



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, 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.

October 19, 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. October 5 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Subdivision Phase 203A on approximately 6.60 acres, generally east of the intersection of Feather Run and Kerr Valley Lane in the City of College Station. Case #FP2022-000012

Sponsors: Jeff Howell

Attachments:

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

- 3.3. Presentation, discussion, and possible action regarding a Final Plat for Midtown City Center Subdivision Phase 404A on approximately two acres, generally southwest of the intersection of Double Mountain Road and Town Lake Drive. Case #FP2022-000007

Sponsors: Jesse Dimeolo

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

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

5. Regular Agenda

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 Comprehensive Plan Amendment to adopt the Wellborn District Plan. The Planning & Zoning Commission heard this item on October 5, 2023 and voted (5-0) to recommend approval. The City Council heard this item on October 12, 2023 and voted (4-2) to approve the request.

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

- Thursday, October 26, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 2, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, November 9, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 16, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- 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 October 13, 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
October 5, 2023**

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

COMMISSIONERS ABSENT: Chairperson Dennis Christiansen and Commissioner Bobby Mirza

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planner Jeff Howell, Staff Planners Jesse DiMeolo, Robin Macias, Gabriel Schrum, Aspen Pflanz, and Carl Ahrens, Graduate Engineer I Gillian Sitler, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

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

2. **Hear Visitors**

Luke Morrison, Texas A&M University Student Government, addressed the Commission regarding mitigating housing issues using the MH Middle Housing zoning district, affordable housing, denser housing options, and high occupancy overlays.

3. **Consent Agenda**

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

- September 21, 2023

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Indian Lakes Subdivision Phase XL on approximately 26.549 acres, generally located east of the intersection of Chaco Canyon Drive and Winema Trail in the City of College Station Extraterritorial Jurisdiction (ETJ). Case #FP2022-000011

Commissioner McIlhaney motioned to approve the Consent Agenda, Commissioner Chaloupka 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

5.1 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G.2 ‘Blocks,’ Section 8.3.J.3 ‘Access Ways,’ and presentation, discussion, and possible action regarding a Preliminary Plan for Midtown Reserve and Midtown City Center Subdivision on approximately 250 acres of land, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2023-000011.

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

Commissioner Collins asked if the Commission granted the waiver, will the applicant then be required to provide the 10-foot path.

Staff Planner DiMeolo clarified that the waiver and 10-foot path would then be on the approved preliminary plan.

Commissioner Collins asked if there was a way to create a connection between the cul-de-sac and the multi-use path, that would not restrict drainage.

Staff Planner DiMeolo clarified that there was no alternative available connection.

Commissioner White asked if the Commission could only approve one waiver.

Staff Planner DiMeolo clarified that the preliminary plan would be denied if any of the waivers were denied.

Commissioner White asked for an explanation on staff’s determination that denying of the waivers would be detrimental to the development.

Staff Planner DiMeolo stated that if the creek gets backed up at the crossing, and if the culvert is not large enough, this would cause flooding in one of the rear properties.

Commissioner White asked if a pedestrian connection could go over the drainage area.

Administrator Armstrong clarified that a culvert would have maintenance issues and cause water to back up and flood adjacent properties, and that the other alternative of providing a bridge would be cost prohibitive given the small amount of lots it would serve.

Commissioner White asked how far the access was to Double Mountain Road.

Staff Planner DiMeolo clarified that the access was about 300-feet.

Commissioner White stated that residents in the cul-de-sac would have to cross Double Mountain Road to get to the trail.

Staff Planner DiMeolo stated that there was no need to cross Double Mountain Road.

Acting Chairperson Cornelius asked if waiver one is the continuation of an already approved plan.

Staff Planner DiMeolo confirmed that this is a continuation of the approval for the Alamo Residences.

Commissioner McIlhaney asked for staff's recommendation on the adjacent lot.

Staff Planner DiMeolo confirmed that staff recommended denial.

Commissioner White asked regarding parkland dedication requiring modification in the future, based off of the multi-family development, asking for an explanation on when these will go into effect, and the implications.

Staff Planner DiMeolo stated that this development has been developing as mostly single-family, staff are keeping record of parkland dedication, and as this subdivision builds out staff will balance parkland dedication. Mr. DiMeolo further stated that if the development proposes a large multi-family product, proposing more beds than originally planned, they will have to pay extra per bedroom.

Joe Schultz, Applicant, Schultz Engineering, was available to answer questions from the Commission and provided clarification on the waiver requests.

Commissioner White asked for the location of the common area.

Mr. Schultz was able to confirm the location of the common area.

Commissioner Collins motioned to approve the waiver requests and preliminary plan as presented, Commissioner McIlhaney seconded the motion, the motion passed 5-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to PDD Planned Development District for approximately 2.805 acres located at 1115

Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive. Case #REZ2023-000010 (Note: Final action on this item is scheduled for the September 28, 2023 City Council Meeting – subject to change.)

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

Commissioner Collins asked for clarification that this property was previously used as the Magnified Health and Rehab center, and that the City Council has previously approved funds for this project.

Staff Planner Schrum confirmed the previous user and that the City Council has approved funds for this project.

Commissioner White asked for the difference between the existing land use, future land use, and zoning.

Staff Planner Schrum explained that the existing land use is identified as what is on the ground today or the current use of the land which is typically of urban, suburban, or rural character, and these must be considered in the context of future land use which serves as a guide for how areas of the city may develop in the future. Mr. Schrum also explained that zoning further regulates how specifically the property can be developed and used today.

Acting Chairperson Cornelius asked for clarification that the applicant is asking for and will only be allowed six dwelling units.

Staff Planner Schrum confirmed that they would be allowed six dwelling units.

Ted Randal and Jackie Flag, Applicants, Unlimited Potential, were 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 White motioned to recommend approval of the rezoning and concept plan, Commissioner Chaloupka seconded the motion, the motion passed 5-0.

- 5.3 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to amend the Wellborn Community Plan, to amend the planning areas and future land use descriptions within Chapter 2. Distinctive Places, to amend the Comprehensive Plan – Planning Areas Map, to amend the Comprehensive Plan – Future Land Use & Character Map, to amend the Comprehensive Plan – Functional

Classification & Context Class Map, and to amend associated maps in the Bicycle, Pedestrian, and Greenways Master Plan including the Proposed Bicycle Facilities Map and the Proposed Pedestrian Facilities Map. Case #CPA2023-000002. (Note: Final action on this item is scheduled for the October 12, 2023 City Council Meeting – subject to change.)

Director Ostrowski presented the comprehensive plan amendment to the Commission recommending approval.

Commissioner Collins asked if the Wellborn Road widening project accounts for residents using and pulling trailers.

Director Ostrowski stated that the City continues to work with TXDOT on the plan for this area. They do look at specific users of the area and try to address those concerns.

Commissioner Chaloupka asked for the TXDOT timeline for the widening of Wellborn Road.

Director Ostrowski stated that the plan is to take place in roughly three to four years.

Commissioner Chaloupka asked for clarification on the area of Wellborn Road to be included in the widening project.

Director Ostrowski confirmed that the widening project will encompass Wellborn Road from William D. Fitch Parkway to Greens Prairie Road, making that section a four-lane road.

Acting Chairperson Cornelius opened the public hearing.

Robert Cohen, Wellborn Community, addressed the Commission on agreement violations with sidewalks and shared use paths within in the community.

Acting Chairperson Cornelius closed the public hearing.

Commissioner McIlhaney asked for staff to speak to the history of the roadway agreement within the community.

Transportation Planning Coordinator Schubert stated that this is an update to the plan adopted in 2013, explaining that roadways on the Thoroughfare Plan are in a rural context zone which anticipates that streets in that context zone will stay rural. Mr. Schubert further stated that several streets in the area had planned bike lanes and sidewalks but are now proposed to have a shared use path instead which will help narrow the street and allow a more rural character to remain while still accommodating bicycle and pedestrian users.

Commissioner McIlhaney asked about the shared use path construction design.

Transportation Planning Coordinator Schubert stated that the shared use path is similar to that of a 10-foot concrete sidewalk.

Commissioner Collins asked if changes to the plan have violated commitments made with the citizens of Wellborn.

Transportation Planning Coordinator Schubert stated that the overall scope was to keep the community rural with a lower density character and the plan helps to achieve that.

Acting Chairperson Cornelius asked for an idea on how much the plan has changed since its adoption.

Transportation Planning Coordinator Schubert stated there was not a significant number of changes. There is a proposed change to the Thoroughfare Plan that connects the extension of Brewster Drive over to Barron Cut-off Road. The bicycle and pedestrian revisions are mostly changing planned bike lanes and sidewalks to a shared use path on one side of the road along with the addition of shared use paths along FM 2154 as planned by TxDOT and along McCullough Road.

Commissioner White asked for the growth of the area over the last ten years.

Director Ostrowski stated that the growth in population has been from 300 residents in the previous plan to about 500 currently.

Commissioner White motioned to recommend approval of the comprehensive plan amendment, Commissioner Chaloupka seconded the motion.

Commissioner McIlhaney spoke in support of the plan update.

Commissioner Collins explained that the City Council has final say on this item and encouraged citizens to address the City Council with concerns.

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 boundaries as follows:

- a. From MH Middle Housing or R-4 Multi-Family to MH Middle Housing and HOO High Occupancy Overlay or R-4 Multi-Family and HOO High Occupancy Overlay for approximately 2.85 acres being The Cooner Addition, Block 1, Lots 10-19, generally located along Cooner Street;

- b. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, and Block 5, Lots 1-8, generally located along Cooner Street;
- c. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.4 acres being College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, Block H, Lots 1-3, 4R-5R, and 6-7, generally located along Live Oak Street and Ash Street;
- d. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.11 acres being University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R, generally located along Dominik Drive;
- e. From MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.66 acres being Little-Knight Addition, Lots 1-18, generally located along Aurora Court, and;
- f. From GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 23.62 acres being all of that certain tract or parcel of land lying and being situated in the Joseph E. Scott League, Abstract No. 50, and Crawford Burnett League, Abstract No. 7, in College Station, Brazos County, Texas, including all of the W.M. Sparks Subdivision as described by plat recorded in Volume 139, Page 261, and portions of West Park Addition and West Park 2nd Addition as described by plats recorded in Volume 102, Page 198 and Volume 128, Page 574, respectively, of the Deed Records of Brazos County, Texas, as well as subsequent replats of portions of these subdivisions in an area generally bounded by Luther Street, Montclair Avenue, Grove Street, and Maryem Street;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

- 5.5 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 6.3 “Types of Use” of the Code of Ordinances of the City of College Station, Texas, for modifications to the shared housing use in the MH Middle Housing zoning district. (Note: Final action on this item is scheduled for the October 26, 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 boundaries as follows:
 - a. From GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue;
 - b. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.12 acres being Timber Ridge Addition Phase 1, Block 2, Lots

- 13-24, Block 3, Lots 12-22, generally located along University Oaks Boulevard;
- c. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 6.71 acres being Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1-12, generally located along Pine Ridge Drive;
 - d. From GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 19.34 acres being Autumn Chase, Block 1, Lots 1-7, Brentwood Section Two, Block 4, Lots 1-30, Block 5, Lots 1-23, Block 6, Lots 1-4, and Brentwood Section Three Subdivision, generally located along Cornell Drive, Brentwood Drive, and Southwest Parkway;
 - e. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.8 acres being Ashford Square Subdivision Replat, Volume 3202, Page 61, generally located along Ashford Drive;
 - f. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.15 acres being Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "Park," generally located along Oney Hervey Drive;
 - g. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 28.4 acres being University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision, generally bounded by Paloma Ridge Drive, Feather Run, Davidson Drive, and Holleman Drive South;
 - h. From R Rural to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South;
 - i. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 12.85 acres being The Barracks II Phase 111 Subdivision, and The Barracks II Phase 112, Block 38, Lots 1-24, Block 39, Lots 1-10, Common Area 13 and Parkland 12, generally bounded by Towers Parkway, Goldilocks Lane, and Cain Road;
 - j. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 18.83 acres being Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision, generally bounded by Deacon Drive West, Towers Parkway, Oak Crest, and Holleman Drive South, and;
 - k. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 55.49 acres being The Barracks Phase 1 Subdivision, The Barracks Phase 2 Subdivision, Williamsgate Phase 1 Subdivision, Buena Vida Subdivision, 12 at Rock Prairie Phase 1 Subdivision, 12 at Rock Prairie Phase 2 Subdivision, and 12 at Rock Prairie Phase 3 Subdivision, generally bounded by Rock Prairie Road West, Towers Parkway, Deacon Drive West, and General Parkway;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

5.7 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 boundaries as follows:

- a. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 15.5 acres being The Dobrovolny Subdivision and Holleman Ridge Subdivision, generally bounded by Anderson Street, Holleman Drive, and Charles Court;
- b. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 9.73 acres being Lemon Tree Addition, Block 1, Lots 1-11, Block 2, Lot 1, Block 3, Lots 1-11, and Parkway Plaza Phase 4, Block 3, Lots 1-14, Block 4, Lots 1-9, generally bounded by Anderson Street, Cedar Run, and Lemon Tree Lane;
- c. From D Duplex to MH Middle Housing for approximately 7.03 acres being Brentwood Section Five, Block 1, Lots 1-16 and Block 4, Lots 1-11, generally located along Colgate Circle and Stanford Circle;
- d. From T Townhouse to MH Middle Housing for approximately 6.85 acres being Eastmark Phase II, Block E, Lots 1R-5R and Lots 16-40, generally located along Kalanchoe Court, Camelia Court, and Azalea Court;
- e. From T Townhouse to MH Middle Housing for approximately 7.4 acres being Krenek Crossing Subdivision, Volume 6187, Page 138, generally located along Nelson Lane, Thornton Court, and Camp Court;
- f. From GS General Suburban to MH Middle Housing for approximately 3.87 acres being Chalet Village Subdivision, Volume 420, Page 91, generally located along Swiss Court and Chalet Court;
- g. From R Rural or D Duplex to MH Middle Housing for approximately 43.6 acres being Steeplechase Phase One Subdivision, Steeplechase Phase Two Subdivision, and Steeplechase Phase Three Subdivision, generally bounded by Navarro Drive, FM 2154, Balcones Drive, and Welsh Avenue;
- h. From GS General Suburban, R-1B Single Family Residential, or D Duplex to MH Middle Housing for approximately 38.1 acres being Steeplechase Phase Five Subdivision, Steeplechase Phase Six Subdivision, Southwood Valley Section 23 Subdivision, Volume 525, Page 647, and West Ridge, Block 5, Lots 1A-1B, 2A-2B, 3A-3B, 4A-4B, 5A-5B, 6A-6B, 7A-7B, 8A-8B, 9A-9B, 10A-10B, 11A-11B, 12A-12B, 13A-13B, 14A-14B, 15A-15B, 16A-16B, 17A-17B, 18A-18B, 19A-19B, 20A-20B, 21A-21B, 22A-22B, 23A-23B, 24A-24B, and 25A-25B, generally bounded by Deacon Drive, FM 2154, Navarro Drive, and Welsh Avenue;
- i. From D Duplex to MH Middle Housing for approximately 14.6 acres being Southwood Valley Section 22B, Block 47, Lots 1-14, Block 48, Lots 1-15 and 20-34, Block 49, Lots 14-29, and Southwood Valley Section 22C, Block 45, Lots 21A-21B, 22A-22B, 23A-23B, 24A-24B, 25A-25B, 26A-26B, 27A-27B, 28A-28B, 29A-29B, 30A-30B, 31A-31B, and 32A-32B, generally bounded by Deacon Drive, Welsh Avenue, Navarro Drive, and Pedernales Drive, and;

- j. From D Duplex to MH Middle Housing for approximately 3.7 acres being Southwood Valley Section 10A, Block 37, Lots 7-12, and Southwood Valley Section 2, Block 2, Lots 13-26, generally bounded by Hawk Tree Drive, Rio Grande Boulevard, Airline Drive, and Southwood Drive;

Presentations and public hearings for agenda items #5.4 - #5.7 were held together.

Director Ostrowski presented agenda items #5.4 – #5.7 to the Commission recommending approval.

Commissioner McIlhaney asked for a summary of the recently adopted High Occupancy Overlay (HOO).

Director Ostrowski explained that the HOO is an overlay district placed on the base zoning district. Overlay districts allow for additional flexibility or add certain restrictions. In this case, the HOO permits a shared housing use, which allows for more than four unrelated.

Commissioner Chaloupka asked about notifications for the public meetings.

Director Ostrowski clarified that for the public engagement sessions, everyone within the boundaries and property owners within 200 feet of the boundary were sent a courtesy notification. Mr. Ostrowski further clarified that as a part of the formal rezoning process, the City notified the properties to be rezoned and the property owners within 200 feet of the rezoning area.

Commissioner Collins asked for the current percentage of rental properties in the proposed rezoned areas.

Director Ostrowski stated that the lowest area is roughly 72% rentals with the majority being over 80% rental.

Commissioner White asked if these rezonings were reviewed by other City departments.

Director Ostrowski stated that other departments get reviews and are involved in the Comprehensive Plan process to gauge capacity.

Acting Chairperson Cornelius asked for the difference between areas B1 and B2.

Director Ostrowski explained that area B1 contains both properties that are zoned MH Middle Housing, and legacy R-4 Multi-Family and R-6 High Density Multi-Family zoning districts. Mr. Ostrowski further explained that staff did not want to down zone properties from a multi-family zoning to a MH Middle Housing zoning, also allowing a HOO to be established over any of these base zoning districts.

Acting Chairperson Cornelius expressed concerns regarding Nimitz Street being split-zoned.

Director Ostrowski explained that the development in that area will be consistent and will not prevent a landowner from rezoning to a MH Middle Housing zoning.

Director Ostrowski presented the ordinance modification to the Commission explaining that Shared Housing needs to be removed as a permitted use from the MH Middle Housing zoning district, and establishing Shared Housing as a permitted use only when a HOO is established.

Acting Chairperson Cornelius opened the public hearing.

Holly Currie, Brentwood Phase 2, spoke against the rezonings citing concerns for live-work units, diminished setbacks, and tax increases.

Director Ostrowski clarified that live-work units are allowed within the MH Middle Housing zoning district with applicable specific use standards. Mr. Ostrowski further clarified that setbacks within the MH Middle Housing zoning district are reduced to create a denser product.

Roger Lewis, Timber Ridge and Dobrovolny Subdivisions, spoke against the rezonings citing concerns for threatening income issues with increased density, marketability, increased profits, tax increases, and notifications.

Wade Honeycutt, College Hills Woodlands, spoke against the rezonings citing concerns for high occupancy neighborhoods.

Beth Hadden, Dobrovolny Subdivision, spoke against the rezonings citing concerns for notifications, parking, safety, and sanitation.

Kate Perkins, Southwood Valley, spoke against the rezonings citing concerns for notifications, property values, and parking issues.

Acting Chairperson Cornelius closed the public hearing.

Commissioner White asked for clarification on when notices were mailed for the public engagement meetings in June 2023.

Director Ostrowski stated that the letters were mailed in May using the same methodology as legal notification for the public hearings, notifying the properties being rezoned, and property owners within 200 feet.

Commissioner White asked for clarification on the notices that were received in September 2023.

Director Ostrowski stated that the notices citizens received in September were legally required notifications for the October 5, 2023 Planning & Zoning Commission public hearing and the October 26, 2023 City Council public hearing, notifying property owners within the rezoned areas and property owners within 200 feet of the areas being considered for rezoning. Mr. Ostrowski further clarified that the same people received courtesy notifications for the public engagement meetings in June 2023.

Commissioner McIlhaney stated that the MH Middle Housing zoning district initiative concept is necessary to accommodate housing needs.

Commissioner Chaloupka commended staff on their efforts.

Commissioner McIlhaney asked for staff to speak on parking and public safety issues as addressed by the speakers.

Director Ostrowski clarified that parking within the MH Middle Housing ordinance and Shared Housing use is a higher standard than a residential use, stating that parking will be based upon any room that is larger than 70 square feet, requiring a parking space. Mr. Ostrowski further stated that if there are more than four required spaces, parking will need to be on the side or the rear of the property. Mr. Ostrowski addressed public safety concerns stating that if parking on-street becomes a safety concern, the City has the ability to remove parking on one side or both sides of the street.

Commissioner Collins asked for clarification that if a single-family home with two parking spaces were to remodel to a seven-bedroom seven-bathroom home, they will then have to have sufficient parking, that the Shared Housing use should mitigate.

Director Ostrowski confirmed that this is accurate for the Shared Housing use.

Commissioner Collins asked for the required parking for a two-car garage single-family home being remodeled into a home for six people.

Director Ostrowski clarified that parking would be based upon the number of bedrooms, if designated as a Shared Housing use, they would need a parking space for each room that is 70 square feet or larger.

Commissioner White asked for the reasoning on why four to five lots in area FGH are not included in the rezoning.

Director Ostrowski clarified that these properties are in floodplain area.

Commissioner White asked how MH Middle Housing zoning district and Shared Housing standards were going to be enforced.

Director Ostrowski clarified that new zoning designations would provide more flexibility for properties to come into compliance, however, if properties fail to come into compliance, the City's Code Enforcement Department would begin efforts to bring properties into compliance.

Administrator Armstrong clarified that notices sent for the June 2023 public engagement meetings, were mailed out on May 23, 2023 to the property owners within the areas being considered for rezoning and property owners within 200 feet.

Acting Chairperson Cornelius asked for clarification on the public engagement meetings held in June 2023.

Director Ostrowski explained that the City held three public engagement meetings in June 2023 to provide information to citizens.

Acting Chairperson Cornelius commended staff on their efforts stating that the City must be able to accommodate housing for citizens of College Station and Texas A&M University students.

Director Ostrowski stated that one of the intents behind the MH Middle Housing zoning district and HOO was to take pressure off of established single-family neighborhoods.

Commissioner Collins stated that property owners will have the availability of the ROO and HOO as an option.

Director Ostrowski clarified that a ROO can only be requested on properties zoned and built as single-family.

Commissioner White motioned to recommend approval of agenda item #5.4, Commissioner Collins seconded the motion, the motion passed 5-0.

Commissioner White motioned to recommend approval of agenda item #5.5, Commissioner Collins seconded the motion, the motion passed 5-0.

Commissioner White motioned to recommend approval of agenda item #5.6, Commissioner Collins seconded the motion, the motion passed 5-0.

Commissioner White motioned to recommend approval of agenda item #5.7, Commissioner Collins seconded the motion, the motion passed 5-0.

- 5.8 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, "Article 4, Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 0.23 acres

generally located at 701-703 Turner Street. Case #REZ2023-000016 (Note: Final action of this item will be considered at the October 26, 2023 City Council Meeting - Subject to change).

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

Commissioner White asked if notification had been given for this rezoning.

Staff Planner Macias responded that legal notification was provided.

Acting Chairperson Cornelius stated that everything around this property is zoned GS General Suburban asking if this would be considered spot zoning.

Staff Planner Macias stated that this area is designated as Mixed Residential on the Comprehensive Plan and was not included in phase one of the City-initiated rezonings because this is an older neighborhood which required surveying to be rezoned. Ms. Macias also stated that the property owner provided surveying to move forward with rezoning the property.

Acting Chairperson Cornelius asked if it was possible to include this property in phase two of the City-initiated rezonings.

Staff Planner Macias clarified that phase two of the City-initiated rezonings is coming and will be presented to the Commission and City Council.

Acting Chairperson Cornelius asked if the rest of the area will be rezoned as MH Middle Housing.

Staff Planner Macias confirmed that the surrounding areas will be proposed to be rezoned as MH Middle Housing.

Commissioner Collins asked for the plans for the property.

Crissy Hartl, Applicant, Mitchell & Morgan Engineers, was available to answer questions from the Commission clarifying that the property owner is planning to develop the property as MH Middle Housing.

Commissioner Collins asked if the applicant is planning on building a new structure or bringing the current structure into compliance.

Ms. Hartl stated that the applicant is planning on bringing the current structure into compliance.

Acting Chairperson Cornelius asked if the applicant decided to bring the rezoning forward to the Commission separate from the City-initiated rezonings because of time constraints.

Ms. Hartl explained that the property owner wanted the property to be in compliance and did not want to wait on a City-initiated survey.

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, the motion passed 5-0.

6. **Informational Agenda**

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Discussion of Minor / Amending Plats approved by Staff.

- Cornerstone Commercial, Section One, Block 1, Lot 2-BR1 & Lot 2-BR2 ~ Case #FPCO2023-000007
- Cobb Addition, Block 1, Lots 1 & 2 ~ Case #FP2023-000017

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.

Commissioner McIlhaney stated that it would be helpful to track site plans that are taking advantage of MH Middle Housing parameters.

Director Ostrowski stated that all submitted site plans are Shared Housing uses which are coming into compliance.

Acting Chairperson Cornelius commended staff on presenting information to citizens.

Commissioner Chaloupka asked if there would be any notification as City-initiated processes move to City Council for approval.

Director Ostrowski stated that staff has not historically done follow-up notifications, however, on City-initiated cases there will be follow-up communication.

Commissioner McIlhaney asked if follow-up information will include educational information.

Director Ostrowski clarified that all notifications did include educational material, but follow-up information could also contain educational information.

Acting Chairperson Cornelius expressed support for follow-up information.

Commissioner Chaloupka expressed support for follow-up information being sent to current occupants.

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

- Thursday, October 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 26, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 2, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.5 Presentation and discussion regarding an update on items heard:

- A Comprehensive Plan Amendment to adopt the Northeast Gateway Redevelopment Plan. The Planning & Zoning Commission heard this item on September 21, 2023 and voted (5-0) to recommend approval. The City Council heard this item on September 28, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately one acre of land located at 1601 Sebesta Road from M-1 Light Industrial to SC Suburban Commercial. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 28, 2023 and voted (6-0) to approve the request.

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 7:55 p.m.

Approved:

Jason Cornelius, Acting Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services



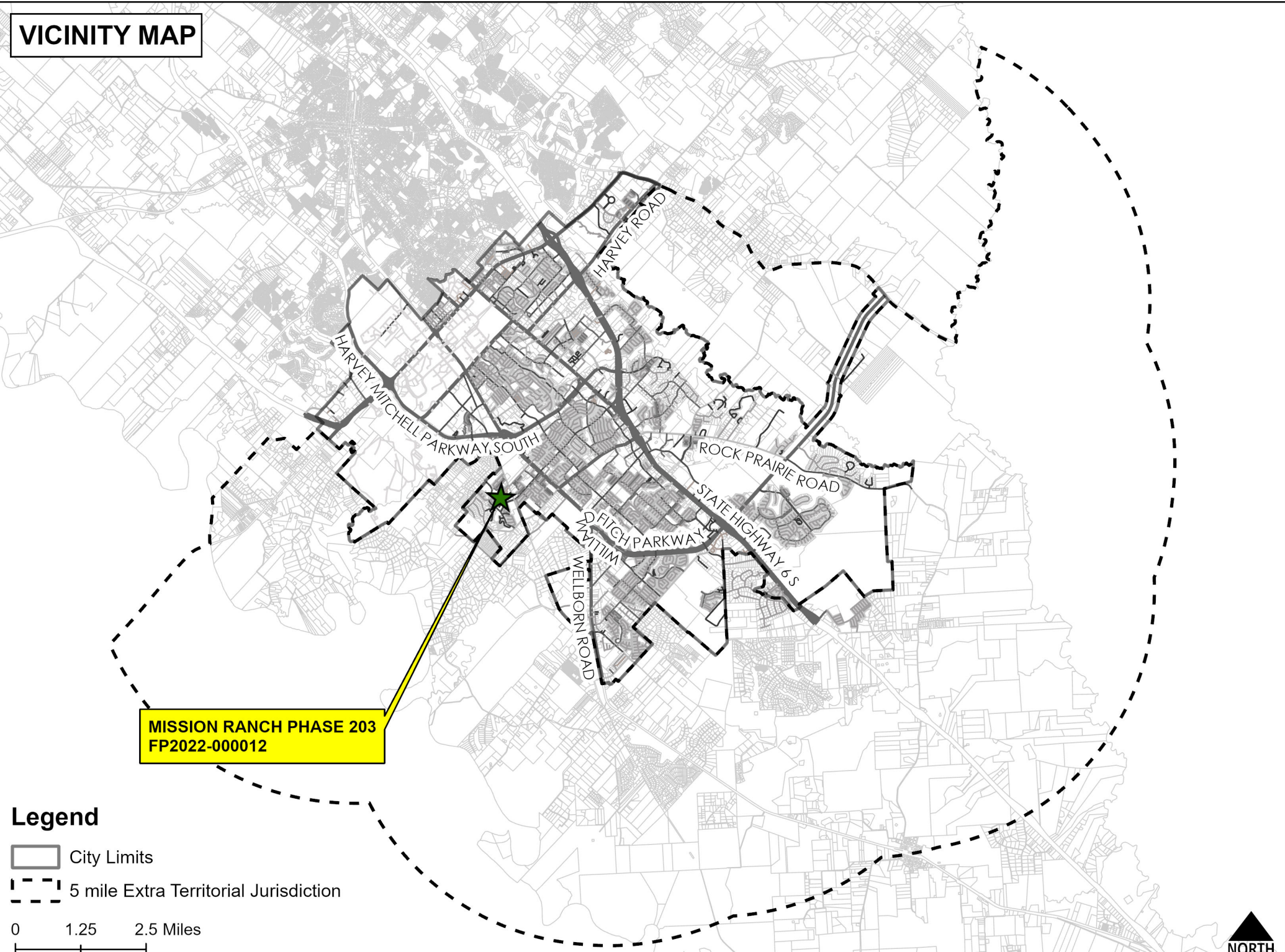
**Final Plat
of
Mission Ranch Subdivision Phase 203A
FP2022-000012**

Scale	18 residential lots on approximately 6.60 acres
Location	Generally east of the intersection of Feather Run and Kerr Valley Lane in the City of College Station
Property Owner	BCS Mission Ranch LP
Applicant	Schultz Engineering
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	This plat will establish lots within the Mission Ranch Subdivision. This phase of the development will consist of 18 residential lots. The property is located in the City limits and zoned Restricted Suburban, and all lots are over 10,000 s.f. in size.
Preliminary Plan	July 2023
Public Infrastructure	514 linear feet of storm pipe 1,298 linear feet of waterline 547 linear feet of sewer line 1,134 linear feet of streets
Parkland Dedication	Not required as this phase is within the vested portion of the preliminary plan and is not subject to parkland dedication fees. Vested to the Great Oaks Master Plan.
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP

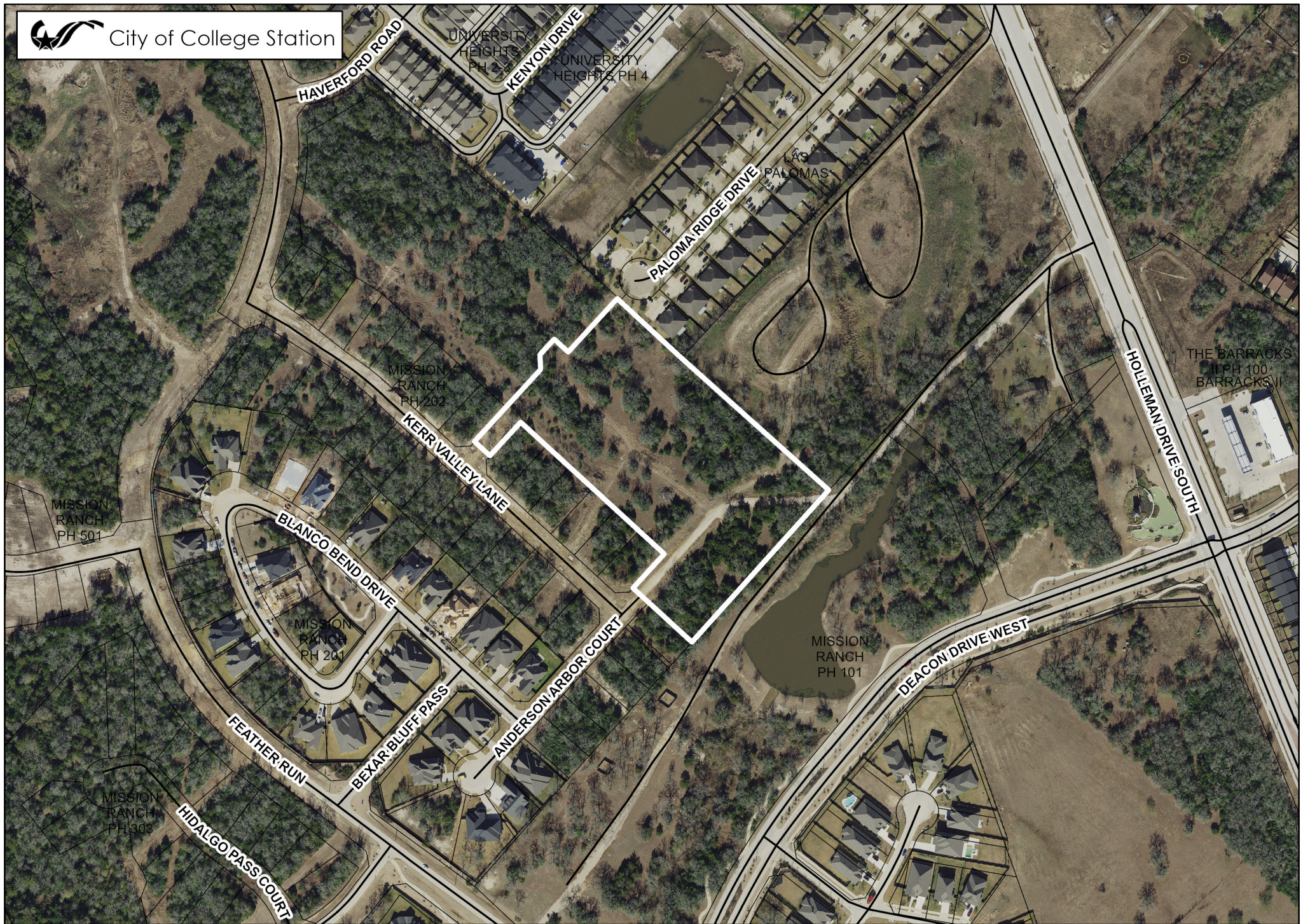


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



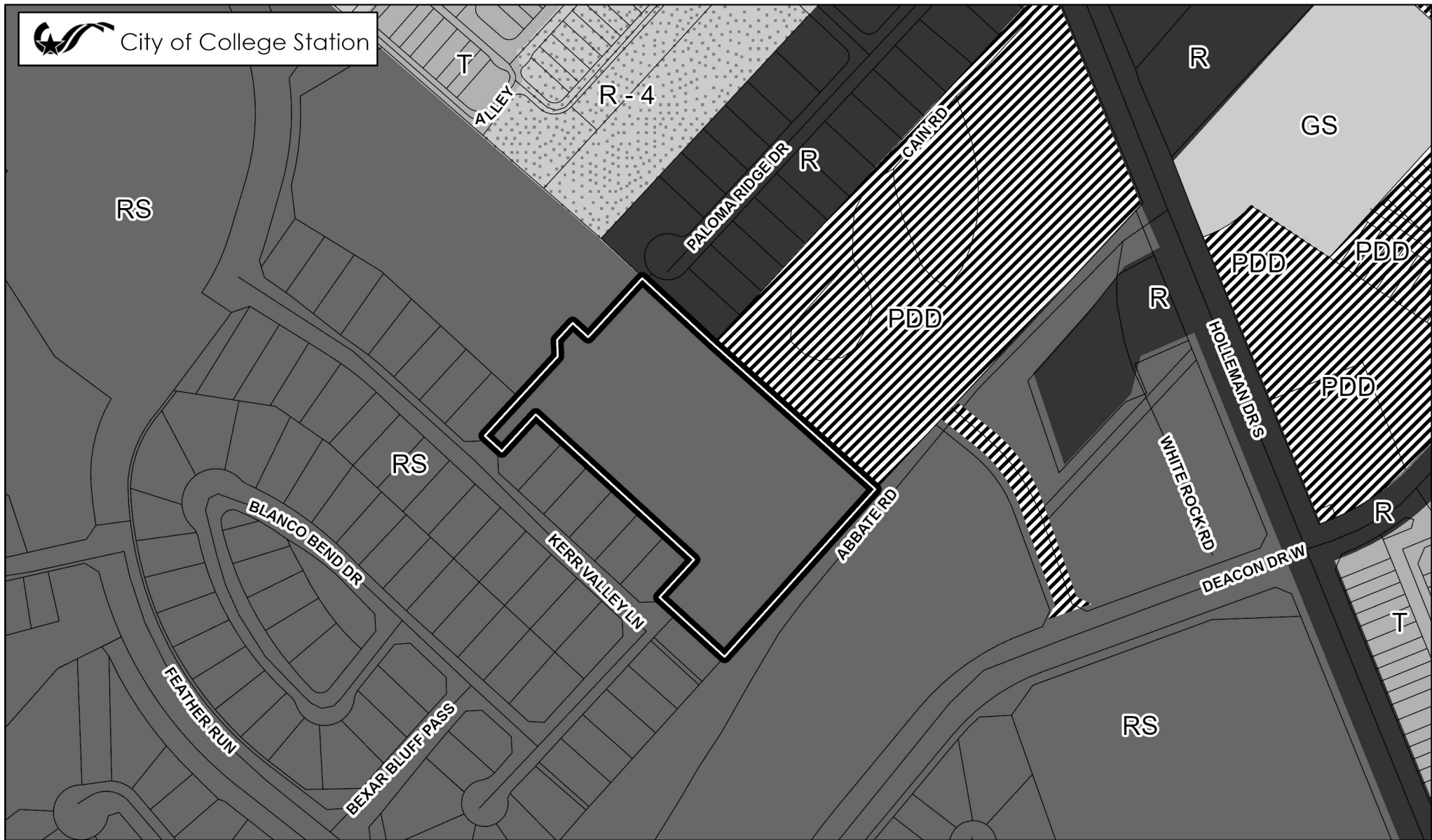


0 290 580 Feet

MISSION RANCH PHASE 203

Case:
FP2022-000012

FINAL PLAT



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



0 290 580 Feet

MISSION RANCH PHASE 203

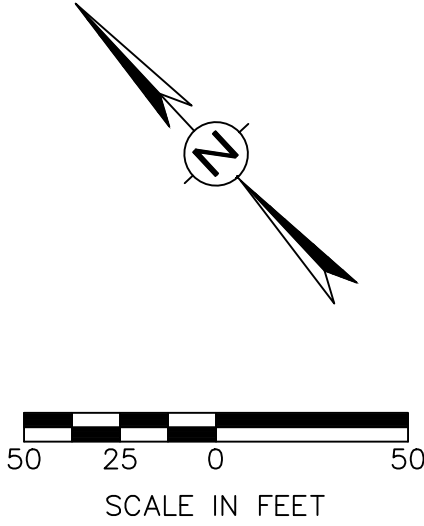
Case:
FP2022-000012

FINAL PLAT

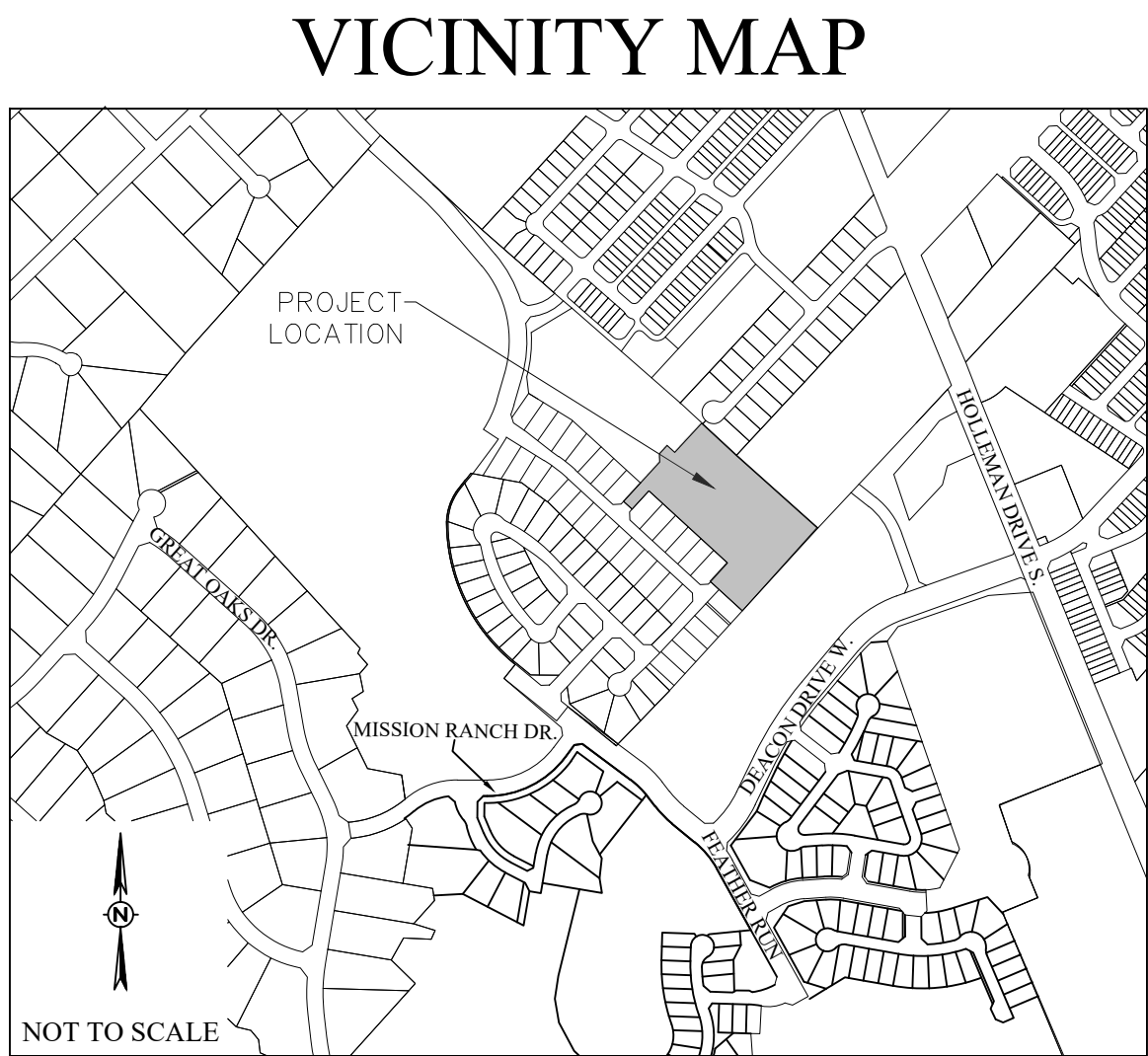
BLOCK	LOT	AREA (SF)	AREA (ACRES)	MAXIMUM IMPERVIOUS COVER (%)
14	14	10,531	0.242	59
14	15	10,479	0.241	60
14	16	10,405	0.239	60
14	17	10,599	0.243	57
14	18	23,229	0.533	50
14	19	15,786	0.362	50
14	20	13,075	0.300	50
14	21	13,021	0.299	50
14	22	12,953	0.297	50
14	23	12,906	0.296	50
14	24	13,360	0.307	50
14	25	13,822	0.317	50
15	7	12,037	0.276	52
15	8	11,248	0.258	56
15	9	11,248	0.258	56
15	10	11,248	0.258	56
15	11	11,248	0.258	56
15	12	12,060	0.277	52

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N47° 27' 11"W
L2	35.36'	N2° 27' 11"W
L3	50.00'	N42° 32' 49"E
L4	45.36'	S47° 27' 11"E
L5	35.36'	N87° 32' 49"E
L6	35.37'	S2° 28' 31"E
L7	35.34'	S87° 31' 29"W

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C2	14.64'	25.00'	033°33'38"	7.54'	14.44'
C3	178.19'	65.00'	157°04'25"	320.54'	127.41'
C4	14.64'	25.00'	033°33'26"	7.54'	14.43'



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.D.E.)
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT (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
	NOW OR FORMERLY
	VOLUME AND PAGE FROM OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY TEXAS (OPRBCT)
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH BOUNDARY LINES
	RIGHT-OF-WAY



FINAL PLAT

MISSION RANCH SUBDIVISION

PHASE 203A

6.60 ACRES
BEING A PORTION OF THE REMAINDER
OF A CALLED 270.800 ACRE TRACT
VOLUME 13842, PAGE 179 OPRBCT
JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS
18 LOTS
1.333 ACRES ROW
BLOCK 14, LOTS 14-25
BLOCK 15, LOTS 7-12

SCALE 1" = 50'

JUNE, 2023

OWNER/DEVELOPER:

BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

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 22-253

ENGINEER:

SCHULTZ
Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900
SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Drew Stewart, BCS Mission Ranch, LP, owner and developer of the land shown on this plat, and designated herein as the Mission Ranch Subdivision Phase 203A, 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.

Drew Stewart, Vice President
BCS Mission Ranch, LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Drew Stewart, 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 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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

City Engineer
City of College Station, Texas

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 CS94-117 (Y:10191793.14; X:3559913.44) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0009959277366 (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. 48041C0305F, 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 RESTRICTED SUBURBAN (RS).
- 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.
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPERE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT. THE HOA WILL HAVE RIGHT TO ACCESS THE PRIVATE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE AND CLEANING.
- THE HOA IS ESTABLISHED (V:14227, P. 270).
- LOTS SHOWN ON THIS PLAT ARE 70' OR WIDER AND DO NOT REQUIRE ON STREET PARKING RESTRICTIONS PER UDO 12-8.3.W.3.d.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- A THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 221340, DATED 3-27-2022. EXCEPTIONS ARE ADDRESSED AS FOLLOWS:
 - BLANKET UTILITY EASEMENT TO CITY OF COLLEGE STATION (14527/60) DOES APPLY TO THIS TRACT.
 - TEMPORARY ACCESS EASEMENT TO CITY OF COLLEGE STATION (14527/71) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - 15' PUBLIC UTILITY EASEMENT TO CITY OF COLLEGE STATION (15044/174) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - BLANKET RIGHT OF WAY AND SURFACE DAMAGE AGREEMENT TO NEXCO OIL COMPANY (782/47) DOES APPLY TO THIS TRACT BUT WELL, ACCESS ROAD, AND PIPELINE DO NOT APPEAR TO CROSS THIS TRACT.
 - 15' WIDE DRAINAGE EASEMENT AGREEMENT (11595/39) DOES NOT CROSS THIS TRACT.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGE. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
- CITY-WIDE WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED 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.

FIELD NOTES DESCRIPTION

OF A
6.60 ACRE TRACT
JAMES ERWIN SURVEY, ABSTRACT 119
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 6.60 ACRES IN THE JAMES ERWIN SURVEY, ABSTRACT 119, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 270.800 ACRE TRACT CONVEYED TO BCS MISSION RANCH, LP, IN VOLUME 13842, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 6.60 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on or near the northeast line of said James Erwin Survey, Abstract 119, and the southwest line of the Crawford Burnett League Survey, Abstract 7, marking the south corner of a called 10.432 acre tract conveyed to BCS Mission Ranch Townhomes, LP, in Volume 14791, Page 155 (OPRBCT), in the northwest line of a called 14.350 acre Common Area No. 1B, as depicted on a plat of Mission Ranch, Phase 101 in Volume 14856, Page 163 (OPRBCT); for reference, the City of College Station GPS Control Monument CS94-117 bears S 62° 05' 08" E a distance of 3,533.99 feet;

THENCE, with the northwest line of said Common Area No. 1B, S 41° 57' 55" W a distance of 487.95 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" marking the southernmost east corner of Mission Ranch Subdivision, Phase 202 as depicted on a plat recorded in Volume 17135, Page 61 (OPRBCT);

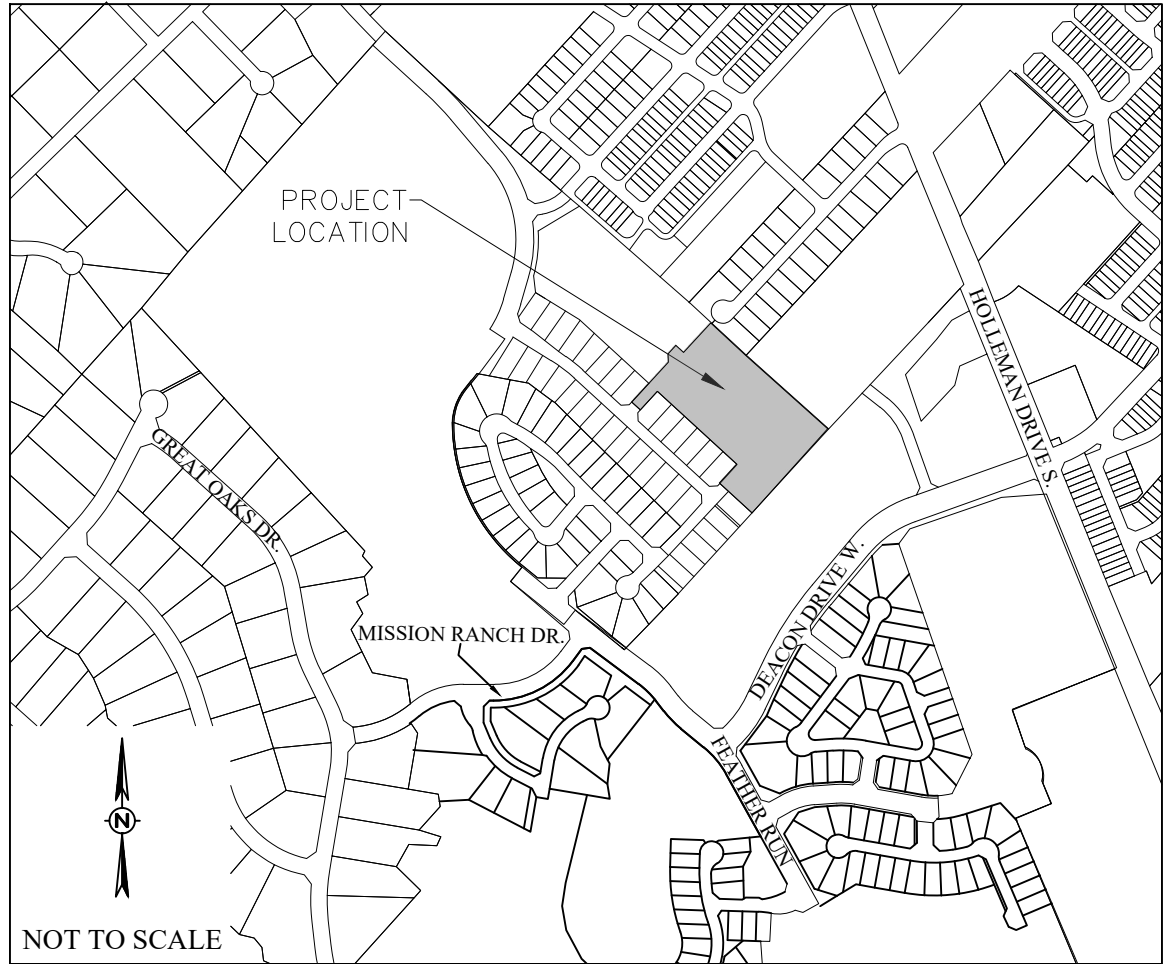
THENCE, with the common lines of said Mission Ranch Subdivision, Phase 202 and said remainder of called 270.800 acre tract for the following ten (10) courses and distances:

- N 47° 29' 51" W a distance of 190.76 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" in the northwest right-of-way line of Anderson Arbor Court (50 foot right-of-way, Volume 17135, Page 61 OPRBCT);
- N 42° 30' 09" E a distance of 110.39 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- N 47° 27' 11" W a distance of 464.90 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" on the southeast right-of-way line of Jasper Drive (50 foot right-of-way, Volume 17135, Page 61 OPRBCT);
- S 42° 32' 49" W with said southeast right-of-way line of Jasper Drive a distance of 108.50 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- N 47° 27' 11" W across said right-of-way of Jasper Drive, a distance of 50.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" in the northwest right-of-way line of said Jasper Drive (Volume 17135, Page 61 OPRBCT);
- N 42° 32' 49" E with said northwest right-of-way line of Jasper Drive, passing at a distance of 108.50 feet a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502"; and continuing on for a total distance of 233.47 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods called "set" herein will be set with blue plastic caps stamped "KERR SURVEYING");
- N 02° 27' 11" W a distance of 35.36 feet to a 1/2 inch iron rod set;
- N 42° 32' 49" E a distance of 50.00 feet to a 1/2 inch iron rod set;
- S 47° 27' 11" E a distance of 45.36 feet to a 1/2 inch iron rod set;
- N 42° 32' 49" E a distance of 172.97 feet to a point on or near said common line of James Erwin Survey, Abstract 119, and Crawford Burnett League Survey, Abstract 7, on the southwest line of Las Palomas Subdivision as depicted on a plat recorded in Volume 7367, Page 53 (OPRBCT); for reference a 1/2 inch iron rod found marking the south corner of said University Heights, Phase 4, and the west corner of Las Palomas Subdivision bears N 47° 10' 15" W a distance of 124.29 feet;

THENCE, along or near said common line of James Erwin Survey, Abstract 119, and Crawford Burnett League Survey, Abstract 7, with the southwest line of said Las Palomas Subdivision, S 47° 10' 15" E a distance of 208.01 feet to a 1/2 inch iron rod found marking the south corner of said Las Palomas Subdivision and the west corner of said 10.432 acre tract (Volume 14791, Page 155 OPRBCT);

THENCE, along or near said common line of James Erwin Survey, Abstract 119, and Crawford Burnett League Survey, Abstract 7, with the southwest line of said 10.432 acre tract, S 48° 09' 00" E a distance of 472.47 feet to the POINT OF BEGINNING hereof and containing 6.60 acres of land, more or less. Surveyed on the ground in 2018, 2019, and 2021 by this professional land surveying firm and under my supervision.

VICINITY MAP



FINAL PLAT
MISSION RANCH SUBDIVISION
PHASE 203A

6.60 ACRES
BEING A PORTION OF THE REMAINDER
OF A CALLED 270.800 ACRE TRACT
VOLUME 13842, PAGE 179 OPRBCT
JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS
18 LOTS
1.333 ACRES ROW
BLOCK 14, LOTS 14-25
BLOCK 15, LOTS 7-12

SCALE 1" = 50'
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 22-253

ENGINEER:



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

(979) 764-3900

SHEET 2 OF 2

OWNER/DEVELOPER:

BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000



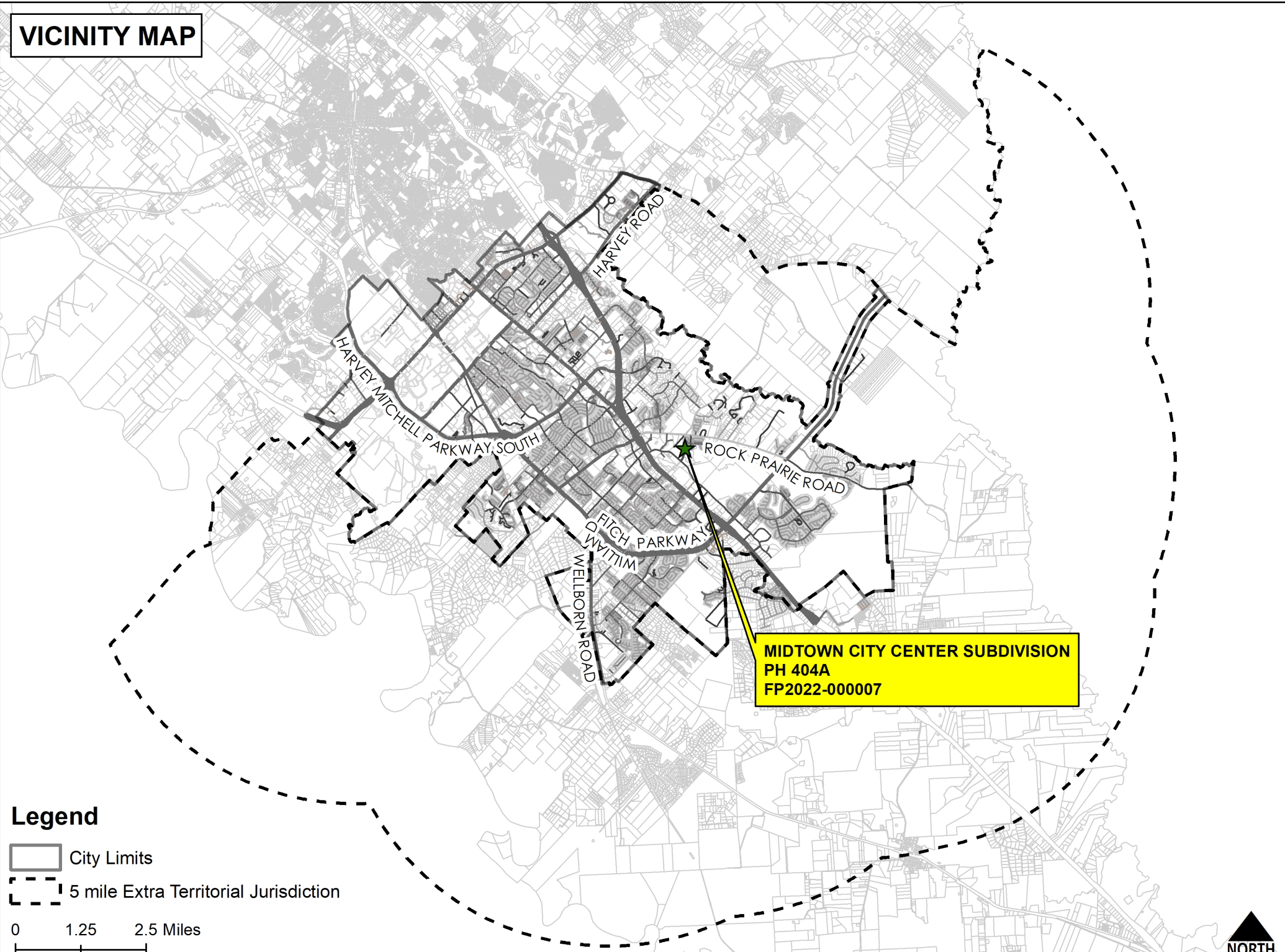
**Final Plat
for
Midtown City Center Phase 404A
FP2022-000007**

Scale	One lot on approximately 1.983 acres.
Location	Generally located on the west side of Town Lake Drive, approximately 400 feet south of Double Mountain Road.
Property Owner	College Station Town Center, Inc.
Applicant	Schultz Engineering, LLC
Project Manager	Jesse DiMeolo, Staff Planner, jdimeolo@cstx.gov
Project Overview	In April 2017, the subject property was rezoned to PDD Planned Development District. This is the 12th phase of the residential portion of the subdivision and includes one multifamily lot. Additionally, there are two common areas and 0.136 acres of parkland dedication with associated park amenity improvements. This plat also dedicates additional public right-of-way for the extension of Dorothy Lane.
Preliminary Plan	Originally approved November 2018 with revisions July 2019, December 2021 and October 5 th , 2023.
Public Infrastructure	Approximate Totals: Water Lines ~ 570 LF Sanitary Sewer Lines ~ 730 LF Storm Sewers ~ 980 LF Streets ~ 560 LF Sidewalks ~ 1120 LF
Parkland Dedication	The Final Plat does include land dedication for parkland. The developer has opted to dedicate land and construct the park improvements in lieu of paying parkland development and dedication fees for the overall development. Parkland shown was previously approved by the Parks Boards and Planning and Zoning Commission as part of the Preliminary Plan process.
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
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP



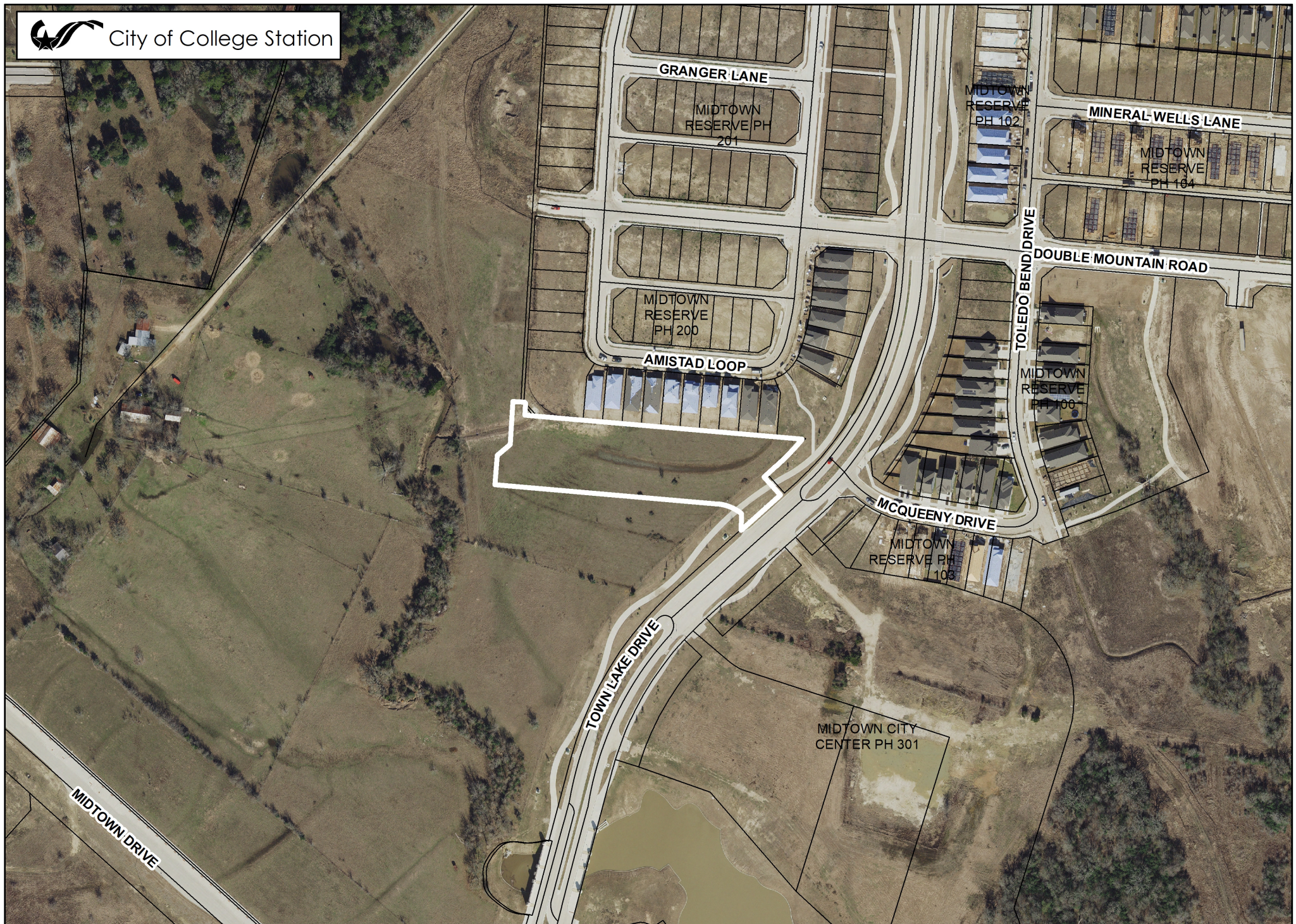
Legend

City Limits

5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0 255 510 Feet

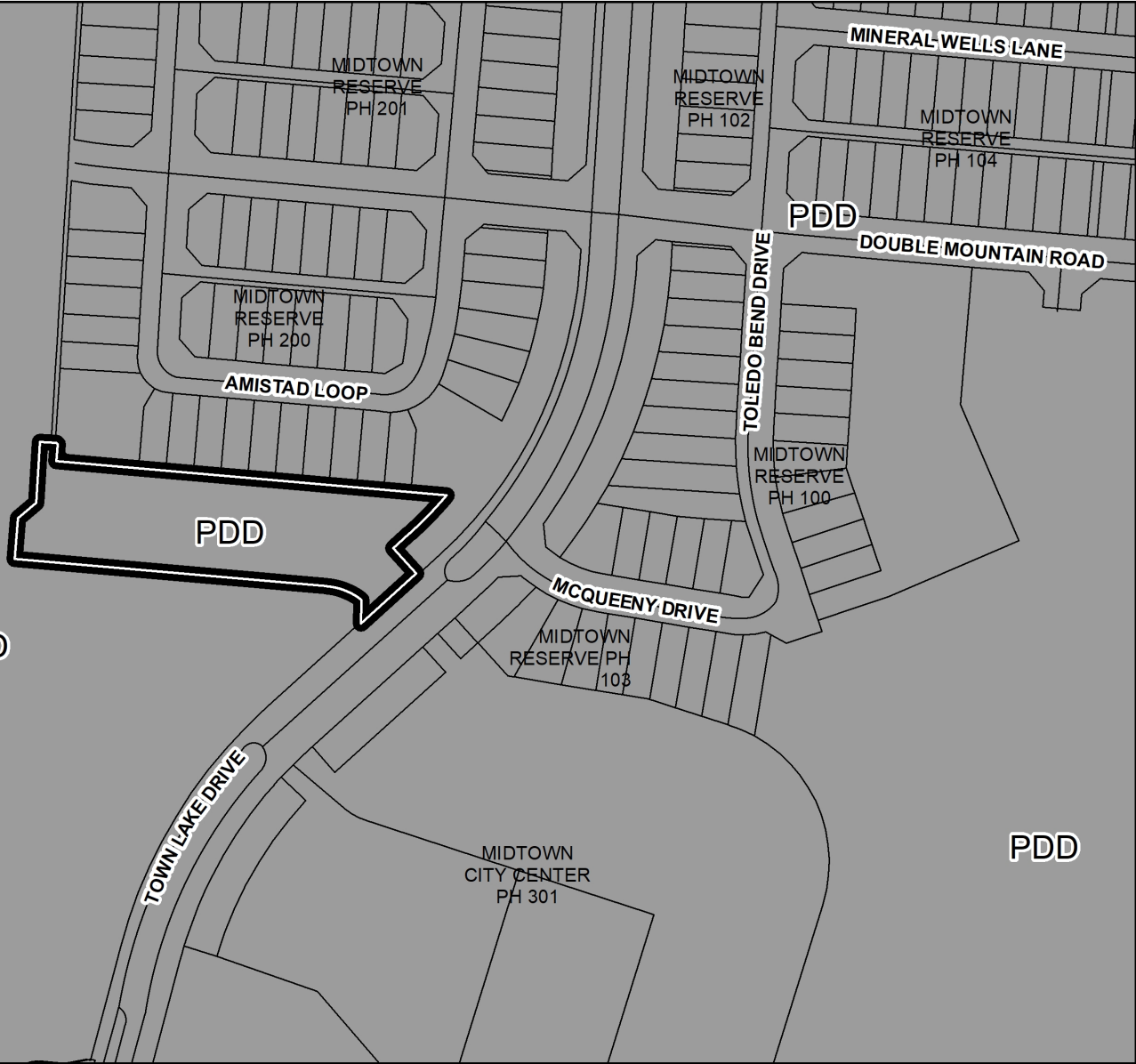
**MIDTOWN CITY CENTER SUBDIVISION
PHASE 404 A**

Case:
FP2022-000007

**FINAL PLAT
RESIDENTIAL**



R



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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

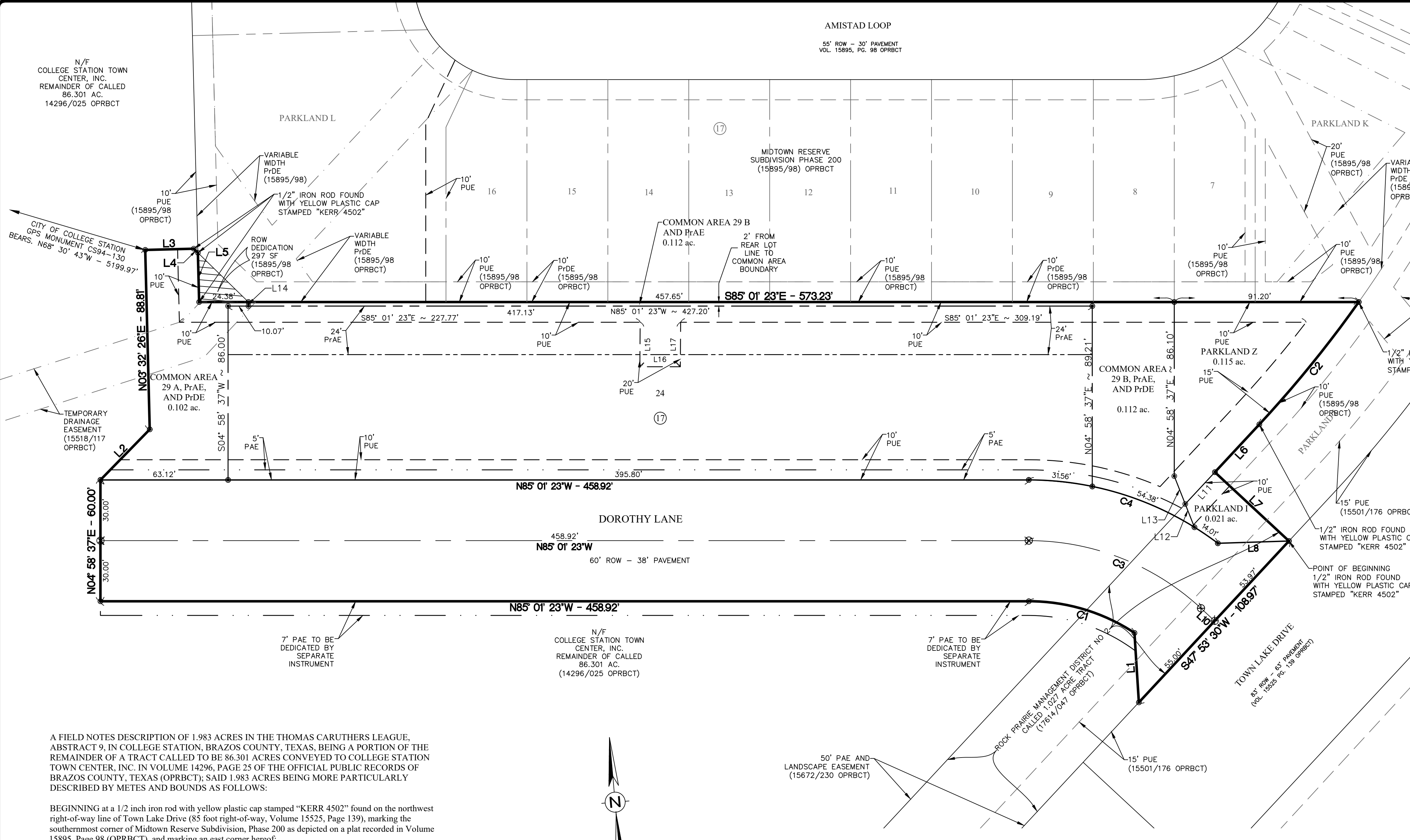


0 255 510 Feet

**MIDTOWN CITY CENTER SUBDIVISION
PHASE 404 A**

Case:
FP2022-000007

**FINAL PLAT
RESIDENTIAL**



A FIELD NOTES DESCRIPTION OF 1.983 ACRES IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT 9, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A TRACT CALLED TO BE 86.301 ACRES CONVEYED TO COLLEGE STATION TOWN CENTER, INC. IN VOLUME 14296, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.983 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found on the northwest right-of-way line of Town Lake Drive (85 foot right-of-way, Volume 15525, Page 139), marking the southeastmost corner of Midtown Reserve Subdivision, Phase 200 as depicted on a plat recorded in Volume 15895, Page 98 (OPRBCT), and marking an east corner hereof;

THENCE, with said northwest right-of-way line of Town Lake Drive, S 47° 53' 30" W a distance of 108.97 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped "KERR SURVEYING") in said northwest right-of-way line;

THENCE, through said remainder of 86.301 acre tract for the following eight (8) courses and distances:

- N 01° 23' 00" E a distance of 34.41 feet to a 1/2 inch iron rod set;
- With a curve to the left, having a radius of 95.00 feet, an arc length of 55.33 feet, a delta angle of 33° 22' 04", and a chord which bears N 68° 20' 21" W a distance of 54.55 feet to a 1/2 inch iron rod set;
- N 85° 01' 23" W a distance of 458.92 feet to a 1/2 inch iron rod set;
- N 04° 58' 37" E a distance of 60.00 feet to a 1/2 inch iron rod set;
- N 49° 15' 31" E a distance of 34.91 feet to a 1/2 inch iron rod set;
- N 03° 32' 26" E a distance of 88.81 feet to a 1/2 inch iron rod set;
- S 86° 27' 34" E a distance of 24.00 feet to a 1/2 inch iron rod set;
- S 40° 44' 29" E a distance of 2.86 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502" found in the west line of said Midtown Reserve Subdivision, Phase 200;

THENCE, with the common line of Midtown Reserve Subdivision, Phase 200 (Volume 15895, Page 98 OPRBCT), and said remainder of 86.301 acre tract for the following five (5) courses and distances:

- S 03° 32' 26" W, a distance of 24.38 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- S 85° 01' 23" E, a distance of 573.23 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- With a curve to the right, having a radius of 583.50 feet, an arc length of 78.03 feet, a delta angle of 07° 39' 44", and a chord which bears S 44° 03' 38" W a distance of 77.97 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "KERR 4502";
- S 47° 53' 30" W a distance of 32.26 feet to a 1/2 inch iron rod set (replaces a 1/2 inch iron rod with yellow plastic cap stamped "KERR 4502" found in 2020);
- S 42° 06' 30" E a distance of 50.00 feet to the POINT OF BEGINNING hereof and containing 1.983 acre of land, more or less.

Surveyed on the ground December 2021 and January 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation. Distances described herein are surface distances. To obtain grid distances (not grid areas) multiply by a combined scale factor of 0.999898305 (calculated using GEOID12B).

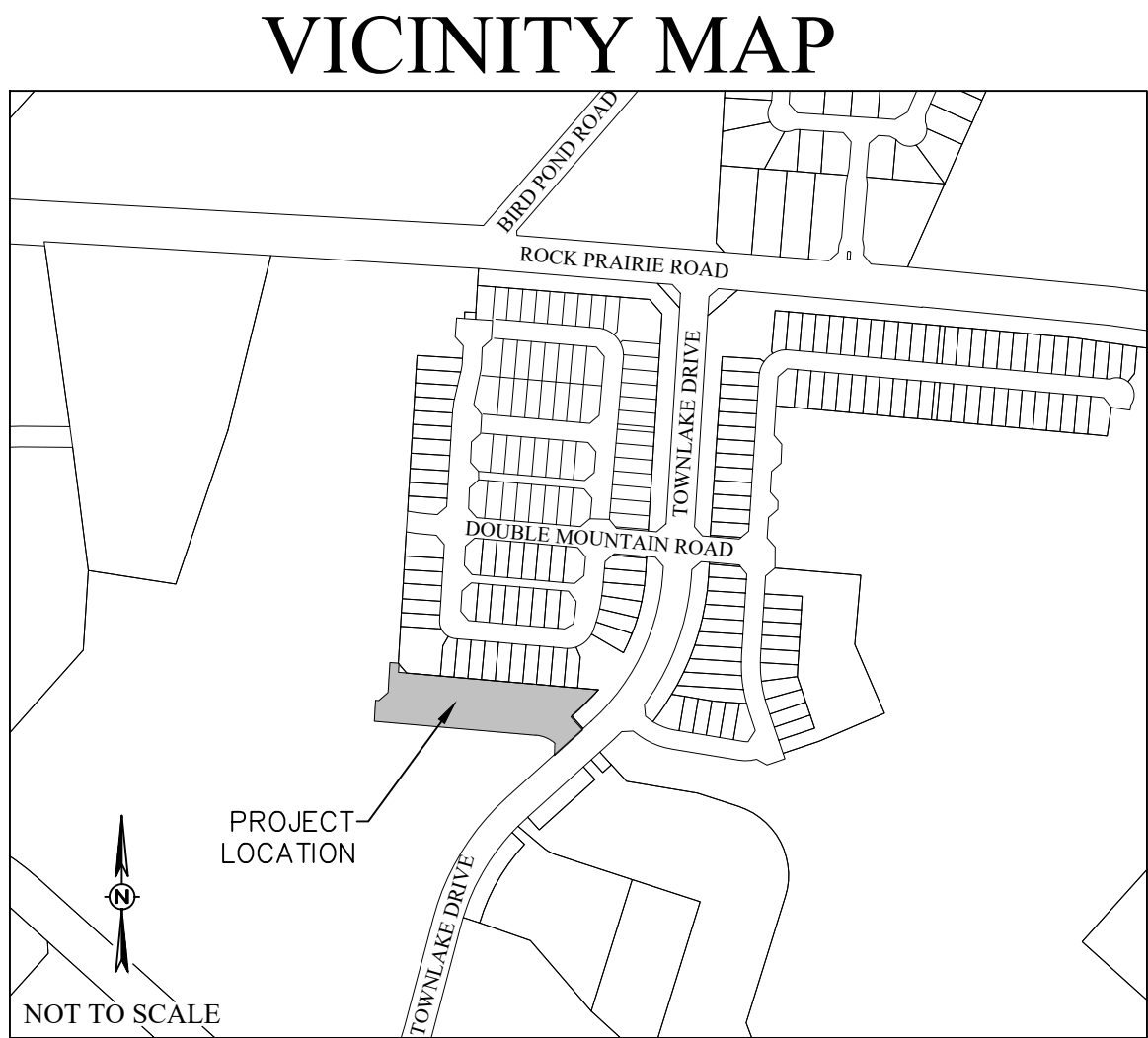
N						
30 15 0 30						
SCALE IN FEET						
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	55.33'	95.00'	033°22'04"	28.47'	54.55'	N68°20'21"W
C2	78.03'	583.50'	007°39'44"	39.07'	77.97'	S44°03'38"W
C3	93.63'	125.00'	042°54'53"	49.13'	91.45'	N63°33'57"W
C4	100.29'	155.00'	037°04'20"	51.97'	98.55'	N66°29'13"W
LINE TABLE						
LINE #	LENGTH	DIRECTION				
L1	34.41'	N1° 23' 00"E				
L2	34.91'	N49° 15' 31"E				
L3	24.00'	S86° 27' 34"E				
L4	2.86'	S40° 44' 29"E				
L5	24.38'	S3° 32' 26"W				
L6	32.26'	S47° 53' 30"W				
L7	50.00'	S42° 06' 30"E				
L8	35.19'	N86° 51' 53"W				
L10	9.21'	N42° 06' 30"W				
L11	21.49'	S47° 53' 30"W				
L12	12.37'	S16° 32' 18"E				
L13	14.83'	S16° 32' 18"E				
L14	2.00'	S4° 58' 37"W				
L15	22.00'	S5° 21' 41"W				
L16	20.00'	S85° 01' 23"E				
L17	22.00'	N5° 21' 41"E				

Parcel Table				
ID #	PHASE	BLOCK	LOT	AREA (SF)
COMMON AREA 29 A	404A	17	COMMON AREA 29 A, P&AE, AND P&DE	4,480
COMMON AREA 29 B	404A	17	COMMON AREA 29 B, P&AE, AND P&DE	4,878

Parcel Table				
ID #	PHASE	BLOCK	LOT	AREA (SF)
PARKLAND I	404A	17	PARKLAND I	935
PARKLAND Z	404A	17	PARKLAND Z	4,997

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.P.A.E.)
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	RIGHT OF WAY CENTERLINE
	"X" SET IN CONCRETE
	BLOCK LABEL
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
N/F	NOW OR FORMERLY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, of Rock Prairie Management District No. 2, owner and developer of the land shown on this plat, and designated herein as the Midtown City Center Subdivision, Phase 404A, 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.

Rock Prairie Management District No. 2

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Murr, 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James Murr, Director of College Station Town Center, Inc, owner and developer of the land shown on this plat, and designated herein as the Midtown City Center Subdivision, Phase 404A, 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.

James Murr, Director
College Station Town Center, Inc.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Murr, 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 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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk,
Brazos County, Texas

CERTIFICATE OF 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 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.

City Engineer
City of College Station, Texas

FINAL PLAT MIDTOWN CITY CENTER SUBDIVISION PHASE 404A

1 LOT

BLOCK 17, LOT 24

COMMON AREA 29 A (0.102 ACRES)

COMMON AREA 29 B (0.112 ACRES)

PARKLAND DEDICATION I (0.021 ACRES) & Z (0.115 ACRES)

BEING A TOTAL OF 1.983 ACRES

BEING A PORTION OF THE REMAINDER OF A CALLED 86.301 ACRE TRACT

VOLUME 14296, PAGE 25 OPRBCT

THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS, TEXAS

OWNER/DEVELOPER:

College Station Town Center, Inc.

4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 985-5610

OWNER:

Rock Prairie Management District No. 2
1300 Post Oak Blvd.
Houston, TX 77056

SCALE 1" = 30'

MARCH 2023

SURVEYOR:

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC

1300 Post Oak Blvd.
Bryan, TX 77803
(979) 268-3195

TBPELs FIRM # 10018500
Kerr Job 22-082

ENGINEER:

SCHULTZ
Surveying, Inc.

1300 Post Oak Blvd.
Bryan, TX 77803
(979) 268-3195

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

(979) 764-3900