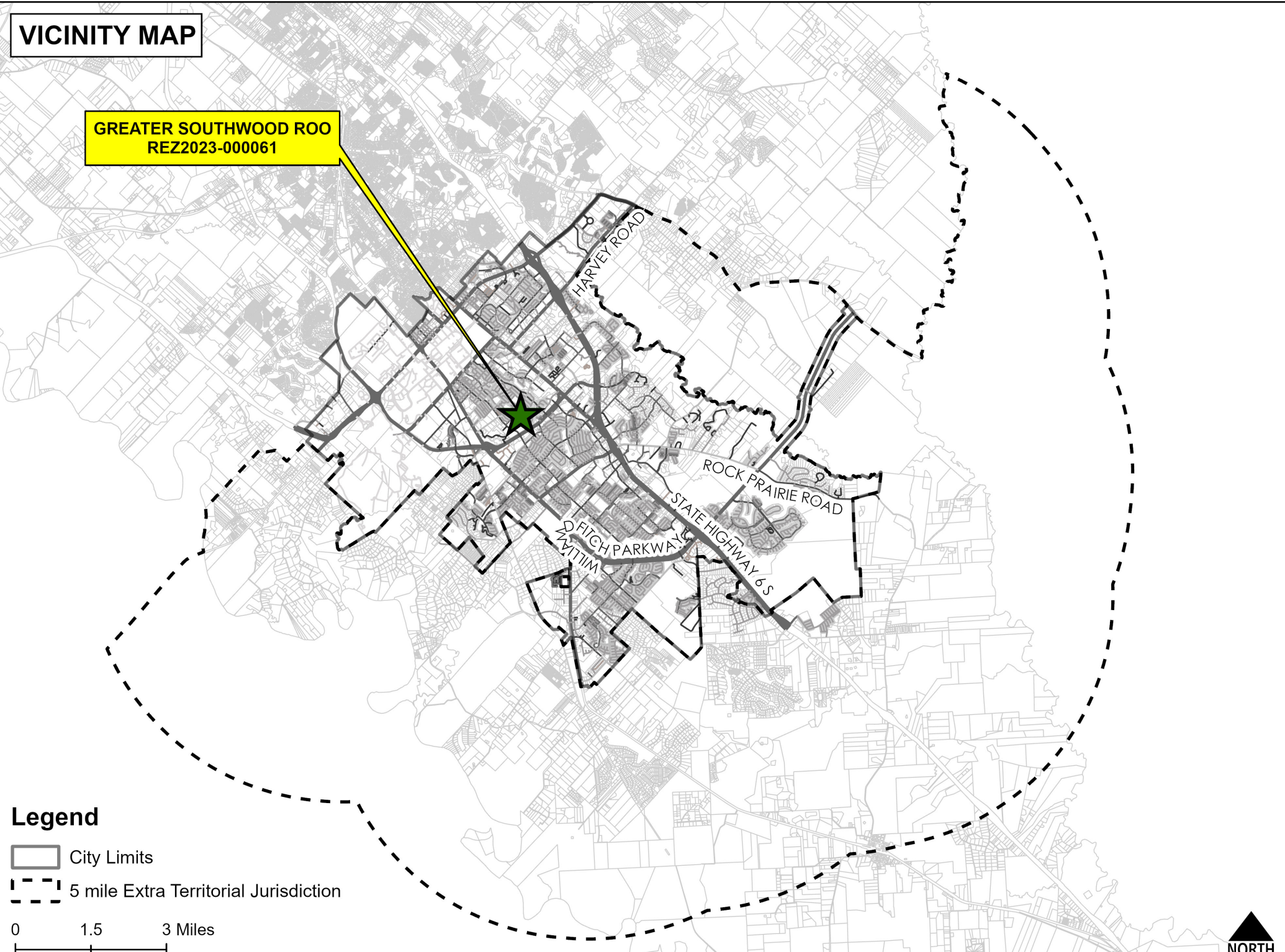
Budget & Financial Summary: N/A

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Rezoning Map
3. Background Information
4. Future Land Use Map
5. Original Subdivision Plats
6. Applicant's Supporting Information
7. Petition Committee Members
8. Neighborhood Meeting Materials
9. Petition Signatures

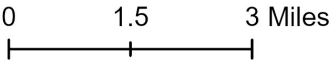
VICINITY MAP

GREATER SOUTHWOOD ROO
REZ2023-000061



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



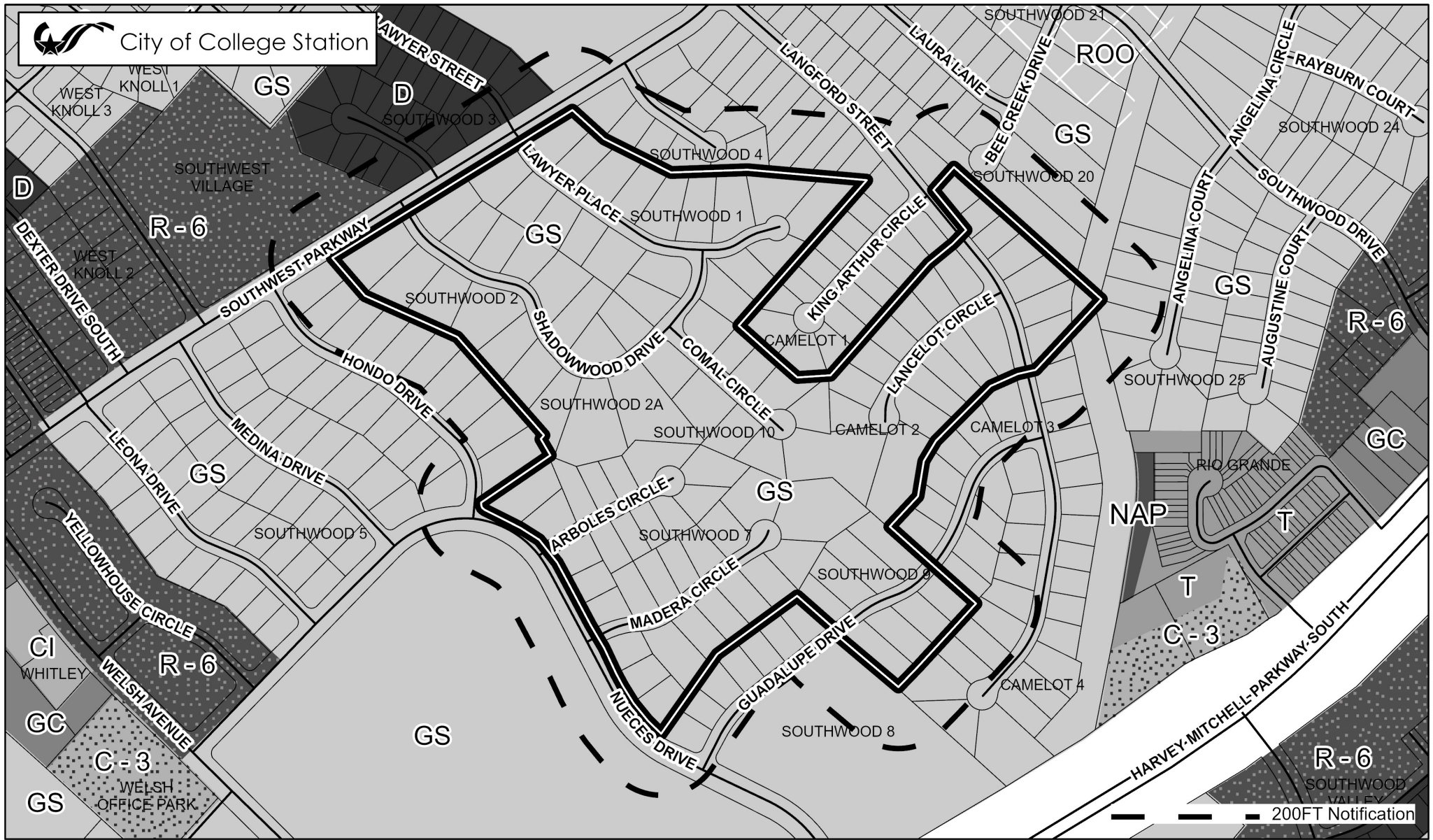


0 360 720 Feet

GREATER SOUTHWOOD ROO

Case:
REZ2023-000061

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

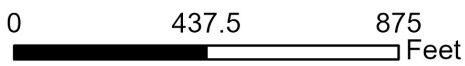
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

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

Retired Districts

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

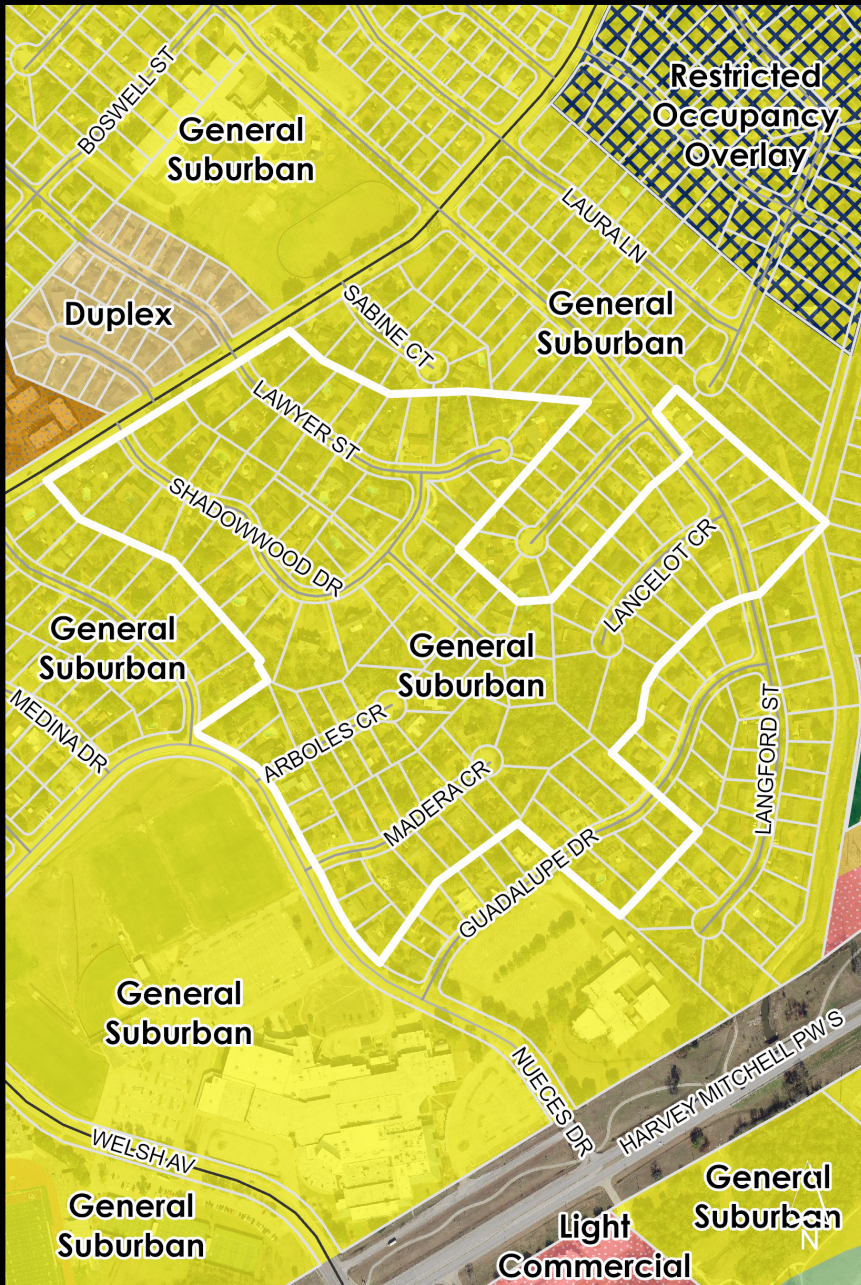


GREATER SOUTHWOOD ROO

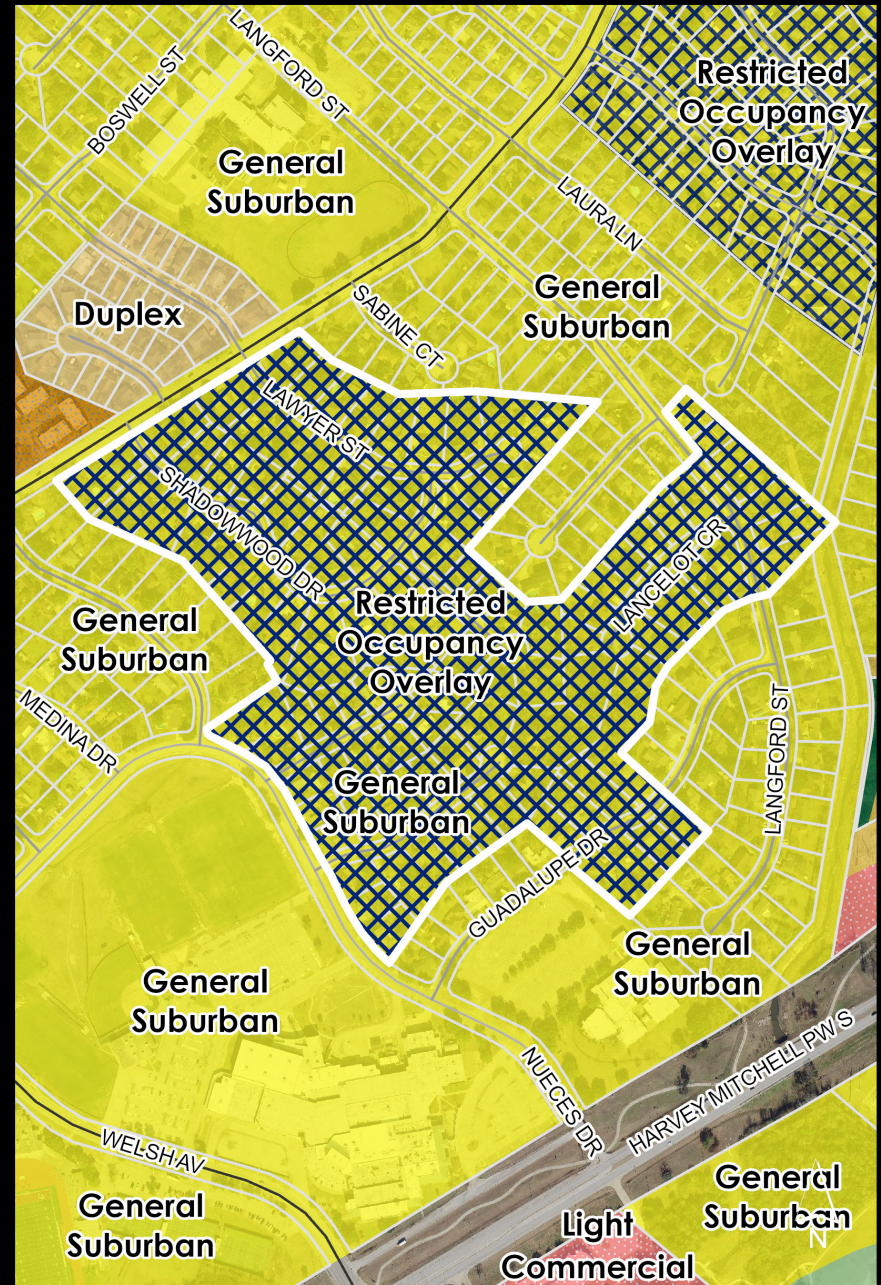
Case:
REZ2023-000061

REZONING

EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: September 7, 2023

Advertised Council Hearing Date: September 14, 2023

Property owner notices mailed: 105
Property tenant notices mailed: 134
Contacts in support: Four at the time of this report
Contacts in opposition: One at the time of this report
Inquiry contacts: Three at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation	GS General Suburban; D- Duplex	Mixed Residential
South	Neighborhood Conservation	GS General Suburban	Residential
East	Neighborhood Conservation; Natural & Open Areas	GS General Suburban	Residential
West	Neighborhood Conservation	GS General Suburban	Public Facilities

DEVELOPMENT HISTORY

Annexation: January 1968 – August 1972

Zoning: R-1 Single-Family Residential

R-1 Single-Family Residential renamed to GS General Suburban (2013)

Final Plat: Southwood Section 1 (1967), Southwood Section 2 (1967), Southwood Section 2A (1968), Southwood Section 6,7,9 (1970), Southwood Section 10 (1972), Camelot Addition Section 2 (1972)

Site development: Single-Family Residential

EXISTING

Future Land Use



FILED FOR RECORD
DATE 3-7-67
AT 4:40 O'CLOCK P.M.
FRANK BORISKE
BRAZOS COUNTY CLERK
Witness: *Edgar*

THE STATE OF TEXAS }
COUNTY OF BRAZOS }
and County, do hereby certify that the following is a true and correct copy of the original as the same appears in the Public Records of this County, to-wit: *March*
A.D. 1967, together with a true and correct copy of the original as the same appears in the Public Records of this County, to-wit: *March*
day of *March*, 1967, at 4:45 P.M.
in Volume 260, Page 741
WITNESS MY HAND
March A.D. 1967
(L.S.) *Frank Boriske* Clerk, County
Matthew Nowak Deputy

DEDICATION

STATE OF TEXAS }
COUNTY OF BRAZOS }

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LEASEHOLDERS OF THE HEREIN PLATED 11.26 ACRE TRACT CONVEYED TO US BY MRS. TENNIE JONES, ET AL., BY DEED DATED 1 JUNE 1964 AND RECORDED IN VOLUME 256, PAGE 136 OF THE DEED RECORDS OF BRAZOS COUNTY DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AREA PROGRESS CORPORATION

BY *H.D. Fitch*
PRESIDENT

CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF BRAZOS } BEFORE ME,

THE UNDERSIGNED, A Notary Public in and for said County and State, on this day personally appeared W.D. Fitch, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said AREA PROGRESS CORPORATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2ND DAY OF MARCH, A.D. 1967.

William F. Koehler
Notary Public in and for
BRAZOS COUNTY, TEXAS

AREA PROGRESS CORPORATION
DEVELOPER

JOE ORR, INC.
SURVEYOR

SOUTHWOOD

FIRST SECTION
COLLEGE STATION, TEXAS

JANUARY 1967
REVISED 5 MARCH 1967

SCALE: 1"=50'

APPROVAL
CITY OF COLLEGE STATION

Ed Burns
CHAIRMAN ZONING AND
ZONING COMMISSION

D.A. Anderson
MAYOR

DATE *March 7, 1967*

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS }
COUNTY OF BRAZOS }

I, DAVID R. MAYO, REGISTERED PUBLIC SURVEYOR No. 1475, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

David R. Mayo
DAVID R. MAYO
R.P.S. No. 1475

SOUTHWOOD Sect. 1

DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, the undersigned, being all of the owners and leaseholders of the herein platting 9.98 acre tract conveyed to me by Mrs. Lemmie Jones, et al, by deed dated June 1966 and recorded in Volume 256, page 136 of the deed records of Brazos County do hereby dedicate to the use of the Public forever all streets and easements thereon shown for the purpose and consideration therein expressed.

AREA PROGRESS CORPORATION
By *Th. D. Ditch*
PRESIDENT

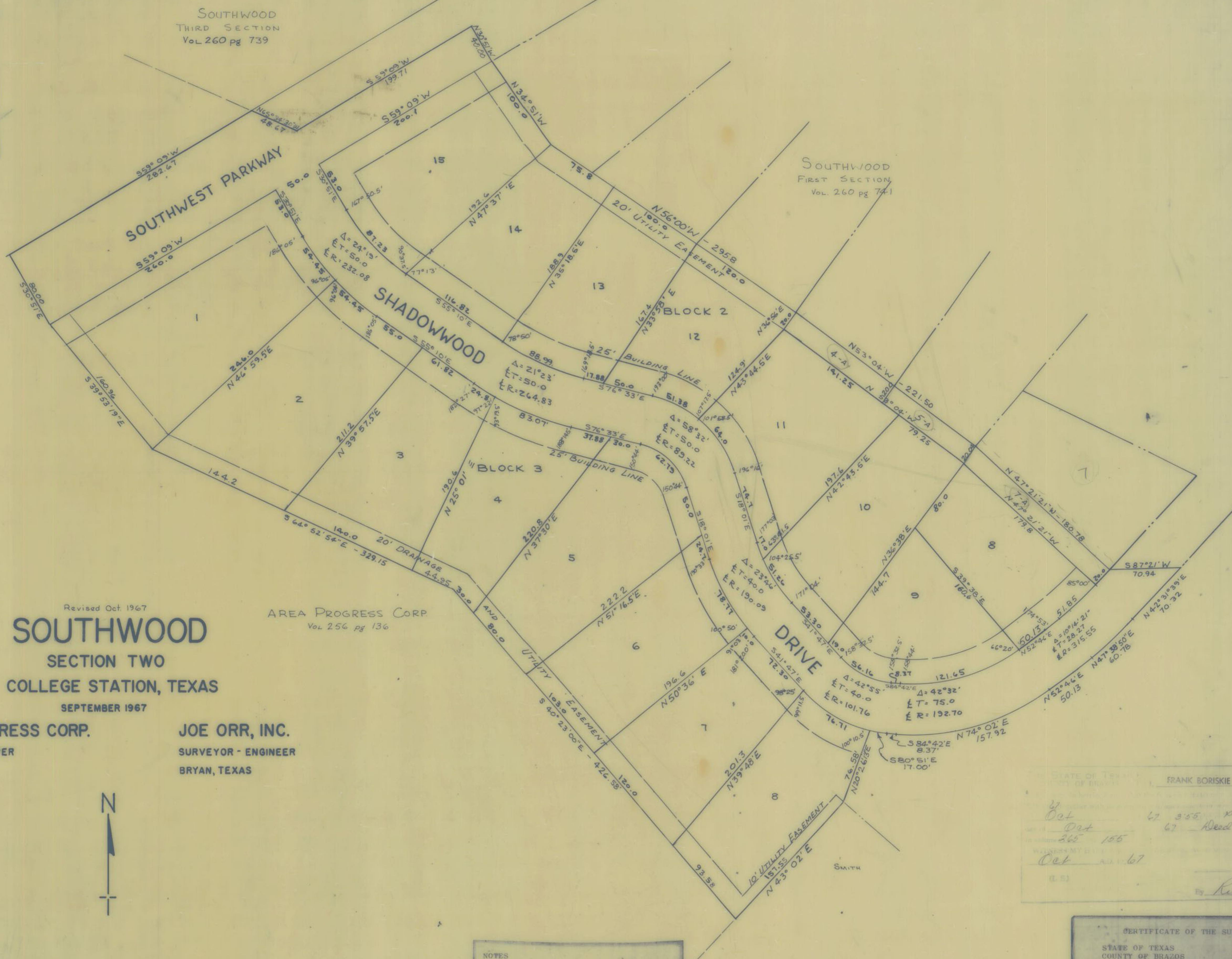
CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared W. D. Fitch, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said AREA PROGRESS CORPORATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September, 1967.

William D. Fitch
Notary Public, Brazos Co., Texas
William D. Fitch



Revised Oct. 1967
SOUTHWOOD
SECTION TWO
COLLEGE STATION, TEXAS
SEPTEMBER 1967

AREA PROGRESS CORP.
Vol. 256 pg 136

AREA PROGRESS CORP.
OWNER - DEVELOPER
BRYAN, TEXAS

JOE ORR, INC.
SURVEYOR - ENGINEER
BRYAN, TEXAS

APPROVAL
CITY OF COLLEGE STATION

E. R. Dumas
Chairman, Planning and
Zoning Commission
La. Anderson
Mayor
October 6, 1967
Date

SCALE: 1" = 50'

NOTES
All distances along curves are chord distances.
1" iron rods are set at all property corners.

35576
FILED
At 3:55 P.M.
OCT 8 1967
FRANK BORISKE
County Clerk, Brazos County, Texas
By *John H. H. H. H.*

36584
FILED
At 4:00 P.M.
OCT 11 1967
FRANK BORISKE
County Clerk, Brazos County, Texas
By *John H. H. H. H.*

STATE OF TEXAS
COUNTY OF BRAZOS
FRANK BORISKE
County Clerk in and for
the County of Brazos, Texas
do hereby certify that this plat is true and correct and
was prepared from an actual survey of the
property made under my supervision.
Oct 15 1967
By *Rich Pledge* Deputy

CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, David R. Mayo, Registered Public Surveyor
No. 1375, in the State of Texas, hereby
certify that this plat is true and correct and
was prepared from an actual survey of the
property made under my supervision.
David R. Mayo, Registered No. 1375
DAVID R. MAYO
PUBLIC SURVEYOR

SOUTHWOOD

SECTION TWO- A
COLLEGE STATION, TEXAS

AUGUST, 1968

AREA PROGRESS CORP

OWNER-DEVELOPER

BRYAN, TEXAS

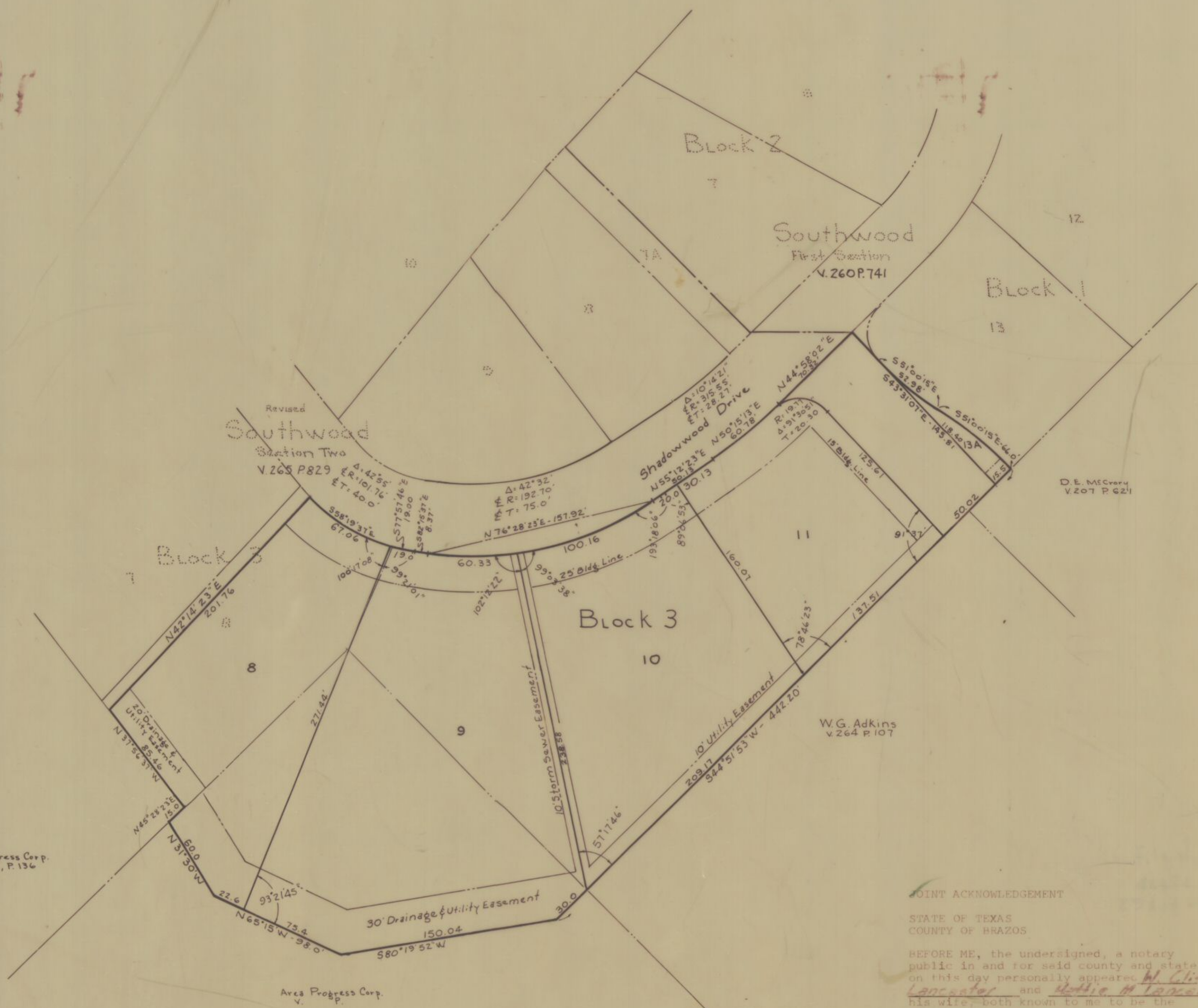
JOE ORR, INC.

SURVEYOR-ENGINEER

BRYAN, TEXAS



SCALE: 1" = 50'



DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, the undersigned, being all of the owners and leaseholders of the hereon platted 2.96 acre tract of land in the Crawford Burnett League in College Station, Brazos County, Texas, do hereby dedicate to the use and benefit of the public forever all streets and easements thereon shown for the purpose and consideration therein expressed.

AREA PROGRESS CORPORATION

by W.D. Fitch
President

William G. Wilkins

H. Clinton Lancaster

Walter M. Lancaster

CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared W. D. Fitch, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said AREA PROGRESS CORPORATION, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of August, 1968.

William F. Kessler
Notary Public, Brazos Co., Texas

SINGLE ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared William G. Wilkins, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of August, 1968.

William F. Kessler
Notary Public, Brazos Co., Texas

JOINT ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared William G. Wilkins, H. Clinton Lancaster, and Walter M. Lancaster, his wife, both 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 purposes and consideration therein expressed, and the said Walter M. Lancaster wife of the said William G. Wilkins having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Walter M. Lancaster acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of August, 1968.

William F. Kessler
Notary Public, Brazos Co., Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, County Clerk in and for said County, do hereby certify that the foregoing instrument dated the 26th day of August, A.D. 1968 together with its certificates of authentication was filed for record in my office the 29th day of August, A.D. 1968 in the Deed Records of Brazos County, in Volume 272 Pg. 564.

WITNESS MY HAND AND OFFICIAL SEAL, At my office in Bryan, Texas, this 10th day of Sept. A.D. 1968.

Frank Boriskie
County Clerk, Brazos County, Texas
By Mattie Nowak Deputy

APPROVAL
CITY OF COLLEGE STATION

C. V. Foster
Chairman, Planning and Zoning Commission

Mayor

Date

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, David R. Mayo, Registered Public Surveyor No. 1475 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

David R. Mayo
David R. Mayo

NOTE:
Distances given on curves are chords.

LEGEND:
Property Line
Easement Line
Building Line
Property Corner (1/4" Iron Rod)
Concrete Monument



STATE OF TEXAS
COUNTY OF BRAZOS

We, Area Progress Corporation, owners and developers of the land shown on this plat, and designated herein as the Southwood, Section Six and Seven Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

by David R. Mayo
President

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for Brazos County, Texas, on this day personally appeared W.D. Fitch, President of Area Progress Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Area Progress Corporation, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6th day of November, A.D. 1970.
William F. Hochler
Notary Public, Brazos County, Texas

CERTIFICATE OF THE CITY ENGINEER

I, Lloyd L. James, 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.

Lloyd L. James
City Engineer
City of College Station, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, David R. Mayo, Registered Public Surveyor No. 1475, 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.



APPROVAL OF PLANNING AND ZONING COMMISSION

I, L.C. Wells, 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 16th day of Nov., 1970.

ATTEST:
Dezire
Secretary

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, 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 4th day of Dec., 1970, in the Deed Records of Brazos County, Texas, in Volume 241, Page 241.

WITNESS my hand and official Seal, at my office in Bryan, Texas.
Frank Boriskie
County Clerk
Brazos County, Texas

SOUTHWOOD

SECTION SIX SEVEN & NINE

COLLEGE STATION, TEXAS

NOVEMBER, 1970

SCALE: 1" = 100'

AREA PROGRESS CORP.

OWNER

DAVID R MAYO

SURVEYOR

APPROVAL OF PLANNING & ZONING COMMISSION

I, C.D. Wells, 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 17th DAY OF JANUARY, 1972.

CHAIRMAN

ATTEST:

SECRETARY

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Brunkin, 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 2nd DAY OF February A.D. 1972 AT 4:50 O'CLOCK P.M. AND DULY RECORDED ON THE 17th DAY OF January A.D. 1972 IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 341 PAGE 73. WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

BY Luck Hodge
DEPUTY

66367

FILED
FEB 2 1972

PLAT
L. J. James

CERTIFICATE OF CITY ENGINEER

I, LLOYD L. JAMES, 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, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID R. MAYO, REGISTERED PUBLIC SURVEYOR, NO. 1475, 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.

David R. Mayo
DAVID R. MAYO



STATE OF TEXAS
COUNTY OF BRAZOS

WE, THE UNDERSIGNED, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SOUTHWOOD 10 SUBDIVISION TO COLLEGE STATION, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

OWNER

OWNER

OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BRAZOS, STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED W.D. FITCH, PRESIDENT OF THE AREA PROGRESS CORPORATION, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID AREA PROGRESS CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF JANUARY A.D. 1972.

NOTARY PUBLIC
BRAZOS COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED RICHARD B. WADSWORTH THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF JANUARY A.D. 1972.

NOTARY PUBLIC
BRAZOS COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED ARTHUR H. STROUD AND PATRICIA C. STROUD HIS WIFE, BOTH KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EACH EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND THE SAID PATRICIA C. STROUD, WIFE OF THE SAID ARTHUR H. STROUD, HAVING BEEN EXAMINED BY ME PRIVILY AND APART FROM HER HUSBAND, AND HAVING THE SAME FULLY EXPLAINED TO HER, SHE, THE SAID PATRICIA C. STROUD, ACKNOWLEDGED SUCH INSTRUMENT TO BE HER ACT AND DEED AND SHE DECLARED THAT SHE HAD WILLINGLY SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND THAT SHE DID NOT WISH TO RETRACT IT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF JANUARY A.D. 1972.

NOTARY PUBLIC
BRAZOS COUNTY, TEXAS



NOTES:

- Distances on curves are chords.
- Subdivision is 3.76 acres and is part of W.G. Adkins 10 acre tract (264/107) and all of the Richard Wadsworth 1.91 acre tract (299/107).

SOUTHWOOD

SECTION 10
COLLEGE STATION, TEXAS

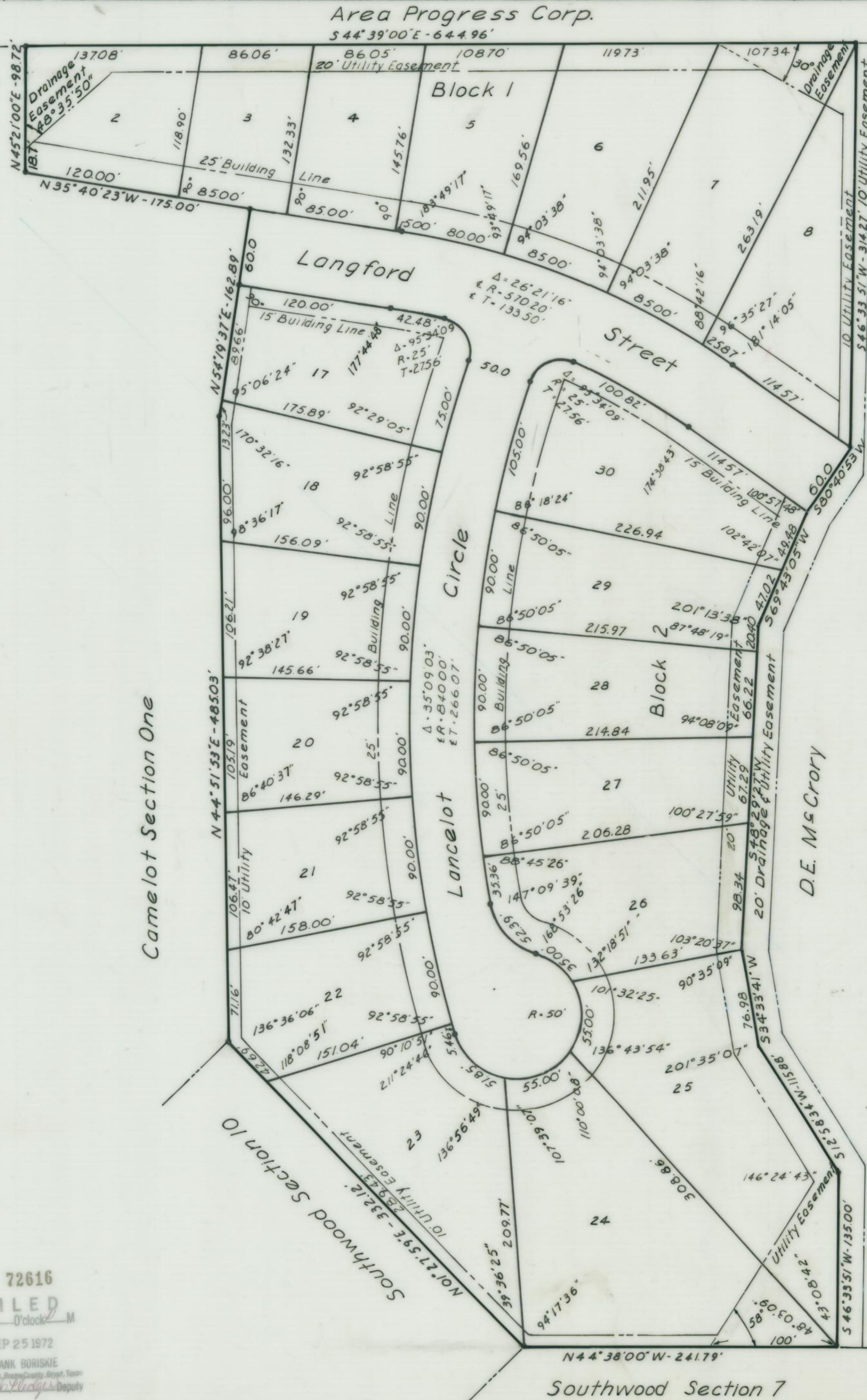
JANUARY 1972

SCALE 1"=50'

DEVELOPER:
AREA PROGRESS CORP.
P.O. BOX 47
COLLEGE STATION, TEXAS

SURVEYOR-ENGINEER
JOE ORR, INC.
100 LUTHER ST. WEST
COLLEGE STATION, TEXAS

- Note:
- Distances along curves are chords.
 - Lot corners are marked with 1/2" iron rods.
 - No Structure shall be erected within this Subdivision with a floor elevation below 268.5 U.S.G.S. Datum.



I, MR. Callahan, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEGE STATION, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE 18th DAY OF Sept 1972.

MR. Callahan
CHAIRMAN

ATTEST: B. J. Cooley
SECRETARY

I, George R. Ford, 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.

George R. Ford
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE Camelot Addition Section Two IN THE CITY OF COLLEGE STATION, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Normandy Corporation

By J. B. Hervey
President

D. E. McCrory
D. E. McCrory

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. B. Hervey PRESIDENT OF THE Normandy Corporation KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID Normandy Corporation AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF Sept. A.D. 1972.
Jay Kingley
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED D. E. McCrory 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF Sept. A.D. 1972.
Jay Kingley
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

I, DAVID R. MAYO, REGISTERED PUBLIC SURVEYOR NO. 1475 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.

David R. Mayo
REGISTERED PUBLIC SURVEYOR

Camelot Addition Section Two

10.188 ACRES

College Station, Texas

August 1972

Scale 1" = 50'

Normandy Corporation
Owner & Developer

Joe Orr, Incorporated
Surveyors & Engineers

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKE, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 25th DAY OF September A.D. 1972, TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 25th DAY OF September A.D. 1972 AT 8 O'CLOCK P M. AND DULY RECORDED ON THE DAY OF SEP A.D. 1972 IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 803, PAGE 1477.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS, THIS 24th DAY OF January A.D. 1973.

Frank Boriske
COUNTY CLERK, BRAZOS COUNTY

BY: DEPUTY

72616
FILED
At 9 O'clock P M.
SEP 25 1972
FRANK BORISKE
County Clerk, Brazos County, Texas
By Curry Deputy

Southwood Section 7



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: GREATER SOUTHWOOD ROO

Address: 1817 SHADOWWOOD DR

Legal Description: SOUTHWOOD PH 1, BLOCK 2, LOT 7

Total Acreage: 0

Applicant:: WENDY JOHNSON

Property Owner: JOHNSON BLAIRE & WENDY

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

The contiguous subdivisions represented in this ROO application were originally developed between 1967 & 1972 for SINGLE FAMILY HOMES. For many years, residents have enjoyed the benefits of living in a family-oriented neighborhood: desirable neighborhood characteristics & livability, well maintained homes & yards, safety, and a harmonious, orderly community that fosters long-term relationships. We are not just neighbors. Many of us are friends who feel like family.

Our neighborhood is zoned for single-family homes, but an ever-increasing number of these homes have been purchased by real estate investors who desire to maximize profit by offering homes to the maximum number of renters per home as possible. This is negatively impacting the benefits of living in single-family zoned subdivision.

We would like to preserve our positive neighborhood characteristics and benefits.

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

Yes, this zone change is in accordance with the Comprehensive Plan for "viable and attractive neighborhoods that maintain long-term neighborhood integrity."

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

The properties within the ROO will continue the current use as single family homes.

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

The ROO is a single family overlay and being applied to this neighborhood is suitable with the SF character of the area.

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

The ROO is a single family overlay and being applied to this neighborhood is suitable with the SF character of the area.

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

The ROO will not change the marketability of the current area.

List any other reasons to support this zone change.

62% of neighbors signed a petition in favor of ROO

GREATER SOUTHWOOD ROO PETITION COMMITTEE MEMBERS CONTACT INFORMATION

Laurrie Cordes, Chair - Southwood 1
1903 Lawyer Place
College Station, TX 77840
lwcordes@gmail.com

April Dallis, Chair - Southwood 2A
Shadowwood Drive
College Station, TX 77840
ioannadallis@gmail.com

Mary Dinkel, Chair - Southwood 2
1801 Shadowwood Drive
College Station, TX 77840
j-dinkel@email.tamu.edu
(979) 696-7241

Jerry Fox, Treasurer - Southwood 1
Lawyer Place
College Station, TX 77840
jfox@suddenlink.net
(903) 777-2770

Wendy Johnson, Secretary - Southwood 1
1817 Shadowwood Drive
College Station, TX 77840
Blawen1@yahoo.com
(210) 749.0439

Will McCauley, Chair - Southwood 10
1905 Comal Circle
College Station, TX 77840
agmcvet@gmail.com
(903) 521-2872

Michael Atkinson, Chair - Southwood 6,7 & 9
1012 Madera Circle
College Station, TX 77840
michael.r.atkinson@gmail.com
(214) 729-0608

Steve Hand, Chair - Camelot 2
1208 Lancelot
College Station, TX 77840
spsbhand@suddenlink.net
(979) 764-3937

GREATER SOUTHWOOD ROO NEIGHBORHOOD MEETING

DATE: March 30, 2023

SUBDIVISIONS INVITED: Southwood 1, 2, 2A, 6, 7, 9, 10 and Camelot 2

MEETING: Larry J. Ringer Library, Thursday, March 30, 2023, 7:00 p.m. - 8:00 p.m.

PRESENT: Greater Southwood Roo Petition Committee members: Michael Atkinson, Mary Dinkel, Steve Hand, Wendy Johnson & Will McCauley
College Station City Council staff: Naomi Sing & Matthew Ellis
27 homeowners (See sign-in sheets)

PURPOSE: To inform residents about the ROO application and to answer questions regarding the process

Petition Committee members arrived early to set up the room:

- Attendance sign-in sheets, pens and informational handouts were placed at welcome tables.
- Petition sheets & plats were placed on subdivision-specific tables along with signs to designate the corresponding subdivision.
- Neighborhood volunteers sat at subdivision specific tables to assist persons in favor of the ROO with signing the petition.

Residents were welcomed and asked to sign in as they arrived as a record of their attendance. Each attendee was given a printed Restricted Occupancy Overlay (ROO) Overview handout.

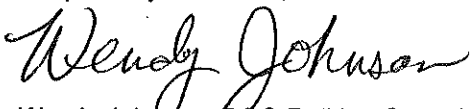
Will McCauley, Chair, presented a general overview of the ROO and answered questions with the assistance of city representatives, Naomi Sing & Matthew Ellis.

Questions were asked and clarifying information was provided concerning:

- Potential impact of a ROO on existing deed restrictions in Southwood 1, 2, 2A & 10
- The city's definition of "related persons"
- "Grandfathering" of current rental properties even after changes in ownership if homeowner continues to register the property as a rental
- Cost of ROO application and how interested persons may contribute
- An error on the informational sheet for addresses on Guadalupe Drive was verbally corrected. House numbers included in this application should read "1014 - 1021" (not 2014 - 2021)
- Mr. Donald Deere requested the names & contact information for all petition committee members

As no one had additional questions or comments, the meeting adjourned at 7:35pm, with an invitation for individuals in favor of the ROO to sign the petition, visit with fellow neighbors and/or individually discuss further questions/concerns with petition committee members & city representatives.

Respectfully submitted,



Wendy Johnson, ROO Petition Committee Secretary

Attest: Will McCauley
Print

Will McCauley
Sign

Neighbor Petition
Committee member

RESTRICTED OCCUPANCY OVERLAY (ROO) OVERVIEW

- Allows property owners, as a group, the option to limit occupancy of single-family residential dwelling units and accessory structures to no more than 2 unrelated persons within the original subdivision's boundaries. The limit is currently 4 unrelated persons. Any other deed restrictions would **not** be affected. This option was made available by City Council in 2021.
- Having this overlay would help keep our family-oriented, well-maintained neighborhood character intact and limit "rent by room" homes. Statistically, there is less crime in single family neighborhoods. Many other college towns across the country have already adopted the 2 unrelated occupancy. The city of Bryan, TX established it in 2006 and it has proven to be effective for them.
- Our subdivisions are:
 - Southwood 1 (16 homes on Lawyer Place & 4 homes on Shadowwood Drive)
 - Southwood 2 (16 homes on Shadowwood Drive)
 - Southwood 2A (4 homes on Shadowwood Drive)
 - Southwood 6, 7 & 9 (39 homes on Arboles, Madera, Nueces Drive (1821 - 2005)
& Guadalupe Drive (1014 - 1021))
 - Southwood 10 (8 homes/lots on Comal Circle)
 - Camelot 2 (20 homes on Lancelot Circle & Langford Street 1901, 1903, 1905, 1907, 1909, 1911, 1913)
- The overlay would allow a family of any size who are related by blood/marriage or otherwise defined as "family" by the city plus one unrelated person. This would allow for caregivers, adoptions, foster children, exchange students, common law marriages, etc. but not clubs, lodges, or a fraternity/sorority house.
- The process to obtain this overlay includes having a neighborhood meeting, having 50% +1 property owners sign a petition, submitting the petition, an application, application fee, and other documents to the College Station Planning and Development Department who will then put it on the agendas for both the Planning & Zoning and City Council meetings.
- The application process requirements include: a mailed notice to all property owners in our subdivisions followed by a neighborhood meeting and a petition signed by homeowners who agree with the ROO application. After the neighborhood petition & application are complete, the City of College Station will begin the city led portion of the zoning overlay process.
- If City Council approves a ROO it would apply to existing development, new construction, and redevelopment or additions within the subdivision. Those who are already renting with to up to 4 unrelated persons would be allowed to continue that practice.
- If, in the future, the subdivision wished to repeal the adopted ROO they could do so by the same application/petition process.
- The ROO application fee is \$1,400 plus related expenses (printing, postage, etc). Please contact Jerry Fox, Greater Southwood ROO Petition Committee Treasurer if you are willing to help with a donation to cover this cost. Checks payable to: *Greater Southwood ROO*

If you would like more information or have questions, visit this URL: CSTX.GOV/ROO or contact one of the Petition Committee Members:

Will McCauley, Committee Secretary
Jerry Fox, Treasurer

agmcvet@gmail.com
jfox@suddenlink.net

(903) 521-2872
(903) 777-2770

Restricted Occupancy Overlay Meeting Attendance Sign In

Signing this page is for attendance documentation ONLY.

DATE:

Thursday, March 30, 2023

	Printed Name	Address	Email/Phone	Signature
1.	PATRICIA Ljungdahl	1822 Shadowwood Dr	patti1@Suddenlink.net 976-268-1255	P. Ljungdahl
2.	Robert Moore	1021 Guadalupe Dr	carrob411@gmail.com	Robert Moore
3.	Stephen Hann	1208 LAKELot Cir	SPsbh@Suddenlink.net	Stephen Hann
4.	Margit Garay	1010 ARBOLES Cir	margitgaray@gmail.com	Margit Garay
5.	Katherine A. Edwards	313 Pershing Ave		Katherine A. Edwards
6.	Rebekah Pierce	1903 Langford Street	rebekah.b.pierce@gmail.com	Rebekah Pierce
7.	Arron Pierce	1903 Langford Street	pierce.arron@yahoo.com	Arron Pierce
8.	Matthew Hood	1002 Mader Cir	mghood85@gmail.com	Matthew Hood
9.	Kay Hesby	1104 Guadalupe	kshesby@hotmail.com	Kay Hesby
10.				
11.				
12.				

Restricted Occupancy Overlay Meeting Attendance Sign In

Signing this page is for attendance documentation ONLY.

DATE:

Thursday, March 30, 2023

	Printed Name	Address	Email/Phone	Signature
13.	Judy Jones	1900 Cornal Cr.	979-255-4890 harryjudyjones@mac.com	Judy Jones
14.	Will McCauley	1905 Cornal Cir	903-521-2872; agmccr@gnail.com	Will McCauley
15.	Mary Dinkel	1801 Shadowood Dr	J-dinkel@email.tamv.edu	Mary Dinkel
16.	CHESTER HEDDERMAN	1819 SHADOWWOOD	BHEDD1819@AOL.COM	Chester W Hedderman
17.	Carole Moore			
18.	Michael Atkinson	1012 Madera Cir	214-729-0608 michael.r.atkinson@gmail.com	Michael Atkinson
19.	Don Sears	1009 Madera	979-324-3520	Don Sears
20.	George Hays	1815 Shadowood	979-777-1628	George Hays
21.	Steve & Anne Rupp	1815 Shadowood	979-777-5890	Steve & Anne Rupp
22.	Kiellie Cox	1010 Madera	979-777-1628	Kiellie Cox
23.	Jonathan Burke	1010 Madera	979-693-4959	Jonathan Burke

Restricted Occupancy Overlay Meeting Attendance Sign In

DATE:

Thursday, March 30, 2023

Signing this page is for attendance documentation ONLY.

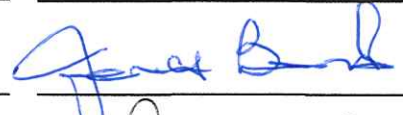
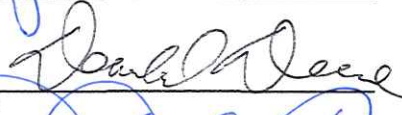
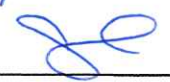
	Printed Name	Address	Email/Phone	Signature
24.	Maggie Church	1905 Lawyer Place	maggiechurchb@gmail.com	
25.	Wendy Johnson	1817 Shadowwood Dr.	blawen1@yahoo.com	Wendy Johnson
26.				
27.				
28.				
29.				
30.				
31.				
32.				
33.				
34.				

Restricted Occupancy Overlay Meeting Attendance Sign In

DATE:

Thursday, March 30, 2023

Signing this page is for attendance documentation ONLY.

	Printed Name	Address	Email/Phone	Signature
35.	JAMES BEARD	1812 SHADOWWOOD DR	JIMBEARD@AOL.COM	
36.	DONALD DEERE	1500 FROST DR.	DONALDDEERE@AOL.COM	
37.	SUSAN A FOX	1901 LAWYER PLACE	SUSANAFox@gmail.com	
38.	JEFF WIND	1811 SHADOWWOOD DR	WIND.JEFF@GMAIL.COM	
39.	JERRY FOX	1901 LAWYER PLACE	JFOX@SHEDDENLINK.NET	
40.	Ashley McCauley	1905 Comal Cir	willisashley87@gmail.com	
41.				
42.				
43.				
44.				
45.				

MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD FIRST SECTION. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD FIRST SECTION

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1903 Lawyer Place	Southwood Ph1 Block1, Lot8	Roger & Laurie Withing Cordes	Laurie Withing Cordes	3/30/23
2. 1817 Shadowwood Dr.	Southwood PH1, Block2, Lot7	Blaine + Wendy Johnson	Wendy B. Johnson	3.30.23
3. 1819 SHADOWWOOD Dr	SOUTHWOOD PH1, Block2 Lot6	HEIDERMAN & JUDY	Cherita Heiderman	3/30/23
4. 1901 Lawyer Place	Southwood Ph1, Block1, Lot7	Fox, Jerry E and Susan A	Jerry E Fox	3/30/23
5. 1805 Lawyer Place	Southwood PH1, Block1, Lot1	LG AHAHS	LG AHAHS	3/30/23
6. Lawyer Place	Southwood PH1, Block1, Lot4	Datricia E. Berkey	Datricia E. Berkey	4-1-23
7. 1806 Lawyer Pl.	Southwood Ph1 Block2, Lot3	MACE SUE ADIEGATE MACE	S. D. Mace	4/2/23
8. 1800 Lawyer Pl	Southwood Ph1 Block2, Lot1 (less 15' TRE)	Carlisle, Martin & Kimberly Nicole	Carlisle, Martin & Kimberly Nicole	4/2/23
9. 1900 Lawyer Pl	Southwood PH1 Block1, Lot11	BRENDA SIGECI	SALVATORE SIGECI	4-2-23
10. 1902 Lawyer Pl	Southwood Ph1 Block1, Lot10	Shelly morgan	Shelly Morgan	4-2-23
11. 1808 LAWYER PL	SOUTHWOOD PH1 BLOCK2 LOT4	JEARY R. ROBERTS	Jeary R. Roberts	4-13-23
12. 1805 Lawyer Place	Southwood PH1 Block1, Lot20 (1.5' OF)	Leanne Elizabeth Pool	Leanne Elizabeth Pool	4/15/23

MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD FIRST SECTION. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD FIRST SECTION

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
13. 1826 Shadowwood Dr.	Southwood Ph1, Block 1, Lot 12 + 6.5' Tri of 13	Berkey, Tod & Erin	Erin Berkey	4-16-23
14. 1811 Lawyer Pl	Southwood Ph1, BLK 1, Lot 6	George W. Porge, Jr AND Nancy P. Porge	George W. Porge	4-16-23
15. 1802 Lawyer Pl	Southwood Ph1, BLK 2, Lot 1: Lot 2 (15' tri) Less 15' tri	Brummett Kevin Lee Pamela S	Pamela S Brummett	4-16-23
16. 1804 Lawyer Pl	Southwood Ph1, BLK 2, LOT 2 (15' TRI) & (LESS 15' TRI)	Warbs, Ralph A.	Ralph A. Warbs	4-16-23
17. 1905 Lawyer Place	Southwood Ph1, Block 1 Lot 9 (less 6.5' tri of 13)	Margaret Church	Margaret Church	5/22/23
18. 1824 Shadowwood	Southwood Ph1, Block 1, Lot 13	Cristy Cochran	Cristy Cochran	5/22/23
19.				
20.				

MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD SECTION 2. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD SECTION 2

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
	PH 2 Block 2, Lot 15			
1. 1801 Shadowwood Dr.	Southwood PH 2, Block 2, Lot 15	Dinkel John J + Mary R	Mary A. Dinkel	March 30, 2023
2. 1812 Shadowwood	Southwood PH 2 BK 3 LT 5	HARKET BEARD REVOCABLE TRUST	Janet Bond	3/30/23
3. 1815 Shadowwood Dr.	Southwood Ph. 2, Block 2 Lot 7A & 8 (Less 10' x 1')	Reop Stephen S. & Marianne A.	Steph Reop	3/30/23
4. 1811 Shadowwood Dr.	Southwood PH 2, Block 2, Lot 10 + 20' OF SA	WIND, SEFF		3/30/23
5. 1807 Shadowwood	Southwood PH 2, Block 2 Lot 12	Daniel L. King	D. King	4/2/23
6. 1804 Shadowwood Dr.	Southwood PH 2, Block 3, Lot 3 + 20' OF 4	Travis Rowell		4.2.23
7. 1809 Shadowwood Dr.	Southwood PH 2 Block 2, Lot 11 Less 120" x 5 (Less 271 OF)	John E. Morton	John E. Morton	4/2/23
8. 1810 Shadowwood Dr	Southwood PH 2 Block 3 Lot 4	T.J. Mickleff		4/22/23
9.				
10.				
11.				
12.				

MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD SECTION 2A. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD SECTION 2A

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1872 Shadowwood Dr. 1820	Southwood PH 2A Block 3 RPT 11	Patricia W. Ljungdahl	Patricia W. Ljungdahl	3/30/23
2. SHADOWWOOD DR. 1816	SOUTHWOOD PH 2A, BLOCK 3, LOT 10 & TR 134 OF C BURNETT	DALLIS, CONSTANTINO S A + APRIL	[Signature]	4.25.23
3. Shadowwood Dr.	Southwood PH 2A, Block 3, LOT 8	Dallis, Andreas A + Sarah	[Signature]	4.25.23
4.				

MAY 26 2023

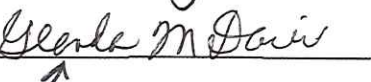
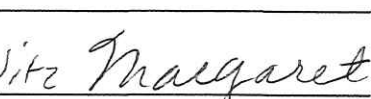
Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD SECTION 6. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD SECTION 6

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1821 Nueces Dr.	Southwood PH6 Block 3 Lot 22	William + Erica Johnson		5/20/23
2. 1901 Nueces Dr.	Southwood phase 6 Block 7, Lot 7	IAN TIZARD		5/20/23
3. 1905 Nueces Dr.	Southwood phase 6 Block 7 Lot 9	Glenda m Davis		5/20/23
4. _____	_____	Glenda m Davis		_____
5. 2001 Nueces	Southwood PH6 Block 8 lot 19	Margaret Witz		5/20/23
6. 2005 Nueces Dr	SW phase 6 BK 8 Lot 21	Ken Jackson		5/21/23
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

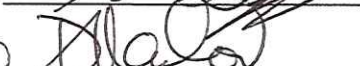
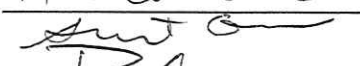
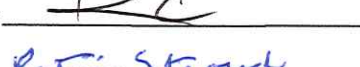
MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD SECTION 7. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME: SOUTHWOOD SECTION 7

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1012 Madera Cir	Southwood Ph 7 Block 8 Lot 13	Atkinson Michael R & Erins		3/30/23
2. 1010 ARBOLES	Southwood Ph 7 Block 7 Lot 2	MARGIT GARAY	Margit Garay	3/30/23
3. 1010 Madera	Southwood Ph 7, Block 8, Lot 14	Violetta Cook	Violetta Cook	3/30/23
4. 1002 Madera Cir	Southwood Ph 7, Block 8, Lot 18	HOOD MATTHEW + MEGHAN		3/30/23
5. 1002 Arboles Cir	Southwood, Ph 7, Block 7, Lot 6	Jackie Dominguez	Jackie Dominguez	5/20/23
6. 1003 Madera Cir	Southwood, Ph 7, Block 7, Lot 10	Kevin Duff		5/20/23
7. 1011 Madera Cir	Southwood Ph 7, Block 7, Lot 14	Dianne Marlow		05/21/2023
8. 1006 Madera Cir	Southwood Ph 7, Block 8, Lot 16	Ryan Lisch		05/21/2023
9. 1013 Madera Cir	Southwood Ph 7 Block 7 Lot 17	Anat & Nehemia Gena		5/21/2023
10. 1009 Arboles Cir	Southwood Ph. 7 Block 3 Lot 27	Dorian Crowder		5/21/2023
11. 1012 Arboles	Southwood Ph 7 Block 7 Lot 1	Patricia Stroud	Patricia Stroud	5.23.2023
12.				
13.				

MAY 26 2023

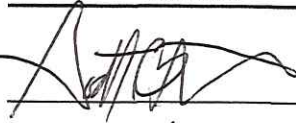
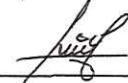
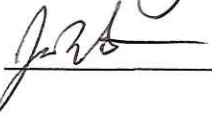
Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD SECTION 9. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD SECTION 9

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	1015 GUADALUPE	SOUTHWOOD PH 9, Block 8, Lot 8	SCOTT G. STEVENSON		5-20-2023
2.	1017 Guadalupe	Southwood PH 9 Block 8 Lot 9	Jose F. Orozco		May-20-2023
3.	1019 Guadalupe	Southwood Phase 9 Bl: 8 lot 10	Susan G. Scott		5-20-23
4.	1014 Guadalupe	Southwood Phase 9, Bl: 9 lot 1	Jeremy E. Tanice Quast		5-20-23
5.	1016 Guadalupe	Southwood Phase 9, Bl 9, Lot 2	Justin & Julie Wester		5-21-23
6.					
7.					
8.					

MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in SOUTHWOOD SECTION 10. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

SOUTHWOOD SECTION 10

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1900 Cornal	Southwood PH 10, Block 1, Lot 1	Darryl & Judy Jones	Judy Jones	3/30/2023
2. 1905 Cornal	TRI of 5 Acres 0.4205	McCawley Will & Ashley	Ashley McCawley	3/30/2023
3. 1901 Cornal	Southwood PH 10, Block 1, Lot 8	Cherry Robert C Leigh Ann	Robert C Leigh	4/11/23
4. 1903 Cornal	SOUTHWOOD PH 10 BLOCK 1, Lot 7	JOHN B. PENSION, JR	John B Pension Jr	4/11/2023
5. 1907 Cornal	Southwood PH 10, Block 1, Lot 5	Appelt, Kenneth L & Kathi	Kenneth Appelt	4/18/2023
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

MAY 26 2023

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in CAMELOT PHASE 2. I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval.

DATE: Thursday, March 30, 2023

FULL LEGAL SUBDIVISION NAME:

CAMELOT PHASE 2

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1208 LANCELOT CIR	CAMELOT PH 2, Block 2, Lot 25	HAND STEPHEN E. PAULS	Stephen Pauls	03/30/23
2. 1911 Langford St	Camelot Ph 2, Block 1, Lot 7	Ann Doyle Boehm	Ann Doyle Boehm	3 May 2023
3. 1211 LANCELOT CIR	CAMELOT PH 2, BLOCK 2, LOT 20	Wes & Carla Duffard	Mrs. Carla Duffard	4/18/23
4. 1214 Lancelot Cir	Camelot Ph 2, Block 2, Lot 28	Bob Russell Jr + Carolyn Howerton	Carolyn Howerton	4/18/23
5. 1215 Lancelot Cir	Camelot Ph 2, Block 2, Lot 18	Confidential Owner (Leo)	Ashley V. Hu	4/19/23
6. 1218 Lancelot Cir	Camelot PH 2, Block 2, Lot 30	Williams, ERIN Dumbort + Robert V	R. Williams	4/29/23
7. 1207 LANCELOT CIR	CAMELOT PH 2, Block 2, Lot 22	CANON, STEPHEN BENDLEY	Stephen Bendley	5/5/23
8. 1212 LANCELOT CIR	Camelot Ph 2, Block 2, Lot 27	ROBERT E. DAVIDSON	Robert Davidson	5/5/23
9. 1913 Langford St	Camelot PH 2 Block 1 Lot 3 @ Camelot PH 2	Michael Colvett Lawler	Michael Colvett Lawler	5/19/23
10. 1907 Langford	Camelot ph 2 block 1 lot 5	GARY L BOETTNER	Gary L Boettner	5/19/23
11. 1209 Lancelot Circle	camelot ph 2 block 2, lot 21	Louise Shouse	Louise Shouse	5/21/23
12.				

September 7, 2023
Item No. 5.3.
710 Vassar Court Rezoning

Sponsor: Jesse Dimeolo

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from D Duplex to MF Multi-Family for approximately 0.35 acres located at Lincoln Place Phase 2, Block C, Lot 22, generally located at 710 Vassar Court. Case #REZ2023-000063 (Note: Final action of this item will be considered at the September 14, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

- Neighborhood Integrity
- Diverse & Growing Economy

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

Summary: This request is to rezone approximately 0.35 acres of land generally located at 710 Vassar Court from D Duplex to MF Multi-Family. It is the applicant’s intent to construct a multifamily product resembling townhomes on the property. Rather than have individually platted lots, the applicant intends to have the future townhomes on a single multifamily lot, allowing for higher density and more cost-effective living options in the area.

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 Urban Residential. For the Urban Residential land use, the Comprehensive Plan provides the following:

Areas that are appropriate for a range of high-density multifamily and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area.

The intent of the district is to:

- Accommodate a wide range of attractive multifamily housing for a diverse population.
- Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development.
- Provide vehicular and pedestrian connectivity between developments.
- Accommodate streetscape features such as sidewalks, street trees, and lighting.

The zoning districts that are generally appropriate within this land use include: multifamily, townhouse, mixed-use, and limited suburban commercial zoning. This rezoning request aligns with the Comprehensive Plan.

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

The Lincoln Place subdivision is a well-defined residential area that is bounded by public rights-of-ways on three sides and a general commercial area to the northwest. An undeveloped commercial area to the northeast, that is within walking distance, will provide additional commercial opportunities for residents in this subdivision. Increased density in this area is beneficial and in line with the future land use designation.

The proposed zoning district is appropriate for the surrounding area as it will allow for additional residential in the area that is identified for higher density residential. Starting at the eastern edge of the Lincoln Place subdivision, the subject property shares a rear property line with single-family residences along Lincoln Avenue. The subject property also shares property side lot lines with duplexes along Vassar Court. The existing duplex uses are not consistent with the future land use and will continue to see redevelopment as more multifamily projects come in to meet the vision for urban residential land uses in the area. Across Vassar Court, density is a little higher with multifamily structures (fourplexes) to the north and northwest.

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

While this area is slated for higher density residential, due to the smaller size of the lot being rezoned, only a small-scale multifamily product would be able to be constructed here. The smaller size would not create a conflict with the adjacent properties, but rather provide a good transition. The site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance and the minimum and maximum dwelling units per acre requirement.

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. Overall, peak runoff cannot exceed current site conditions after development. The subject property fronts Vassar Court, but access to the property will be from the alley to the rear.

5. The marketability of the property:

With its proximity to Texas A&M University, the property is marketable. The applicant states that there is a strong demand for multifamily units that can provide cost-effective living options in the area.

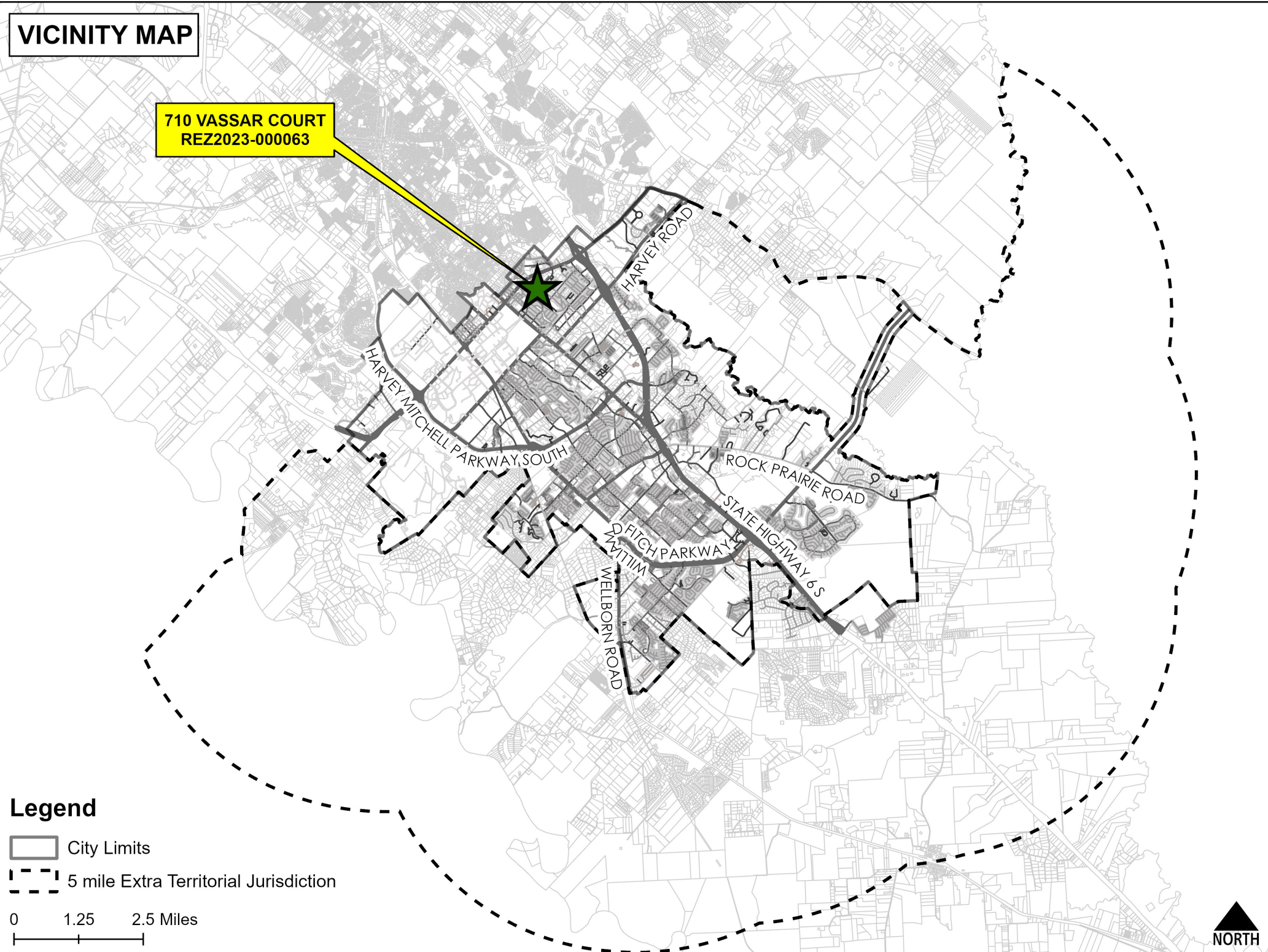
Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

710 VASSAR COURT
REZ2023-000063



Legend

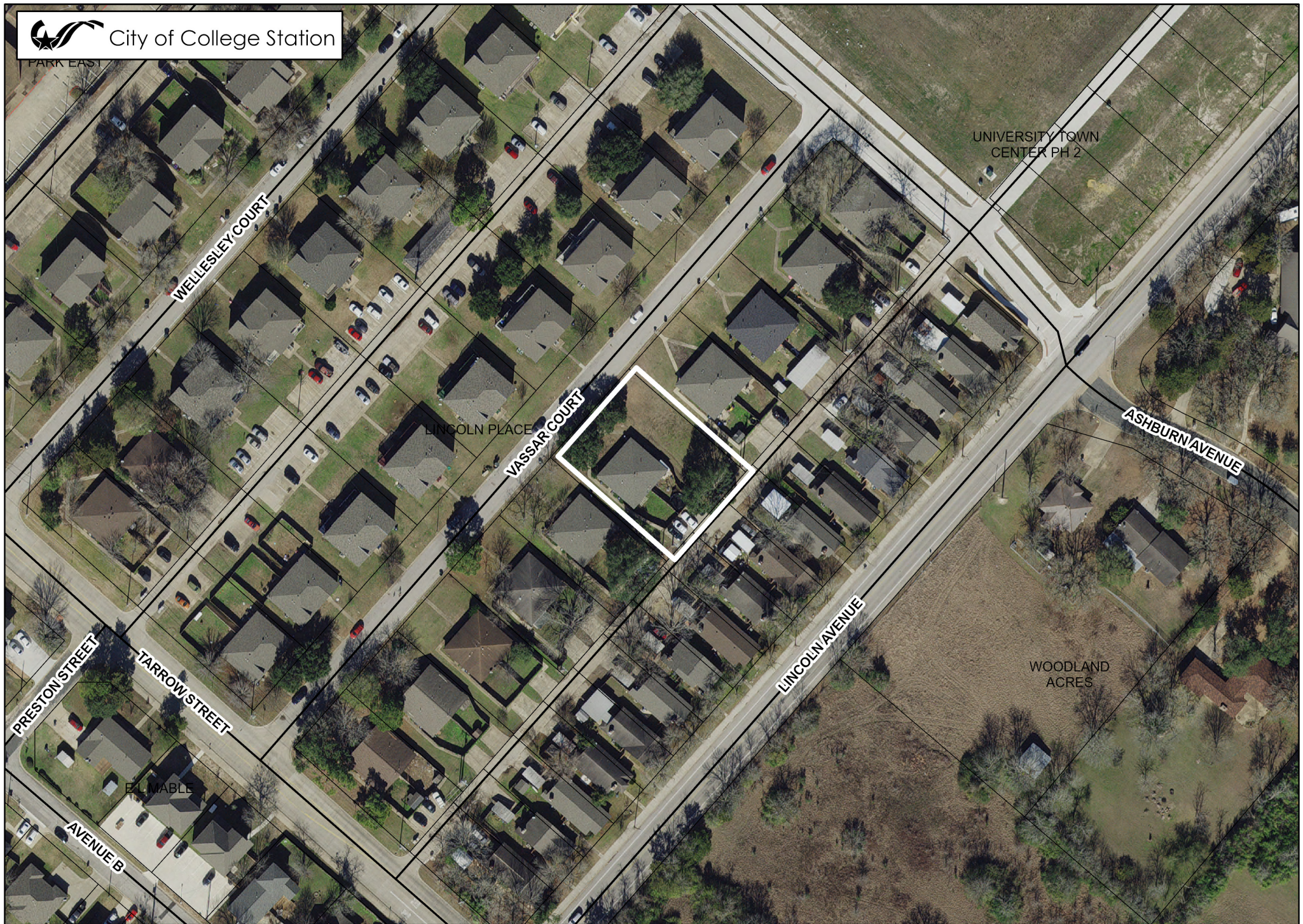
- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





PARK EAST



LINCOLN PLACE

UNIVERSITY TOWN
CENTER PH 2

WOODLAND
ACRES



0 110 220 Feet

710 VASSAR COURT

Case:
REZ2023-000063

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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

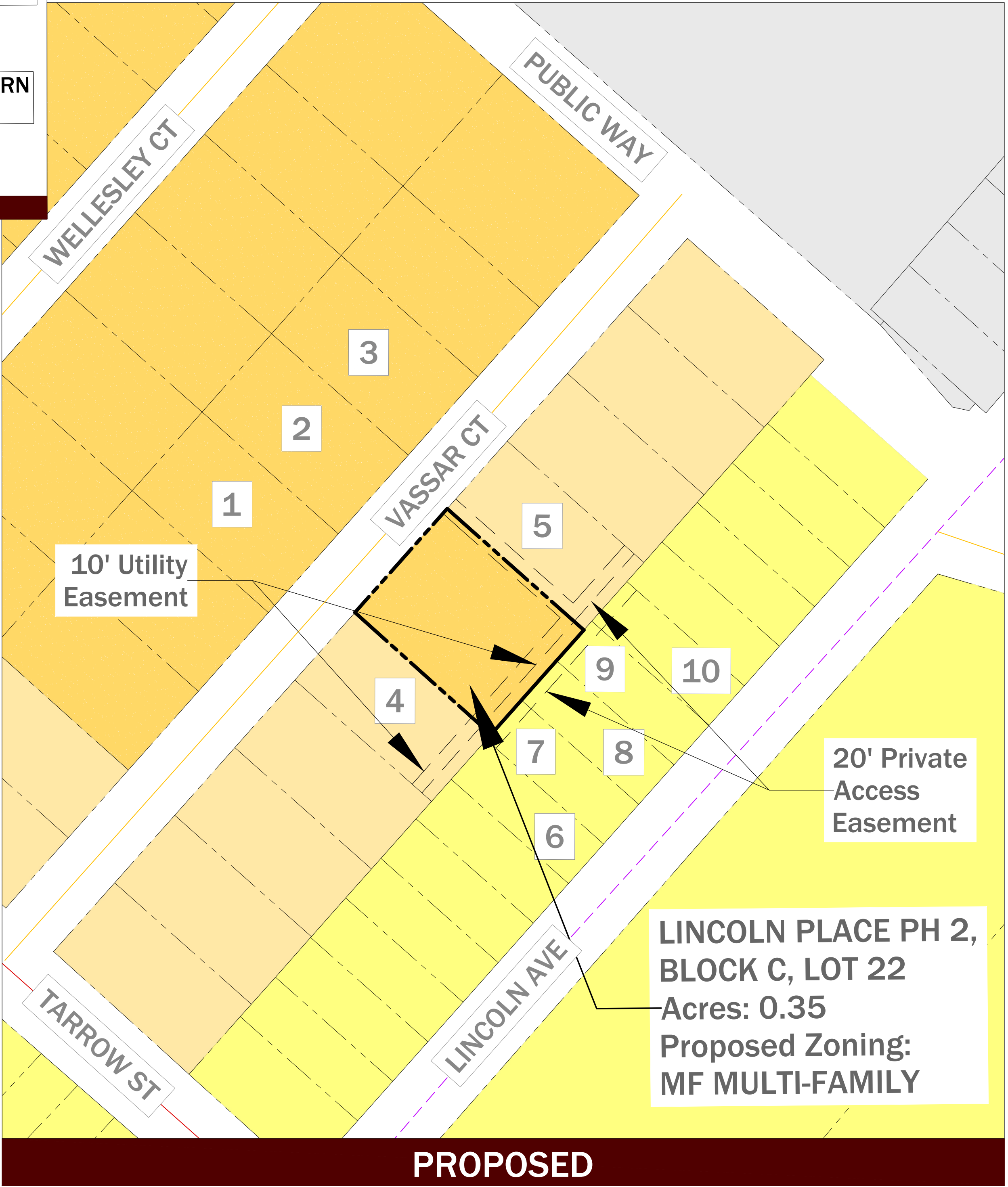
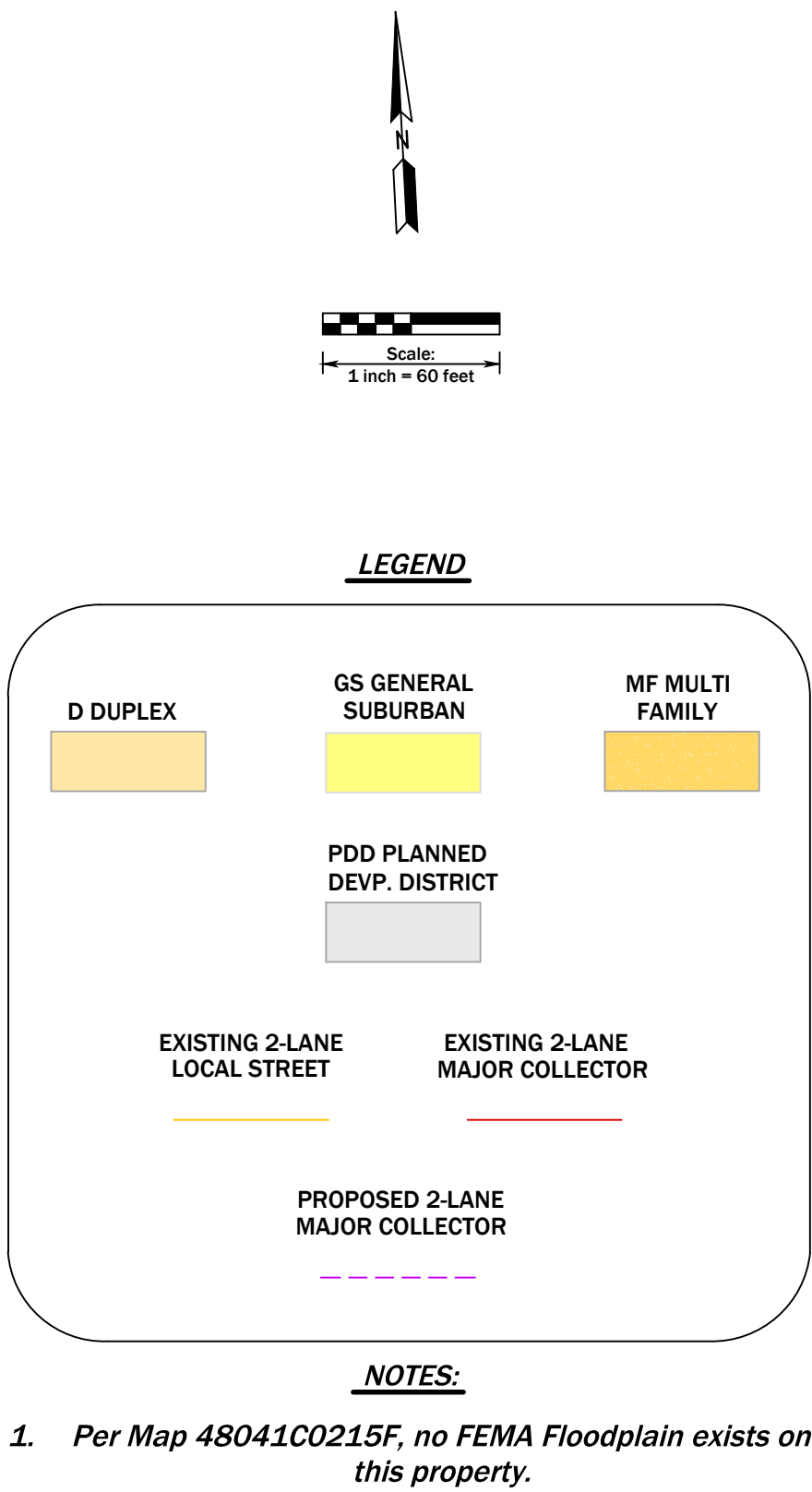
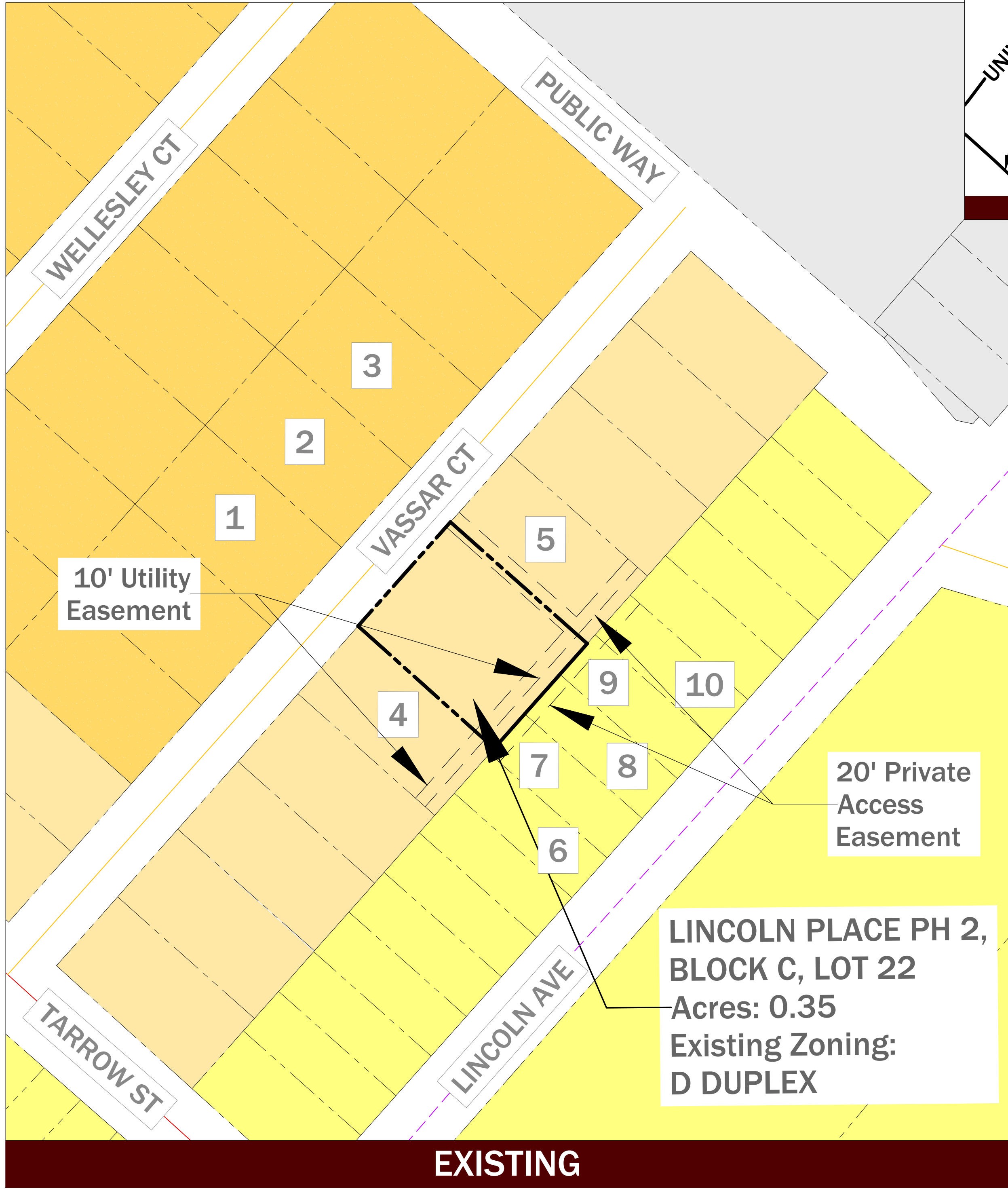
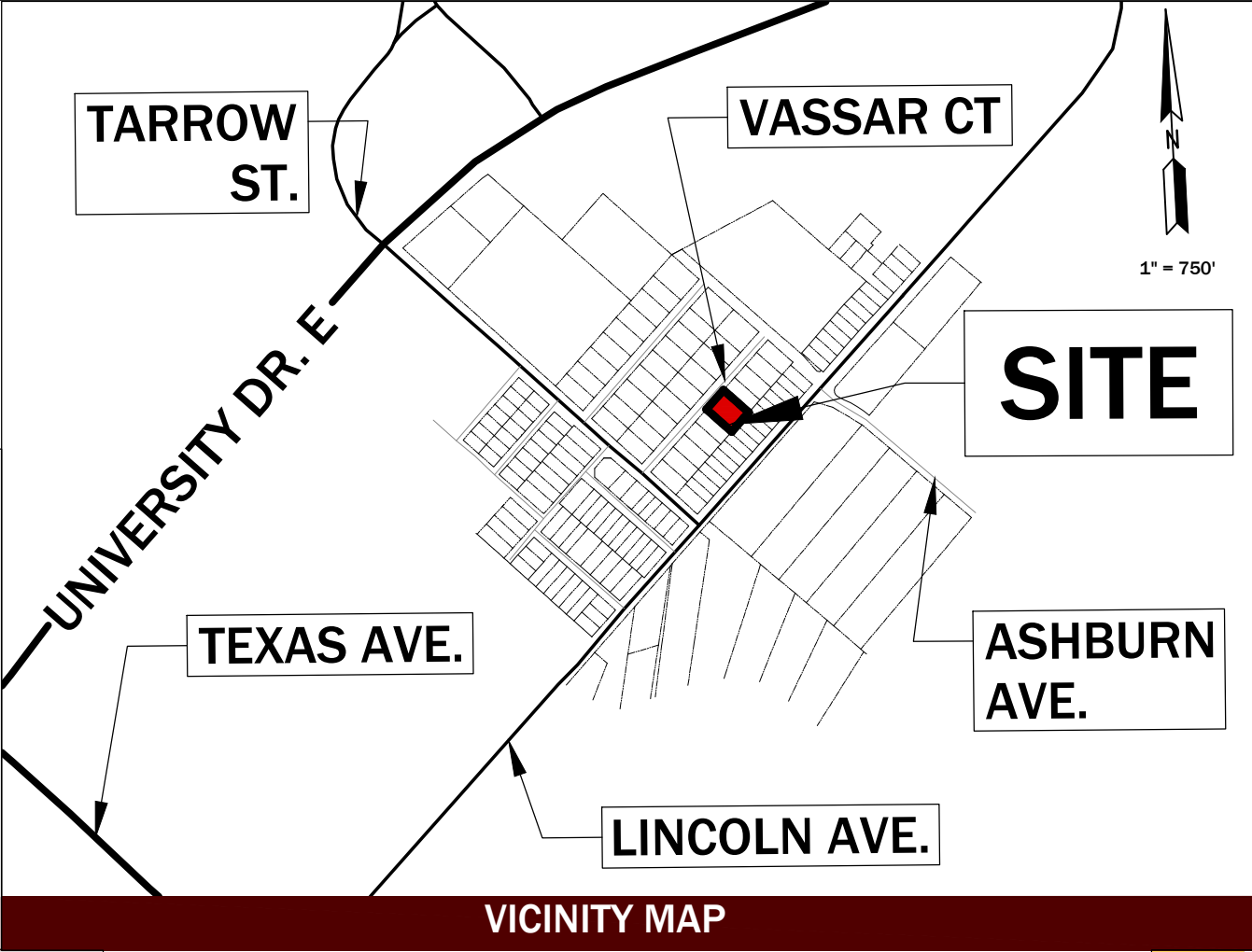


0 162.5 325 Feet

710 VASSAR COURT

Case:
REZ2023-000063

REZONING



Number	Owner	Legal Description	Existing Zoning
1	BRADFORD JAMES & JUDITH TRUST	LINCOLN PLACE PH 2, BLOCK B, LOT 5	MF Multi Family
2	LE HIEU	LINCOLN PLACE PH 2, BLOCK B, LOT 6	MF Multi Family
3	LAI MAI NGAN NGUYEN	LINCOLN PLACE PH 2, BLOCK B, LOT 7	MF Multi Family
4	SCHUEHLE FAMILY LTD	LINCOLN PLACE PH 2, BLOCK C, LOT 23	D Duplex
5	PARULIAN OSCAR & SWANY W	LINCOLN PLACE PH 2, BLOCK C, LOT 21	D Duplex
6	HAPP JOHN H JR	LINCOLN PLACE PH 2, BLOCK C, LOT 8	GS General Suburban
7	PARIS WANDA	LINCOLN PLACE PH 2, BLOCK C, LOT 9	GS General Suburban
8	GARZA YOLANDA B	LINCOLN PLACE PH 2, BLOCK C, LOT 10	GS General Suburban
9	BROUSSARD BRANDON ANTOINE & LESLIE DIAMOND	LINCOLN PLACE PH 2, BLOCK C, LOT 11	GS General Suburban
10	HUANG CHUEN SHAN ESTATE	LINCOLN PLACE PH 2, BLOCK C, LOT 12	GS General Suburban

MITCHELL
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

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www.mitchellandmorgan.com

For Interim Review Only
Not for Construction
Issued for Construction
Issued for Construction
Issued for Construction
Version: 1.0
Date: 6/1/2023

JUNE 2023
Drawn By: TMM
Checked By: TMM

Prepared For:
Kyle Burford
2529 Sherandoth Ln.
Tyler, TX 75701

Revisions

REZONING MAP
710 VASSAR CT MULTI-FAMILY HOUSING
0.35 ACRE TRACT

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: September 7, 2023

Advertised Council Hearing Date: September 14, 2023

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

College Woodlands HOA
College Hills Estates HOA
College Hills HOA

Property owner notices mailed: 31
Property tenant notices mailed: 4
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	Urban Residential	R-4 Multi-Family	Apartments
South	Mixed Residential	GS General Suburban	Townhomes
East	Urban Residential	D Duplex	Duplexes
West	Urban Residential	D Duplex	Duplexes

DEVELOPMENT HISTORY

Annexation: 1956
Zoning: R-1 Single-Family Residential upon annexation
R-1 Single-Family Residential to R-2 Duplex (1981)
Renamed from R-2 Duplex to D Duplex (2013)
Final Plat: Platted as Lincoln Place Subdivision, Phase 2, Block C, Lot 22 in 1981
Site development: Duplex



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 710 VASSAR COURT

Address: 710 VASSAR CT

Legal Description: LINCOLN PLACE PH 2, BLOCK C, LOT 22

Total Acreage: 0.35

Applicant:: MITCHELL & MORGAN

Property Owner: EASTGATE EQUITY LLC

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

Developing townhomes in College Station is crucial for several reasons. Firstly, it provides much-needed housing options for the growing population of students and young professionals in the area. Secondly, townhomes offer a more affordable and manageable alternative to single-family homes, making homeownership more accessible for individuals and families. Lastly, the development of townhomes promotes community building and a sense of belonging, fostering a vibrant and diverse neighborhood in College Station.

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

The Comprehensive plan indicates these properties are designated as Urban Residential uses. The Urban Residential land use designation generally allows for high-density, multi-family uses that is able to conform to various forms of development including townhomes, apartments, and mixed-use buildings. Rezoning this property to MF Multi-Family is in accordance with the Comprehensive Plan as Urban Residential allows for multi-family residential uses. Rezoning houses to multi-family units are beneficial as it allows for increased housing density, maximizing land use efficiency and addressing the growing demand for housing near Texas A&M University.

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

Duplex units are suitable for this area due to the development character of the surrounding properties. However, multi-family development allows for higher density housing, which is more appropriate for the future land use plan for the area

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

MF Multi-family zoning is compatible with the future land use designation on the property and will further implement the Comprehensive Plan for the area. The MF Multi-family zoning district allows for higher density, which is greatly needed for properties close to Texas A&M University.

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

MF Multi-family zoning is compatible with the future land use designation on the property and will further implement the Comprehensive Plan for the area. The MF Multi-family zoning district allows for higher density, which is greatly needed for properties close to Texas A&M University.

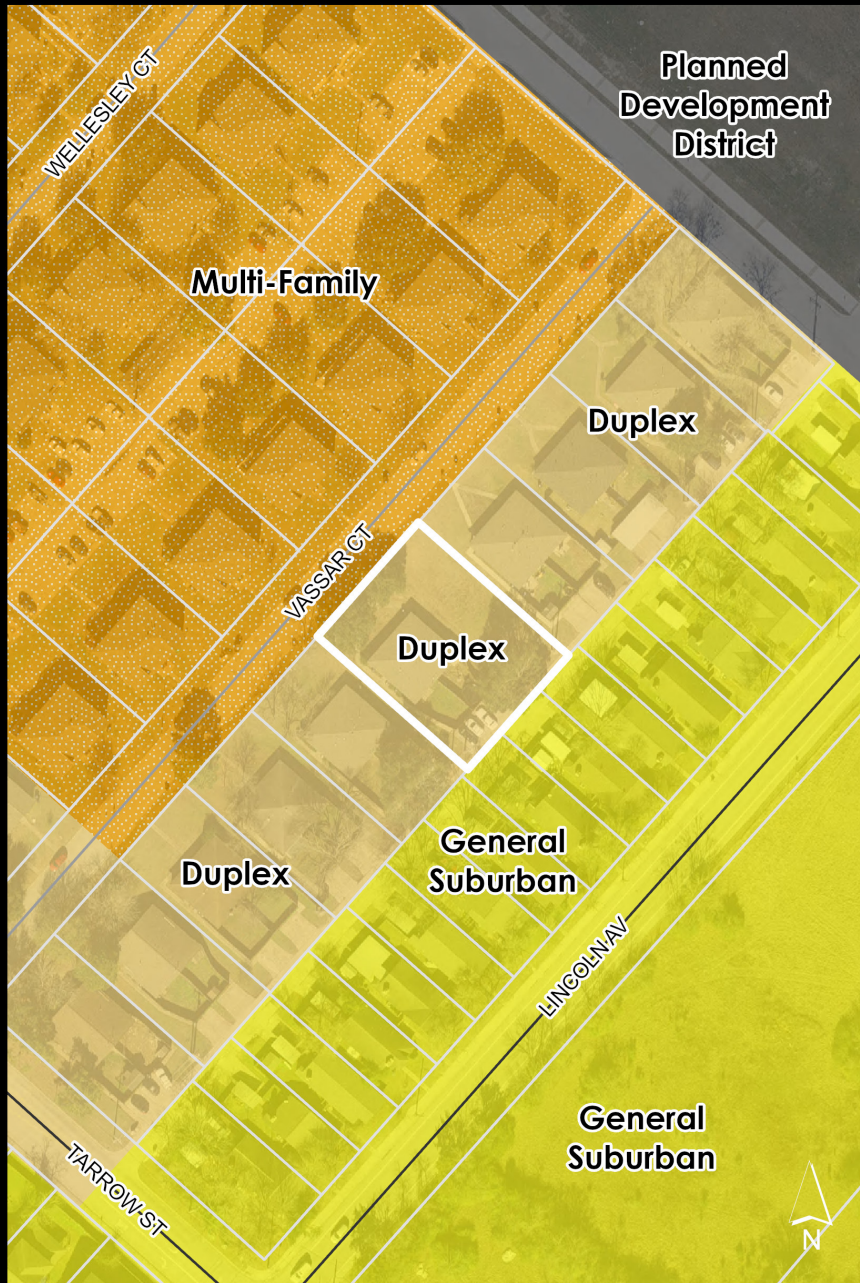
Explain the marketability of the property for uses permitted by the current zoning district.

This property is highly marketable within College Station for several reasons. The proximity to Texas A&M University makes it an attractive option for students, faculty, and staff who desire convenient access to campus facilities and amenities. And the demand for affordable housing in the area creates a strong market for multi-family units that can provide cost-effective living options.

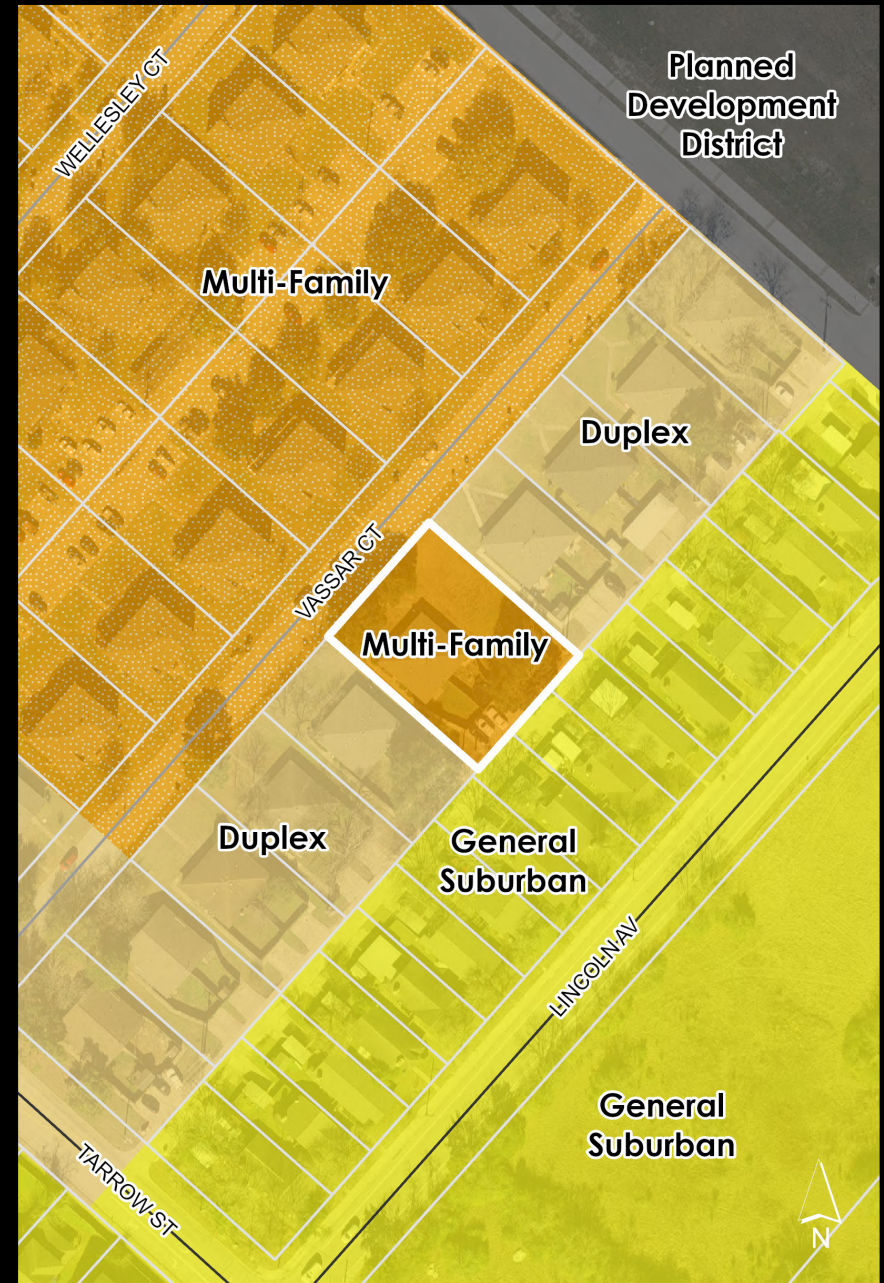
List any other reasons to support this zone change.

N/A

EXISTING Zoning

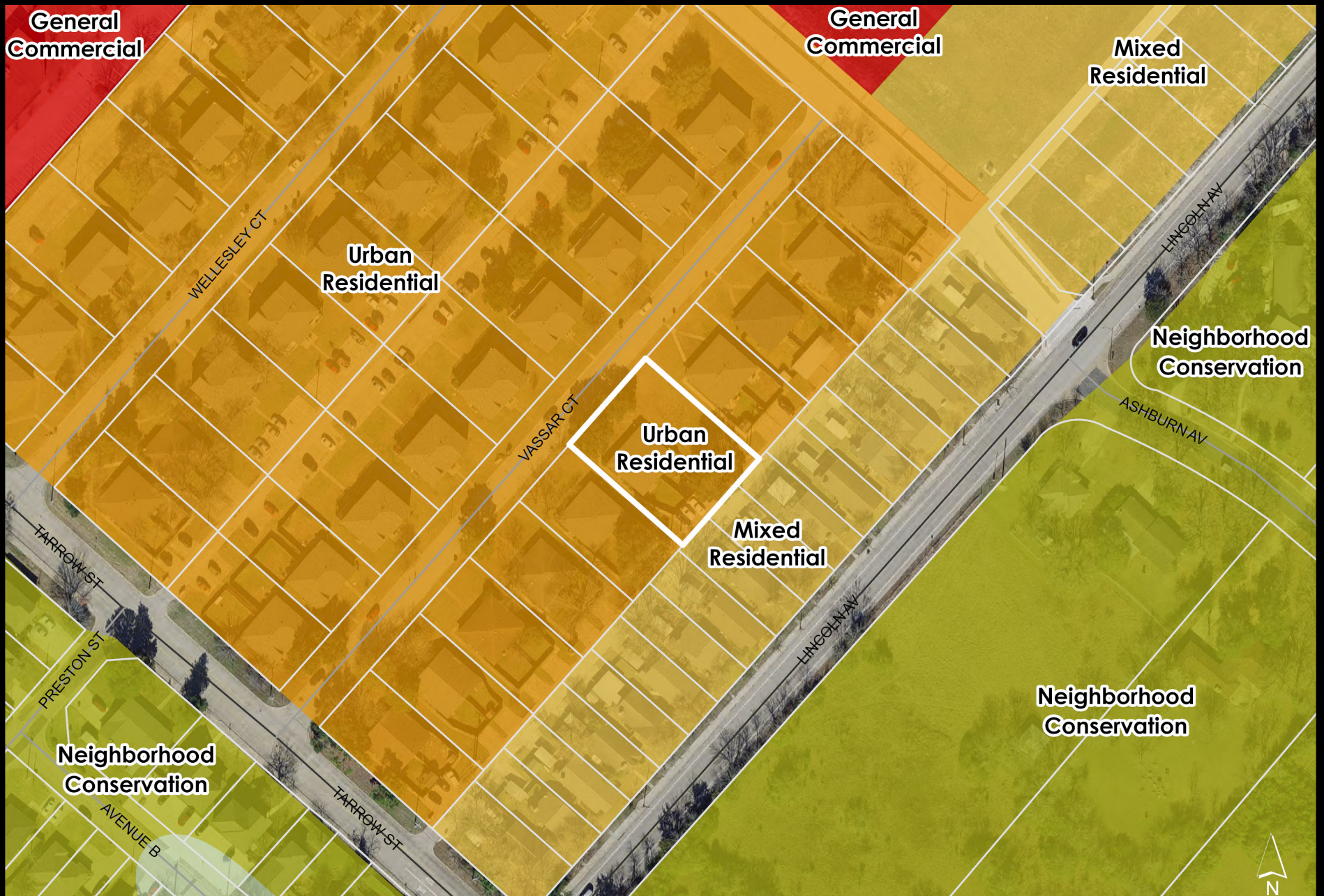


PROPOSED Zoning



EXISTING

Future Land Use



September 7, 2023
Item No. 5.4.
1601 Sebesta Road Rezoning

Sponsor: Anthony Armstrong

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from M-1 Light Industrial to SC Suburban Commercial for approximately 0.9663 acres located at 1601 Sebesta Road, generally located on the north side of Sebesta Road across from Foxfire Drive. Case #REZ2023-000065 (Note: Final action of this item will be considered at the September 28, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

- Neighborhood Integrity
- Diverse & Growing Economy

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

Summary: This request is to rezone approximately 0.9663 acres of land generally located at 1601 Sebesta Road from M-1 Light Industrial to SC Suburban Commercial. It is the applicant's intent to rezone this property to be in line with the Comprehensive Plan to allow for more neighborhood commercial uses like retail sales.

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 Neighborhood Commercial. For the Neighborhood Commercial land use, the Comprehensive Plan provides the following:

Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and located adjacent to major roads along the fringe of residential areas. Design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses.

The intent of the district is to accommodate limited commercial services compared to General Commercial, as well as encourage transitions in building height and mass when adjacent to residential neighborhoods. This area of Neighborhood Commercial is located as a step down from the more intense General Commercial areas against the highway, towards the residential land uses to the east.

The zoning districts that are generally appropriate within this land use include suburban commercial and office zoning. This rezoning request aligns with the Comprehensive Plan.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the

context of the surrounding area:

The subject property is directly adjacent to the Century Hill Development Subdivision, which extends to the west and north to the SH 6 frontage road. Century Hill Development has a pool supply company and office building near the subject property, and a car dealership and large restaurant with highway frontage. There is property to the north of the subject tract that is currently under construction as an assisted living facility, which is zoned PDD Planned Development District with a base zoning of SC Suburban commercial. To the east are warehouses located adjacent to the Emerald Forest single family neighborhood. The subject property's location of being between the commercial center and a single family neighborhood makes SC Suburban Commercial zoning an appropriate designation for this property, and is the intent of the Comprehensive Plan.

This rezoning also removes the potential for light industrial uses close to the existing neighborhoods. The existing zoning of M-1 Light Industrial allows for uses that would be inconsistent with the adjacent neighborhood, such as outdoor storage. The UDO defines light industrial as, "A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing." The proposed zoning of Suburban commercial allows for a variety of neighborhood friendly uses such as day cares, health clubs, dry cleaners, and personal service shops. These uses are more appropriate for the surrounding area than those of light industrial.

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

The subject property is already developed with two existing buildings and associated parking. The current use of the buildings is office, which is allowed in the SC Suburban Commercial zoning district. The subject property's smaller acreage of under one acre lends the site to be better developed or redeveloped under the SC Suburban Commercial zoning standards versus M-1 Light Industrial, which tends to be bigger lots with larger footprints. For reference, the zoning district that replaced M-1 Light Industrial when it was retired was BPI Business Park Industrial, which requires a minimum of five acres.

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 site. As the applicant has no desire to change the layout of the site, all existing utilities will suffice to continue serving the existing buildings. In the event that additional development is sought, any drainage or infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property currently drains to Sebesta Road and eventually to Bee Creek.

A TIA was not required on this rezoning request as the potential trip rate is below the 150 peak trip threshold.

5. The marketability of the property:

With its location between a General Commercial center and an Estate neighborhood, the opportunity for neighborhood-centered commercial uses makes the property more marketable for potential tenants, such as retail sales or service shops. This rezoning request will expand the number of allowed uses on the property, while also removing the industrial-related ones.

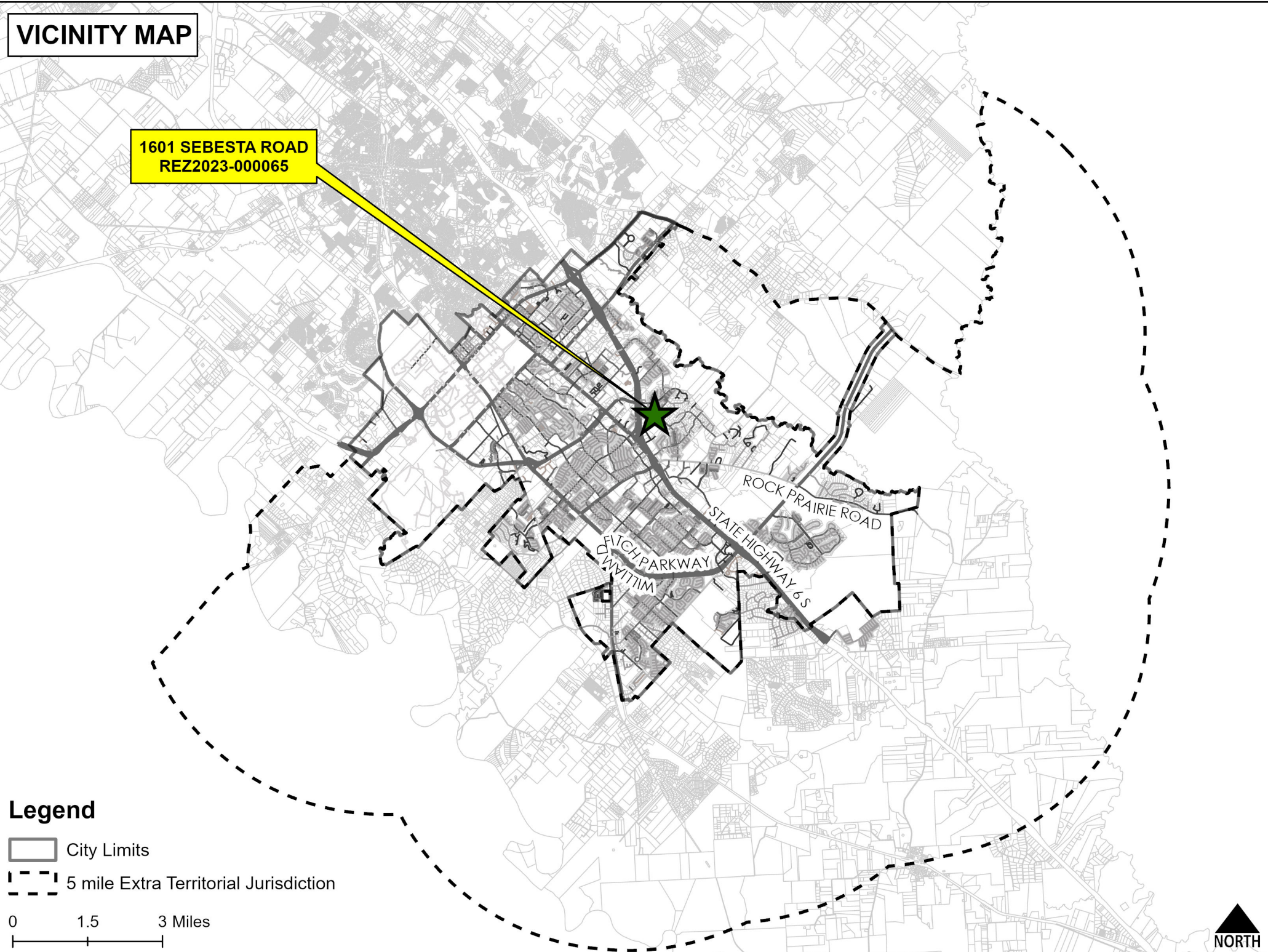
Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

1601 SEBESTA ROAD
REZ2023-000065

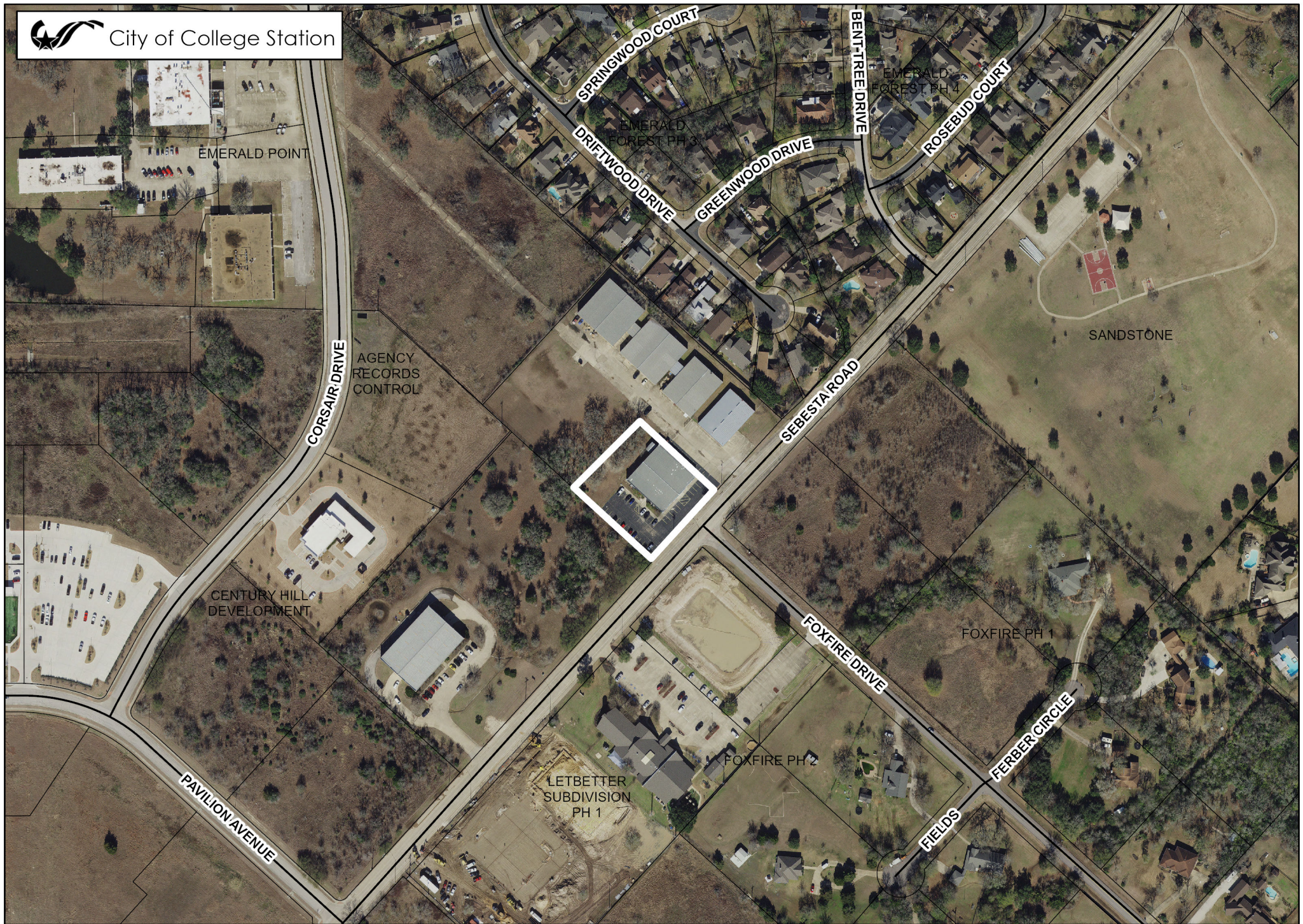


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles



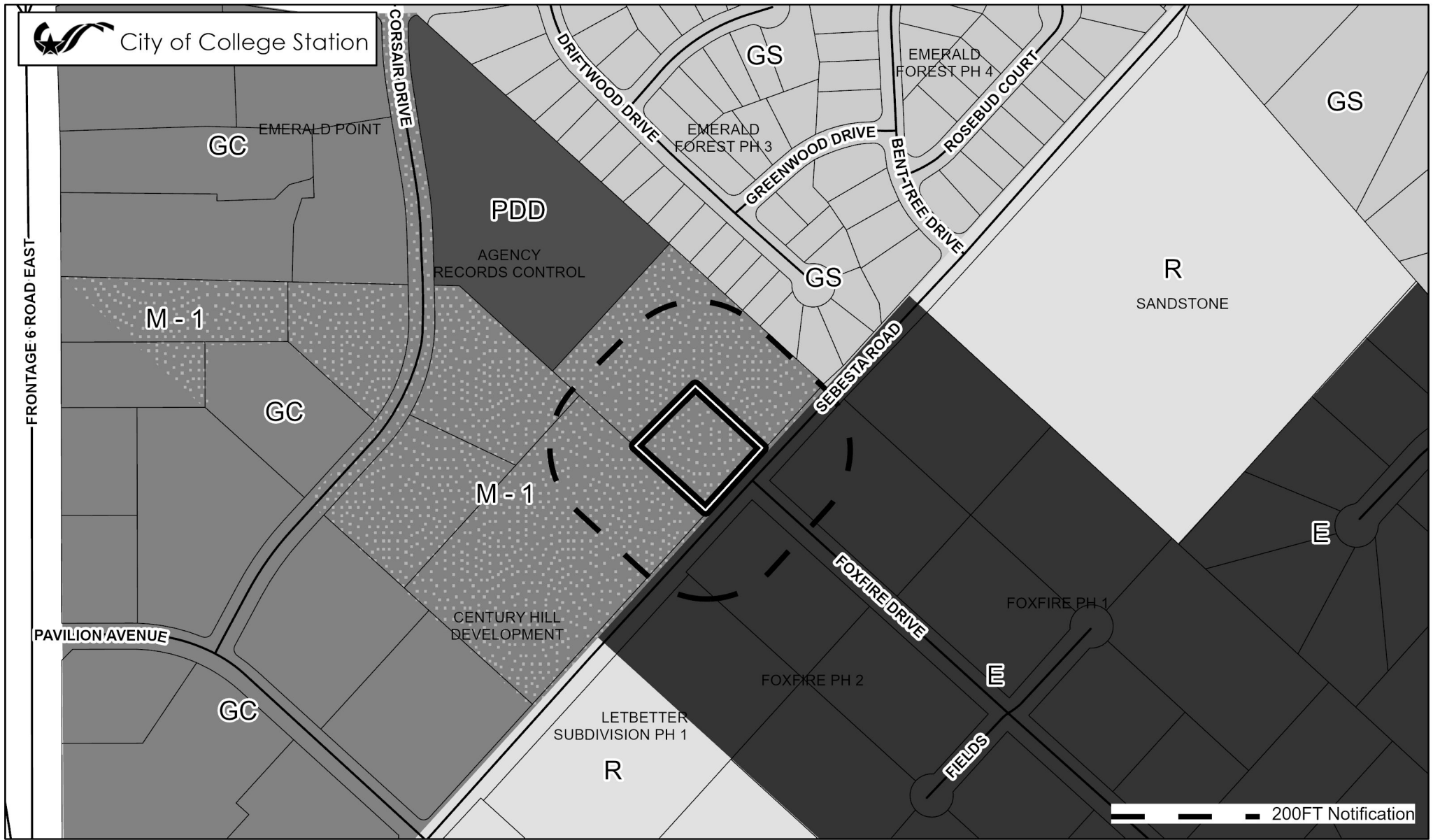


0 255 510 Feet

1601 SEBESTA ROAD

Case:
REZ2023-000065

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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



0 310 620 Feet

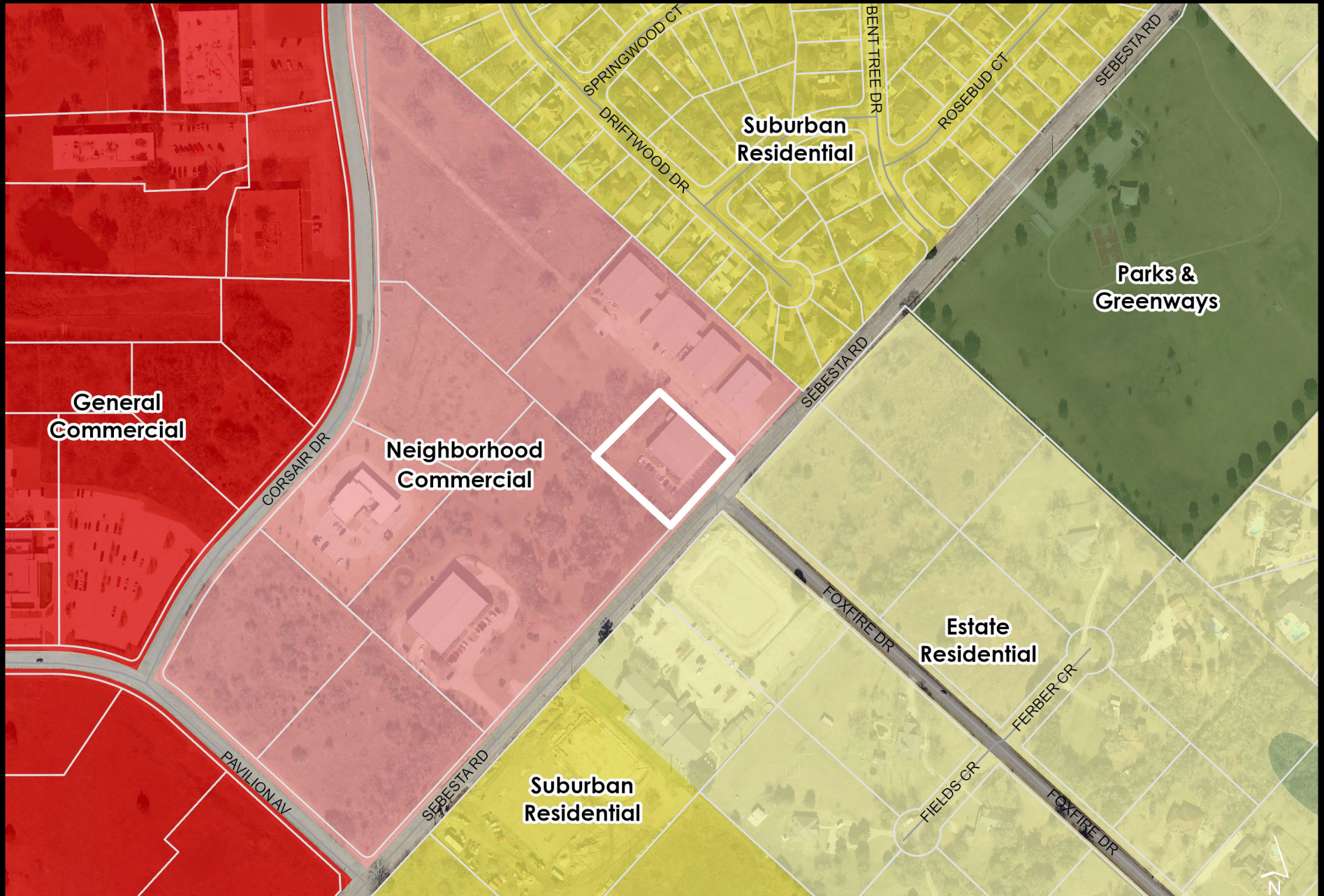
1601 SEBESTA ROAD

Case:
REZ2023-000065

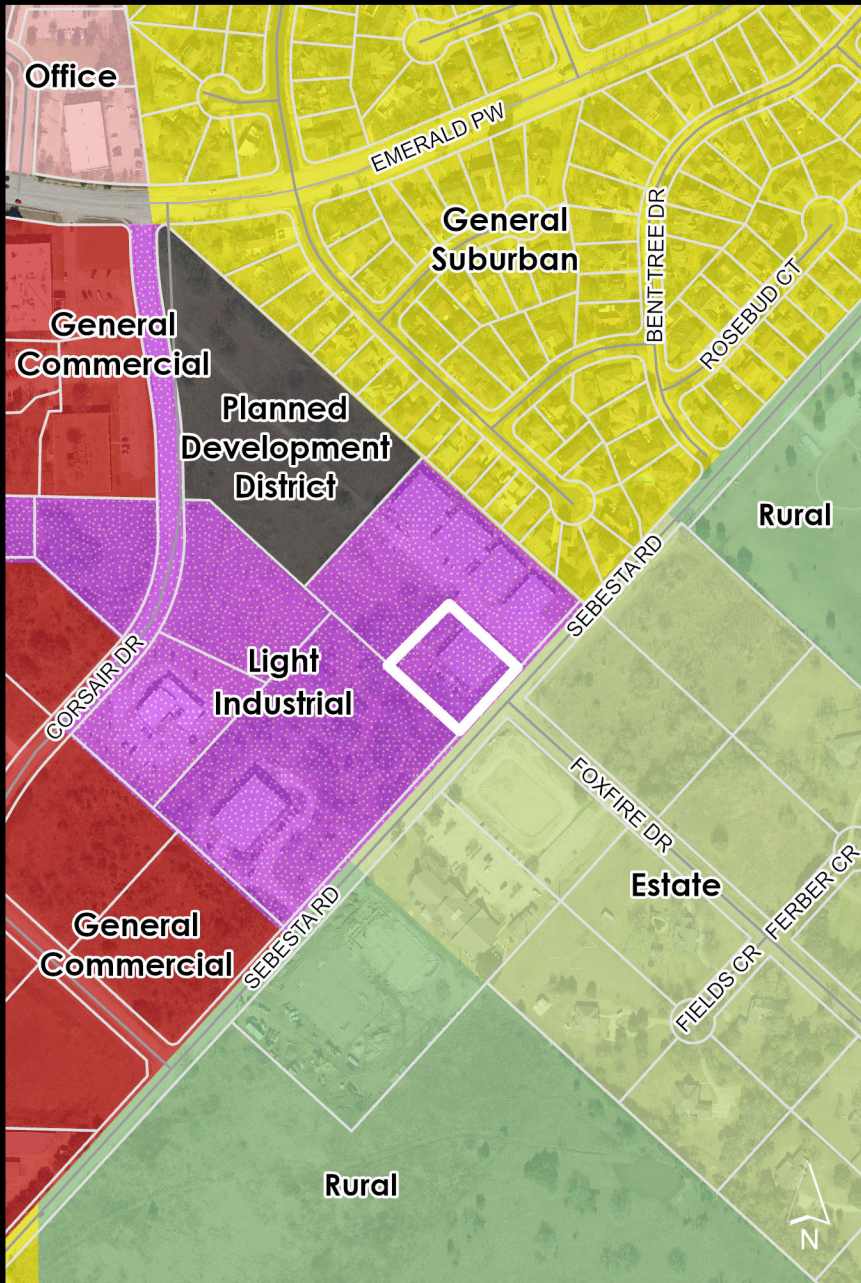
REZONING

EXISTING

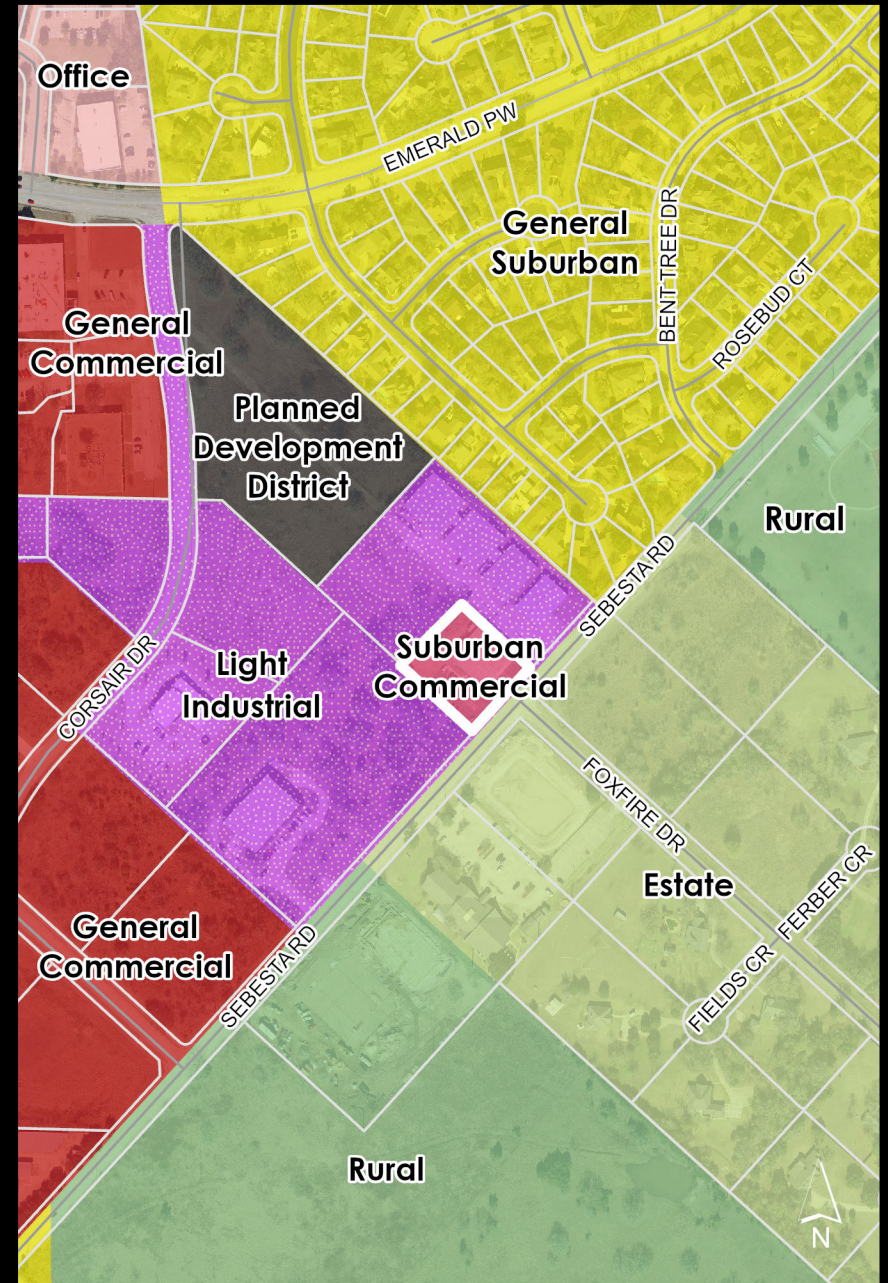
Future Land Use



EXISTING Zoning



PROPOSED Zoning

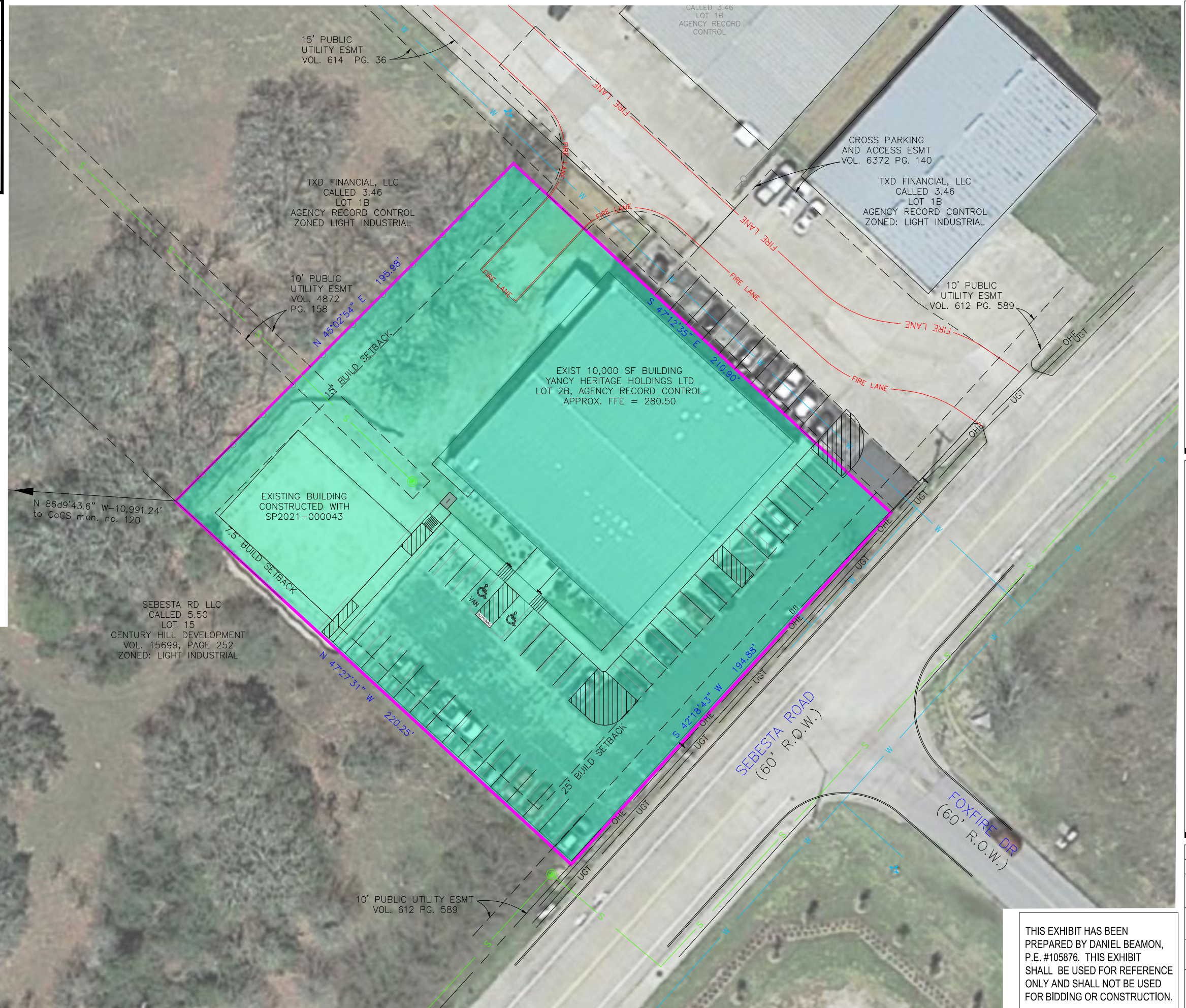
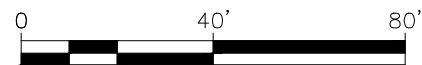


LEGEND

- PROPERTY BOUNDARY
 CITY LIMITS
 AREA TO BE REZONED

NOTES:

1. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
2. NO PART OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48041C0305F, REVISED APRIL 2, 2014.



THIS EXHIBIT HAS BEEN
PREPARED BY DANIEL BEAMON,
P.E. #105876. THIS EXHIBIT
SHALL BE USED FOR REFERENCE
ONLY AND SHALL NOT BE USED
FOR BIDDING OR CONSTRUCTION.

**REZONING EXHIBIT
1601 SEBESTA ROAD
COLLEGE STATION, TX**

OWN BY:	DPB
ROVED BY:	DPB
E:	
JULY 27, 2023	

NUMBER:	TBD
E:	1"=40'
ET NO.:	1 OF 1

TBPE FIRM NO. F-21588 16172
 BENCH LANE BRYAN, TEXAS 77807

BEAMON
ENGINEERING



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: September 7, 2023

Advertised Council Hearing Date: September 28, 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:

Sandstone HOA
Emerald Forest HOA
Foxfire HOA

Property owner notices mailed: 13
Property tenant notices mailed: 2
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: 2 at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northeast	Neighborhood Commercial	M-1 Light Industrial	Warehouses
Southeast	Estate Residential	E Estate	Church
Southwest	Neighborhood Commercial	M-1 Light Industrial	Pool supply
Northwest	Neighborhood Commercial	M-1 Light Industrial	Undeveloped

DEVELOPMENT HISTORY

Annexation: 1977

Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to M-1 Light Industrial (1979)

Final Plat: Platted as Replat of Lot 1B, Agency Records Control Inc. Subdivision, Block 1, Lot 2B in 2004

Site development: Office



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: REZONE FROM RETIRED M1 TO SC PER COMP PLAN (REZ2023-000065)

Address: 1601 SEBESTA RD

Legal Description: AGENCY RECORD CONTROL, LOT 2B, ACRES 0.9663

Total Acreage: 0.9663

Applicant:: Bob Yancy

Property Owner: YANCY HERITAGE HOLDINGS LTD

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

Subject Property is situated at the gateway to multiple neighborhoods and is currently zoned M1, but is specified as Neighborhood Commercial on the Comp Plan. Thus, Suburban Commercial (SC) is a more appropriate zoning for this property.

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

Yes, this proposed zone change is in accordance with the Comp Plan.

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

The property's current utilization as Office is compatible at the current zoning of M1

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

The property is less than 15,000 sq ft., thus ensuring its compatibility with Neighborhood Commercial Retail sales & Service, Personal Services, Office, etc.; the property has adequate parking spaces to satisfy SC Requirements.

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

The property is less than 15,000 sq ft., thus ensuring its compatibility with Neighborhood Commercial Retail sales & Service, Personal Services, Office, etc.; the property has adequate parking spaces to satisfy SC Requirements.

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

The property is well maintained, aesthetically appealing and situated in a central location

List any other reasons to support this zone change.

To accommodate NC tenants, in addition to its current utilization in accordance with the Comp Plan

September 7, 2023
Item No. 5.5.
Parking and Access Standards for MH Middle Housing

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 5.2 “Residential Zoning District Dimensional Standards,” Article 7.3 “Off-Street Parking Standards,” and Article 7.4 “Access Management and Circulation,” of the Code of Ordinances of the City of College Station, Texas, regarding parking and access standards for developments in the MH Middle Housing zoning district. Case #ORDA2023-000005. (Note: Final action on this item is scheduled for the September 14, 2023 City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Good Governance
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: At the August 10, 2023 City Council meeting, staff gave a presentation on the results of the City-initiated middle housing rezonings public engagement and sought direction on which cases to bring forward. Additionally, staff suggested several amendments to MH Middle Housing zoning district based on feedback from the public and the development community. The City Council gave direction for staff to pursue an ordinance amendment to increase the maximum number of parking spaces in the front yard in the MH Middle Housing zoning district.

In conversations with the development community, concerns were raised about the parking and access standards in MH Middle Housing. The current district standards require that parking be located in the rear yard when the required number of parking spaces exceeds three (3). While the intent of the district is to create a more walkable pattern of lots, with buildings lining the streets, this standard may limit an applicant’s desire rezone a property to MH Middle Housing, when a property’s current zoning district would allow four (4) spaces in the front yard. Staff is proposing to amend the district standard to increase the maximum number of parking spaces in the front yard to no more than four (4) as long as the parking area does not make up more than fifty percent (50%) of the front yard. This would allow single-family, duplex, and townhouse uses to park in the front yard, if they choose, and require shared housing uses and multiplex developments to park in the rear yard.

Finally, in Section 7.4.e, a clarity amendment is being provided to state that when rear parking is provided, one driveway can be provided to serve two lots.

Budget & Financial Summary: N/A

Attachments:

1. Sec. 5.2. Residential Zoning District Dimensional Standards redlines
2. Sec. 7.3. Off-Street Parking Standards redlines
3. Sec. 7.4. Access Management and Circulation redlines

B. MH Middle Housing Product Types and Dimensional Standards Table.

The following table establishes dimensional standards that shall be applied within the MH Middle Housing zoning district unless otherwise identified in this UDO.

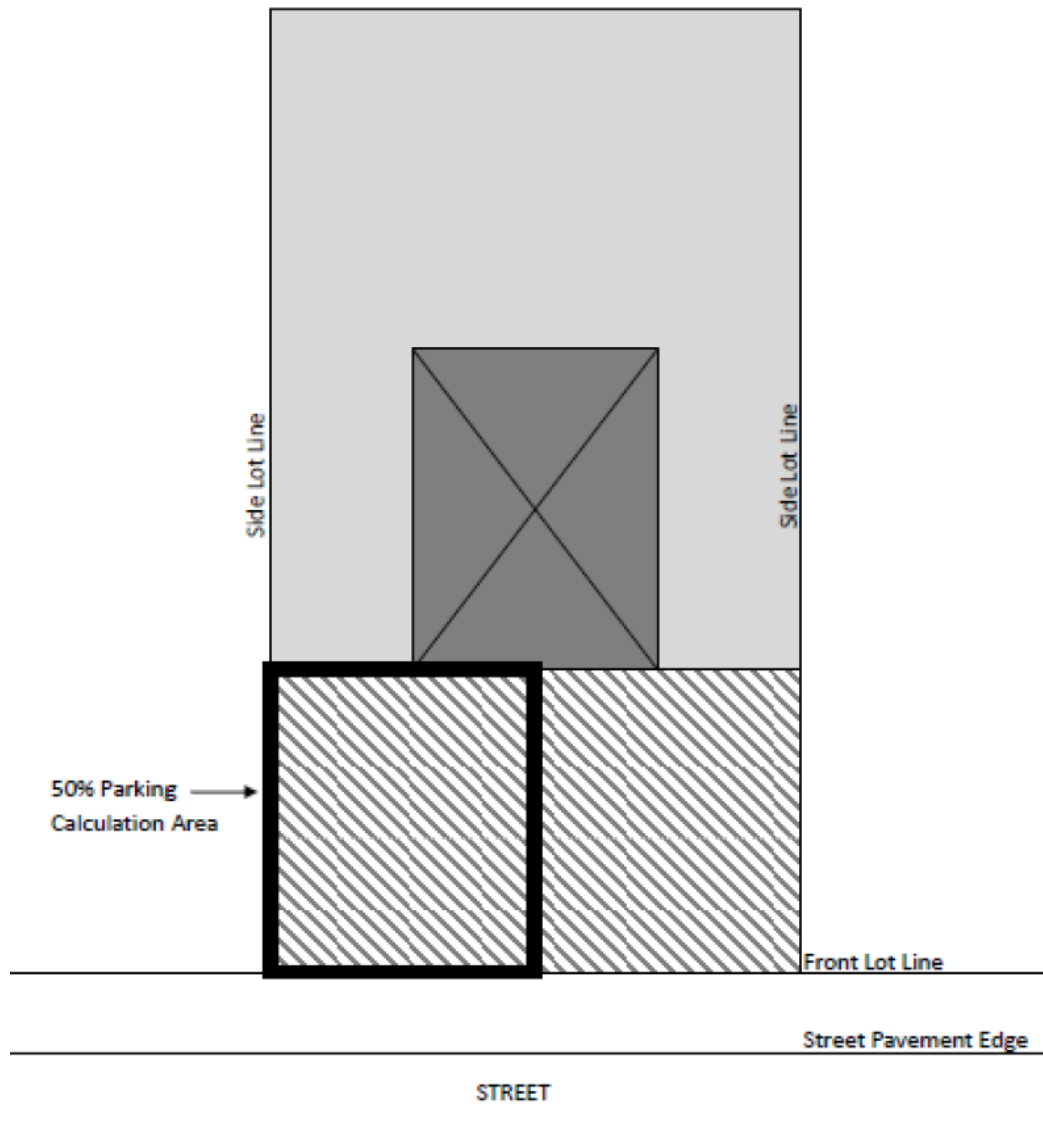
MH Middle Housing Product Types and Dimensional Standards									
KEY: SF = square feet									
Product Type	Live-Work	Townhouse	Reduced Setback Single-Family	Single-Family	Courtyard Houses	Split-Lot Duplex	Duplex	Small Multiple x	Medium Multiple x
Min. Lot Area per Dwelling Unit	2,250 SF	2,250 SF	2,250 SF	3,200 SF	4,000 SF	2,250 SF	2,250 SF	1,500 SF	800 SF
Min. Lot Width	25'	25'	25'	40'	40'	25'	50'	60' (a)	80'
Min. Lot Depth	90'	90'	90'	80'	80'	90'	90'	100'	100'
Max. Number of Attached Units	N/A	6	N/A	N/A	N/A	2	2	4	12
Min. Front Setback	15' (b)	15' (b)	15' (b)	15' (b)	5'	15' (b)	15' (b)	15' (b)	15' (b)
Max. Front Setback	25'	25'	25'	25'	15'	25'	25'	25'	25'
Min. Side Setback	5'	5'	5' (c)	5'	5'	5'	5'	10'	10'
Min. Side Street Setback	5'	5'	5'	5'	15' (b)	5'	5'	5'	5'
Min. Setback between Structures	10'	10'	10'	10'	10'	10'	10'	10'	20'
Min. Rear Setback (d) (e)	40'	40'	40'	40'	20'	40'	40'	40'	40'
Max. Impervious Cover	55% (g)	55% (g)	55% (g)	55% (g)	55% (g)	55% (g)	55% (g)	(f)	(f)
Max. Height (h) (i) (j)	35'	35'	35'	35'	35'	35'	35'	35'	35'
Min. Number of Stories	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2
Max. Dwelling Units/Acre (Subdivision Gross)	16	16	16	12	16	20	20	24	24
Parking	Front/Rear (k)	Front/Rear (k)	Front/Rear (k)	Front/Rear/Side (k)	Rear	Front/Rear (k)	Front/Rear (k)	Rear	Rear

Notes:

- (a) For small multiplex products, lot width may be reduced to thirty (30) feet if the building is two (2) stories or taller.
- (b) The Administrator may decrease the minimum setback to less than fifteen (15) feet, but not less than five (5) feet, with an administrative adjustment if there are no utility or right-of-way constraints.
- (c) For zero lot line development, refer to the Lots Subsection of the General Requirements and Minimum Standards of Design for Subdivisions within the City Limits Section of Article 8, Subdivision Design and Improvements of this UDO.
- (d) The rear setback shall be increased by the width of the required landscaping buffer when abutting Suburban Residential, Estate Residential, or Rural land uses as depicted in the Comprehensive Plan Future Land Use & Character Map.
- (e) The rear setback can be reduced to twenty (20) feet if abutting an alley or front or side parking is provided.
- (f) Maximum impervious cover shall be determined by an engineered drainage analysis performed in conjunction with the Drainage Section of the Bryan/College Station Unified Design Guidelines and approved by the City Engineer or their designee.
- (g) Additional impervious cover may be allowed as determined by an engineered drainage analysis performed in conjunction with the Drainage Section of the Bryan/College Station Unified Design Guidelines and approved by the City Engineer or their designee.
- (h) Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in this district.
- (i) Refer to the Easterwood Field Airport Zoning Ordinance regarding height limitations.
- (j) Shall abide by the Low-Density Residential Height Protection Subsection in the General Provisions Section of Article 7, General Development Standards of this UDO.
- (k) Front parking shall be allowed only when ~~four~~ three (43) or fewer parking spaces are required on the lot.

public right-of-way (see graphic below). The driveway area shall be included in this calculation.

Allowable Location for Parking for Detached Single-Family Uses



4. When existing detached single-family parking is expanded in front of the structure, it shall not exceed a size equivalent to fifty (50) percent of the front area as described above.
5. In the MH Middle Housing zoning district, single-family, duplexes, townhouses, and live-work units may locate parking in front of the structure as long as four (4) ~~three~~ or fewer parking spaces are required, and the parking area does not exceed a size equivalent of fifty (50) percent of the front area as described above.

6. In the MH Middle Housing zoning district, courtyard houses, ~~duplexes~~, and multiplexes shall locate parking between the rear plane of the primary structure and the rear property line.
7. An eighteen (18) foot paved space (ninety (90) degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four (4) feet. An eighteen (18) foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six (6) feet. This standard shall also apply to off-street parking for single-family residential, duplexes, and townhouses.
8. The width of an alley may be assumed to be a portion of the maneuvering space requirement for off-street parking facilities located adjacent to a public alley. This standard shall apply for off-street parking for all uses including single-family residential, duplexes, townhouses, and small and medium multiplexes.
9. Each parking space intended for use by the handicapped shall be designed in accordance with the standards of the Texas Architectural Barriers Act (TABAA) administered by the Texas Department of License and Regulation.
10. Each parking space and the maneuvering area thereto shall be located entirely within the boundaries of the building plot except where shared parking is approved by the City.
11. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from face of curb to face of curb or wall to wall.

Sec. 7.4. Access Management and Circulation.

A. Location of Existing and Planned Multi-Modal Routes.

Any proposed development shall take into account the location of existing and planned multi-modal routes (i.e., bikeways, pedestrian ways, and transit routes) and provide pedestrian and/or vehicular connections to the route(s) within or adjacent to the development.

B. Easements.

1. Street Access.

No use shall be permitted to take direct access to a street except as allowed in this Section.

a. Local Streets.

All residential uses and associated visitor parking areas may take direct access to local streets. Residential visitor parking areas may take direct access to local streets via a driveway; however, no backing maneuvers onto local streets shall be allowed. Non-residential uses shall not take direct access to local streets, provided that any lot located within a non-residential subdivision or any parcel adjacent to a street within a non-residential subdivision may take direct access to the local street internal to the subdivision, and provided that any corner lot abutting a local street and an arterial or collector street or freeway/expressway may take access to the local street if such access is required by the highway governmental authority having jurisdiction.

b. Minor Collector Streets.

No single-family dwelling, duplex, or townhouse shall take direct access to minor collector streets except when permitted by Article 8, Subdivision Design and Improvements of this UDO. Residential visitor parking areas may take direct access to minor collector streets via a driveway; however, no backing maneuvers onto local streets shall be allowed.

c. Major Collector Streets.

No single-family dwelling, duplex, townhouse, or multiplex shall take direct access to major collector streets. Residential visitor parking areas may take direct access to major collector streets via a driveway; however, no backing maneuvers onto local streets shall be allowed.

d. Arterial Streets.

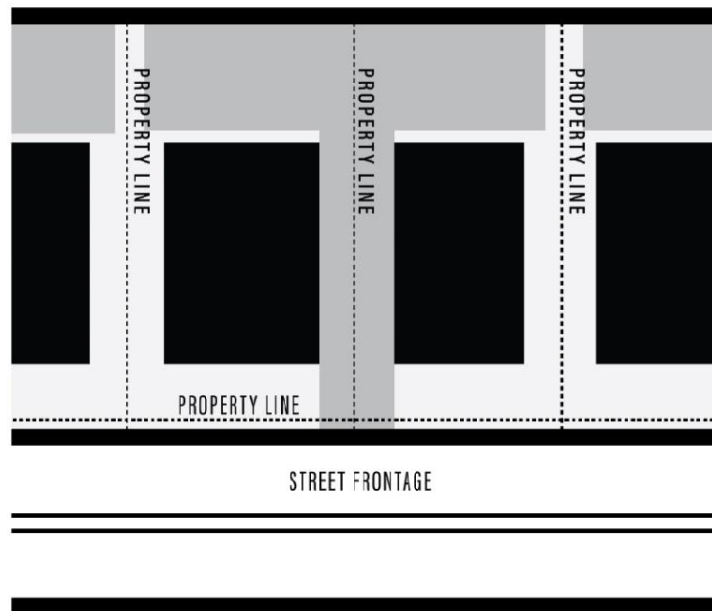
No single-family dwelling, duplex, townhouse, or multiplex shall take direct access to arterial streets.

e. Shared Driveways.

The Development Engineer may require a shared driveway at the time of platting, development, or redevelopment of the affected lots.

When MH Middle Housing lots take access from a public street to provide rear parking, one (1) driveway shall be allowed for every two (2) lots, unless a rear alley is provided. The Administrator may approve up to three (3) lots to take access from a single driveway for rear parking if a shared access easement is provided. See the example diagram below:

MH Middle Housing Shared Driveways



2. Cross-Access Easements.

- a. If a parcel is to be developed for any non-residential land use, a cross-access easement shall be provided by the property owner to adjoining properties that front on the same street and that are, or may be, developed as non-residential land uses.
- b. Cross-access easements shall be situated parallel to the street right-of-way line abutting both parcels. The property owner shall maintain access easements.
- c. The property owner shall provide appropriate documentation of a good faith effort to extend the access easement through all immediately abutting properties. If such an effort fails, the portion of the easement on the subject site shall be developed and designed to ensure future connection to the neighboring properties.
- d. Where a cross-access easement is granted, no permanent structures or parking that would interfere with the proposed access shall be permitted in the easement. Some improvements such as medians and parking islands may be constructed within an access easement if it has been demonstrated that adequate circulation and cross access have been accomplished and that all applicable standards of this UDO have been met.
- e. The Development Engineer may waive the requirement for an easement of access required above in those cases where unusual topography or site conditions would render such an easement of no useable benefit to adjoining properties.
- f. The Development Engineer may approve the vacation of an easement of access in those cases where adjoining parcels are subsequently developed with a residential use.

C. Driveway Access Location and Design.

1. General.

- a. It shall be unlawful for any person to cut, break, or remove any curb or install a driveway along a street except as herein authorized. Openings in the curb may be approved by the Development Engineer for the purposes of drainage.

September 7, 2023
Item No. 5.6.
High Occupancy Ordinance (HOO)

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 1.10 “Transitional Provisions,” Section 4.1 “Establishment of Districts,” Section 5.10 “Overlay Districts,” and Section 6.3 “Types of Use” of the Code of Ordinances of the City of College Station, Texas, for the creation of the HOO High Occupancy Overlay. Case #ORDA2023-000004. (Note: Final action on this item is scheduled for the September 14, 2023 City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: At the August 10, 2023 City Council meeting, staff gave a presentation on the results of the City-initiated middle housing rezoning public engagement and sought direction on which cases to bring forward. Additionally, staff suggested several amendments to the MH Middle Housing zoning district based on feedback from the public and the development community.

During conversations with the public, concerns were identified relating to allowing Shared Housing uses (a use that allows more than one family to reside in a single dwelling unit) within all the areas being considered for City-initiated MH Middle Housing. Staff recommended and the City Council gave direction for the removal of the Shared Housing use from the MH Middle Housing zoning district and to instead allow the use through an overlay district, known as a HOO High Occupancy Overlay. Shared housing will continue to be allowed by right in MF Multi-Family and the Northgate zoning districts. By doing this, the City could better define where Shared Housing would be located.

This amendment only creates the HOO High Occupancy Overlay district. A future amendment in October would remove Shared Housing from the MH Middle Housing zoning district as a permitted use. These are being done as separate amendments so that we don't create any non-conforming uses. Following the amendment in October, the City Council would then consider the rezoning of properties to MH Middle Housing and/or to HOO High Occupancy Overlay.

Budget & Financial Summary: N/A

Attachments:

1. Section 1.10 Transitional Provisions redlines
2. Section 4.1 Establishment of Districts redlines
3. Section 5.10 Overlay Districts redlines
4. Section 6.3 Types of Use redlines

Sec. 1.10. Transitional Provisions.

A. Pending Construction.

1. Building Permits.

As provided by Chapter 245 of the Texas Local Government Code, as amended, nothing in this UDO shall require any change in plans, construction, size, or designated use of any building, structure, or part thereof that has been granted a building permit prior to the effective date of this UDO, or any amendment to this UDO, provided construction shall begin consistent with the terms and conditions of the building permit and proceed to completion in a timely manner.

2. Approved Site Plans.

Nothing in this UDO shall require a change in a site plan approved prior to the effective date of this UDO, provided a building permit is issued prior to expiration of the site plan, and construction begins consistent with the terms and conditions of the building permit and proceeds to completion in a timely manner.

B. Zoning Districts.

1. Retained Districts.

The following zoning districts and district names in effect prior to the effective date of this UDO and represented on the Official Zoning Map of the City of College Station shall remain in effect. Those districts are shown in the following table:

Retained District	Name	Effective Date
WPC	Wolf Pen Creek Development Corridor	June 13, 2003
NG-1	Core Northgate	June 13, 2003
NG-3	Residential Northgate	June 13, 2003
CU	College and University	June 13, 2003
PDD	Planned Development District	June 13, 2003
OV	Corridor Overlay	June 13, 2003

2. Renamed Districts.

The following zoning districts shall henceforth be renamed as shown in the following table:

Previous District	Previous Name	New District	New Name	Effective Date
A-OX	Existing Rural Residential	A-O	Agricultural-Open	June 13, 2003
R-1A	Single-Family Residential	R-1	Single-Family Residential	June 13, 2003
R-6	Apartment High Density	R-6	High Density Multi-Family	June 13, 2003
M-1	Planned Industrial	M-1	Light Industrial	June 13, 2003
NG-2	Commercial Northgate	NG-2	Transitional Northgate	April 2, 2006
A-P	Administrative Professional	O	Office	October 7, 2012
C-1	General Commercial	GC	General Commercial	October 7, 2012
C-2	Commercial Industrial	CI	Commercial Industrial	October 7, 2012
A-O	Agricultural Open	R	Rural	September 22, 2013
A-OR	Rural Residential Subdivision	E	Estate	September 22, 2013
R-1	Single-Family Residential	GS	General Suburban	September 22, 2013
R-2	Duplex Residential	D	Duplex	September 22, 2013
R-3	Townhouse	T	Townhouse	September 22, 2013
R-7	Manufactured Home Park	MHP	Manufactured Home Park	September 22, 2013

WPC	Wolf Pen Creek Development Corridor	WPC	Wolf Pen Creek	August 20, 2023 June 22, 2023
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3. Combined Districts.

The following zoning districts shall henceforth be combined as reflected in the following table:

Combined Districts	Name	New District	New Name	Effective Date
R-4	Apartment/Low Density	R-4	Multi-Family	June 13, 2003
R-5	Apartment/Medium Density			
C-B	Business Commercial	C-1	General Commercial	June 13, 2003
C-1	General Commercial			
C-3	Planned Commercial	C-3	Light Commercial	June 13, 2003
C-N	Neighborhood Business			

4. Retired Districts.

The following districts are no longer eligible for Official Zoning Map amendment requests. Properties with the following designations at the time of this amendment retain all uses, regulations, and requirements associated with these districts.

Retired District	Name	Effective Date
C-3	Light Commercial	October 7, 2012
R&D	Research & Development	October 7, 2012
M-1	Light Industrial	October 7, 2012
M-2	Heavy Industrial	October 7, 2012
R-1B	Single-Family Residential	September 22, 2013
R-4	Multi-Family	December 28, 2014
R-6	High Density Multi-Family	December 28, 2014
NPO	Neighborhood Prevailing Overlay	June 21, 2020

5. New Districts.

The following districts are hereby created and added to those in effect at the time of the adoption of this UDO.

New District	Name	Effective Date
RDD	Redevelopment District	June 13, 2003
P-MUD	Planned Mixed-Use Development	June 13, 2003
NCO	Neighborhood Conservation Overlay	December 13, 2007
HP	Historic Preservation Overlay	September 11, 2008
NAP	Natural Areas Protected	October 7, 2012
SC	Suburban Commercial	October 7, 2012
BP	Business Park	October 7, 2012
BPI	Business Park Industrial	October 7, 2012
RS	Restricted Suburban	September 22, 2013
MF	Multi-Family	December 28, 2014
MU	Mixed-Use	December 28, 2014
WE	Wellborn Estate	August 7, 2016
WRS	Wellborn Restricted Suburban	August 7, 2016
WC	Wellborn Commercial	August 7, 2016
ROO	Restricted Occupancy Overlay	April 19, 2021

MH	Middle Housing	November 6, 2022
<u>HOO</u>	<u>High Occupancy Overlay</u>	<u>September 24, 2023</u>

6. **Redesignated District.**

Henceforth all areas designated PUD Planned Unit Development shall be redesignated PDD Planned Development Districts. The individual ordinances that created the PUD Planned Unit Developments shall remain in effect, along with all provisions and conditions listed therein. Any modification of a former PUD Planned Unit Development shall follow the provisions for PDD Planned Development Districts listed herein.

Previous District	Name	Redesignated District	Name	Effective Date
PUD	Planned Unit Development	PDD	Planned Development District	June 13, 2003

7. **Deleted Districts.**

The following districts not existing on the Official Zoning Map are hereby deleted:

Deleted District	Name	Effective Date
C-PUD	Commercial Planned Unit Development	June 13, 2003
C-NG	Commercial Northgate	June 13, 2003
KO	Krenek Tap Overlay	April 22, 2018

Sec. 4.1. Establishment of Districts.

For the purpose of this UDO, portions of the city, as specified on the Official Zoning Map, are hereby divided into the zoning districts enumerated below. The intensity regulations applicable for such districts are designated in the respective Sections of Article 5, District Purpose Statements and Supplemental Standards, and the use regulations are designated in Article 6, Use Regulations of this UDO.

Table of Districts	
Residential Zoning Districts	
R	Rural
WE	Wellborn Estate
E	Estate
WRS	Wellborn Restricted Suburban
RS	Restricted Suburban
GS	General Suburban
T	Townhouse
D	Duplex
MH	Middle Housing
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Park
Non-Residential Zoning Districts	
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
CU	College and University
NAP	Natural Areas Protected
Retired Districts	
R-1B	Single-Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
R&D	Research & Development
NPO	Neighborhood Prevailing Overlay
Planned Districts	
P-MUD	Planned Mixed-Use District
PDD	Planned Development District
Design Districts	
WPC	Wolf Pen Creek
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
Overlay Districts	
OV	Corridor Overlay
RDD	Redevelopment District
HP	Historic Preservation Overlay

<u>HOO</u>	<u>High Occupancy Overlay</u>
Single-Family Overlay Districts	
ROO	Restricted Occupancy Overlay
NCO	Neighborhood Conservation Overlay

Sec. 5.10. Overlay Districts.

In the event an area is rezoned to apply an overlay district, this district shall apply to all multi-family, commercial, and industrial property, and where applicable, to single-family, duplex, or townhouse development. The underlying district establishes the permitted uses and shall remain in full force, and the requirements of the overlay district are to be applied in addition to the underlying use and site restrictions.

A. OV Corridor Overlay.

This district is established to enhance the image of gateways and key entry points, major corridors, and other areas of concern, as determined by the City Council, by maintaining a sense of openness and continuity.

The following supplemental standards shall apply to this district:

1. Setbacks.

All buildings will be set back forty (40) feet from the right-of-way. Where parking is located in the front of the building, there shall be a front setback of twenty (20) feet from the right-of-way to the parking area and all drive aisles.

2. Signs.

Freestanding signs shall be limited to the restrictions of the Signs Section of Article 7, General Development Standards of this UDO but shall not exceed the height of the building.

3. Building Colors.

Building colors shall be neutral and harmonious with the existing man-made or natural environment, and only compatible accent colors shall be used. All colors shall be approved by the Administrator. The applicant must provide elevation drawings and color samples.

4. Special Restrictions for Retail Fuel Sales.

In cases where the underlying zoning district allows fuel sales and a station is proposed, the following restrictions shall apply:

a. Activities Restricted.

- 1) No major emergency auto repair; and
- 2) No body, fender, or paint work.

b. Signs.

- 1) Sign height shall be restricted by the provisions of the Signs Section of Article 7, General Development Standards of this UDO but shall not exceed the height of the building.
- 2) No freestanding fuel price signage shall be permitted.
- 3) Signs for air, water, and other similar services or products must meet the criteria for exempt signs as provided in the Signs Section of Article 7, General Development Standards of this UDO.

B. RDD Redevelopment District.

The purpose of this district is to facilitate the redevelopment of existing nonconforming commercial centers through flexible or relaxed standards, which can accommodate existing physical limitations and take extraordinary circumstances into account. The RDD Redevelopment District is an overlay district. The permissible uses on any site shall be governed by the underlying zoning.

The following supplemental standards shall apply to this district:

1. Location.

An RDD Redevelopment District may be established upon any commercially zoned property where the initial development was developed a minimum of twenty (20) years before the rezoning request and the proposed redevelopment meets the intent of this Section. Special consideration should be given to those areas considered "gateways" and/or historic, and those with proximity to Texas A&M University.

2. Standards.

Although every effort should be made to meet all requirements of this UDO, designated RDD Redevelopment Districts may be allowed to waive up to fifty (50) percent of required parking standards and landscaping where physical limitations and the site's location and relationship to the goals of the Comprehensive Plan warrant consideration. A lesser percentage may be established as part of the approval process.

3. Criteria for Evaluation.

Evaluation of all sites and site plans for rezoning to RDD Redevelopment District shall consider the following:

- a. Conformance with the Comprehensive Plan;
- b. Aesthetic contribution of the proposed redevelopment;
- c. Economic viability of the existing site;
- d. Physical limitations and the demonstrated inability to meet current requirements;
- e. Public health and safety standards; and
- f. Effort made to meet all standards of this UDO.
- g. Full engineering of sites may not be required for the establishment of an RDD Redevelopment District; however, a preliminary engineering study will be required which assesses parking, vehicular access and circulation, drainage, and utility requirements.

4. Procedure for Establishment.

The procedure for rezoning to RDD Redevelopment District shall be the same as any other rezoning application except that a site plan of the proposed redevelopment of the site shall be carefully evaluated to ascertain the site plan's benefit to achieving the goals of the Comprehensive Plan. Elevations of proposed structures may be required as part of the review process, or to determine eligibility for rezoning.

Full engineering may not be required for evaluating a property for rezoning. Varying levels of information may be required by the Administrator depending upon the peculiarities of any given site.

The site plan components shall govern the redevelopment of the site following the approval of an RDD Redevelopment District.

C. HP Historic Preservation Overlay.

1. Purpose.

The HP Historic Preservation Overlay is intended to provide for the protection and preservation of places and areas of historical, cultural, and architectural importance and significance. Such action is necessary to promote the economic, cultural, educational, and general welfare of the public. Specifically, this district has the following expressed purposes:

- a. To protect and enhance the landmarks and districts which represent distinctive elements of College Station's historic, architectural, and cultural heritage;
- b. To foster civic pride in the accomplishments of the past;

- c. To protect and enhance College Station's attractiveness to visitors and the support and stimulus to the economy thereby provided;
 - d. To ensure the harmonious, orderly, and efficient growth and development of College Station;
 - e. To promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within College Station; and
 - f. To encourage stabilization, restoration, and improvements of such properties and their values.
2. **Applicability.**

The HP Historic Preservation Overlay may be applied to districts, areas, or individual property, regardless of the base zoning district or current use of the properties, that:

- a. Are at least forty (40) years old;
- b. Meet at least two (2) of the criteria listed below; and
- c. Possess historic integrity that is evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association.

3. **Criteria for Designation of HP Historic Preservation Overlays.**

A property or district may be designated if it:

- a. Possesses significance in history, architecture, archeology, and culture;
- b. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- c. Is associated with events that have made a significant impact in our past;
- d. Embodies the distinctive characteristics of a type, period, or method of construction;
- e. Represents the work of a master designer, builder, or craftsman;
- f. Represents an established and familiar visual feature of the neighborhood or city; or
- g. Is eligible for listing on the National Register of Historic Places, Recorded Texas Historic Landmark, or a State Archaeological Landmark, as determined by the Texas Historical Commission.

4. **Removal of an HP Historic Preservation Overlay.**

Upon recommendation of the Landmark Commission to the Planning and Zoning Commission based upon new and compelling evidence and negative evaluation according to the same criteria and following the same procedures set forth in this UDO for designation, the Planning and Zoning Commission may recommend to the City Council and the City Council may remove an HP Historic Preservation Overlay made under this Section.

D. HOO High Occupancy Overlay.

1. Purpose.

The purpose of this district is to accommodate increased residential occupancy through the permitting of shared housing as a use. The HOO High Occupancy Overlay aims to promote efficient land use and provide additional housing opportunities by allowing higher-occupancy residential structures within specific areas of College Station where additional residential density is appropriate.

2. Applicability.

The HOO High Occupancy Overlay may be applied where the base zoning district(s) of the area is MH Middle Housing, a multi-family zoning district, or a mixed-use zoning district. An area under this overlay shall consist of a property or contiguous properties that are of sufficient size that generally follow

visible geographic features of an area. It is not the intent for this overlay to be applied to small areas or individual lots.

3. Standards.

In addition to the permitted uses of the base zoning district, shared housing is a permitted use.

Sec. 6.3. Types of Use.

- A. Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.
- B. The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:
 - 1. The actual or anticipated characteristics of the activity based on known characteristics of similar projects in standard planning practice;
 - 2. The relative amount of site area, floor space, and equipment;
 - 3. Relative volumes of sales from each activity;
 - 4. The customer type for each activity;
 - 5. The relative number of employees in each activity;
 - 6. Hours of operation;
 - 7. Building and site arrangement;
 - 8. Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
 - 9. How the use advertises itself.

C. Use Table.

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses.

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards.

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in the Specific Use Standards Section below. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses.

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in the Specific Use Standards Section below. Conditional uses are subject to all other applicable regulations of this UDO.

USE TABLE																																			
Specific Uses	R	WE	E	WRS	RS	GS	T**	D**	MH	MF**	MU**	MHP**	P-MUD**	O	SC**	WC	GC	CI	BP**	BPI	CU	NAP	R-1B	R-4**	R-6**	C-3**	M-1	M-2	R&D**	WPC**	NG-1**	NG-2**	NG-3**	HOO**	
KEY: P = Permitted by Right P* = Permitted Subject to Specific Use Standards C = Conditional Use ** = District with Supplemental Standards (refer to Article 5, District Purpose Statements and Supplemental Standards)																																			
RESIDENTIAL USES																																			
Assisted Living/Residential Care Facility														P	P		P																		
Boarding and Rooming House										P			P											P	P									P	
Courtyard House									P*																										
Dormitory										P	P		P											P	P							P	P	P	
Duplex								P	P				P											P	P										
Extended Care Facility/Convalescent /Nursing Home										P			P		P		P	P						P	P					P					
Fraternity/Sorority										P														P	P							P	P	P	
Manufactured Home	P*		P*									P*																							
Mixed-Use Structure										P	P		P																		P	P	P	P	
Multi-Family										P	P		P											P	P					C(a)	P	P	P		
Multi-Family built prior to January 2002										P	P													P	P					P	P	P	P		
Multiplex, Medium									P	P																									
Multiplex, Small									P	P																									
Shared Housing									P	P	P(d)		P(d)											P(d)	P(d)					P(d)	P	P	P	P	
Single-Family Detached	P	P	P	P	P	P	P	P	P				P										P												
Single-Unit Dwelling										P																									
Split-Lot Duplex								P	P																										
Townhouse							P		P	P			P											P	P									P	
Two-Unit Dwelling										P																									
Live-Work Unit									P*					P*	P*																				
PUBLIC, CIVIC, AND INSTITUTIONAL USES																																			
Educational Facility, College and University																					P														
Educational Facility, Indoor Instruction									P	P	P		P	P	P	P	P	P								P				P	P	P	P		
Educational Facility, Outdoor Instruction	P	C	C										P			P	P	P																	
Educational Facility, Primary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		

Educational Facility, Tutoring										P	P	P		P	P	P	P	P												P	P	P	P	
Educational Facility, Vocational/Trade														P	P			P	P	P	P							P	P					
Governmental Facilities	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P	P	P	P *	P *	P	P	P	P	P			P *	P *	P *	P	P	P	P	P	P	P *
Health Care, Hospitals																		P	P															
Health Care, Medical Clinics											P	P			P	P	P	P	P									P				P	P	
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	
Places of Worship	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P *	P	P	P	P	P *	P	P	P	P	P		P *	P *	P *	P	P	P	P	P	P	P	P
COMMERCIAL, OFFICE, AND RETAIL USES																																		
Agricultural Use, Barn or Stable for Private Stock	P	P	P																															
Agricultural Use, Farm or Pasturage	P	P	P																															
Agricultural Use, Farm Product Processing	P																																	
Animal Care Facility, Indoor										P	P		P	P	P	P	P	P									P				P	P	P	
Animal Care Facility, Outdoor	P *																	P																
Art Studio/Gallery										P (c)	P	P		P	P	P	P	P									P				P	P	P	P
Car Wash																	P *																	
Commercial Garden, Greenhouse, or Landscape Maintenance	P *																P *	P *	P *	P *								P *						
Commercial Amusement										P	P		P			C	C	P *	P *								C				P	P	P	
Conference/Convention Center										P	P		P				P	P													P	P	P	
Country Club	P	P	P	P	P	P							P				P	P						P										
Day Care, Commercial										P (c)	P	P	C	P	P	P	P	P								C	C	P				P	P	P
Drive-In/Thru																P *		P													C		P *	
Dry Cleaners and Laundry											P	P		P *	P *	P	P *	P	P								P *				P *	P *	P *	P *
Fraternal Lodge														P				P	P													P	P	P
Fuel Sales														P *				P *									P *		P					
Funeral Home																		P	P	P									P					
Golf Course or Driving Range	P *													P *				P *	P *															

Health Club/Sports Facility, Indoor										P	P			P	P	P	P													P				P	P	P	P			
Health Club/Sports Facility, Outdoor										P	P*			P		P	P																	P	P*	P				
Hotel	C (b)									P	P			P																				P	P	P				
Mobile Food Court										C	C			C			C																	C	C	C				
Night Club, Bar, or Tavern										C	C			C																				C	P	P				
Office									P (c)	P	P			P	P	P	P	P	P	P	P										P	P	P	P	P	P	P			
Parking as a Primary Use											P			P	C			P	P															P		P*				
Personal Service Shop									P (c)	P	P			P	P	P	P	P												P				P	P	P	P			
Printing/Copy Shop										P	P			P	P	P	P	P	P	P	P	P									P				P	P	P			
Radio/TV Station/Studio										P	P			P	P			P	P	P	P										P	P	P				P*			
Recreational Vehicle Park	C																	C																						
Restaurant										P	P			P		P*	P*	P													P*				P	P	P	P*		
Retail Sales - Single Tenant over 50,000 SF											P							P																			P			
Retail Sales and Service									P (c)	P	P			P		P*	P*	P*	P*												P				P	P	P	P		
Retail Sales and Service - Alcohol												C		P				P*	P*												P				C	P	P			
Sexually Oriented Business	P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*				P*	P*	P*	P*	P*	P*							P*	P*	P*	P*	P*	P*	P*	P*			
Shooting Range, Indoor														P				P	P			P													P					
Theater										P	P			P				P																	P	P	P	P		
Retail Sales, Manufactured Homes																					P															P*				
Storage, Self Service																P*	P*	P	P			P									P*			P						
Vehicular Sales, Rental, Repair, and Service																		P*	P*			P														P*				
Wholesales/Services																		P*	P*	P	P												P	P						
INDUSTRIAL AND MANUFACTURING USES																																								
Storage Tank/Cold Storage Plant																			P		P											P								
Micro-Industrial																		P*	P*		P														P*	P*				
Industrial, Light																			P	P	P											P	P	P						

September 7, 2023
Item No. 5.7.
PDS Plan of Work

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: N/A

Agenda Caption: Presentation, discussion, and possible action on the PDS Plan of Work.

Relationship to Strategic Goals:

- Good Governance
- Financial Sustainability
- Core Services & Infrastructure
- Neighborhood Integrity
- Diverse & Growing Economy
- Improving Mobility
- Sustainable City

Recommendation(s): To provide any further direction to staff on projects for the FY2024 Plan of Work.

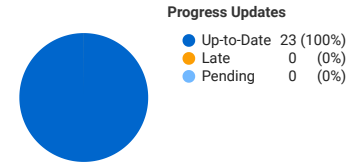
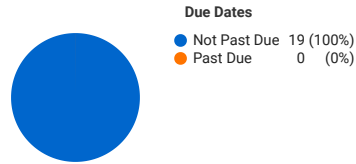
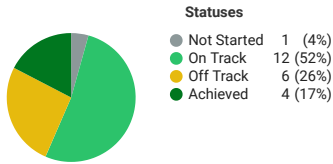
Summary: At the August 17, 2023 Planning and Zoning Commission meeting staff provided an update on the Plan of Work for FY2023 and draft projects for FY2024. This item is for any further discussion on any of the projects before they go for approval during the September 21, 2023 Planning and Zoning Commission meeting. In addition to the Plan of Work for FY2024, any unfinished projects in FY2023 will also move to FY2024. Since the last meeting, we have added a few more projects, including updating additional building codes, flood ordinance amendments, and a cost of service study.

As a reminder, every year the Planning and Development Services Department creates a plan of work that is approved by the Planning and Zoning Commission. The plan of work identifies the items that the department will work on during the year. By establishing a plan of work, it helps the department prioritize which projects they will undertake, as well as identify the resources it will take, both in terms of staff capacity and budget. The plan of work is established for each fiscal year (October - September), but projects may take multiple years to complete. There are times when additional projects get added throughout the year. However, this can have an impact on completing other projects on the plan of work.

Budget & Financial Summary: N/A

Attachments:

1. PDS Plan of Work FY2023
2. Draft PDS Plan of Work FY2024



#	Name	Description	Status	Start Date	Due Date	Last Updated	Last Comment
1	Bike Lane and Improvements Analysis	Analyze roadways to determine prime candidates for the addition of bike lanes and/or improvements such as separated bike lanes.	Not Started	05/01/2023	09/30/2023	07/13/2023	This project has been consolidated with the grant application for the Complete Streets Plan for Core of College Station which will start in FY 24 if awarded. If not awarded, will proceed with lesser internal effort. Existing Conditions and data collection will start later this summer regardless.
2	Bryan / College Station Unified Design Guidelines Update	These guidelines serve as a technical resource for the design and construction of activities in the rights-of-way or easements. This project involves updates to various portions of the guidelines.	Off Track	10/01/2022	07/31/2024	07/25/2023	Limited staffing resources of contributing teams have delayed progress.
3	Census 2020 Follow Up	Monitor Census 2020 data releases from the US Census Bureau. Once data is available, update population figures and projections, identify data trends and conduct analysis.	Off Track	08/14/2023	09/30/2023	07/08/2023	The U.S. Census Bureau released the Detailed Demographic and Housing Characteristics (DHC) file in late May 2023. There is another planned release in September 2023 of the Detailed DHC-A that will provide additional racial and ethnic information. The Detailed DHC-B will follow, with no set date at this time, and it will add tenure information for racial and ethnic groups. We now have more timely data from the 2021 American Community Survey (ACS). Additionally, the 2022 ACS data will be released in December 2023. Staff in the Planning division will need to analyze all data sets later this year, likely in December 2023 or January 2024, and determine how to incorporate these data sets into a demographics/existing conditions report in 2024 that will precede the 5-year Comprehensive Plan update in 2025.
5	Options to Preserve Integrity of Neighborhoods	Identify and analyze options that are intended to preserve the integrity of neighborhoods.	Achieved	10/01/2022	12/31/2022	10/13/2022	Staff presented options to the City Council in April 2022, where direction was given. Staff then moved forward with creating a definition for Shared Housing that differentiated these types of uses from Single-Family.
6	Unified Development Ordinance Amendment - Off-Street Parking Requirements	Explore the option of reducing or eliminating off-street parking requirements for certain uses and/or areas.	On Track	10/01/2022	08/30/2023	07/13/2023	Ordinance amendment is scheduled to go before the Planning & Zoning Commission on July 20, 2023 and City Council on August 10, 2023.
7	Unified Development Ordinance Amendment - Creation of Middle Housing Zoning District	Adopt an ordinance to create a "middle housing" zoning district, following the Comprehensive Plan update, to implement the new Mixed Residential land use category.	Achieved	10/01/2022	12/31/2022	02/03/2023	Ordinance was adopted by the City Council on 10/27/2022.
8	Unified Development Ordinance Amendment - Lot-by-Lot Grading	Determine whether the City should require a grading plan for individual lot developments.	Achieved	01/01/2023	06/30/2023	07/03/2023	The ordinance was adopted at June 12, 2023 City Council meeting.
9	Unified Development Ordinance Amendment - Signs	Review and update the City's sign ordinance in light of the recent Supreme Court decisions regarding sign regulations based upon content and off-premise.	Off Track	06/01/2023	09/30/2023	06/01/2023	Redrafted with UDO clean up version. Redrafting portions after attending ISA Sign Research Foundation webinar on 6/28.
10	Small Area Plan - Northeast Gateway Redevelopment Plan	From the 10-Year Update to the City's Comprehensive Plan, this project is to create a small area redevelopment plan for the general area surrounding Texas Avenue and University Drive. This project was recently rebranded the Northeast Gateway Redevelopment Plan.	On Track	10/01/2022	10/31/2023	07/08/2023	This planning effort remains on track. The third phase of public engagement concluded in April and staff is reviewing draft versions of plan content, schematics, and maps from the consultant team. Public review of the full draft plan is planned for late August or early September, with plan adoption to follow.
11	Traffic Congestion and Mobility Analysis	Establish performance metrics to create an annual traffic congestion and mobility report, context-sensitive congestion maps, and a congestion mitigation toolkit document that includes travel demand management techniques, policy recommendations, traffic data tools, construction projects, and operational management methods.	Off Track	07/01/2023	06/30/2024	07/13/2023	Project scope has been drafted and in process of being finalized to send out RFP request in July to solicit a consultant. Project is SLA with \$80k in FY23 budget.

MultiPlan View Report

#	Name	Description	Status	Start Date	Due Date	Last Updated	Last Comment
12	Land Use Fiscal Analysis	Prepare a land use fiscal analysis based on the Comprehensive Plan to determine the needed amount of specific land uses and whether that amount matches the Future Land Use & Character Map. From there, conduct a fiscal analysis based on the amount of land uses, and the cost to serve those land uses compared to the anticipated revenue generated from them.	Off Track	07/01/2023	06/30/2024	07/08/2023	This project has not started to date, largely due to staffing changes within the Planning Division and the additional workload from the City-Initiated Middle Housing project. The division plans to launch this project before the end of FY23.
13	Small Area Plan - Wellborn District Plan Update	The Wellborn Community Plan was adopted by City Council on April 25, 2013. The planning area is located in the southwestern portion of the City and includes much of the remaining historic Wellborn Community. Since 2013, several changes have occurred, as well as market conditions. Upon the completion of the Neighborhood Plan Audit project, staff will update this plan.	On Track	10/01/2022	10/31/2023	07/08/2023	The Wellborn District Plan Update is on track. Staff held four area-wide meetings and associated working group meetings throughout January - May 2023, with active participation from residents, TxDOT, and various City staff and departments. Staff is drafting the plan and map revisions throughout summer 2023 and will have a full draft version ready for public review in September 2023, with plan adoption to follow.
14	Urban Heat Island Mitigation Plan	Develop a five-year planting plan to mitigate some of the effects of the urban heat island.	Achieved	10/01/2022	12/31/2022	10/01/2022	The City Council accepted the "Cooling" College Station plan in September of 2022. The next project involved with the plan is to identify funding opportunities to implement the plan.
15	Implement Complete Street and Context Sensitive Design	Amend the street cross sections and update the Unified Development Ordinance, the Bryan-College Station Unified Design Guidelines, and the City's capital improvement process to implement context sensitive and complete street design such as prioritized mode corridors, reconstruction projects in established neighborhoods, and in areas where right-of-way is constrained.	On Track	10/01/2022	10/31/2023	07/13/2023	Finalizing proposed thoroughfare cross sections and awaiting revised design elements from consultant. Once completed, will proceed with adopted updated cross sections into Comprehensive Plan in fall 2023.
16	Unified Development Ordinance Amendment - Sustainable Landscaping / Yards	Analyze and make modifications to landscaping requirements within City ordinances to ensure that sustainable practices are allowed and encouraged.	Off Track	01/01/2023	09/30/2023	07/13/2023	Staff is currently analyzing potential amendments. The scope has changed from just sustainable landscaping in yards to potentially other areas, as well as what requirements need to be submitted as part of a landscape plan.
17	Identify and Secure Funding Sources for Urban Heat Islands Plan	Identify and Secure Funding Sources for Urban Heat Islands Plan	On Track	01/01/2023	12/31/2023	06/28/2023	Identified TAMU Forestry grant and CDBG Entitlement funds as possible sources of funding.
18	City-Initiated Rezoning to MH Middle Housing	Identify and rezone properties to MH Middle Housing.	On Track	03/01/2023	01/31/2024	07/08/2023	This project stems from Council direction during their adoption of the MH Middle Housing zoning district in October 2022. Staff established and met with a working group from November 2022 through February 2023 to identify appropriate areas for City-initiated MH Middle Housing zoning. Staff presented those areas to the Planning & Zoning Commission and City Council in March 2023 and both bodies recommended moving forward with all recommended areas, but not two optional areas. Staff throughout the Long Range Planning, Development Review, and GIS divisions, along with review staff in Transportation & Mobility and other departments within the City, have worked to map the areas, prep and host public input opportunities, and analyze the recommended areas to address infrastructure constraints. Staff hosted three public input meetings in June 2023 (two virtual and one in-person) to gain resident input, as well as developed an interactive website for public input, and have fielded questions and comments via the website, email, and phone inquiries. In total, there are 33 areas for potential rezoning cases, with 26 areas in the Current Phase during summer 2023 and 7 areas in a future phase or phases due to surveying work being needed in those areas. The Current Phase rezoning cases will begin being scheduled for Planning & Zoning Commission and City Council public hearings beginning in fall 2023.
19	Update City Bicycle Map	Update the City's bicycle map to incorporate recent changes in facilities, as well as to enhance usability.	On Track	06/01/2023	09/30/2023	07/13/2023	Coordination has occurred with GIS and Public Communications. Anticipate map being finalized in late August.
20	Unified Development Ordinance Amendment - Clean-Up and Consistency	Clean-up items relating to the Unified Development Ordinance.	On Track	04/01/2023	08/31/2023	07/08/2023	This ordinance amendment provides needed updates to the Unified Development Ordinance for consistency, readability, and accuracy. These edits are not for policy changes, but rather clean-up items. This item is scheduled for the July 20 Planning & Zoning Commission meeting and the August 10 City Council meeting.
21	Dashboard - Demographics	Creation of a dashboard for demographic statistics using ArcGIS Hub.	On Track	04/01/2023	09/30/2023	07/25/2023	The demographics dashboard has been created and refined as of summer 2023. Staff are now working to house the dashboard on the Planning & Development Services website as a temporary digital location before a larger dashboard hub is created by IT in FY24.
22	Dashboard - Permits	Creation of a dashboard for permit statistics using ArcGIS Hub to replace the development newsletter.	On Track	04/01/2023	09/30/2023	07/25/2023	The permits dashboard has been created and refined as of summer 2023. Staff are now working to house the dashboard on the Planning & Development Services website as a temporary digital location before a larger dashboard hub is created by IT in FY24.
23	Strategic Plan for Customer Service Enhancements	Creation of a strategic plan to identify actions to improve customer service from the department.	On Track	05/01/2023	09/30/2024	08/01/2023	Representatives of each division have volunteered/appointed to the working group and we had an initial meeting on 7/10 to discuss the purpose of the action plan, how it integrates with the P&DS Strategic Plan, and to determine which staff is needed in which follow up meetings addressing specific actions. Follow up appointments have been scheduled for August to identify specifics to carry out actions.

#	Name	Description	Status	Start Date	Due Date	Last Updated	Last Comment
24	Bicycle, Pedestrian, and Greenways Master Plan Audit	This audit will evaluate the implementation and status of actions contained in the Bicycle, Pedestrian, and Greenways Master Plan that was originally adopted in 2010 and had a significant update in 2018.	On Track	06/12/2023	09/30/2023	08/07/2023	Verifying status of action items in Chapter 7 - Implementation (specifically Figures 7.1: Facility Miles and 7.4: Implementation Tasks) to create a summary report of overall plan progress and recommendations for next steps. Anticipated to be complete by the end of August 2023.

Name ↑	Description
ArcGIS Hub Page	Creation of a ArcGIS Hub page to host all GIS mapping information. This project will be completed in tandem with the PDS GIS division and IT GIS.
Bicycle Friendly Community Designation Application	Submit application for Bike Friendly Community designation with intention becoming a silver level designation.
Bicycle, Pedestrian, and Greenways Master Plan Implementation	Implementation of actions identified within the Bicycle, Pedestrian, and Greenways Master Plan. An audit of the plan will be finished in fall 2023 which includes a review of actions completed. Prioritization of remaining actions will be undertaken and implemented.
Complete Streets Plan for Core of College Station	Development of plan to improve safety, connectivity, accessibility, and comfort of active transportation and transit users in the core of the City. Project is pending funding for consultant through TxDOT Transportation Alternatives grant program to be announced in October 2023. If grant is not awarded, a smaller effort will be performed by staff.
Cost of Service Study	Review the cost of service for all activities within the department to determine actual cost for administering those services.
Dashboard - Bicycle and Pedestrian	Creation of a dashboard for bicycle and pedestrian metrics using ArcGIS Hub.
Digitize Historical Records	Digitize all historical paper records.
Establish Stakeholder Conversation Series	Work with development community to establish a series of communications on various issues. This includes builders, developers, realtors, etc.
Floodplain Hazard Assessment	Assess the current floodplain hazards and assist in determining scale of any necessary mapping/remapping efforts. As part of the project, several of the City's watersheds will be evaluated including Hopes and Peach Creeks where we have seen rapid growth in these mostly unstudied and unmapped watersheds and streams.
International Building Codes (2024) Update	Review and adoption of 2024 code cycle building codes.
National Electrical Code (2023) Update	Review and adopt the National Electrical Code 2023 edition and make needed amendments.
Northeast Gateway Redevelopment Plan Implementation	Implementation of actions identified within the Northeast Gateway Redevelopment Plan. The plan is slated for adoption in late September 2023. The actions to be implemented first will be identified after plan adoption, but are likely to include revisions to the Mixed-Use zoning district, among others.
Ordinance Amendment - Curbside Management Policy	Ordinance amendment to create curbside management policy for ride-share services, transit, deliveries, curbside pick-ups, and food trucks and establishing designated aerial fire access locations.
Ordinance Amendment - Flood for BCS Drainage Design Guideline Update	Amend Flood Ordinance to incorporate any revisions that arise from the BCS Drainage Design Guideline Update
Ordinance Amendment - Flood for Community Rating System Requirements	Amend Flood Ordinance to clarify applicability to replacement of manufactured homes in existing manufactured home developments.
Ordinance Amendment - Safe Passing	Evaluation and creation of a safe passing ordinance.
Pedestrian Facility Design	Complete Preliminary Engineering Report (PER) or schematic design for a high priority unfunded sidewalk and/or shared use path.
Shared Use Path Design Standards	Develop design guidelines for shared use paths to be incorporated into the BCS Unified Design Guidelines with UDO amendments as needed. Also includes design considerations for when paths cross at street intersections and at midblock locations.
Small Area Plan Audit Phase 2	This audit will evaluate the implementation effectiveness of the older small area plans that have been adopted under the City's Comprehensive Plan. These small area plans include the Northgate District redevelopment plans (1996 and 2003), Wolf Pen Creek Master Plan (1998), and the Medical District Master Plan (2012).
Strategic Plan for Customer Service Implementation	Implementation of actions identified within the FY24 Customer Service Action Plan. The plan will be completed by 9/30/2023 and implementation will begin after that date.
Tactical Urbanism	Evaluate and develop tactical urbanism program.
Transportation Existing Conditions and Data Collection	Update GIS layers to include more detail and attributes of existing street pavement widths, bicycle and pedestrian infrastructure, and right-of-way. Also create a database of transportation-related volumes and other available data.
Unfunded Bicycle and Pedestrian Project Prioritization	Work with Bicycle, Pedestrian, and Greenways Advisory Board to update the metrics used to prioritize stand-alone unfunded bicycle and pedestrian-related infrastructure projects as identified in adopted City plans. Once the methodology is updated, perform the project prioritization to identify the higher priority projects to seek implementation from City and other funding sources.
Unified Development Ordinance Amendment - Accessory Dwelling Units	Amendments to the accessory dwelling unit section to address current concerns relating to attached units, and other changes to its standards.
Unified Development Ordinance Amendment - Drive-Thru Queueing	Amend the Unified Development Ordinance to update the requirements for drive-thru uses to reflect changes in demand and pick-up delivery methods.
Unified Development Ordinance Amendment - Mixed Use Zoning District	Revisions to the Mixed-Use zoning district are needed to better implement the Urban Center and Neighborhood Center land use categories. These amendments are anticipated to begin following the adoption of the Northeast Gateway Redevelopment Plan.
Unified Development Ordinance Amendment - Planned Development District	Amendments to the planned development district to set certain standards for its use and applicability.
Unified Development Ordinance Amendment - Townhouse Parking	Ordinance amendment to revise off-street parking and related requirements associated with Townhouse uses so that they are consistent in the various zoning districts in which the use is allowed and alleviate issues with continuous driveways along streets and obstruction to sidewalks.
Unified Development Ordinance Amendment - Traffic Impact Analysis	Ordinance amendment to update traffic impact analysis requirements that consider changes drafted by the MPO and other modifications such as applicability thresholds, varying scopes, safety implications, bicycle and pedestrian users, and site-related elements.
Walkability and Bikeability Audit Program	Establish a program for walkability and bikeability audits.
Wellborn District Plan Implementation	Implementation of actions identified within the Wellborn District Plan. The plan is slated for adoption in October 2023 and the actions to be implemented first will be identified after plan adoption.

September 7, 2023
Item No. 6.2.
MH Middle Housing Rezoning Requests

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Presentation and discussion on MH Middle Housing rezoning requests.

Relationship to Strategic Goals:

Recommendation(s):

Summary: As requested by the Commission, staff will provide an update regarding MH Middle Housing rezoning requests.

Budget & Financial Summary:

Attachments:

None