



## 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](https://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.*

**November 16, 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. November 2 2023

##### **3.2. Presentation, discussion, and possible action regarding a Final Plat of Holleman Place Lots 1R-1R - 1R-4R being a replat of Holleman Place Lot 1R-1 and 1R-2 on approximately 1.383 acres, generally located along Holleman Drive and Richards Street. Case #FPMU2022-000004**

**Sponsors:** Robin Macias

**Attachments:**

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

##### **3.3. Presentation, discussion, and possible action regarding a Final Plat of Tower Point Subdivision Phase 9B, Block 3, Lots 26R-1 and 26R-2, being a replat of Tower Point Subdivision Phase 9B,**

Block 3, Lot 26 on approximately 0.96 acres, located at 1275 Arrington Road. Case #FPCO2020-000010

Sponsors: Robin Macias

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

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

**5. Regular Agenda**

**6. Informational Agenda**

6.1. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

6.2. Presentation and discussion on the creation of a Housing Action Plan.

Sponsors: David Brower

Attachments: None

6.3. Presentation and discussion regarding the possible delegation of platting authority to City staff.

Sponsors: Molly Hitchcock

Attachments: 1. Memo

6.4. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Michael Ostrowski

Attachments: None

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

- Monday, November 20, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 7, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, December 11, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 21, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

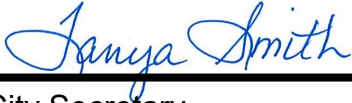
**7. Discussion and possible action on future agenda items.**

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

**8. Adjourn.**

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

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on November 10, 2023 at 5:00 p.m.



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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](mailto: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  
November 2, 2023**

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

**COMMISSIONERS ABSENT:** Commissioner David White

**CITY STAFF PRESENT:** Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Staff Planners Jesse DiMeolo and Robin Macias, Deputy City Attorney Leslie Whitten-Tipton, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Lillian Wells

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- October 19, 2023

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Subdivision Phase 115 on approximately five acres, generally located between Rock Prairie Road and Double Mountain Road, east of Town Lake Drive. Case #FP2023-000015

- 3.3 Presentation, discussion, and possible action regarding a Final Plat ILT Aggieland High School Subdivision on approximately 12 acres, located at 3700 Longmire Drive. Case #FPCO2021-000020

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

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

No items were removed from the Consent Agenda for discussion.

## 5. Regular Agenda

- 5.1 Public Hearing, presentation, discussion, and possible action to consider a Conditional Use Permit request for a Night Club, Bar, or Tavern use encompassing approximately 6,902 square feet on 2.05 acres of land located at 3164 Holleman Drive South Suite 100, generally located near the intersection of Kenyon Drive and Holleman Drive South. Case #CUP2023-000002 (Note: Final action of this item will be considered at the November 20, 2023 City Council Meeting – Subject to change.)

Staff Planner Macias presented the conditional use permit to the Commission recommending approval.

Commissioner Collins asked for clarification that this request only expands the indoor use.

Staff Planner Macias confirmed that the conditional use permit expands the indoor use, encompassing a vacant, adjacent tenant space.

Chairperson Christiansen asked if the applicant would have to present before the Commission and City Council regardless of size increase.

Staff Planner Macias confirmed that the Commission and City Council would have to approve of any size increase.

Commissioner Mirza asked if sound abatement is being addressed.

Staff Planner Macias clarified that a sound barrier has been installed and conditions on the previously approved conditional use permit limit the amount that the sound would affect neighboring properties.

Commissioner McIlhaney asked if the City has received any complaints against the business.

Staff Planner Macias stated that no complaints have been received, however, the business has just recently opened.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

**Commissioner Cornelius motioned to recommend approval of the conditional use permit with the stated conditions, Commissioner Mirza seconded the motion, the motion passed 6-0.**

## 6. **Informational Agenda**

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

New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

### 6.2 Presentation and discussion on MH Middle Housing rezoning requests.

Director Ostrowski provided updates on the MH Middle Housing zoning district, Shared Housing site plan applications, and the City's interactive Occupancy Difference Map.

Chairperson Christiansen asked if staff has been receiving questions or comments on the MH Middle Housing zoning district and Shared Housing use.

Director Ostrowski confirmed that staff is receiving questions and comments and are working to provide information to citizens and Texas A&M University.

Commissioner Collins asked for clarification that if someone purchased a home and wanted to be included in an existing Restricted Occupancy Overlay (ROO), they would simply not register the property as rental.

Director Ostrowski confirmed that the new owner would not register the property to be subject to the ROO restrictions.

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

- A rezoning of approximately three acres of land located at 1115 Anderson Street from GS General Suburban to PDD Planned Development District. 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 26, 2023 and voted (7-0) to approve the request.
- City-initiated rezoning to MH Middle Housing and HOO High Occupancy Overlay for areas B1, B2, D, F-G-H, J, and Y. The Planning & Zoning Commission heard these items on October 5, 2023 and voted (5-0) to recommend approval. The City Council heard these items on October 26, 2023 and voted (6-1) to approve the request.
- An ordinance amendment modifying the Shared Housing use within the MH Middle Housing zoning district. 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 26, 2023 and voted (6-1) to approve the request.
- City-initiated rezoning to MH Middle Housing and HOO High Occupancy Overlay for areas E, I, M, P-Q-R-S-T, W, Z, HH, II, JJ-KK, LL, and MM. The Planning & Zoning Commission heard these items on October 5, 2023 and voted (5-0) to

recommend approval. The City Council heard these items on October 26, 2023 and voted (5-2) to approve the request.

- City-initiated rezoning to MH Middle Housing for areas L, N, U, V, BB, DD, EE, and FF. The Planning & Zoning Commission heard these items on October 5, 2023 and voted (5-0) to recommend approval. The City Council heard these items on October 26, 2023 and voted (5-2) to approve the request.
- City-initiated rezoning to MH Middle Housing for area X. 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 26, 2023 and voted (5-1) to approve the request.
- A rezoning of approximately 0.23 of an acre of land located at 701 - 703 Turner Street from D Duplex to MH Middle Housing and HOO High Occupancy Overlay. 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 26, 2023 and voted (7-0) to approve the request.

Chairperson Christiansen asked for the reasoning behind City Council members voting in the negative on the MH Middle Housing and High Occupancy Overlay rezonings.

Director Ostrowski clarified that there was concern from some Councilmembers regarding additional engagement in certain areas.

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

- 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.
- Monday, November 20, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 7, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.5 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 6:14 p.m.

**Approved:**

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Dennis Christiansen, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Board Secretary  
Planning & Development Services



**Final Plat**  
**of**  
**Holleman Place**  
**Lot 1R-1R, 1R-2R, 1R-3R and 1R-4R**  
**Being A Replat**  
**of**  
**Holleman Place**  
**Lot 1R-1 and Lot 1R-2**

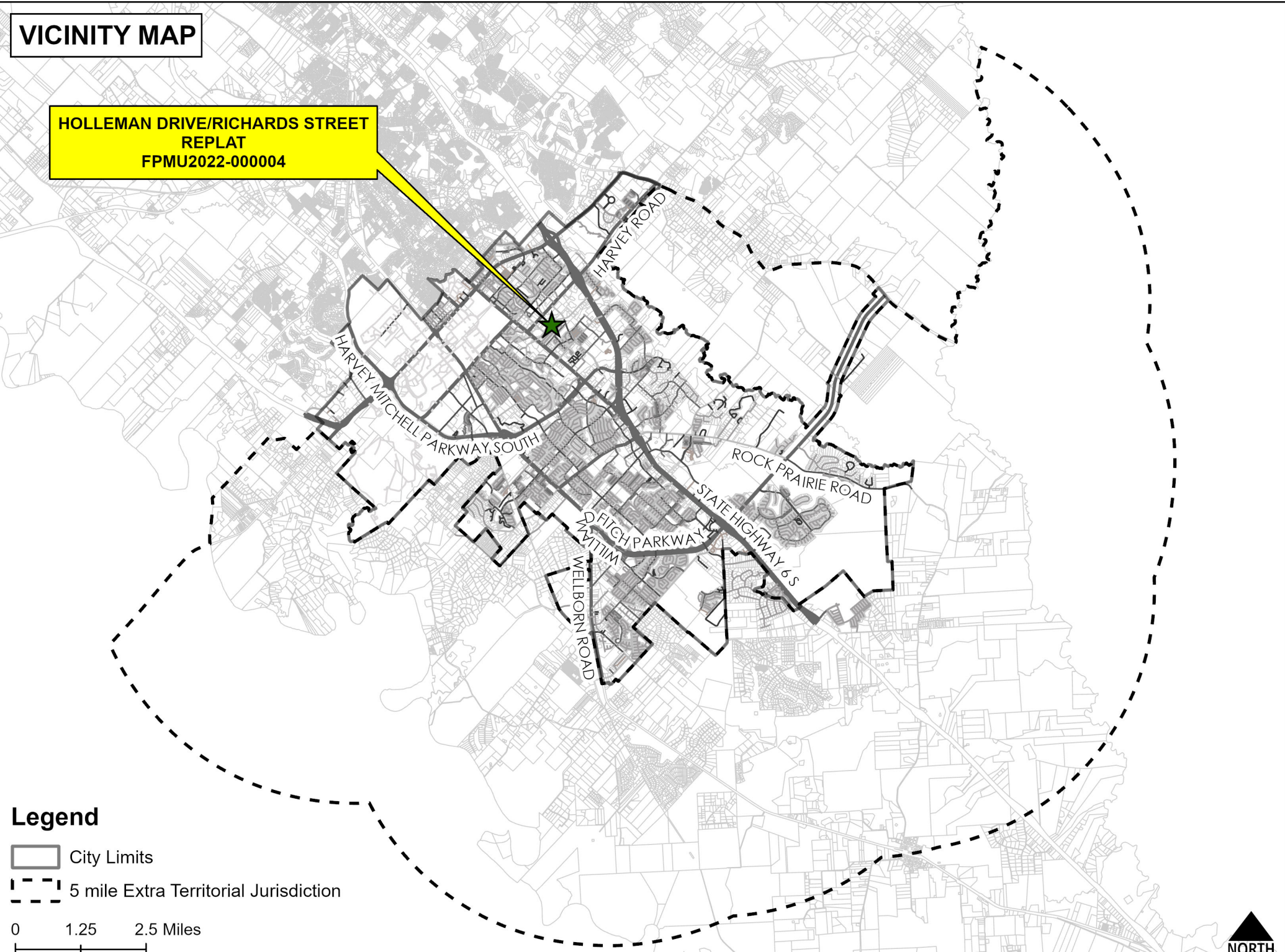
|                                                                                                     |                                                                                                                      |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Scale</b>                                                                                        | 1.383 acres for 1 commercial lot and 3 single-family lots                                                            |
| <b>Location</b>                                                                                     | Along Holleman Drive and Richards Street                                                                             |
| <b>Property Owner</b>                                                                               | Terra Title Company, LLC                                                                                             |
| <b>Applicant</b>                                                                                    | Mitchell and Morgan                                                                                                  |
| <b>Project Manager</b>                                                                              | Robin Macias, Staff Planner<br>rmacias@cstx.gov                                                                      |
| <b>Project Overview</b>                                                                             | This replat will create one commercial lot along Holleman Drive and three new residential lots along Richards Street |
| <b>Preliminary Plan</b>                                                                             | N/A                                                                                                                  |
| <b>Public Infrastructure</b>                                                                        | Approximate Totals (linear feet):<br>123 ft of sewer                                                                 |
| <b>Parkland Dedication</b>                                                                          | Parkland dedication will be paid for the three newly created residential lots                                        |
| <b>Traffic Impact Analysis</b>                                                                      | Not Required                                                                                                         |
| <b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b> | Yes                                                                                                                  |
| <b>Compliant with Subdivision Regulations</b>                                                       | Yes                                                                                                                  |
| <b>Staff Recommendation</b>                                                                         | Approval                                                                                                             |

**Supporting Materials**

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

VICINITY MAP

HOLLEMAN DRIVE/RICHARDS STREET  
REPLAT  
FPMU2022-000004

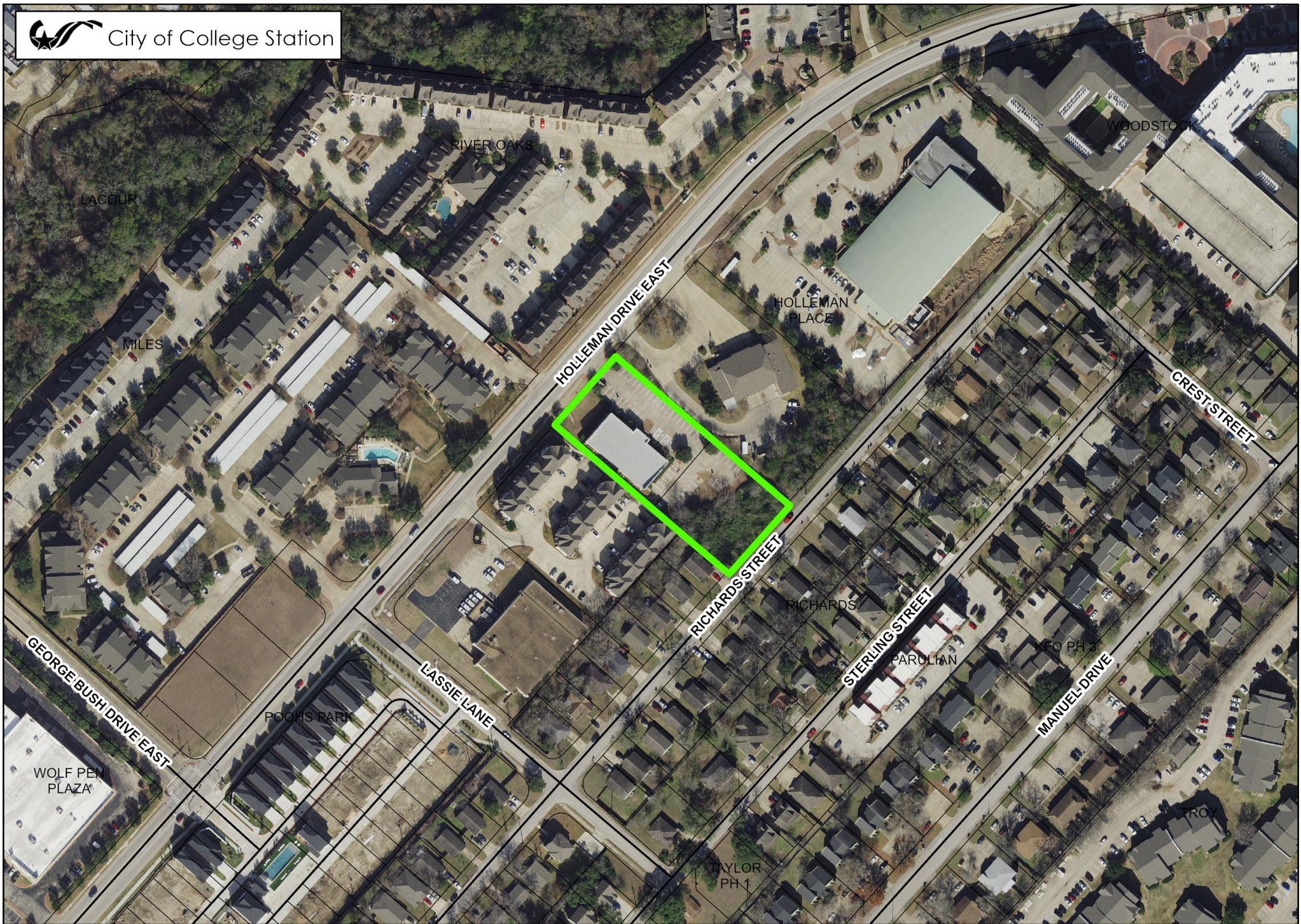


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



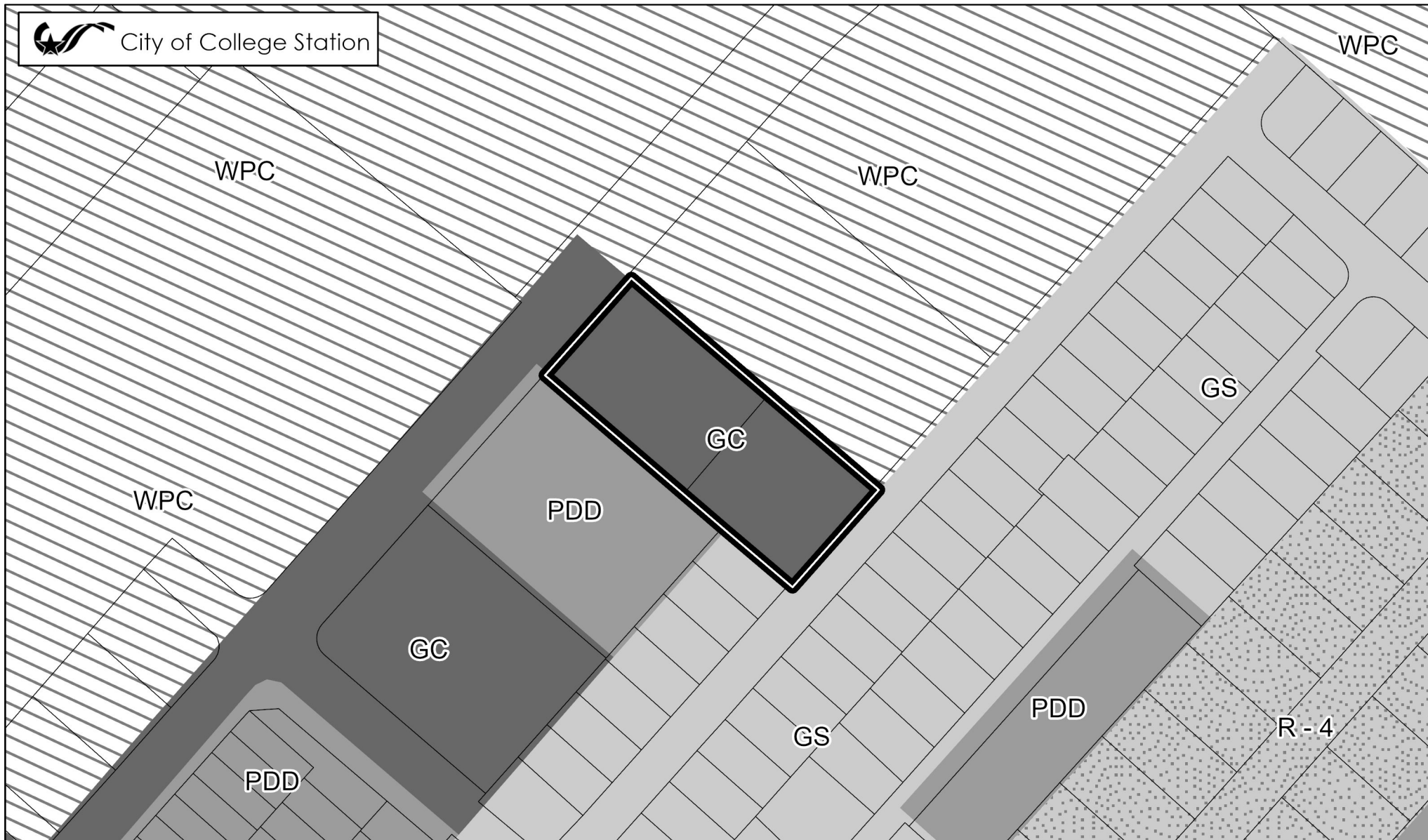


0 205 410 Feet

**HOLLEMAN DRIVE/RICHARDS STREET  
REPLAT**

Case:  
FPMU2022-000004

**FINAL PLAT MIXED USE**



**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     |
| HOO               | High Occupancy Ovr.        |
| ROO               | Restricted Occupancy Ovr.  |
| NPO               | Nbrhd. Prevailing Ovr.     |
| NCO               | Nbrhd. Conservation Ovr.   |
| HP                | Historic Preservation Ovr. |

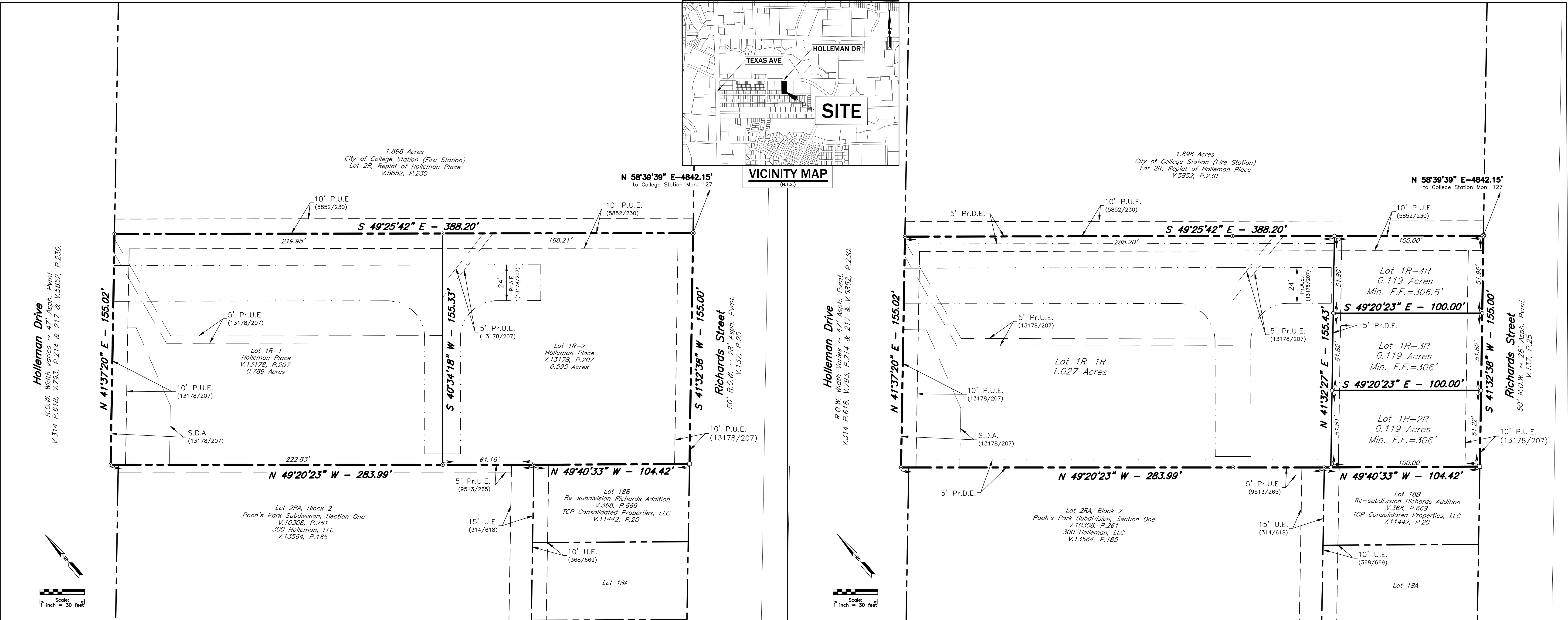
| Retired Districts |                           |
|-------------------|---------------------------|
| R-1B              | Single Family Residential |
| R-4               | Multi-Family              |
| R-6               | High Density Multi-Family |
| C-3               | Light Commercial          |
|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



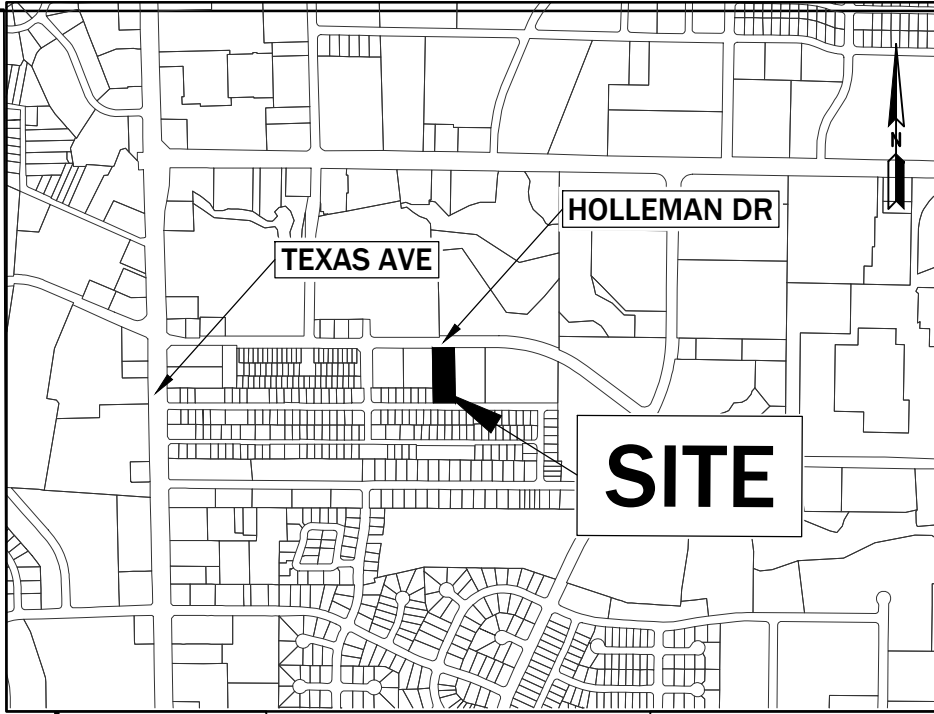
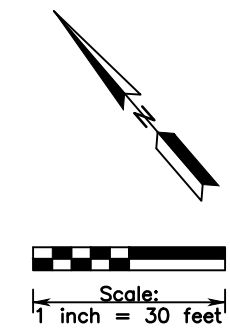
0 160 320 Feet

**HOLLEMAN DRIVE/RICHARDS STREET  
REPLAT**

Case: FINAL PLAT MIXED USE  
FPMU2022-000004

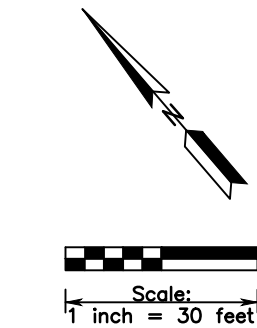


Holleman Drive  
R.O.W. Width Varies ~ 47' Asph. Pmnt.  
V.314 P.618, V.793, P.214 & V.5852, P.230.



**SITE**

Holleman Drive  
R.O.W. Width Varies ~ 47' Asph. Pmnt.  
V.314 P.618, V.793, P.214 & V.5852, P.230.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Terra Title Company, LLC, owners and developers of the land shown on this plat, and designated herein as the **Lot 1R-1R, Lot 1R-2R, Lot 1R-3R & Lot 1R-4R HOLLEMAN PLACE** 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, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

By: Charles A. Ellison, Member of Terra Title Company, LLC

THE STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public  
Brazos County, Texas

**CERTIFICATE OF 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 CITY PLANNER**

I, \_\_\_\_\_, City Planner 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 Planner  
City of College Station, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor, No. 6047 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.

Gregory Hopcus R.P.L.S. No. 6047

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

County Clerk  
Brazos County, Texas

**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is based on record bearings for Lot 1R-2, HOLLEMAN PLACE subdivision, according to the replat recorded in Volume 13178, Page 207, Official Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0310F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- The building setback requirements are established by the City of College Station Unified Development Ordinance.
- The 10' PUE along Holleman is granted subject to the right of the property owners to keep, maintain and replace the existing monument sign located therein in perpetuity.
- The Private Access Easement and Stormwater Detention Area will be maintained by the owners of the property pursuant to an access easement and stormwater detention maintenance agreement to be recorded in the Official Public Records of Brazos County, Texas.
- A 5' wide private drainage easement is hereby established along the northeastern property line within the existing parking lot on Lot 1R-1R. This drainage easement is intended to serve the runoff from Lot 1R-2R through Lot 1R-4R so that it can drain to the existing detention pond.
- A second 5' private drainage easement is hereby established along southwestern property line within Lot 1R-1R and in the existing flume to the pond for the benefit of Lots 1R-2R through 1R-4R, as needed.
- Per the drainage report calculations for the Ellison Office Building, the detention pond on Lot 1R-1R is sized to accept 67.8% maximum impervious cover from Lots 1R-2R, 1R-3R, and 1R-4R.

**LEGEND:**

|         |                                                    |
|---------|----------------------------------------------------|
| P.U.E.  | — Public Utility Easement                          |
| Pr.A.E. | — Private Access Easement                          |
| Pr.U.E. | — Private Utility Easement                         |
| U.E.    | — Utility Easement                                 |
| Pr.D.E. | — Private Drainage Easement                        |
| S.D.A.  | — Stormwater Detention Area                        |
| ⊗       | — PK Nail in Concrete Found (Controlling Monument) |
| □       | — 4" x 4" Fence Post (Controlling Monument)        |
| ⊙       | — Iron Rod Found                                   |
| ○       | — Iron Rod Set                                     |



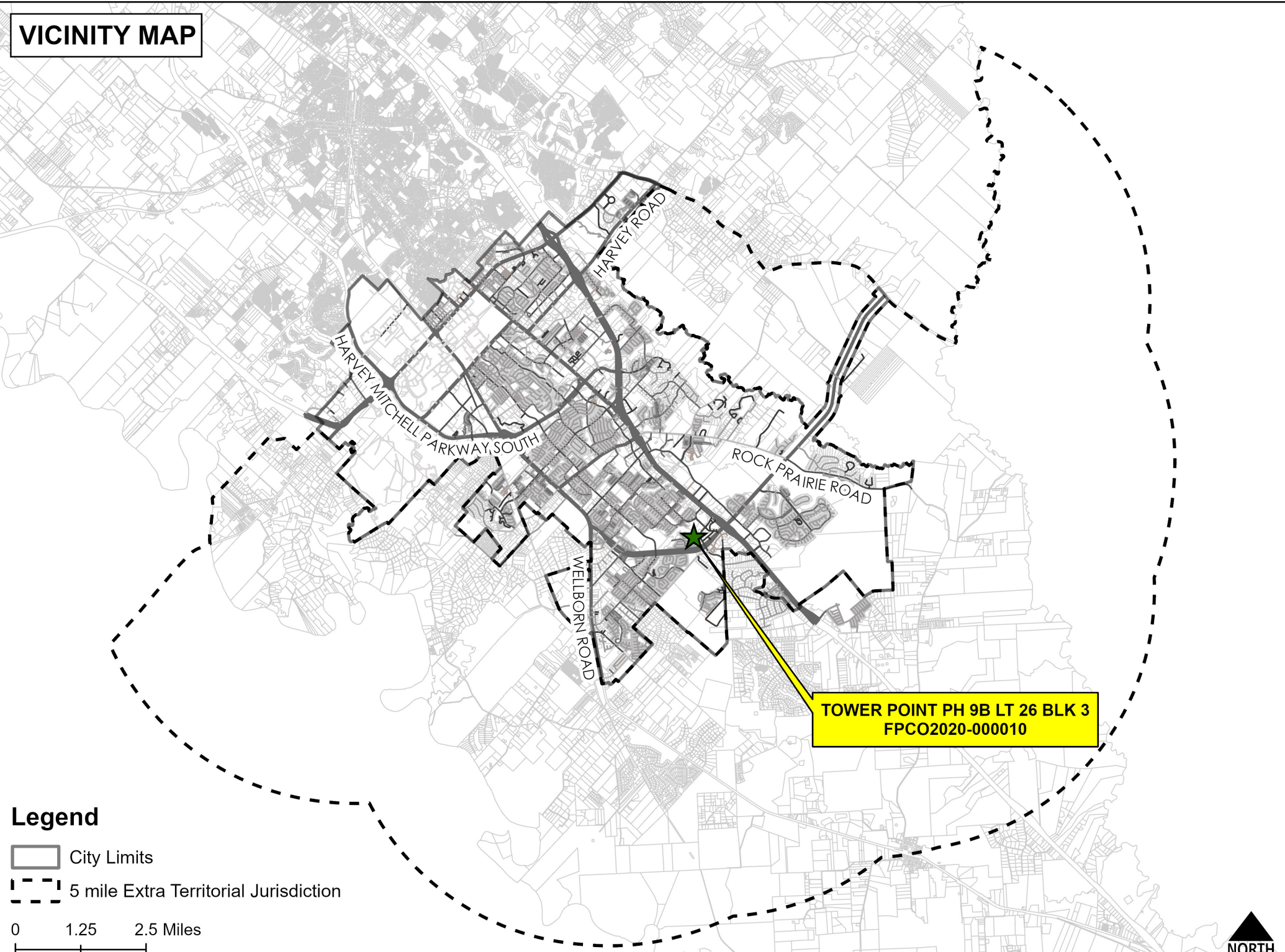
**Final Plat**  
**of**  
**Tower Point Subdivision**  
**Phase 9B**  
**Block 3, Lots 26R-1 & 26R-2**  
**Being A Replat**  
**of**  
**Tower Point Subdivision**  
**Ph 9B**  
**Block 3 Lot 26**

|                                                                                                     |                                                     |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Scale</b>                                                                                        | 0.96 acres for 2 commercial lots                    |
| <b>Location</b>                                                                                     | 1275 Arrington Rd                                   |
| <b>Property Owner</b>                                                                               | Crowley Custom Homes Ltd                            |
| <b>Applicant</b>                                                                                    | McClure and Browne                                  |
| <b>Project Manager</b>                                                                              | Robin Macias, Staff Planner<br>rmacias@cstx.gov     |
| <b>Project Overview</b>                                                                             | This replat will create two commercial lots         |
| <b>Preliminary Plan</b>                                                                             | N/A                                                 |
| <b>Public Infrastructure</b>                                                                        | Approximate Totals (linear feet):<br>Sewer – 156 ft |
| <b>Parkland Dedication</b>                                                                          | N/A                                                 |
| <b>Traffic Impact Analysis</b>                                                                      | Not Required                                        |
| <b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b> | Yes                                                 |
| <b>Compliant with Subdivision Regulations</b>                                                       | Yes                                                 |
| <b>Staff Recommendation</b>                                                                         | 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





0 210 420 Feet

**TOWER POINT PH 9B LT 26 BLK 3**

Case: FINAL PLAT COMMERCIAL  
FPCO2020-000010



**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     |
| HOO | High Occupancy Ovr.        |
| 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          |



0 255 510 Feet

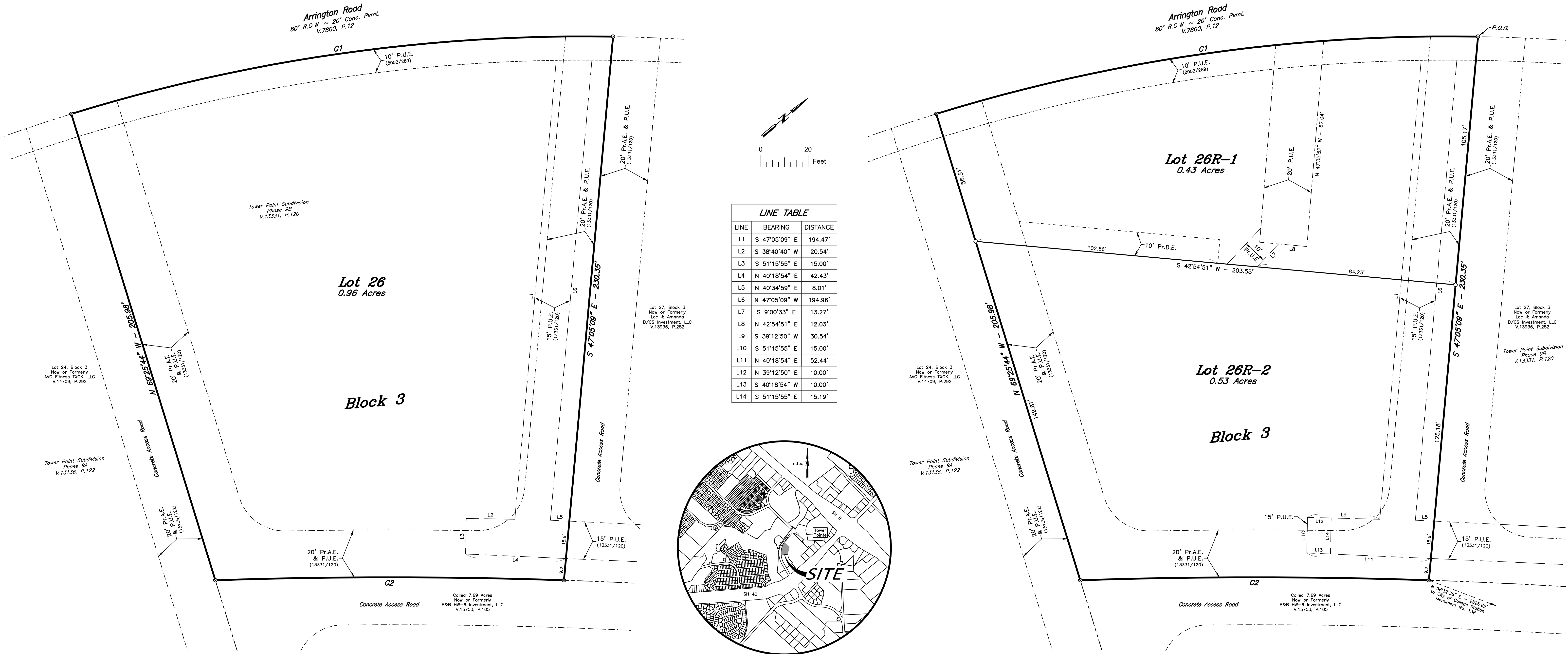
**TOWER POINT PH 9B LT 26 BLK 3**

Case: FINAL PLAT COMMERCIAL  
FPCO2020-000010

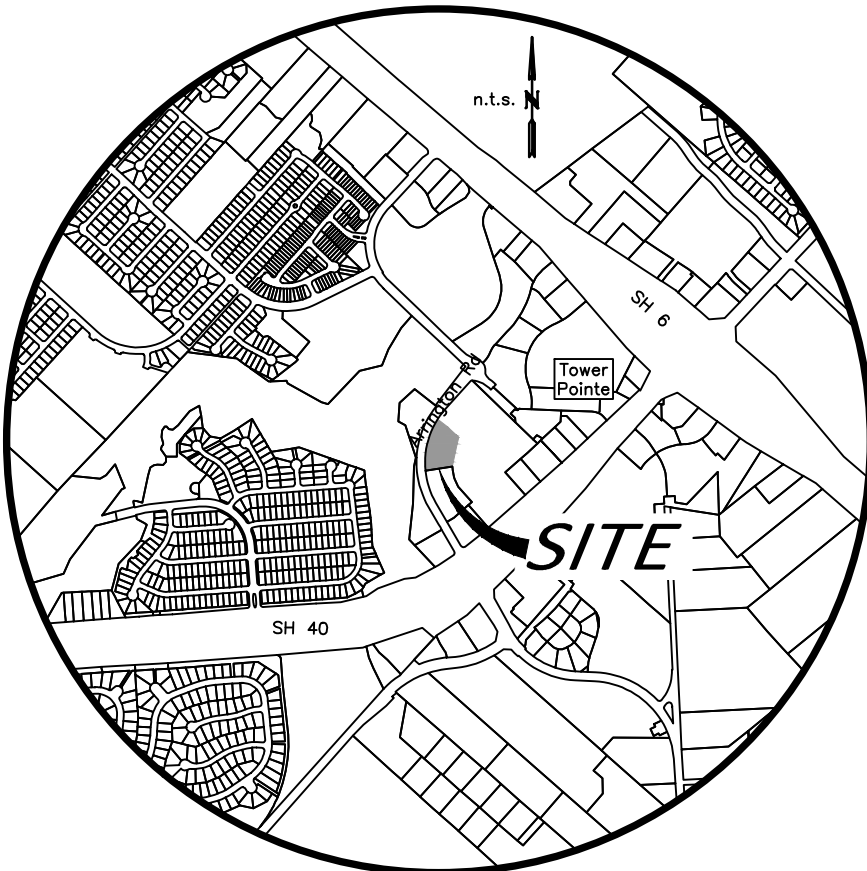
# ORIGINAL PLAT

BLOCK 3, LOT 26, TOWER POINT SUBDIVISION, PHASE 9B  
AS RECORDED IN VOLUME 13331, PAGE 120

# REPLAT



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 47°05'09" E | 194.47'  |
| L2         | S 38°40'40" W | 20.54'   |
| L3         | S 51°15'55" E | 15.00'   |
| L4         | N 40°18'54" E | 42.43'   |
| L5         | N 40°34'59" E | 8.01'    |
| L6         | N 47°05'09" W | 194.96'  |
| L7         | S 9°00'33" E  | 13.27'   |
| L8         | N 42°54'51" E | 12.03'   |
| L9         | S 39°12'50" W | 30.54'   |
| L10        | S 51°15'55" E | 15.00'   |
| L11        | N 40°18'54" E | 52.44'   |
| L12        | N 39°12'50" E | 10.00'   |
| L13        | S 40°18'54" W | 10.00'   |
| L14        | S 51°15'55" E | 15.19'   |



VICINITY MAP

## FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON SURVEY, Abstract No.54, in College Station, Brazos County, Texas and being all of Lot 26, Block 3, TOWER POINT SUBDIVISION, PHASE 9B, according to the Replat recorded in Volume 13331, Page 120 of the Official Records of Brazos County, Texas (O.R.B.C.), being the same tract of land conveyed to Crowley Custom Homes, LTD recorded in Volume 15768, Page 291 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found chiseled "X" in concrete marking the common north corner of said Lot 26, Block 3 and Lot 27, Block 3, of said TOWER POINT SUBDIVISION, said "X" being in the southeast right-of-way line of Arrington Road (based on an 80-foot width) and in the centerline of a 40-foot wide Private Access and Public Utility Easement as depicted on said replat of TOWER POINT SUBDIVISION, PHASE 9B;

THENCE: S 47°05'09" E along the common line of said Lots 26 and 27 and along the centerline of said Private Access and Public Utility Easement for a distance of 230.35 feet to a found chiseled "X" marking the east corner of said Lot 26 and the south corner of said Lot 27, said "X" also being in the northwest line of the called 7.69 acre B&B HW-6 Investment, LLC tract recorded in Volume 15753, Page 105 (O.R.B.C.) and in the centerline of a 40-foot wide Private Access and Public Utility Easement as depicted on said replat of TOWER POINT SUBDIVISION, PHASE 9B;

THENCE: along the common line of said Lot 26, the called 7.69 acre B&B HW-6 Investment, LLC tract and the center line of the 40-foot wide Private Access and Public Utility Easement, 147.28 feet in a counter clockwise direction along the arc of a curve having a central angle of 03°50'08", a radius of 2,200.00 feet, a tangent of 73.67 feet and a long chord bearing S 37°44'52" W at a distance of 147.25 feet to a found chiseled "X" marking the south corner of said Lot 26 and the west corner of the called 7.69 acre B&B HW-6 Investment, LLC tract, said "X" also being in the northeast line of Lot 24, Block 3, TOWER POINT SUBDIVISION, PHASE 9A, according to the Replat recorded in Volume 13136, Page 122 (O.R.B.C.);

THENCE: N 69°25'44" W along the common line of said Lot 26 and said Lot 24, and along the centerline of the 40-foot wide Private Access and Public Utility Easement for a distance of 205.98 feet to a found chiseled "X" marking the west corner of Lot 26 and the north corner of said Lot 24, and being in the southeast right-of-way line of the before-said Arrington Road;

THENCE: along the southeast right-of-way line of said Arrington Road, 232.10 feet in a clockwise direction along the arc of a curve having a central angle of 18°07'45", a radius of 733.54 feet, a tangent of 117.03 feet and a long chord bearing N 29°38'08" E at a distance of 231.13 feet to the POINT OF BEGINNING and containing 0.96 acres of land.

## GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North. The actual measured distances to the monuments is consistent with the Final Plat recorded in Volume 13331, Page 120 of the Official Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map No. 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
- Building setback lines to be in accordance with the City of College Station Zoning Ordinance and Greens' Prairie Overlay District Zoning Ordinance No. 2911.
- All distances shown along curves are arc lengths.
- Lots are zoned GC - General Commercial.
- Blanket Easement from K.T. Williams, et al to the City of Bryan, recorded in Volume 2504, Page 81, Official Records, Brazos County.
- Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.

⊙ - Chiseled "X" in Conc. Pymt. Found  
○ - 1/2" Iron Rod Set

## Abbreviation:

P.O.B. - Point of Beginning  
P.U.E. - Public Utility Easement  
P.A.E. - Private Access Easement

## Line Type Legend:

— Boundary Line for subject plat  
--- Lot Line for subject plat  
--- Public Utility Easement  
--- Private Access Easement  
--- Lot Line for surrounding properties

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

## CURVE TABLE

| CURVE | DELTA     | RADIUS   | LENGTH  | TANGENT | CHORD BRG.    | CHORD DIST. |
|-------|-----------|----------|---------|---------|---------------|-------------|
| C1    | 18°07'45" | 733.54'  | 232.10' | 117.03' | N 29°38'08" E | 231.13'     |
| C2    | 3°50'08"  | 2200.00' | 147.28' | 73.67'  | S 37°44'52" W | 147.25'     |

# FINAL PLAT

## TOWER POINT SUBDIVISION PHASE 9B BLOCK 3, LOTS 26R-1 & 26R-2 0.96 ACRES

BEING A REPLAT OF BLOCK 3, LOT 26 RECORDED IN VOLUME 13331, PAGE 120

ROBERT STEVENSON SURVEY, A-54 COLLEGE STATION, BRAZOS COUNTY, TEXAS

JULY, 2020  
SCALE: 1" = 20'

Owner:  
Crowley Custom Homes, Ltd.  
543 William D. Fitch Pkwy Ste. 115  
College Station, TX 77845

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300

MB

10000425-rp.dwg

**November 16, 2023**  
**Item No. 6.2.**  
**Housing Action Plan**

**Sponsor:** David Brower

**Reviewed By CBC:** N/A

**Agenda Caption:** Presentation and discussion on the creation of a Housing Action Plan.

**Relationship to Strategic Goals:**

- Good Governance
- Core Services & Infrastructure
- Neighborhood Integrity
- Diverse & Growing Economy

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

**Summary:**

The City is developing a Housing Action Plan to help identify ways to implement the Comprehensive Plan's housing goals to create more affordable housing, specifically through actions 2.3, 3.4, 3.6, and 3.9. To help drive the effort, the College Station City Council recently appointed a 13-member Housing Action Plan Steering Committee to recommend a plan that reflects the community's vision for housing action and initiatives. The committee will meet during the next several months and will engage the public and specific stakeholders for input.

- **2.3 Creative incentives and programs to revitalize existing areas and established neighborhoods.** This could include façade or landscaping improvement programs or rehabilitation initiatives. New programs should align with and complement existing City efforts through the Neighborhood Partnership Program, Neighborhood Grant Program, and proposed property maintenance programming.
- **3.4 Expand affordable housing and workforce housing.** Continue to support efforts, programs, and incentives aimed at developing affordable housing stock and assisting low - and moderate - income citizens to secure affordable homeownership and/or rental opportunities. Potential actions may include regulatory provisions such as:
  - Development standards that reduce barriers for affordable and diverse housing types
  - Pre-approved building plans or pattern books for target locations
  - Incentives such as density bonuses or more flexible standards, or
  - A workforce housing capital pool where a public entity establishes a fund that is used for various types of affordable housing initiatives
- **3.6 Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification.** Consider existing market data, best practices, and existing regulations and incentives.
- **3.9 Continue partnering with local nonprofit organizations and area partners to support affordable housing options.** Continue partnerships with organizations such as the Brazos County Home Repair Coalition, Bryan/College Station Habitat for Humanity, Brazos Valley

Community Action Programs, Elder Aid, Brazos County Council of Governments, and housing tax credit developers.

At this meeting, staff will provide an update to the Commission relating to this initiative.

**Budget & Financial Summary:** N/A

**Attachments:**

None



## MEMORANDUM

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November 7, 2023

**TO:** Members of the Planning and Zoning Commission

**FROM:** Molly Hitchcock, AICP  
Assistant Director, Planning & Development Services

**SUBJECT:** H.B 3699 and Platting Authority

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**Item:** Presentation and discussion regarding the possible delegation of platting authority to City staff.

**Summary:** In its regular session this past summer, the 88<sup>th</sup> Texas Legislature passed HB 3699 relating to municipal regulation of subdivisions and approval of subdivision plans or plats. One of the elements of the bill expanded the ability to delegate platting authority to the staff level. Currently, the Planning and Zoning Commission has the authority to approve subdivision waivers and final plats. Staff has the authority to approve preliminary plans and minor and amending final plats. State statute now allows for the ability to approve, approve with conditions, or disapprove a plat to be delegated to City staff.

This item will be to discuss the current platting approval process and receive the Commission's feedback regarding whether staff should pursue an amendment to the Unified Development Ordinance to change platting approval authority.