



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.

December 21, 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. December 7 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for The Urban at College Station Subdivision Phase 1 on approximately 5.805 acres, generally southeast of the intersection of Dowling Road and Holleman Drive South. Case #FP2023-000024

Sponsors: Jeff Howell

Attachments:

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

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

5. Regular Agenda

- 5.1. Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', and presentation, discussion, and possible action regarding a Final Plat Mixed Use for Heaven Subdivision on approximately eight acres, generally located on the north side of Royder Road and southwest of the Creek Meadows Subdivision. Case #FPMU2023-000004.

Sponsors: Jesse Dimeolo

Attachments:

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

- 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 RS Restricted Suburban to PDD Planned Development District on approximately 249 acres of land located between Diamondback Drive and Greens Prairie Road. Case #REZ2023-000072 (Note: Final action of this item will be considered at the January 25, 2024 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity Map, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Concept Plan
4. Background Information
5. Applicants Supporting Information
6. Waiver List and Community Benefits

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 the P&Z Calendar of Upcoming Meetings:

- Thursday, January 4, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, January 18, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

- 6.4. 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 December 15, 2023 at 2:00 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
December 7, 2023**

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

COMMISSIONERS ABSENT: Commissioner David White

COUNCILMEMBERS PRESENT: Councilmember Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Land Development Review Administrator Anthony Armstrong, Staff Planner Robin Macias, Graduate Engineer I Gillian Sitler, Deputy City Attorney Leslie Tipton-Whitten, Assistant City Attorney II Aaron Longoria, 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.

- November 16, 2023

Commissioner Collins 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 Wireless Telecommunications Facility encompassing 1,778 square feet of the Century Hill Development Lot 15 on approximately 5.5 acres, located at 1593 Sebesta Road. Case #CWTF2023-000001 (Note: Final action of this item will be considered at the January 11, 2023 City Council Meeting - Subject to change.)

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

Chairperson Christiansen asked if the City receives any comments or complaints regarding existing towers in town.

Staff Planner Macias clarified that no correspondence has been received regarding existing towers.

Commissioner Mirza asked if the height of this tower is standard to other towers in the area.

Staff Planner Macias stated that staff is unaware of the height of existing towers, however this tower meets the Unified Development Ordinance (UDO) requirement of being less than 150 feet.

Commissioner McIlhaney asked if this tower will have any impact on the Amazon drone facility.

Staff Planner Macias clarified that the tower would have no impact on the Amazon drone facility and explained that the Amazon drones are regulated by the Federal Aviation Administration (FAA).

Land Development Review Administrator Armstrong further clarified that the Amazon drones operate by flying straight into air and then departing, making their flight path well above this tower.

Greg Gow, Applicant, 3D Design & Engineering, was available to address the Commission.

Commissioner McIlhaney asked if wildlife mitigation on the tower site is being addressed.

Mr. Gow explained that the applicant does an environmental impact study on every site, clarifying that a study has been performed on this site, and there is no wildlife mitigation needed.

Commissioner Mirza asked if the Federal Communications Commission (FCC) has any role in the tower construction.

Mr. Gow clarified that the tower is regulated through the FCC and FAA.

Chairperson Christiansen opened the public hearing.

Jeremy Osborne, Twin City Church of Christ, addressed the Commission with concerns for safety, buffering, wildlife mitigation, and aesthetics.

Chairperson Christiansen closed the public hearing.

Chairperson Christiansen stated that there needs to be a dialogue between the applicant and the church, suggesting that the Commission make a motion to approve the request with the recommendation that the applicant meet with the church prior to the City Council meeting.

Commissioner Cornelius motioned to recommend approval of the conditional use permit with the strong recommendation that the applicant meet with the church prior to the January 11, 2023 City Council meeting, Commissioner McIlhaney 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

There was no discussion.

6.2 Presentation and discussion on MH Middle Housing rezoning requests.

Director Ostrowski presented an update on MH Middle Housing zoning requests.

Chairperson Christiansen asked if staff had received any feedback or comments from property owners notified of the zoning change.

Director Ostrowski stated that there has been no feedback or comments received by staff.

Commissioner Chaloupka asked about the Shared Housing use transition, asking how many properties have been approved for the Shared Housing use.

Director Ostrowski clarified that 44 properties have officially been approved for a Shared Housing use.

Commissioner Cornelius asked for website traffic data on the new Middle Housing and Shared Housing website.

Director Ostrowski stated that staff will obtain website traffic counts.

6.3 Presentation and discussion regarding an update on items heard:

- A Conditional Use Permit for a Night Club, Bar, or Tavern located at 3164 Holleman Drive South Suite 100. The Planning & Zoning Commission heard this item on November 2, 2023 and voted (6-0) to recommend approval. The City Council heard this item on November 20, 2023 and voted (7-0) to approve the request.

There was no discussion.

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

- 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.
- Thursday, January 4, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 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 6:20 p.m.

Approved:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services



**Final Plat
of
The Urban at College Station Subdivision Phase 1
FP2023-000024**

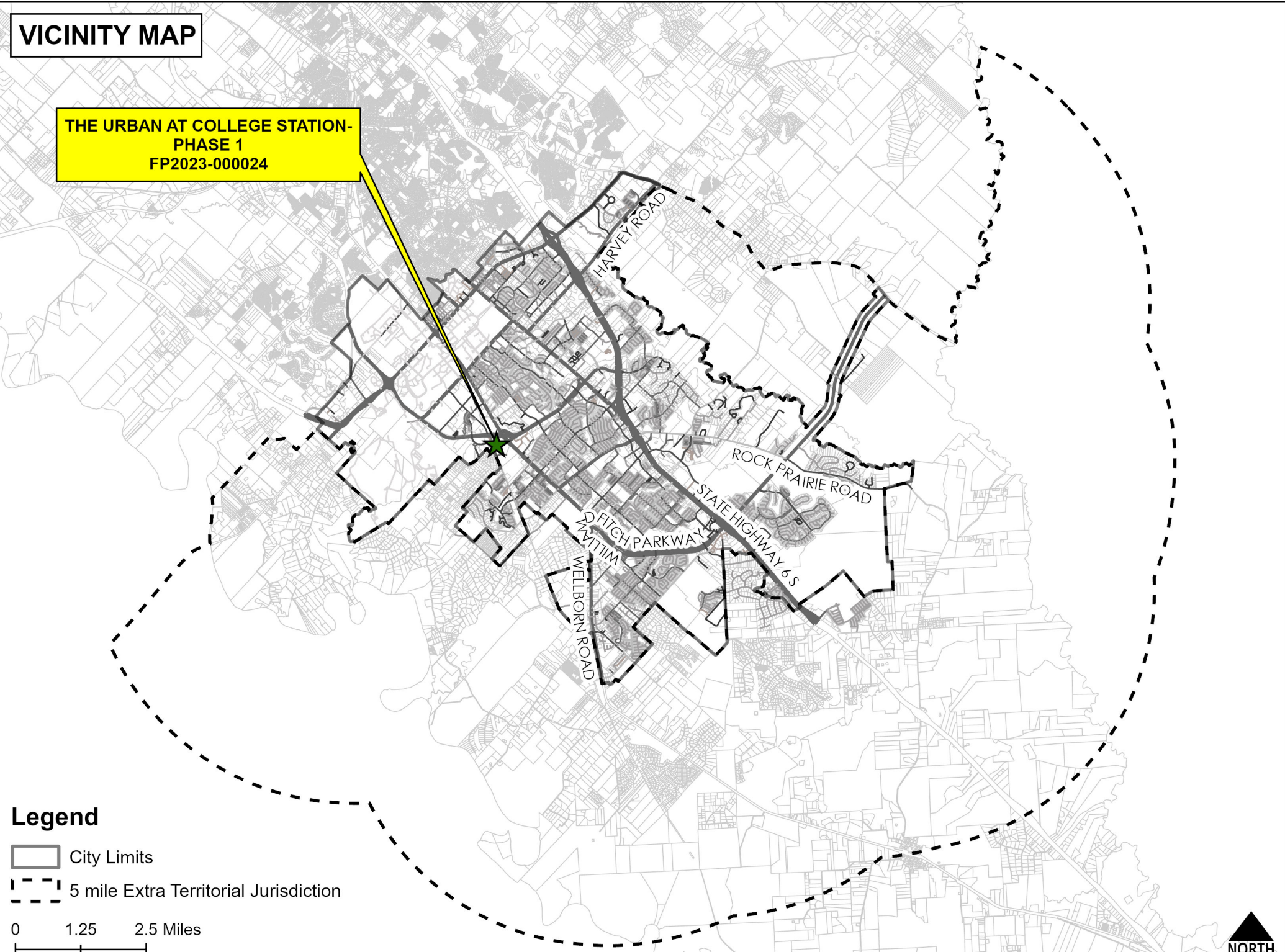
Scale	44 residential lots and two common areas on approximately 5.805 acres
Location	Generally southeast of the intersection of Dowling Road and Holleman Drive South
Property Owner	Holleman South LLC
Applicant	Mitchell & Morgan LLC
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	The Urban at College Station Subdivision will consist of a commercial lot and 122 townhomes lots developed in three phases. This first phase of the development will consist of 44 residential (townhome) lots. The property is located in the City limits and zoned Planned Development District (base zoning of T Townhome), and all lots are over 2,000 s.f. in size. The property was zoned Planned Development District on August 25, 2022, at which time several meritorious modifications were granted for lot frontage, setbacks, sidewalks, and block length waivers.
Preliminary Plan	October 2023
Public Infrastructure	2,252 linear feet of waterline 2,275 linear feet of sewer line ~1,700 linear feet of streets
Parkland Dedication	Parkland fees are required. Vested under the Collection Rate as of 7/3/2022 (\$1,261 per single-family unit)
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes, with the exception of meritorious modifications granted as part of the Planned Development District, at which time several waivers were granted for townhome lots fronting onto a private access easement, sidewalk location on specific sides of the street and placed at the back of curb, and private streets to break block length.
Staff Recommendation	Approval

Supporting Materials

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

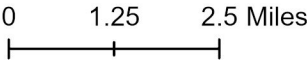
VICINITY MAP

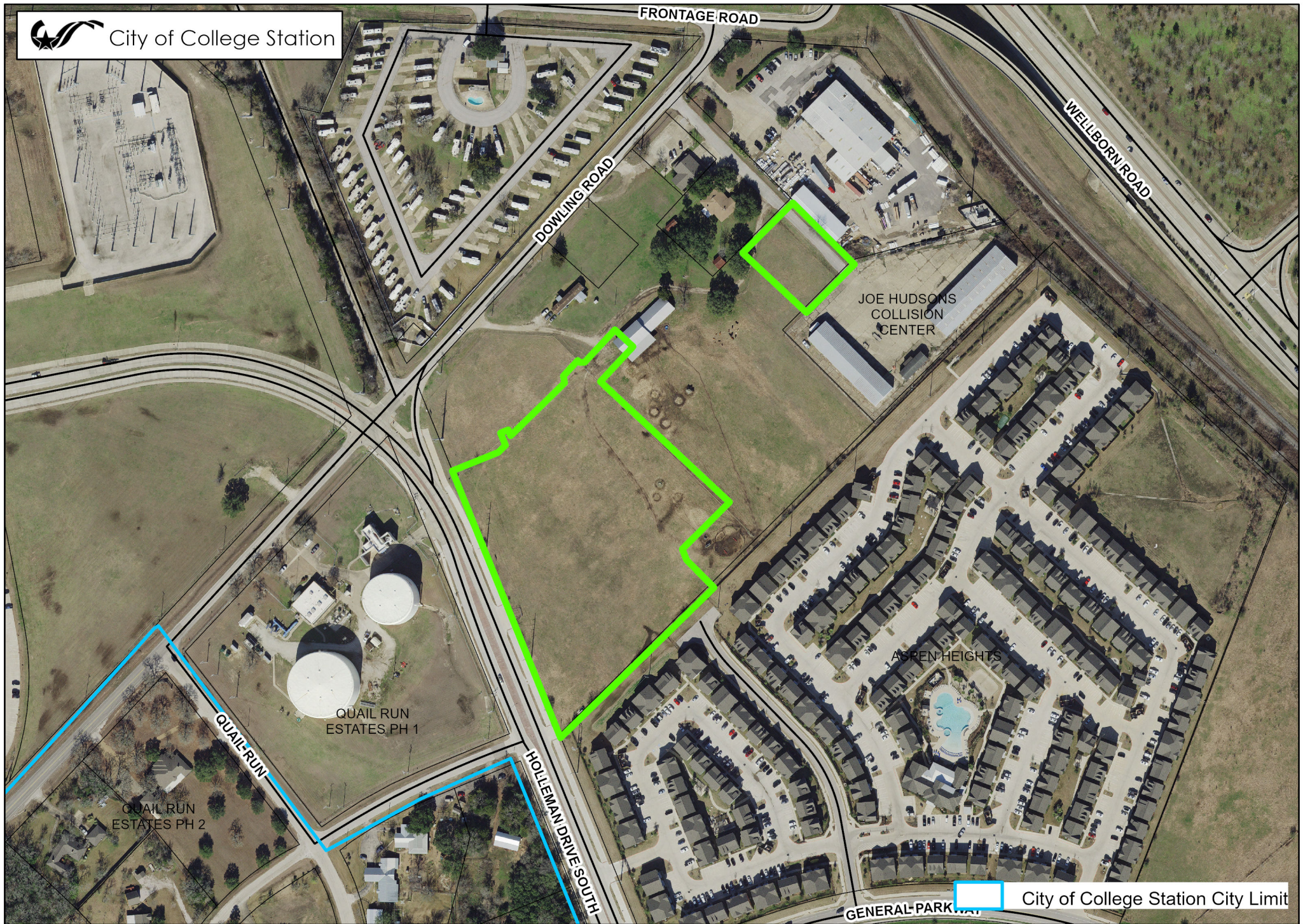
THE URBAN AT COLLEGE STATION-
PHASE 1
FP2023-000024



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





City of College Station City Limit



0 245 490 Feet

**THE URBAN AT COLLEGE STATION-
PHASE 1**

Case: FP2023-000024

FINAL PLAT RESIDENTIAL



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

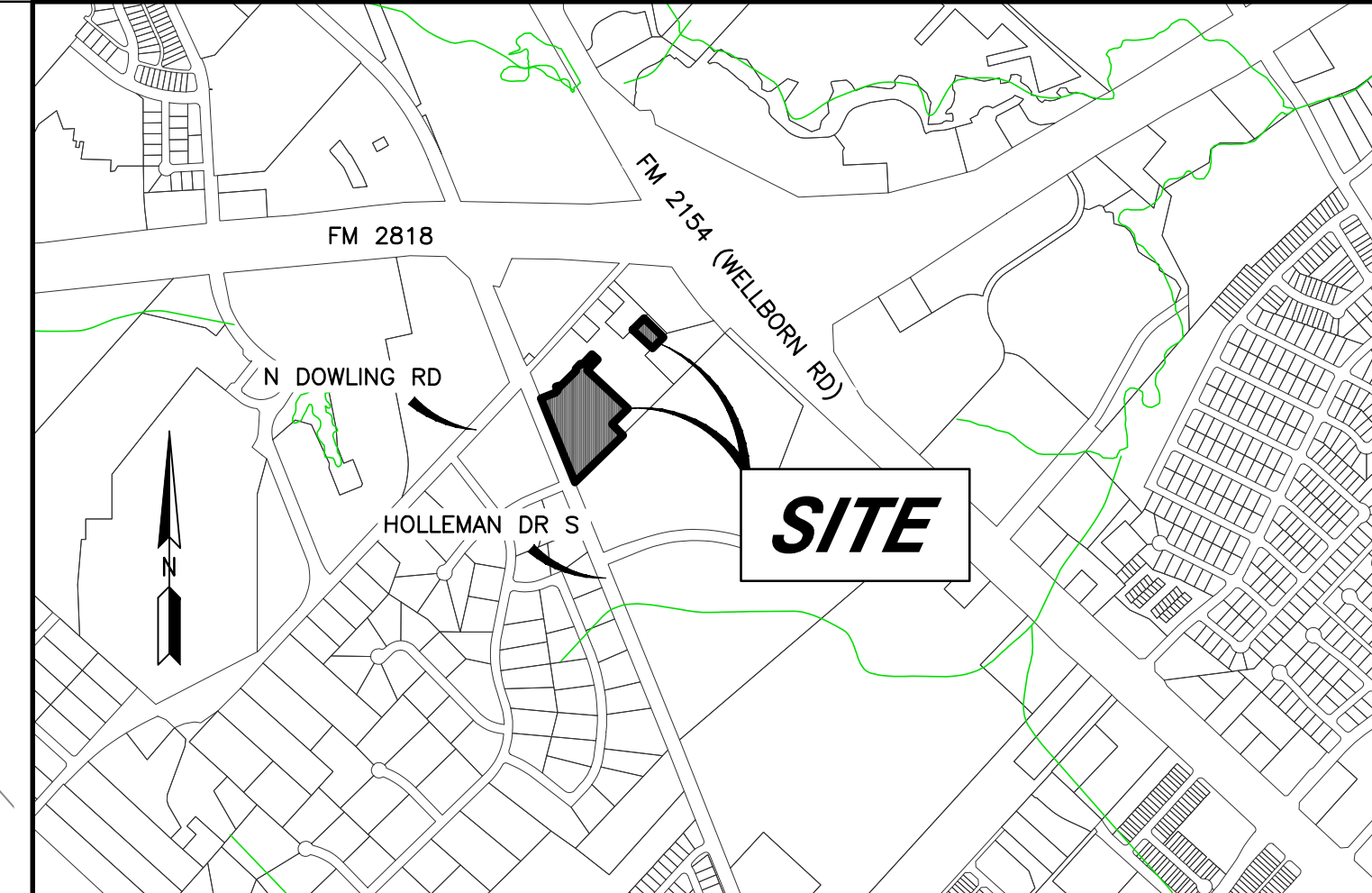
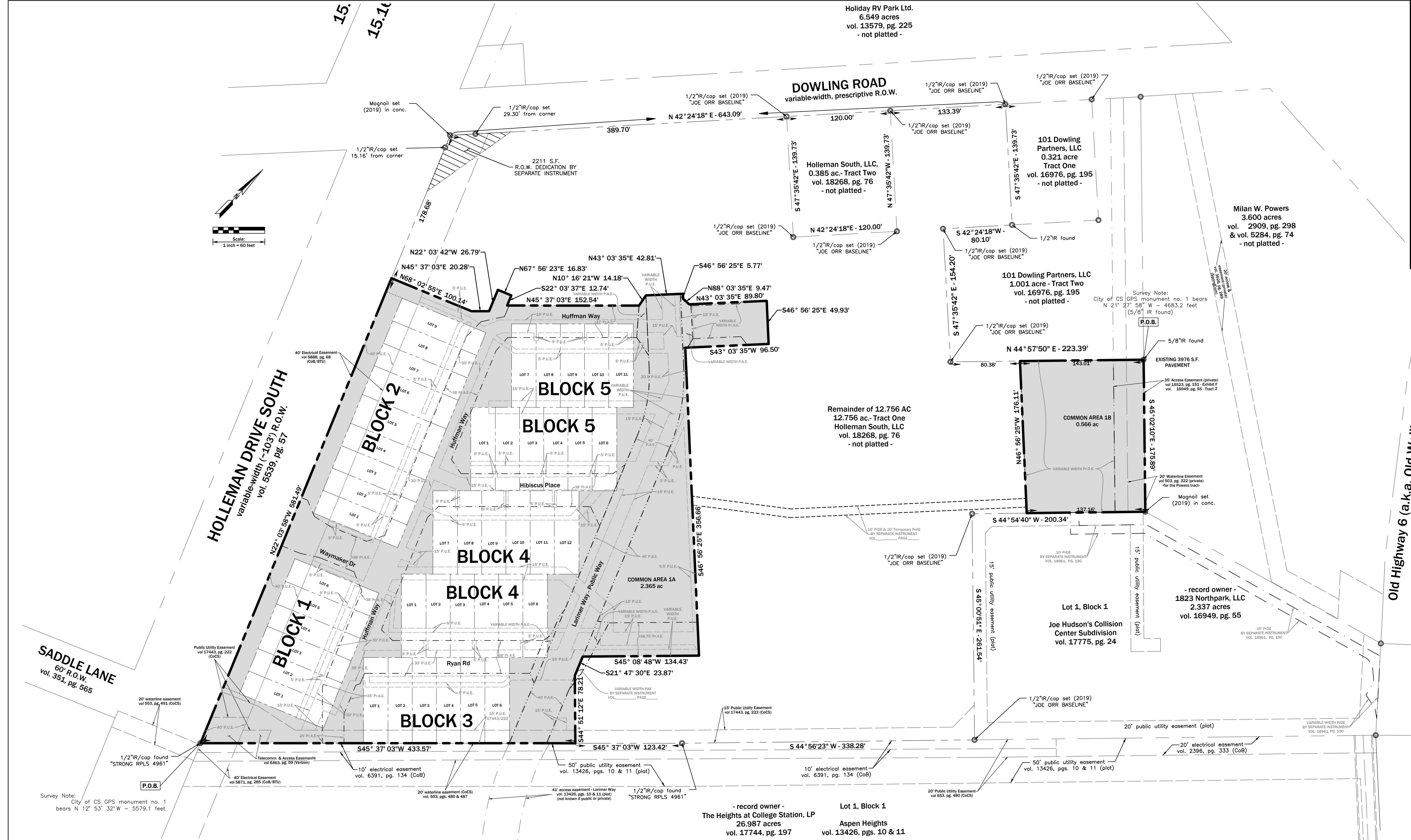
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



0 300 600 Feet

**THE URBAN AT COLLEGE STATION-
PHASE 1**

Case: FINAL PLAT RESIDENTIAL
FP2023-000024



VICINITY MAP
(NTS)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Holleman South, LLC, owner and developer of the land shown on this plat, and designated herein as The Urban at College Station, Phase 1 subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Holleman South, LLC
By: Ten Talents Enterprises, LLC, Its Manager
By: Matthew Stewart, Manager

CERTIFICATE OF NOTARY
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Matthew Stewart, known to me to be the person whose name is 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 ____, 2023.

Notary Public
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Holleman South, LLC, owner and developer of the land shown on this plat, and designated herein as The Urban at College Station, Phase 1 subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Holleman South, LLC
By: 360 Investments, LLC, Its Manager
By: John Huffman, Manager

CERTIFICATE OF NOTARY
STATE OF TEXAS
COUNTY OF
Before me, the undersigned authority, on this day personally appeared John Huffman, known to me to be the person whose name is 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 ____, 2023.

Notary Public
County, Texas

SHEET 1 of 4

- GENERAL NOTES:
- Zoning All Lots = PDD
 - Proposed Land Use = Townhomes
 - Private Access Easement Acreage = 1.276 ac
 - Total Common Area Acreage = 2.931 ac
 - Lot Density = 7.6 du/ac
 - No part of this property lies within a Special Flood Hazard Area, according to Flood Insurance Rate Map no. 48041C0305F, revised April 2, 2014.
 - Bearings are Texas State Plane, Central Zone NAD83(CORS) datum, based on City of CS GPS control monument no. 10 and no. 1 (N 31° 57' 08" W). City of CS GPS monument no. 10 bears S 39° 23' 15" E 7119.3' from Point of Commencement (P.O.C.) (R/cap set 2019 at property corner).
 - Abbreviations:
P.U.E. - Public Utility Easement
P.A.E. - Private Access Easement (Privately Maintained by Home Owner Association "HOA")
P.R.E. - Private Right of Easement (Privately Maintained by HOA)
P.D.E. - Private Drainage Easement
 - Each lot will provide landscaping per the requirements of UDO Section 7.6.B.2
 - Water Service for this subdivision will be provided by College Station Water.
 - The private streets and public way shown on this plat will be owned and maintained by the HOA.
 - Maintenance of storm drainage systems in private street areas will be the responsibility of the HOA.
 - Sidewalks located interior to the property will be owned and maintained by the HOA.
 - Parking will meet all requirements of the Standard Street Section per UDO Section 8.3.W.3.c & f. Single Family Residential Parking is provided according to the Standard Streets and Visitor Parking Areas options.
 - Proposed Residential Lots = 44 Average Lot size = 2,845.02 SF (0.0653 ac)
 - No construction, landscaping, grading, or structures shall impede, obstruct, or block the flow of water in any private drainage easements.
 - Waivers were granted per Rezoning Ordinance 2022-4385.
 - Direct access to Dowling Road and Holleman Drive by townhome lots (lots contained in Block 1 & Block 2) is prohibited. Per Section 8.3.H.1.1, townhouse lots shall not have access to an arterial or collector.
 - Direct access to public access easement (extension of Larimer Way) by townhome lots (lots contained in Blocks 3, 4 & 5) is prohibited.
 - This property falls within the flight's paths for takeoffs and landings of the Easterwood Airport and may experience noise and possible vibration from aircraft.
 - Setbacks for Blocks 1-5 have been modified per Rezoning Ordinance 2022-4385.
Front setback = 35'
Rear setback = 12.5'
Side setback (at end of row) = 0'
Side setback = 5' from building to edge of pavement
Side street setback = N/A.
Building separation = 15'
 - Min. Townhome Lot Area = 2,000 SF
 - Common areas will be owned and maintained by the HOA.
 - Per Ordinance No. 2022-4385, the proposed buildings will not exceed 25' measured to the eave for Blocks 1-5.
 - Larimer Way shall be signed with 25 mph signage. This will occur on this property and on The Heights at College Station, LP property.
 - Huffman Way at Larimer Way will be signed with an all-way stop.
 - Record Title to the land on the appears to be vested in: Holleman South, LLC (18268/76)
 - All site lighting shall comply with City of College Station ordinances as stated on the Rezoning Ordinance 2022-4385, Exhibit D.
 - Electric service and street lighting for this subdivision will be provided by BTU.
 - Iron rods with caps were set at all Lot corners where practicable, unless noted otherwise.
 - HOA is responsible for the maintenance of signs and pavement markings on Public Way.

LEGEND	
1/2" IRON ROD & CAP SET (UNLESS NOTED)	
PROPERTY LINE	
PLAT LIMITS	
LOT LINES	
PUBLIC ACCESS EASEMENT	
PRIVATE ACCESS EASEMENT	
PRIVATE DRAINAGE EASEMENT	
PRIVATE ACCESS & DRAINAGE EASEMENT	
PUBLIC UTILITY EASEMENT	
EXISTING PUE	
LOT TIE-INS	
COMMON AREA	

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 ____, 2023, 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 SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Henry P. Mayo, Registered Professional Land Surveyor, No. 5045 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.

Henry P. Mayo, R.P.L.S. No. 5045

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that this attached plat was duly approved by the Commission on the ____ day of ____, 2023.

Chairman
City of College Station, Texas

FINAL PLAT

THE URBAN AT COLLEGE STATION PHASE 1

BLOCK 1, LOTS 1-6;
BLOCK 2, LOTS 1-9;
BLOCK 3, LOTS 1-6;
BLOCK 4, LOTS 1-12;
BLOCK 5, LOTS 1-11;
COMMON AREA 1A;
AND COMMON AREA 1B

5.805 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE 1"=60'

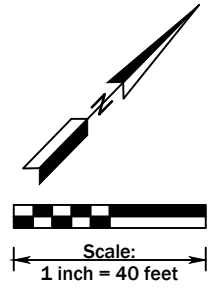
PREPARED AND
SUBMITTED
DECEMBER 2023

OWNER:
HOLLEMAN SOUTH, LLC
13150 COIT RD
SUITE 205
DALLAS, TX 75240

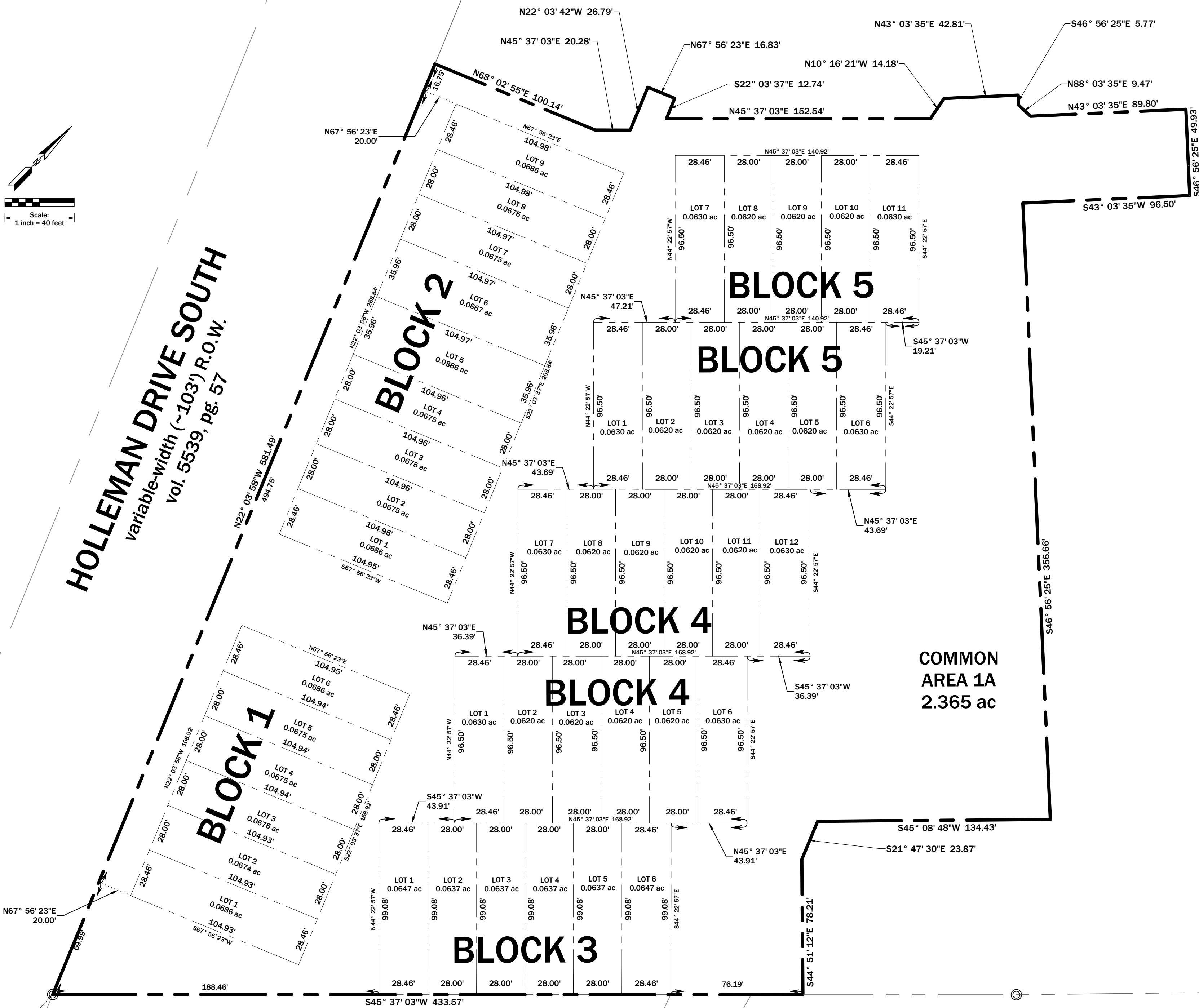
ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260-6963

SURVEYOR:
BASELINE CORPORATION
PROFESSIONAL SURVEYORS
P.O. BOX 11979
COLLEGE STATION, TEXAS
77842
(979) 693-2777

Block	Lot	Area in acres
1	1	0.0686
	2	0.0674
	3	0.0675
	4	0.0675
	5	0.0675
	6	0.0686
2	1	0.0686
	2	0.0675
	3	0.0675
	4	0.0675
	5	0.0866
	6	0.0867
	7	0.0675
	8	0.0675
	9	0.0686
3	1	0.0647
	2	0.0637
	3	0.0637
	4	0.0637
	5	0.0637
	6	0.0647
4	1	0.0630
	2	0.0620
	3	0.0620
	4	0.0620
	5	0.0620
	6	0.0630
	7	0.0630
	8	0.0620
	9	0.0620
	10	0.0620
	11	0.0620
	12	0.0630
5	1	0.0630
	2	0.0620
	3	0.0620
	4	0.0620
	5	0.0620
	6	0.0630
	7	0.0630
	8	0.0620
	9	0.0620
	10	0.0620
	11	0.0630
TOTAL= 44		2.8738
AVG LOT AREA IN ACRES=		0.0653
AVG LOT AREA IN SF=		2845.02



HOLLEMAN DRIVE SOUTH
Variable-width (~103") R.O.W.
Vol. 5539, pg. 57



Remainder of 12.756 AC
12.756 ac.- Tract One
Holleman South, LLC
vol. 18268, pg. 76
- not platted -

101 Dowling Partners, LLC
1.001 acre - Tract Two
vol. 16976, pg. 195
- not platted -

**COMMON
AREA 1B**
0.566 ac

EXISTING 3976 S.F.
PAVEMENT

- record owner -
1823 Northpark, LLC
2.337 acres
vol. 16949, pg. 55

Lot 1, Block 1

Joe Hudson's Collision
Center Subdivision
vol. 17775, pg. 24

SHEET 2 of 4

LOT & COMMON AREA LAYOUT

BOUNDARY DESCRIPTION OF COMMON AREA 1A, AND BLOCKS 1, 2, 3, 4 AND 5

All of that certain tract or parcel of land lying and being situated in the Crawford Burnett league, abstract no. 7, in College Station, Brazos County, Texas, generally being an irregular-shaped tract of land in the south end that 12.756 acre Tract One described in the deed to Holleman South, LLC recorded in volume 18268, page 76 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "STRONG RPLS 4961" found in the northeast right-of-way line of Holleman Drive South marking the south common corner of Tract One and Lot 1, Block 1 of Aspen Heights, designated as "28.245 acres of land out of the J & J Butler Family Partnership, LTD" by plat recorded in volume 13426, pages 10 & 11 of the Official Public Records of Brazos County, Texas, from where City of College Station GPS control monument no. 1 bears N 12° 53' 32" W - 5579.1 feet;

Thence N 22° 03' 58" W - 581.49 feet, along the said right-of-way line of Holleman Drive South, to the most westerly corner of this described tract from where a Magnail set in concrete pavement in 2019 at the most westerly corner of said Tract One bears N 22° 03' 58" W - 178.68 feet;

Thence through the said Tract One, in a clockwise direction around this described tract, as follows:

N 68° 02' 55" E - 100.14 feet,
N 45° 37' 03" E - 20.28 feet,
N 22° 03' 42" W - 26.79 feet,
N 67° 56' 23" E - 16.83 feet,
S 22° 03' 37" E - 12.74 feet,
N 45° 37' 03" E - 152.54 feet,
N 10° 16' 21" W - 14.18 feet,
N 43° 03' 35" E - 42.81 feet,
S 46° 56' 25" E - 5.77 feet,
N 88° 03' 35" E - 9.47 feet,
N 43° 03' 35" E - 89.80 feet,
S 46° 56' 25" E - 49.93 feet,
S 43° 03' 35" W - 96.50 feet,
S 46° 56' 25" E - 356.66 feet,
S 45° 08' 48" W - 134.43 feet,
S 21° 47' 30" E - 23.87 feet, and
S 44° 51' 12" E - 78.21 feet to a point in the common boundary of Tract One and the said Lot 1 of Aspen Heights located S 45° 37' 03" W - 123.42 feet from a 1/2" iron rod found with a yellow plastic cap stamped "STRONG RPLS 4961";

Thence S 45° 37' 03" W - 433.57 feet, along the said common boundary line, to the Point of Beginning and containing 5.239 acres of land more or less.

BOUNDARY DESCRIPTION OF COMMON AREA 1B

All of that certain tract or parcel of land lying and being situated in the Crawford Burnett league, abstract no. 7, in College Station, Brazos County, Texas, generally being a rectangular tract of land in the northeast end that 12.756 acre Tract One described in the deed to Holleman South, LLC recorded in volume 18268, page 76 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found at the east common corner of said Tract One and that 1.001 acre Tract Two as described in the deed to 101 Dowling Partners, LLC recorded in volume 16976, page 195 of the Official Public Records of Brazos County, Texas, in the southwest line of that 3.600 acre tract described in the deed to Milan W. Powers recorded in volume 2909, page 298 and volume 5284, page 74 of the Official Public Records of Brazos County, Texas, from where City of College Station GPS control monument no. 1 bears N 21° 27' 58" W - 4683.2 feet;

Thence S 45° 02' 10" E - 175.89 feet, along the common boundary of said Tract One and said Powers tract, to a Magnail set in concrete in 2019 at their common corner, also being an angle point in the northwest boundary of the Lot 1, Block 1 of the Joe Hudson's Collision Center Subdivision as described by plat recorded in volume 17775, page 24 of the Official Public Records of Brazos County, Texas;

Thence S 44° 54' 40" W - 137.16 feet, along a common line of said Tract One and the said Joe Hudson's Lot 1, to the south corner of this described tract;

Thence N 46° 56' 25" W - 176.11 feet, across said Tract One to the west corner of this described tract in a common line of Tract One and the said 1.001 acre Tract Two;

Thence N 44° 57' 50" E - 143.01 feet, along the said common property line, to the Point of Beginning and containing 0.566 acre of land more or less.

FINAL PLAT

THE URBAN AT COLLEGE STATION PHASE 1

BLOCK 1, LOTS 1-6;
BLOCK 2, LOTS 1-9;
BLOCK 3, LOTS 1-6;
BLOCK 4, LOTS 1-12;
BLOCK 5, LOTS 1-11;
COMMON AREA 1A;
AND COMMON AREA 1B

SCALE 1"=40'

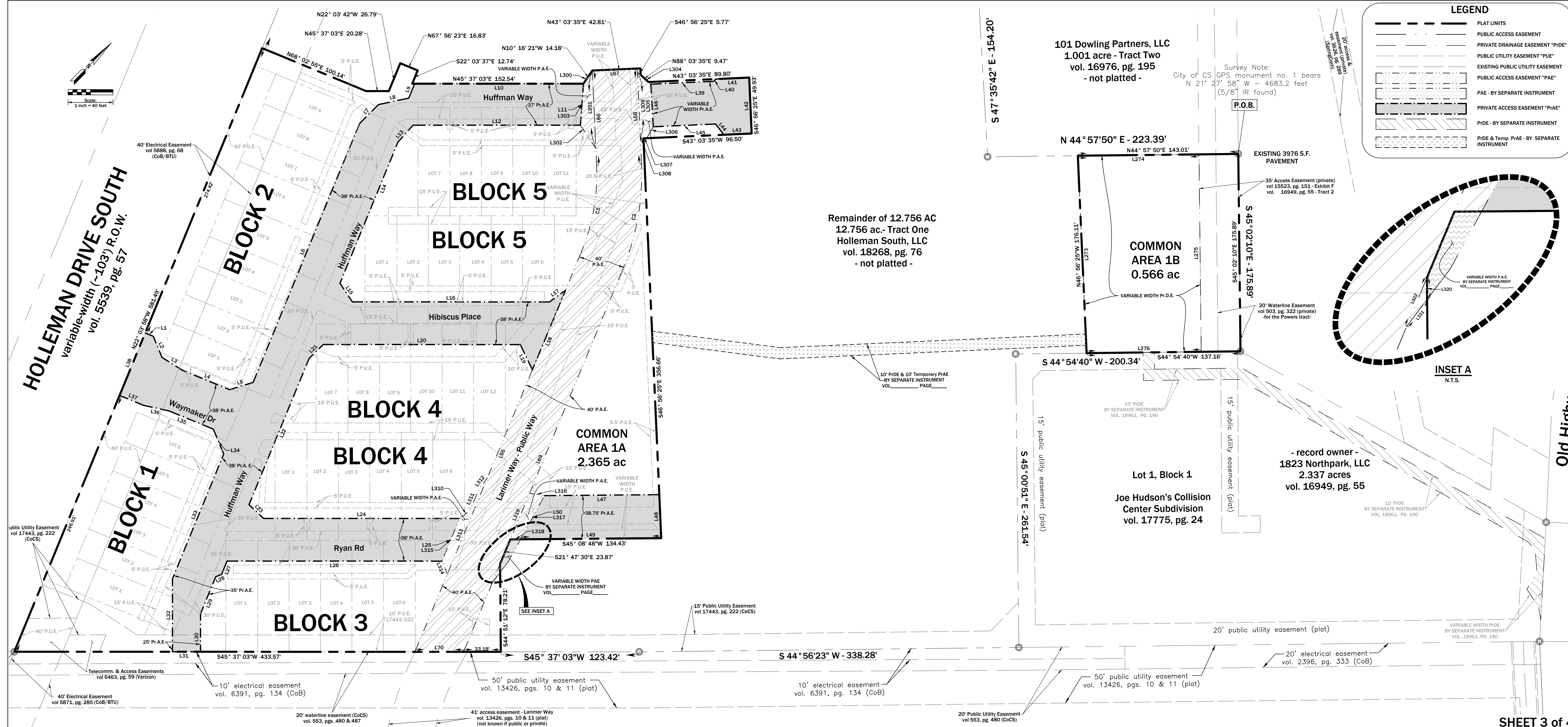
5.805 ACRES
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER:
HOLLEMAN SOUTH, LLC
13150 COIT RD
SUITE 205
DALLAS, TX 75240

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

SURVEYOR:
BASELINE CORPORATION
PROFESSIONAL SURVEYORS
P.O. BOX 11979
COLLEGE STATION, TEXAS
77842
(979) 693-2777

PREPARED AND
SUBMITTED
DECEMBER 2023



Pr.A.E. LINE TABLES

Parcel Line Table			
Line #	Length	Direction	
L1	7.73'	N67° 56' 23"E	
L2	20.38'	S67° 03' 37"E	
L3	21.60'	N77° 56' 23"E	
L4	45.29'	N67° 56' 23"E	
L5	22.00'	N28° 33' 04"E	
L6	249.38'	N22° 03' 37"W	
L7	24.00'	N0° 37' 03"E	
L8	27.57'	N33° 32' 54"E	
L9	13.92'	N22° 03' 37"W	
L10	150.38'	N45° 37' 03"E	
L11	37.10'	S40° 14' 42"E	
L12	149.22'	S45° 37' 03"W	
L13	20.02'	S2° 38' 37"E	
L14	136.21'	S22° 03' 37"E	
L15	19.93'	S78° 13' 17"E	

Parcel Line Table			
Line #	Length	Direction	
L16	175.63'	N45° 37' 03"E	
L17	17.72'	N9° 22' 46"E	
L18	76.80'	S21° 47' 30"E	
L19	24.87'	N69° 57' 09"W	
L20	175.63'	S45° 37' 03"W	
L21	17.75'	S1° 06' 55"W	
L22	140.87'	S22° 03' 37"E	
L23	17.93'	N88° 41' 02"E	
L24	174.46'	N45° 37' 03"E	
L25	41.05'	S22° 09' 05"E	
L26	191.58'	S45° 37' 03"W	
L27	12.77'	S22° 03' 33"E	
L28	5.66'	S22° 56' 23"W	
L29	35.66'	S22° 03' 37"E	
L30	33.85'	S44° 22' 57"E	

Parcel Line Table			
Line #	Length	Direction	
L31	25.00'	S45° 37' 03"W	
L32	65.11'	N44° 22' 57"W	
L33	120.14'	N22° 03' 37"W	
L34	24.04'	N67° 03' 37"W	
L35	42.85'	S67° 56' 23"W	
L36	23.04'	S57° 56' 23"W	
L37	23.16'	S67° 56' 23"W	
L38	60.16'	N22° 03' 58"W	
L39	56.05'	S43° 03' 35"W	
L40	2.83'	S1° 56' 01"E	
L41	29.75'	S43° 03' 35"W	
L42	49.93'	N46° 56' 25"W	
L43	24.74'	N43° 03' 35"E	
L44	12.16'	S82° 09' 28"E	
L45	55.56'	N43° 03' 35"E	

Parcel Line Table			
Line #	Length	Direction	
L46	38.00'	S47° 41' 08"E	
L47	102.27'	N45° 08' 48"E	
L48	38.78'	S46° 56' 25"E	
L49	125.33'	S45° 08' 48"W	
L50	44.39'	N15° 39' 40"W	

* L51 - L64 NOT USED

PRIVATE & PUBLIC ACCESS EASEMENTS & PRIVATE DRAINAGE EASEMENTS

P.A.E. LINE & CURVE TABLES

Parcel Line Table			
Line #	Length	Direction	
L65	385.65'	N21° 47' 30"W	
L66	84.92'	N46° 56' 25"W	
L67	40.00'	N43° 03' 33"E	
L68	84.92'	S46° 56' 25"E	
L69	369.01'	S21° 47' 30"E	
L70	43.32'	S45° 37' 03"W	
L300	14.18'	N10° 16' 21"W	
L301	69.43'	S46° 56' 25"E	
L302	24.77'	N78° 01' 54"W	
L303	37.10'	N40° 14' 42"W	
L304	16.27'	N88° 03' 35"E	
L305	38.00'	S47° 41' 08"E	
L306	11.28'	S14° 02' 06"E	
L307	4.34'	S43° 03' 35"W	
L308	2.18'	S1° 56' 25"E	

Parcel Line Table			
Line #	Length	Direction	
L309	60.51'	N46° 56' 25"W	
L310	11.20'	S8° 53' 43"W	
L311	22.81'	S20° 26' 37"E	
L312	10.86'	S6° 47' 30"E	
L313	92.77'	N21° 47' 30"W	
L314	12.45'	S66° 47' 30"E	
L315	41.05'	S22° 09' 05"E	
L316	13.51'	N54° 10' 22"E	
L317	44.39'	S15° 39' 40"E	
L318	9.10'	S45° 08' 48"W	
L319	44.42'	N21° 47' 30"W	
L320	7.25'	S44° 51' 12"E	
L321	11.27'	S7° 11' 09"E	
L322	17.58'	N21° 47' 30"W	

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	79.01'	180.00'	25° 08' 55"	N34° 21' 57"W	78.37'	
C2	96.56'	220.00'	25° 08' 55"	S34° 21' 57"E	95.79'	

Pr.D.E. LINE TABLE

Parcel Line Table		
Line #	Length	Direction
L273	176.11'	S46° 56' 25"E
L274	108.01'	S44° 57' 50"W
L275	175.92'	N45° 02' 10"W
L276	102.16'	N44° 54' 40"E

FINAL PLAT THE URBAN AT COLLEGE STATION PHASE 1

BLOCK 1, LOTS 1-6;
BLOCK 2, LOTS 1-9;
BLOCK 3, LOTS 1-6;
BLOCK 4, LOTS 1-12;
BLOCK 5, LOTS 1-11;
COMMON AREA 1A;
AND COMMON AREA 1B

SCALE 1"=40'

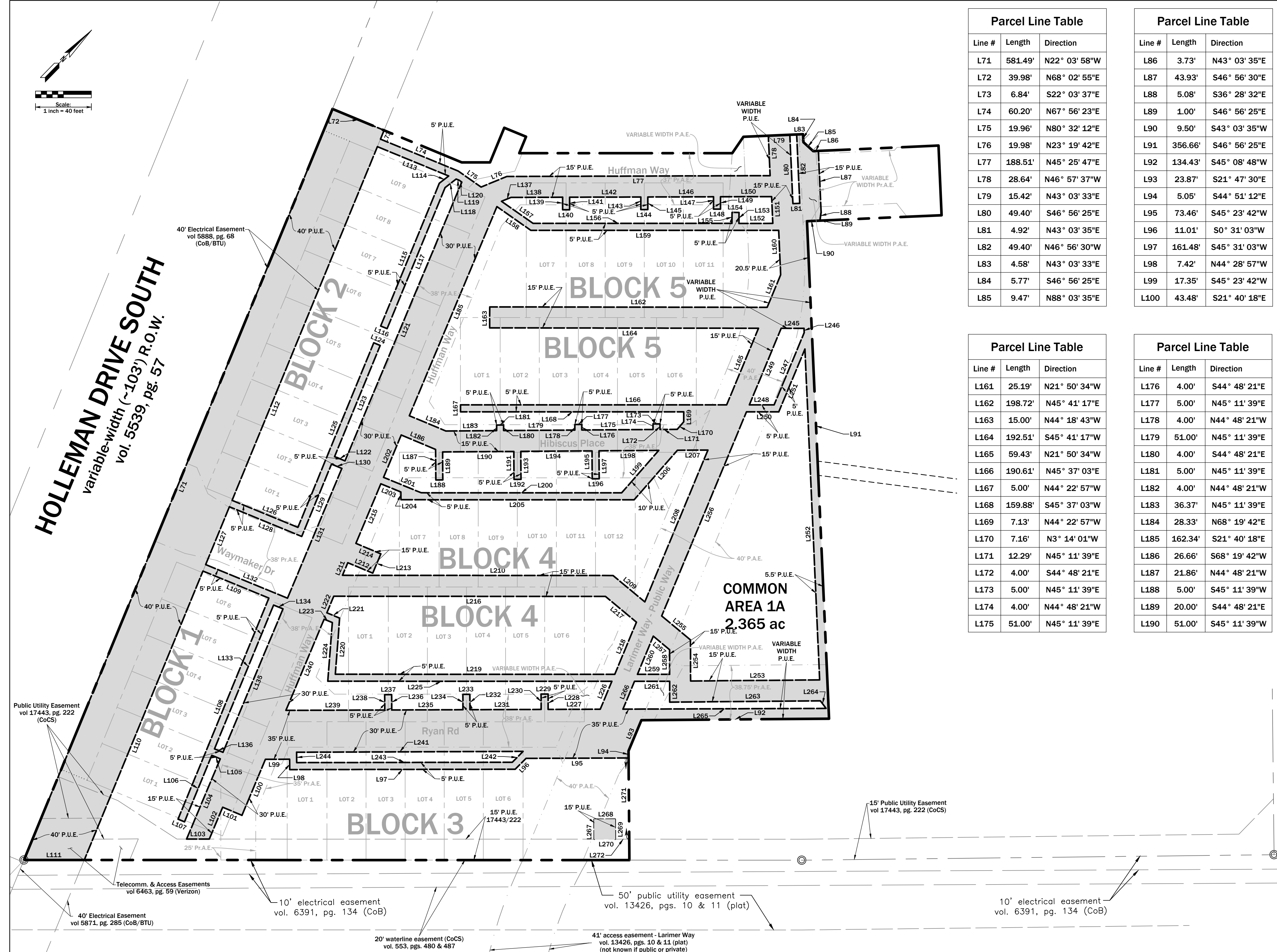
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PREPARED AND
SUBMITTED
DECEMBER 2023



S:\31704\Map Sheet - Holleman South\Drawings\Plot\Phase 1\1104-Final\Plot.dwg, RLE, 12/12/2023 1:48:10 PM

LEGEND

PLAT LIMITS

PUBLIC ACCESS EASEMENT

PRIVATE ACCESS EASEMENT

PUBLIC UTILITY EASEMENT

EXISTING PUE

PUE

Parcel Line Table		
Line #	Length	Direction
L71	581.49'	N22° 03' 58"W
L72	39.98'	N68° 02' 55"E
L73	6.84'	S22° 03' 37"E
L74	60.20'	N67° 56' 23"E
L75	19.96'	N80° 32' 12"E
L76	19.98'	N23° 19' 42"E
L77	188.51'	N45° 25' 47"E
L78	28.64'	N46° 57' 37"W
L79	15.42'	N43° 03' 33"E
L80	49.40'	S46° 56' 25"E
L81	4.92'	N43° 03' 35"E
L82	49.40'	N46° 56' 30"W
L83	4.58'	N43° 03' 33"E
L84	5.77'	S46° 56' 25"E
L85	9.47'	N88° 03' 35"E

Parcel Line Table		
Line #	Length	Direction
L86	3.73'	N43° 03' 35"E
L87	43.93'	S46° 56' 30"E
L88	5.08'	S36° 28' 32"E
L89	1.00'	S46° 56' 25"E
L90	9.50'	S43° 03' 35"W
L91	356.66'	S46° 56' 25"E
L92	134.43'	S45° 08' 48"W
L93	23.87'	S21° 47' 30"E
L94	5.05'	S44° 51' 12"E
L95	73.46'	S45° 23' 42"W
L96	11.01'	S0° 31' 03"W
L97	161.48'	S45° 31' 03"W
L98	7.42'	N44° 28' 57"W
L99	17.35'	S45° 23' 42"W
L100	43.48'	S21° 40' 18"E

Parcel Line Table		
Line #	Length	Direction
L101	15.00'	S68° 19' 42"W
L102	24.75'	S21° 40' 18"E
L103	16.26'	S45° 37' 03"W
L104	62.34'	N21° 40' 18"W
L105	6.53'	S67° 56' 23"W
L106	51.49'	S22° 03' 37"E
L107	5.00'	S68° 19' 42"W
L108	171.16'	N22° 03' 37"W
L109	51.00'	S67° 54' 53"W
L110	223.74'	S22° 03' 37"E
L111	43.16'	S45° 37' 03"W
L112	273.83'	S22° 03' 37"E
L113	55.24'	S67° 56' 23"W
L114	8.48'	N7° 56' 23"E
L115	110.58'	N22° 03' 37"W

Parcel Line Table		
Line #	Length	Direction
L116	5.00'	S67° 56' 23"W
L117	109.24'	S22° 03' 37"E
L118	10.02'	S7° 56' 23"W
L119	2.36'	S67° 56' 23"W
L120	2.25'	S80° 32' 12"W
L121	216.47'	N21° 40' 18"W
L122	8.10'	N67° 56' 23"E
L123	86.04'	S22° 03' 37"E
L124	5.00'	N67° 56' 23"E
L125	142.92'	N22° 03' 37"W
L126	51.00'	N67° 56' 23"E
L127	44.78'	S22° 03' 10"E
L128	55.99'	S67° 56' 23"W
L129	56.04'	S22° 03' 37"E
L130	8.06'	S67° 56' 23"W

Parcel Line Table		
Line #	Length	Direction
L131	100.79'	N21° 40' 18"W
L132	63.38'	N67° 54' 53"E
L133	111.39'	S22° 03' 37"E
L134	7.32'	S67° 56' 23"W
L135	111.39'	N21° 40' 18"W
L136	6.56'	N67° 56' 23"E
L137	7.38'	S23° 19' 42"W
L138	36.95'	S45° 25' 47"W
L139	9.00'	N44° 34' 13"W
L140	5.00'	S45° 25' 47"W
L141	9.00'	S44° 34' 13"E
L142	51.00'	S45° 25' 47"W
L143	9.00'	N44° 34' 13"W
L144	5.00'	S45° 25' 47"W
L145	9.00'	S44° 34' 13"E

Parcel Line Table		
Line #	Length	Direction
L146	47.06'	S45° 25' 47"W
L147	8.84'	N44° 22' 57"W
L148	5.00'	S45° 21' 30"W
L149	8.83'	S44° 22' 57"E
L150	36.60'	S45° 25' 47"W
L151	19.20'	N46° 56' 25"W
L152	24.28'	N45° 27' 50"E
L153	7.88'	S43° 42' 17"E
L154	5.00'	N46° 17' 43"E
L155	7.88'	N43° 42' 17"W
L156	142.44'	N45° 37' 12"E
L157	27.55'	N80° 32' 12"E
L158	29.60'	S80° 32' 12"W
L159	177.52'	S45° 37' 03"W
L160	31.89'	N46° 56' 25"W

Parcel Line Table		
Line #	Length	Direction
L161	25.19'	N21° 50' 34"W
L162	198.72'	N45° 41' 17"E
L163	15.00'	N44° 18' 43"W
L164	192.51'	S45° 41' 17"W
L165	59.43'	N21° 50' 34"W
L166	190.61'	N45° 37' 03"E
L167	5.00'	N44° 22' 57"W
L168	159.88'	S45° 37' 03"W
L169	7.13'	N44° 22' 57"W
L170	7.16'	N3° 14' 01"W
L171	12.29'	N45° 11' 39"E
L172	4.00'	S44° 48' 21"E
L173	5.00'	N45° 11' 39"E
L174	4.00'	N44° 48' 21"W
L175	51.00'	N45° 11' 39"E

Parcel Line Table		
Line #	Length	Direction
L176	4.00'	S44° 48' 21"E
L177	5.00'	N45° 11' 39"E
L178	4.00'	N44° 48' 21"W
L179	51.00'	N45° 11' 39"E
L180	4.00'	S44° 48' 21"E
L181	5.00'	N45° 11' 39"E
L182	4.00'	N44° 48' 21"W
L183	36.37'	N45° 11' 39"E
L184	28.33'	N68° 19' 42"E
L185	162.34'	S21° 40' 18"E
L186	26.66'	S68° 19' 42"W
L187	21.86'	N44° 48' 21"W
L188	5.00'	S45° 11' 39"W
L189	20.00'	S44° 48' 21"E
L190	51.00'	S45° 11' 39"W

Parcel Line Table		
Line #	Length	Direction
L191	20.00'	N44° 48' 21"W
L192	5.00'	S45° 11' 39"W
L193	20.00'	S44° 48' 21"E
L194	51.00'	S45° 11' 39"W
L195	20.00'	N44° 48' 21"W
L196	5.00'	S45° 11' 39"W
L197	20.00'	S44° 48' 21"E
L198	42.79'	S45° 11' 39"W
L199	40.34'	N3° 14' 01"W
L200	143.63'	N45° 37' 03"E
L201	29.09'	N67° 56' 23"E
L202	32.85'	S21° 40' 18"E
L203	15.47'	S67° 56' 23"W
L204	5.56'	N45° 21' 45"W
L205	166.97'	S45° 37' 03"W

Parcel Line Table		
Line #	Length	Direction
L206	47.12'	S3° 14' 01"E
L207	21.83'	S45° 11' 39"W
L208	117.78'	N21° 50' 34"W
L209	29.58'	N85° 20' 50"E
L210	193.76'	N45° 38' 42"E
L211	9.79'	S21° 40' 18"E
L212	19.37'	S68° 19' 42"W
L213	15.00'	S21° 40' 18"E
L214	19.37'	N68° 19' 42"E
L215	46.30'	S21° 40' 18"E
L216	194.62'	S45° 38' 42"W
L217	28.80'	S85° 20' 50"W
L218	40.45'	N21° 50' 34"W
L219	200.12'	N45° 37' 03"E
L220	40.36'	S39° 59' 28"E

Parcel Line Table		
Line #	Length	Direction
L221	9.94'	N67° 54' 53"E
L222	12.85'	S21° 40' 18"E
L223	6.34'	S67° 54' 53"W
L224	42.12'	N39° 59' 28"W
L225	203.44'	S45° 37' 03"W
L226	21.66'	N21° 50' 34"W
L227	37.33'	N45° 23' 42"E
L228	11.00'	S44° 36' 18"E
L229	5.00'	N45° 23' 42"E
L230	11.00'	N44° 36' 18"W
L231	51.00'	N45° 23' 42"E
L232	11.00'	S44° 36' 18"E
L233	5.00'	N45° 23' 42"E
L234	11.00'	N44° 36' 18"W
L235	51.00'	N45° 23' 41"E

Parcel Line Table		
Line #	Length	Direction
L236	11.00'	S44° 36' 18"E
L237	5.00'	N45° 23' 42"E
L238	11.00'	N44° 36' 18"W
L239	70.76'	N45° 23' 42"E
L240	70.76'	S21° 40' 18"E
L241	162.20'	S45° 23' 42"W
L242	11.01'	N0° 31' 03"E
L243	154.41'	N45° 31' 03"E
L244	7.44'	S44° 28' 57"E
L245	16.37'	S45° 40' 31"W
L246	3.10'	N46° 56' 25"W
L247	56.05'	N21° 47' 30"W
L248	17.75'	N45° 37' 03"E
L249	59.40'	S21° 50' 34"E
L250	23.16'	S45° 37' 03"W

Parcel Line Table		
Line #	Length	Direction
L251	48.74'	S21° 47' 30"E
L252	237.21'	N46° 56' 25"W
L253	92.42'	N45° 07' 20"E
L254	29.47'	S44° 35' 34"E
L255	26.80'	N85° 20' 50"E
L256	158.27'	S21° 50' 34"E
L257	15.16'	N85° 20' 50"E
L258	17.63'	S44° 35' 34"E
L259	23.06'	S45° 37' 03"W
L260	29.58'	N21° 50' 34"W
L261	25.16'	N45° 37' 03"E
L262	14.90'	S44° 35' 34"E
L263	107.89'	N45° 07' 20"E
L264	6.78'	S81° 28' 05"E
L265	145.46'	S45° 23' 42"W

Parcel Line Table		
Line #	Length	Direction
L266	21.59'	N21° 50' 34"W
L267	14.20'	S44° 43' 09"E
L268	15.00'	S45° 16' 51"W
L269	14.29'	N44° 43' 09"W
L270	15.00'	N45° 37' 03"E
L271	58.16'	S44° 51' 12"E
L272	10.02'	S45° 37' 03"W

SHEET 4 of 4

FINAL PLAT

THE URBAN AT COLLEGE STATION
PHASE 1

BLOCK 1, LOTS 1-6;
BLOCK 2, LOTS 1-9;
BLOCK 3, LOTS 1-6;
BLOCK 4, LOTS 1-12;
BLOCK 5, LOTS 1-11;
COMMON AREA 1A;
AND COMMON AREA 1B

SCALE 1"=40'

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PREPARED AND
SUBMITTED
DECEMBER 2023

PUBLIC UTILITY EASEMENTS



**Final Plat
for
Heaven Subdivision
Block 1, Lots 1 and 2
FPMU2023-000004**

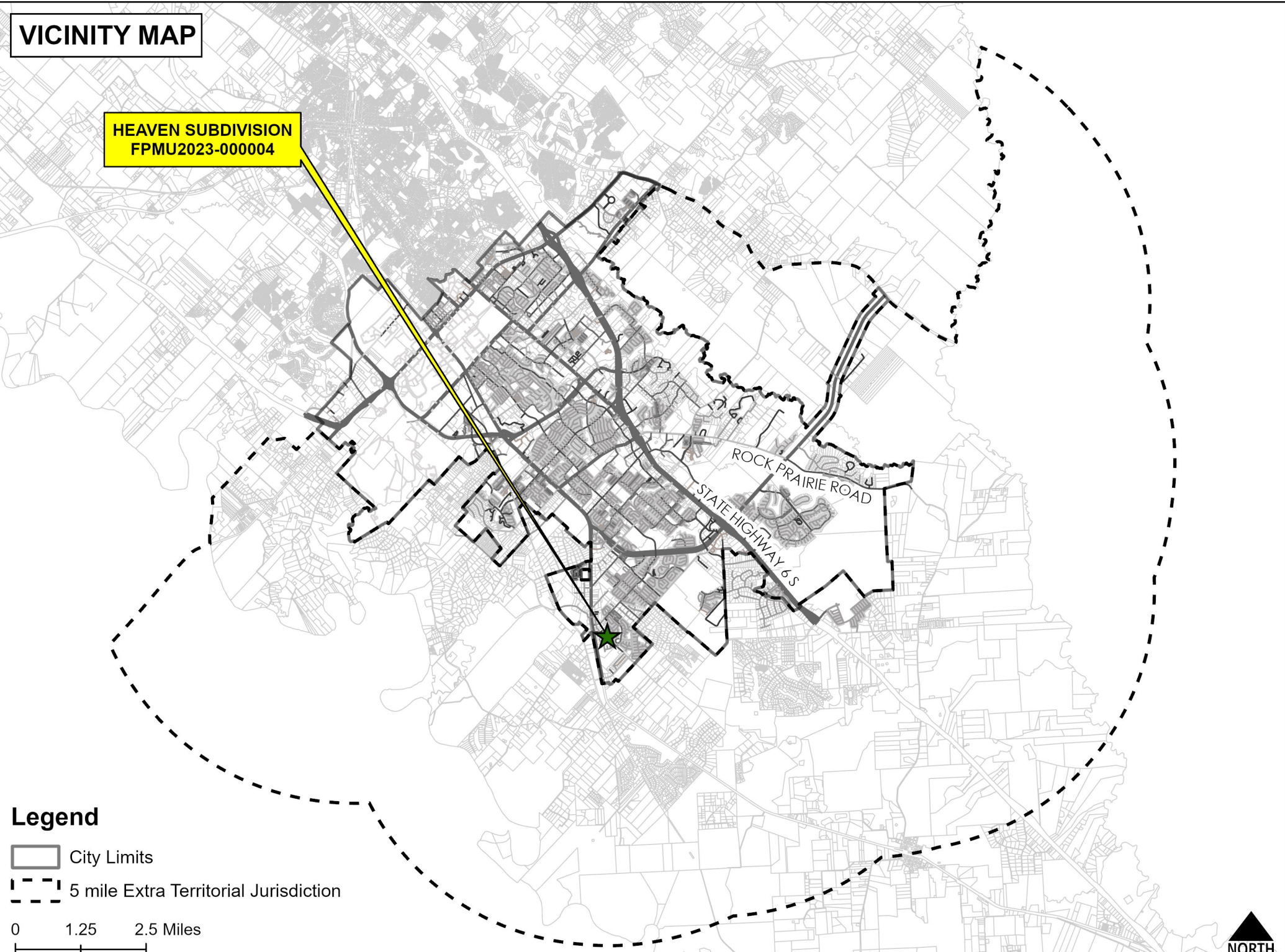
Scale	Two lots on approximately 8 acres.
Location	Generally located on the north side of Royder Road and south of the Creek Meadows Subdivision.
Property Owner	The Islamic Community of Bryan/College Station and the Friends of ICBCS, Inc.
Applicant	McClure and Browne
Project Manager	Jesse DiMeolo, Staff Planner, jdimeolo@cstx.gov
Project Overview	This final plat will create two lots along Royder Road. The intended use on Lot 1 is a place of worship and Lot 2 will be for single family residential use. The average lot size for this subdivision is just above four acres. Please see the supporting material "Discretionary Item" for additional information about the project.
Preliminary Plan	Not required
Public Infrastructure	No extension of municipal facilities.
Parkland Dedication	Parkland dedication fee-in-lieu will be paid for both lots.
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes, with the exception of the discretionary item in UDO Section 8.3.H.1.i 'Lots'
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP

HEAVEN SUBDIVISION
FPMU2023-000004

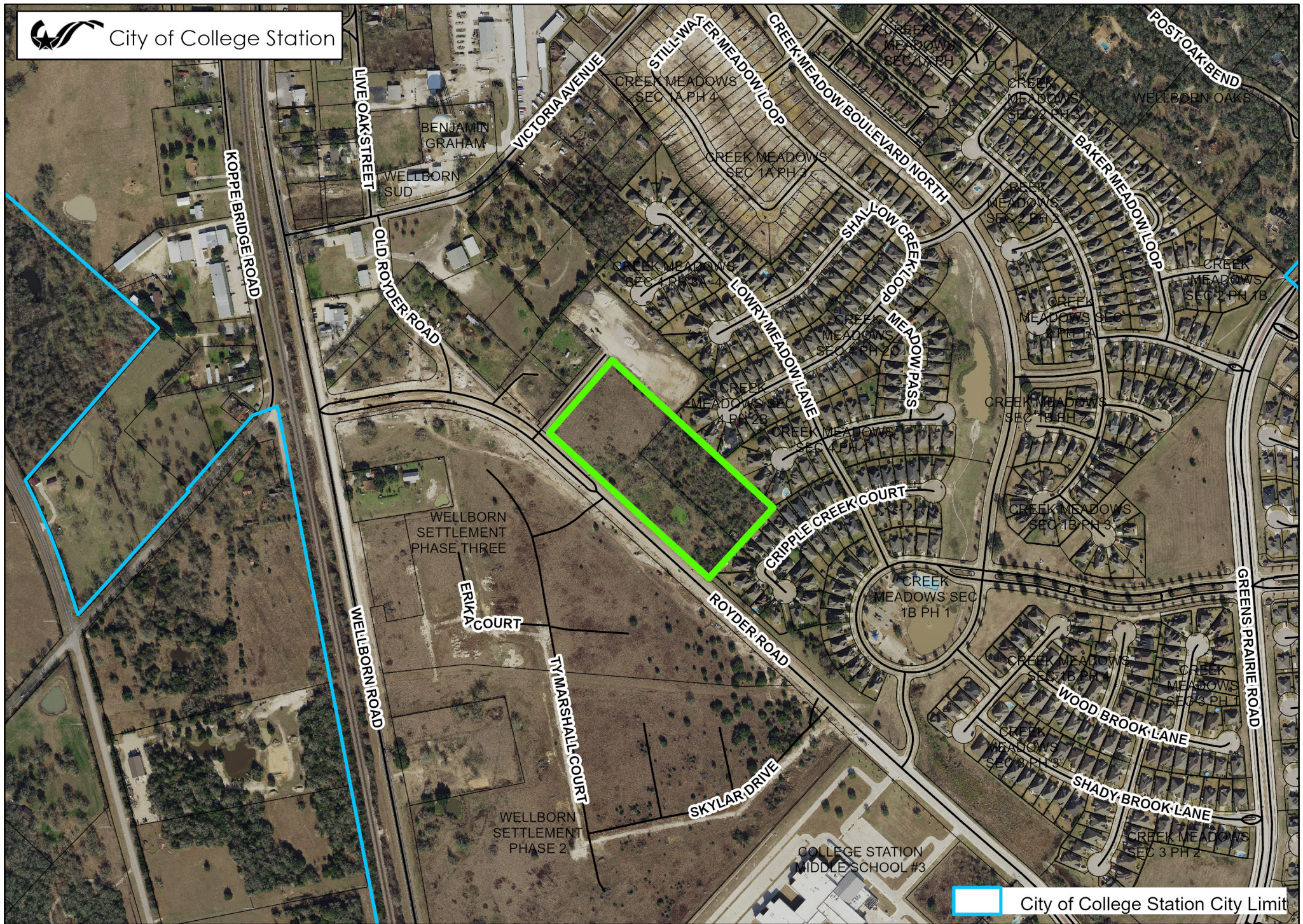


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





City of College Station City Limit



0 500 1,000 Feet

HEAVEN SUBDIVISION

Case: FINAL PLAT MIXED USE
FPMU2023-000004



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



0 370 740 Feet

HEAVEN SUBDIVISION

Case: FINAL PLAT MIXED USE
FPMU2023-000004



MEMORANDUM

December 21, 2023

TO: Members of the Planning & Zoning Commission

FROM: Jesse DiMeolo
Staff Planner, Planning & Development Services

SUBJECT: UDO Section 8.3.H.1.i regarding general requirements of subdivision of lots

Item:

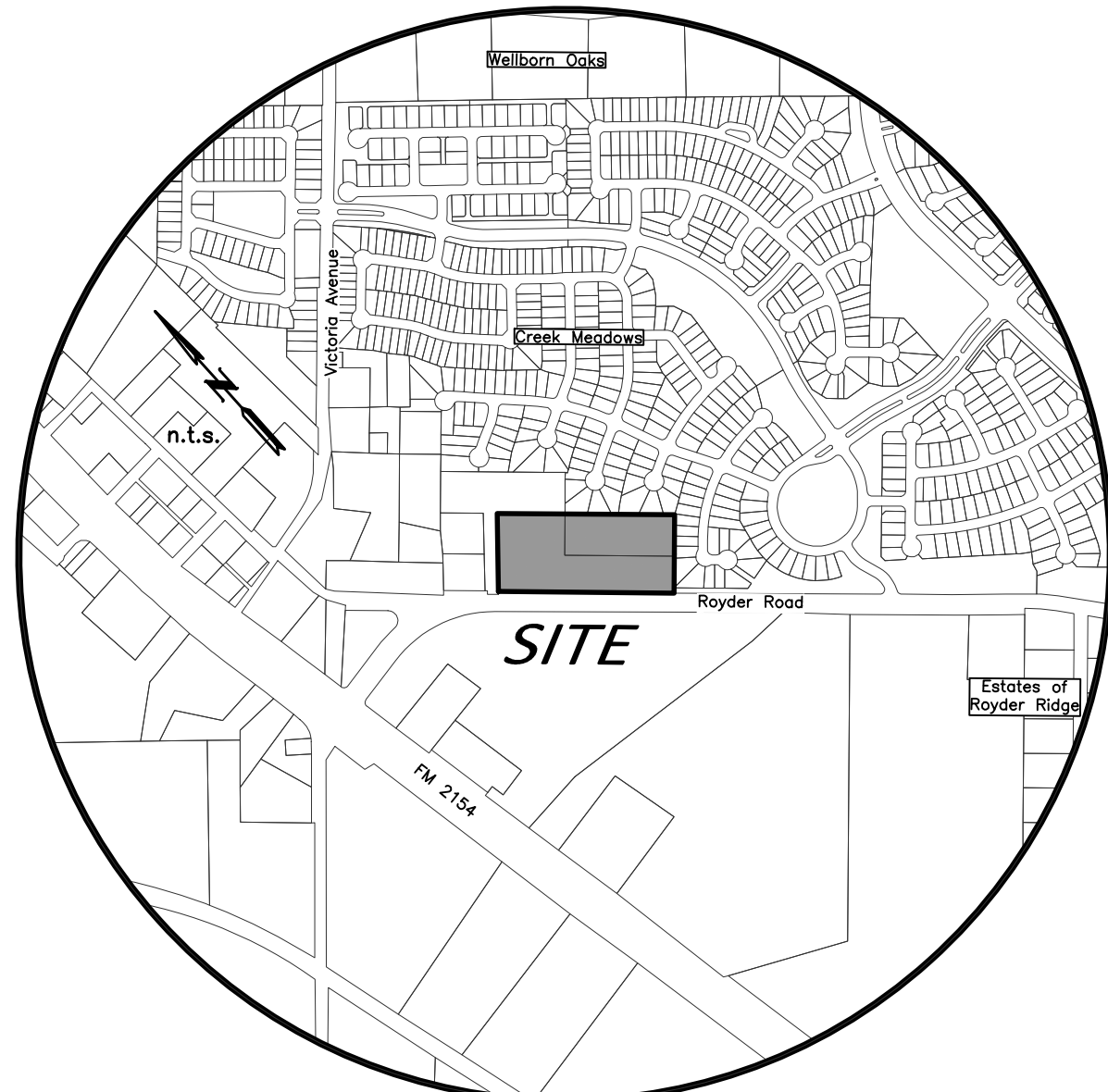
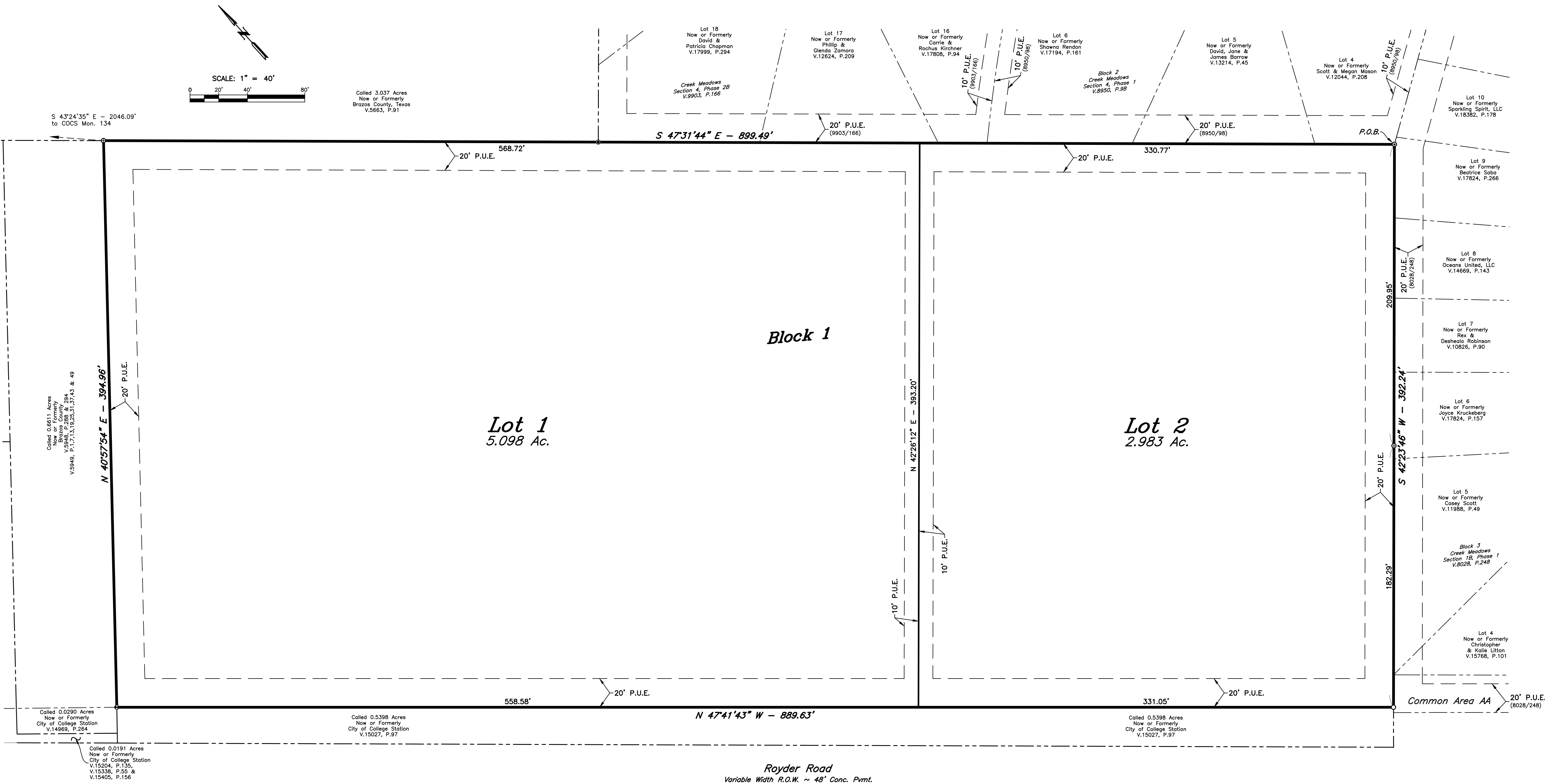
Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', and presentation, discussion, and possible action regarding a Final Plat Mixed Use for Heaven Subdivision on approximately eight acres, generally located on the northside of Royder Road and southwest of the Creek Meadows Subdivision. Case# FPMU2023-000004.

Summary:

This final plat is for a horizontally mixed-use development along Royder Road, which is classified on the thoroughfare plan as a minor arterial. The applicant's intention is to create one larger lot that will be used for a place of worship and a smaller lot of approximately three acres that will be replatted in the future into additional single family residential lots. The current zoning of the tract is R Rural, which is a residential zoned district allowing for the creation of large-lot residential development. This district may also serve as a reserved area, until future growth is ready to occur. The Comprehensive Plan Future Land Use classification for the tract is Neighborhood Commercial.

This final plat includes a discretionary item related to general lot requirements of a subdivision in the UDO Section 8.3.H.1.i 'Lots'. Per this section, no single-family dwelling, townhouse, or duplex lot shall have direct access to an arterial or collector thoroughfare; however, these lots may face toward a thoroughfare if driveway access is provided via a public alley. Notwithstanding the foregoing, single-family detached lots that are at least one hundred (100) feet in width may have direct access with the recommendation of the Administrator and approval of the Planning and Zoning Commission. This subdivision is proposing access to Royder Road for both lots 1 and 2. Lot 1 has frontage of approximately 559' and lot 2 has frontage of 331'. Adjacent driveway distance requirements according to UDO Section 7.4.C will be met at time of site development.

Staff is recommending approval of the discretionary item as both lots more than meet the width requirement along the public right-of-way frontage.



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the SAMUEL DAVIDSON LEAGUE, Abstract No. 13, in College Station, Brazos County, Texas and being all of the called 5.405 acre Tract One and all of the called 2.677 acre Tract Two described in the deed from Snoopaluke Holdings, LLC to Islamic Community of Bryan/College Station, a Texas Non-profit Corporation, and Friends of ICBCS, Inc., a Texas Corporation recorded in Volume 18121, Page 204 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch capped iron rod, stamped "Strong" marking the common east corner of this herein described tract and the called 2.677 acre Islamic Community Tract Two, said iron rod also marking the south corner of Lot 4, Block 2, CREEK MEADOWS SECTION 4, PHASE 1 according to the Final Plat recorded in Volume 8950, Page 98 (O.P.R.B.C.) and being in the northwest line of Lot 9, Block 3, CREEK MEADOWS SECTION 1B, PHASE 1 according to the Final Plat recorded in Volume 8028, Page 248 (O.P.R.B.C.);

THENCE: S 42°23'46" W along the common line of this tract, the called 2.677 acre Islamic Community Tract Two, the called 5.405 acre Islamic Community Tract One and the northwest line of said CREEK MEADOWS SECTION 1B, PHASE 1, at 209.95 feet, pass a found 5/8-inch capped iron rod, stamped "Kerr" marking the south corner of the called 2.677 acre Islamic Community Tract Two and the east corner of the called 5.405 acre Islamic Community Tract One, continue for a total distance of 392.24 feet to a 1/2-inch capped iron rod set, stamped "McClure Browne" for the common south corner of this tract and the called 5.405 acre Islamic Community Tract One, said iron rod also marking the east corner of the called 0.5398 acre City of College Station tract recorded in Volume 15027, Page 97 (O.P.R.B.C.) and being in the northwest line of the called Common Area "AA", Block 3 of said CREEK MEADOWS SECTION 1B, PHASE 1 and being in the northeast right-of-way line of Royder Road (variable width);

THENCE: N 47°41'43" W along the northeast right-of-way line of said Royder Road for a distance of 889.63 feet to a found 1/2-inch capped iron rod, stamped "Jones & Carter" marking the common west corner of this herein described tract and the called 5.405 acre Islamic Community Tract One, said iron rod also marking the south corner of the called 0.6811 acre Brazos County, Texas tract recorded in Volume 5948, Page 288 (O.P.R.B.C.), the north corner of the called 0.5398 acre City of College Station tract and the east corner of the called 0.0290 acre City of College Station tract recorded in Volume 14969, Page 264 (O.P.R.B.C.);

THENCE: N 40°57'54" E along the common line of this tract, the called 5.405 acre Islamic Community Tract One and the called 0.6811 acre Brazos County, Texas tract for a distance of 394.96 feet to a found 1/2-inch capped iron rod, stamped "5743" marking the common north corner of this tract and the called 5.405 acre Islamic Community Tract One, said iron rod also marking the east corner of the called 0.6811 acre Brazos County, Texas tract and being in the southwest line of the called 3.037 acre Brazos County, Texas tract recorded in Volume 5663, Page 91 (O.P.R.B.C.);

THENCE: S 47°31'44" E along the common line of this tract, the called 5.405 acre Islamic Community Tract One, the called 2.677 acre Islamic Community Tract Two, the southwest line of CREEK MEADOWS SECTION 4, PHASE 2B according to the final plat recorded in Volume 9903, Page 166 (O.P.R.B.C.) and the southwest line of said CREEK MEADOWS SECTION 4, PHASE 1, at 344.73 feet, pass a found 1/2-inch capped iron rod, stamped "Kerr" marking the north corner of the called 2.677 acre Islamic Community Tract Two and the most northerly east corner of the called 5.405 acre Islamic Community Tract One, continue for a total distance of 899.49 feet to the POINT OF BEGINNING and containing 8.082 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83.
2. According to the F.E.M.A. Flood Insurance Rate Map for Brazos County, Texas and Incorporated Areas, Map No. 4804103325E, Map Revised May 16, 2012, this property is not located within a Special Flood Hazard Area.
3. Detention will need to be provided as the site develops.
4. For the purposes of this subdivision for regulation of applicable development standards, the following tracts are considered a building plot.
5. 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.
6. Unless otherwise indicated, all corners are set with 1/2" Capped Iron Rods, stamped "McClure Browne".

- - 1/2" Capped Iron Rod Found, stamped "Strong" (CM)
- - 1/2" Capped Iron Rod Found, stamped "Kerr" (CM)
- - 1/2" Capped Iron Rod Found, stamped "5743" (CM)
- - 1/2" Capped Iron Rod Found, stamped "Jones & Carter" (CM)
- - 1/2" Capped Iron Rod Set, stamped "McClure Browne"
- - 5/8" Capped Iron Rod Found, stamped "Kerr" (CM)

7. Abbreviations:

- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument

8. This plat does not constitute a title search by Surveyor. All information regarding record easements and other documents that might affect the quality of title to tracts shown hereon was gained from Owners' and Encumbrance Report File No. OE-10613, prepared by Capital Title, effective September 29, 2023. The following comments correspond to the easement items as numbered in the above report:

- a. This property is not subject to any Restrictive Covenants.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plot 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.

Cody Karisch, R.P.L.S. No. 7004

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Friends of ICBCS, Inc., owner of the land shown on this plot, and designated herein as the Heaven Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Mian Nadeem Riaz, Director of Friends of ICBCS, Inc.

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

I, Islamic Community of Bryan/College Station, owner of the land shown on this plot, and designated herein as the Heaven Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plot 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

FINAL PLAT

HEAVEN SUBDIVISION
BLOCK 1, LOTS 1 & 2

BEING A PLAT OF TRACT ONE & TRACT TWO
RECORDED IN VOLUME 18121, PAGE 204

8.082 ACRES

SAMUEL DAVIDSON LEAGUE, A-13
COLLEGE STATION, BRAZOS COUNTY, TEXAS

AUGUST, 2023

SCALE: 1" = 40'

OWNER:
Islamic Community of Bryan/College Station
Friends of ICBCS, Inc.
2900 Meadowbrook Court
College Station, TX 77845

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

MB

December 21, 2023
Item No. 5.2.
GPR PDD Rezoning

Sponsor: Jesse Dimeolo

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from RS Restricted Suburban to PDD Planned Development District on approximately 249 acres of land located between Diamondback Drive and Greens Prairie Road. Case #REZ2023-000072 (Note: Final action of this item will be considered at the January 25, 2024 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request and associated concept plan.

Summary:

The applicant has proposed a PDD Planned Development District zoning for approximately 249 acres located in South College Station, between Greens Prairie Road and Arrington Road. The PDD is intended to cover the remaining land yet to be developed in the Greens Prairie Reserve Subdivision. The area that is already built will remain as RS Restricted Suburban. The main purpose of this request is to provide a residential development with smaller lot sizes and home sizes that would be appealing to young professionals up to seniors desiring to reduce their maintenance and upkeep burden. Over time, the single-family lot density of the development has fluctuated. The first approved Preliminary Plan in 2018 proposed a total of 906 lots and since then has slightly decreased as lots were platted larger. With this proposed rezoning, an increase from the original Preliminary Plan is being projected to an estimated total count of 910-925 lots.

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as Suburban Residential and Natural & Open Areas. The Comprehensive Plan generally describes the land uses as follows:

Suburban Residential - primarily single-family residential areas that consist of low to moderate density single-family lots. These areas may also include limited townhomes, duplexes, other housing types, and some non-residential uses that are compatible with surrounding single-family areas. Development types tend to be highly consistent within a subdivision or neighborhood. Residential lot size requirements are larger within the Wellborn District and limited to single-family lots.

Natural & Open Areas - areas that represent a constraint to development and that should be conserved for their natural function or open space qualities. These areas include floodplains, riparian buffers, common areas, and open space. The boundaries of the Natural & Open Areas land use are illustrative, and the exact location of floodplains and other physical constraints are determined during

the development process.

The applicant is proposing a base zoning of RS Restricted Suburban which is consistent with the land uses identified in the Comprehensive Plan's Future Land Use and Character Map and the land uses that are already built in the initial phases of the Greens Prairie Reserve Subdivision.

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

The subject property is adjacent to larger Greens Prairie Reserve Subdivision lots clustered around open space to the east, estate lots to the north along Whites Creek Lane, and undeveloped R Rural zoned property to the south. Across Greens Prairie Road to the west is the more densely developed Castlegate Subdivision. The proposed PDD zoning is compatible with the neighboring residential land uses as it provides a good step-up approach of increasing density the closer you get to Greens Prairie Road. The areas proposed to be townhomes ("single family type three" on the concept plan) are closer to Greens Prairie Road and are buffered from the rest of the subdivision by a slightly less dense "single family type two" product. This type two housing product has an absolute minimum lot area per dwelling unit of 4,600 square feet and the type three product has an absolute minimum lot area of 3,450 square feet, but these two housing types have the flexibility to be built at standard RS Restricted Suburban standards if need be.

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

The applicant is proposing to rezone the remainder of Greens Prairie Reserve subdivision to PDD Planned Development District, totaling approximately 249 acres. Two public roadway connections will be made to Greens Prairie Road whereas the rest of the traffic will funnel east along Diamondback Drive or north to two future right-of-way projections along the property boundary with Whites Creek Lane. Out of the possible 249 acres to redevelop, only 52.3 acres are proposed to have an increased density from the already zoned RS Restricted Suburban standards, or approximately 21% of the 249 acres. Even with the increased density, the subdivision still meets clustering requirements found in UDO Section 8.3.H.4 which requires at least 25% of the land be open space. The concept plan is proposing 27.8% open space. With the Preliminary Plan, a running tally will be kept ensuring the cumulative provided open space acreage always meets or exceeds the cumulative required acreage as each plat is submitted. The subject property meets the requirements and is physically suitable for the proposed PDD zoning.

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

Water and sewer service will be provided by the City of College Station. There is an existing water line along Greens Prairie Road and the proposed thoroughfare connection of Diamondback Drive. Additional sewer lines will be projected to this property from the existing Greens Prairie Reserve Subdivision as is shown in the most recent Preliminary Plan. There is adequate capacity of both water and sewer for this development based on the anticipated demand provided by the developer. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject tract has frontage to Greens Prairie Road and the future extension of Diamondback Drive. Greens Prairie Road is designated as a future 4-lane Minor Arterial and is currently under construction. Diamondback Drive, a future 2-lane Minor Collector, will be extended with the platting of the tract which provides a connection between Greens Prairie Road and Arrington Road. A traffic impact analysis (TIA) was completed in May 2017 for the Greens Prairie Reserve PDD (Margraves

Residential Development) with a total build out estimated for 2027. The TIA's land use assumption for the site is entirely residential, and the number of assumed lots was reduced in December 2017. Even with this proposed increase in density, the TIA remains valid. The site's assumed trip generation and traffic mitigation recommendations outlined in the TIA are being fulfilled as buildout continues.

5. The marketability of the property:

The property can be marketed under the current zoning of RS Restricted Suburban which allows for detached medium-density, single-family residential development. These areas consist of residential lots averaging 8,000 square feet when clustered around open space. However, the marketability of the property would increase if rezoned for those who may want to downsize to more manageable sized lots, as proposed. The additional range of lot sizes provides for a greater marketability of the property.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose and Intent:

The proposed PDD rezoning would change the use of the subject property from a standard RS Restricted Suburban cluster development (single family – detached) to a combination of single-family uses that would include both detached and attached structure types. The standard RS zoning district restricts the minimum lot size to 6,500 square feet with an average lot area of 8,000 square feet. This minimum lot area prohibits the ability to develop scaled residences that would be appealing to single young professionals up to seniors desiring to reduce their home size and maintenance burden. The proposed zoning change will allow the minimum lot size to be reduced below 6,500 square feet to accommodate various product types, lot, and house sizes, and “life cycle

or life stage” options within the Greens Prairie Reserve community. The proposed zoning would maintain the quality and integrity of the subdivision that has been established while continuing to meet or exceed the average lot area requirement of 8,000 square feet.

Community Benefits: The following community benefits are proposed to help offset the requested modifications with the PDD rezoning:

1. Proposed Open Space (within the entirety of Greens Prairie Reserve) of approximately 27.8%, which exceeds the new 25% Open Space requirement with RS zoning district. This is well above the 15% that was required when this subdivision’s Preliminary Plan was originally approved.
2. Berming and landscaping along Greens Prairie Road West (adjacent to SF Type No. 3 areas). This will be located in the open space areas and maintained by the HOA. Parking screening methods in UDO Section 7.6.D.4 will be utilized to meet this.
3. SF Type No. 3 limited to 3- and 4-unit structures with 2-car garage per unit. SF residential parking requirements for platting found in UDO Section 8.3.W will be met for all plats as they are submitted.
4. SF Type No. 3 to be developed as rear loaded units (except for lots adjacent to the Windham property) to maintain the front yard greenspace in character with the neighborhood.
5. The following are approved waivers that were approved with the original Preliminary Plan and are being either eliminated or reduced:
 - a. North Perimeter Block waiver exceeded the ordinance by 2,969’. With the proposed street projection of Harvest Moon Court, this block length will be reduced to a maximum of 1,150’ above the ordinance.
 - b. Waiver exceeded the maximum lot total of thirty (30) lots on Cattail Cove Court cul-de-sac with a proposed total lot count of forty-five (45) lots. This waiver request has been eliminated.
 - c. Maximum block length along Lofty Hill Trail waiver exceeded the ordinance by 1,466’. With the proposed development configuration this block length will be reduced to a maximum of 898’ above the ordinance.

Base Zoning District:

The PDD Planned Development District zoning includes the following base zoning district of RS Restricted Suburban and all requirements associated with this base zoning district shall apply except where specifically modified herein.

Meritorious Modifications: The PDD includes a number of modifications, listed below, to realize the rezoning proposal. The first three modifications are new with this PDD rezoning request. The fourth item refers to previous subdivision regulation waivers that were granted with the Preliminary Plan in 2018. The original waivers regard street projections, adequate street access, cul-de-sac lengths, block lengths, access ways, and sidewalks.

1. SF TYPE No. 1: Residential lot areas conforming to the RS Cluster zoning standards.
2. SF TYPE No. 2: Residential lot areas conforming to the RS Cluster zoning standards with the following exceptions. SF Type No. 2 may also be developed as SF Type No. 1.
 - a. Absolute minimum lot area = 4,600 SF
 - b. Maximum impervious cover = 75%
3. SF TYPE No. 3: Residential lot areas conforming to "T" Townhome zoning standards. SF Type No. 3 areas may also be developed as SF Type No. 1 or 2.
 - a. Townhome is a permitted use for this zoning district, within SF TYPE No. 3 area.
 - b. Absolute minimum lot area = 3,450 SF

4. Applicable waivers as approved by the Planning & Zoning Commission (PP2018-000001) as follows.

Section 12-8.3.E.3 – Street Projections: Where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projecting a public street or public way.

Approved Waiver Request: Waiver requirement for a street or public way projection, to be increased from the maximum distance of 1,200 feet, as illustrated on the Concept Plan. These areas are generally located along the parceled unplatted tracts that front Whites Creek Lane, unplatted lots that front Arrington Road and the Wyndham tract. Specific data is quantified below.

LOCATION	PROPOSED LENGTH	EXCEEDS ORDINANCE BY:
North Perimeter Block (northern half) *	1769'	569'
North Perimeter Block (southern half) *	2350'	1150'
Southwest Perimeter Block	1989'	789'
West Perimeter Block	4130'	2930'

* See "Community Benefits – Item #5a".

Section 12-8.3.E.4.b – Adequate Street Access: When there are more than thirty (30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required. The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. Notwithstanding the foregoing, two (2) street connections to external paved public streets shall be required when one hundred (100) or more lots are served.

Approved Waiver Request: A second permanent street connection to Greens Prairie Road to be provided at such time that the development either exceeds a lot count of 428 dwelling units or the CoCS proposed improvements of Greens Prairie Road are completed along the frontage of this development (whichever comes first). Until such time a Remote Emergency Access meeting the IFC will be provided.

Section 12-8.3.E.7.a – Cul-de-sacs: Maximum length of a cul-de-sac of one thousand two hundred (1,200) feet in General Suburban and Restricted Suburban designations.

Approved Waiver Request: Proposed cul-de-sac to exceed the maximum block length of 1,200'.

STREET NAME	PROPOSED LENGTH	EXCEEDS ORDINANCE BY:
Cattail Cove Court *	1571'	371

* See "Community Benefits – Item #5b".

Section 12-8.3.G.2.c – Blocks: Maximum block length of one thousand two hundred (1,200) feet in General Suburban, Restricted Suburban, and Business Park designations.

Approved Waiver Request: Proposed streets to exceed the maximum block length of 1,200'.

STREET NAME	PROPOSED LENGTH	EXCEEDS ORDINANCE BY:

Greens Prairie Road (Diamondback to NE)	1492'	292'
Harvest Moon Drive – Block 50	2442'	1242'
Prickly Pear Pass – Block 13	1651'	451'
Harvest Moon Drive – Block 11	1527'	327'
Harvest Moon Drive – Block 10	1496'	296'
Lofty Hill Trail & Sudden Breeze Drive – Block 9 & 34 *	2098'	898'
Diamondback Drive – Block 10	1388'	188'
Diamondback Drive – Block 15	1343'	143'
Diamondback Drive (Sudden Breeze to Arrington Road)	2912'	1712'
Legendary Drive – Block 40	1588'	388'
Legendary Drive – Block 15	1201'	1'
Legendary Drive – Block 19	1945'	745'
Coral River Road – Block 24	1642'	442'
Coral River Road – Block 42	1566'	366'
Coral River Road – Block 21	1852'	652'

* See “Community Benefits – Item #5c”.

Section 12-8.3.J.2 – Access Ways: In Blockfaces over nine hundred (900) feet in length, an Access Way shall extend across the width of the block near the center of the block.

Approved Waiver Request: For the following blocks to exceed the specified blockface length for Access Ways are summarized below.

BLOCK LOCATION	BLOCK LENGTH	EXCEEDS ORDINANCE BY:
Diamondback Drive (Sudden Breeze to Arrington)	2912'	2012'
Diamondback Drive – Block 19	936'	36'
Coral River Road – Block 38	1093'	193'
Goldenrod/Hickory Bark – Block 45	1085'	185'
Legendary Drive – Block 40	1588'	688'

Section 12-8.3.K.2(a) – Sidewalks: Sidewalks shall be required on both sides of all streets except as follows or as provided elsewhere in this UDO.

Approved Waiver Request: Sidewalks to be located on only one side of the street as illustrated on the Preliminary Plan.

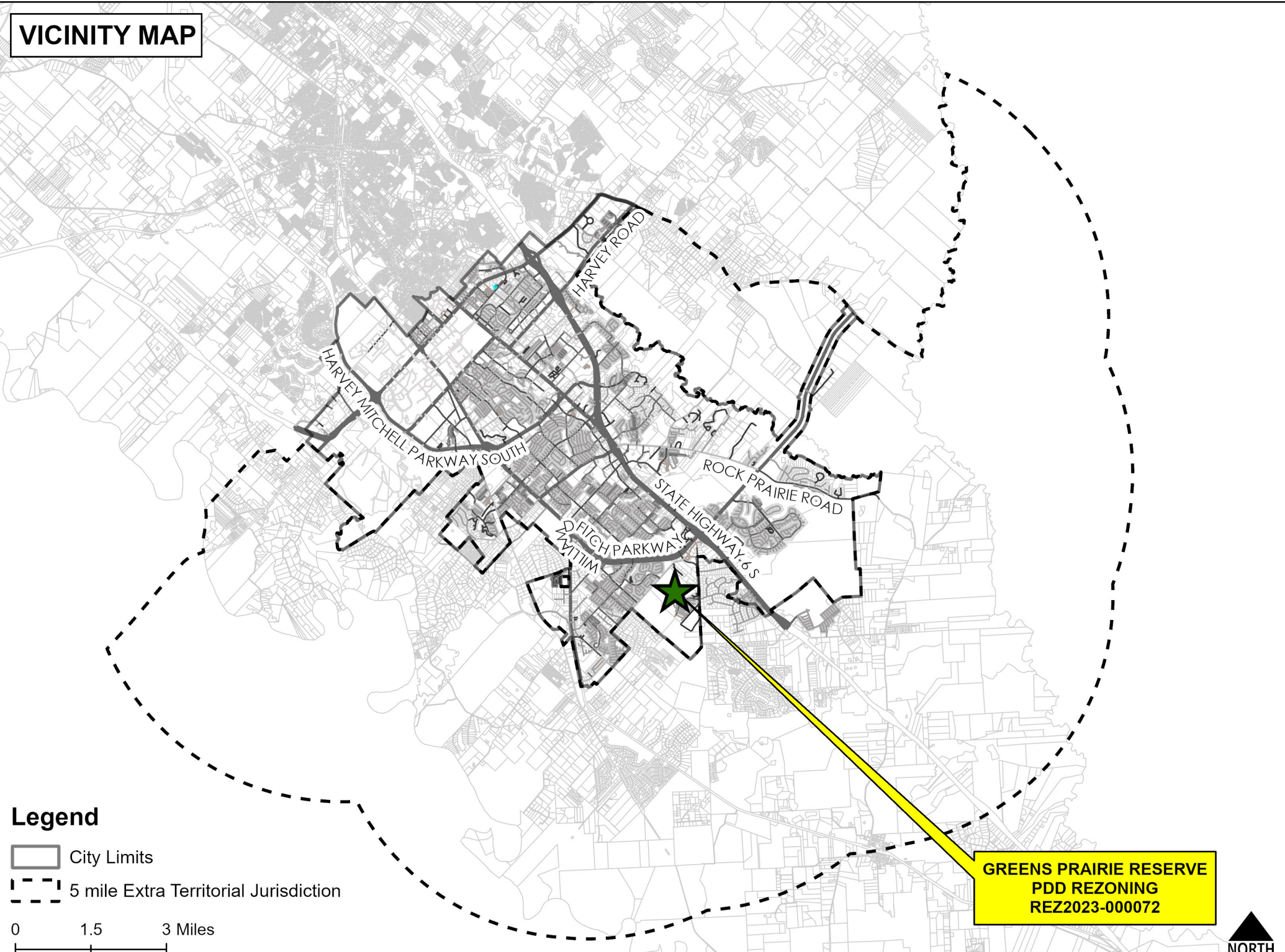
Parkland: Per the Preliminary Plan “Parkland Dedication Phasing Summary” and “Section Prerequisites” Table, dedication of parkland will always be in an amount greater than the required amount (based on dwelling units). The proposed parkland dedication is a “linear park” and located on either side of the minor collector (Diamondback Drive). The Preliminary Plan illustrates a close approximation of the final alignment of the minor collector. The exact acreage required for dedication will need to be updated with the next revised preliminary plan as the total lot count will most likely change.

Budget & Financial Summary: N/A

Attachments:

1. Vicinity Map, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Concept Plan
4. Background Information
5. Applicants Supporting Information
6. Waiver List and Community Benefits

VICINITY MAP



Legend

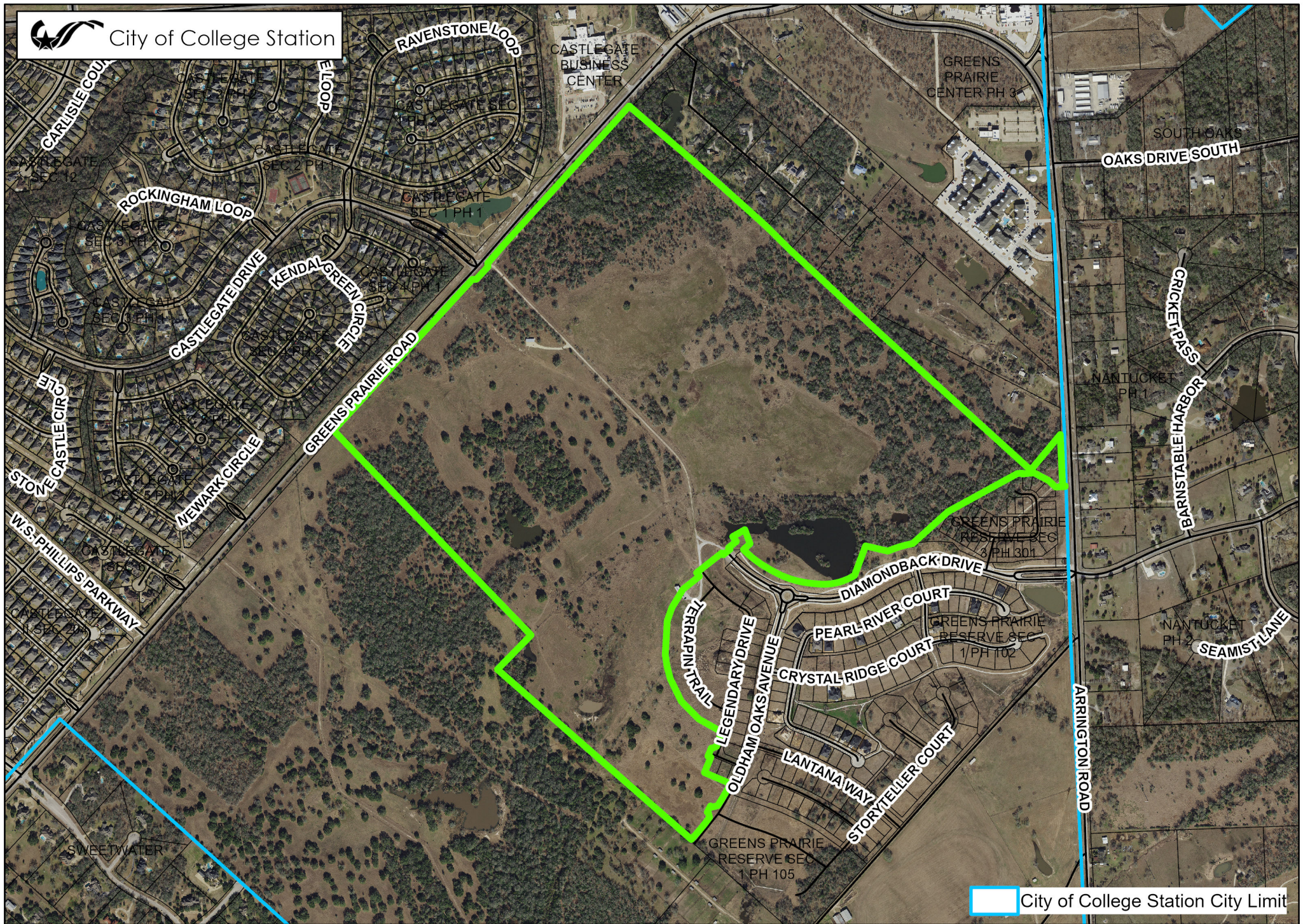
City Limits

5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles

**GREENS PRAIRIE RESERVE
PDD REZONING
REZ2023-000072**





City of College Station City Limit

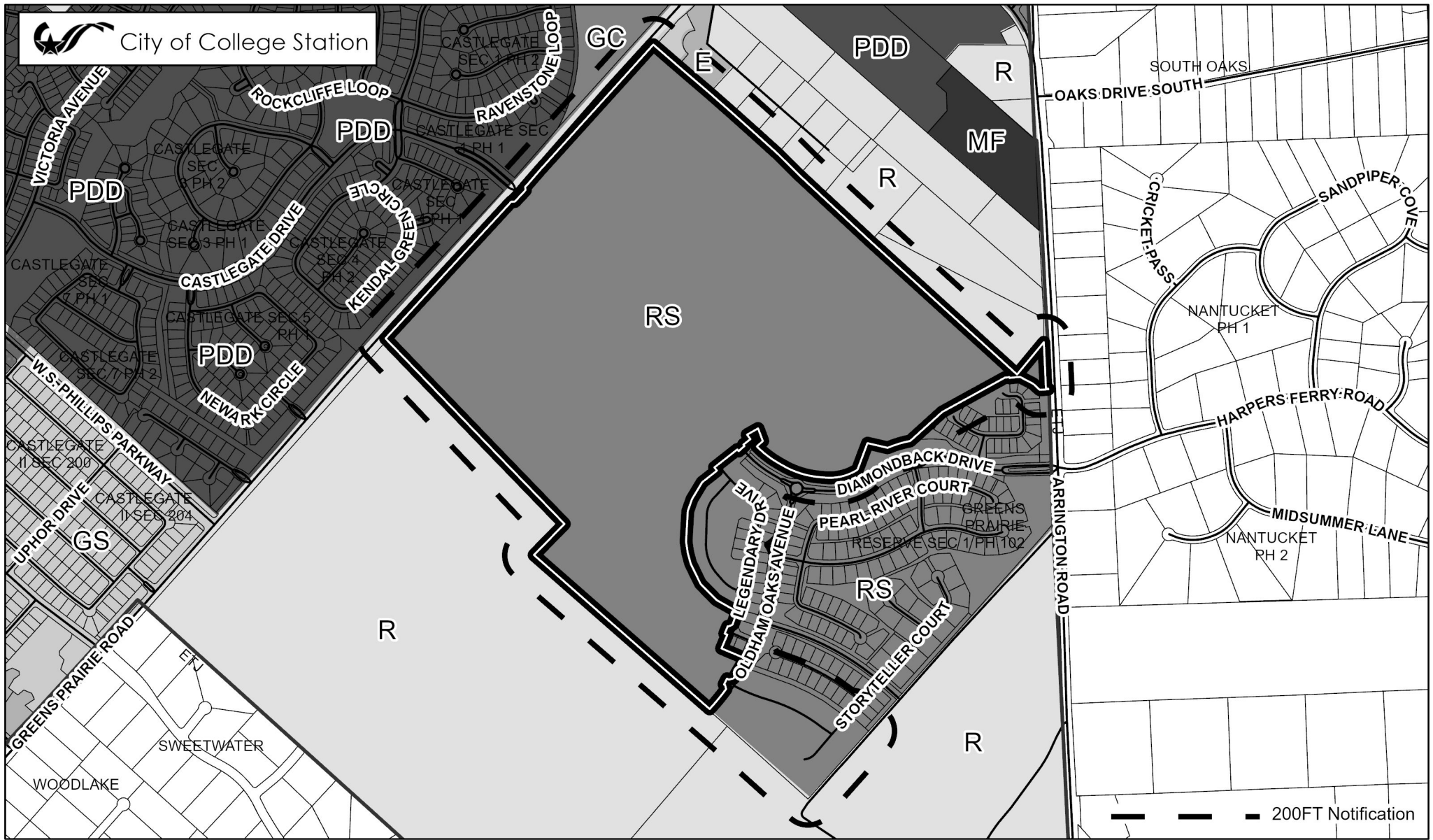


0 500 1,000 Feet

**GREENS PRAIRIE RESERVE
PDD REZONING**

Case:
REZ2023-000072

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
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

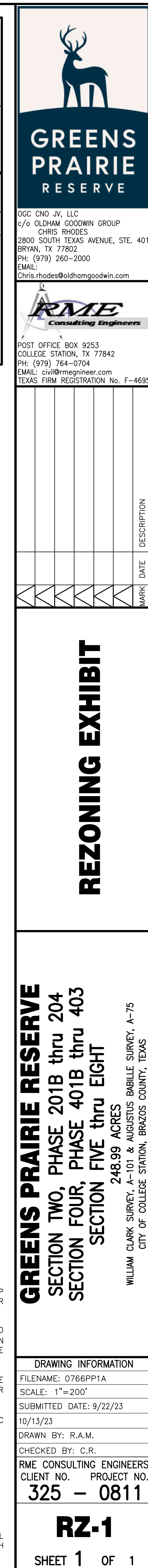
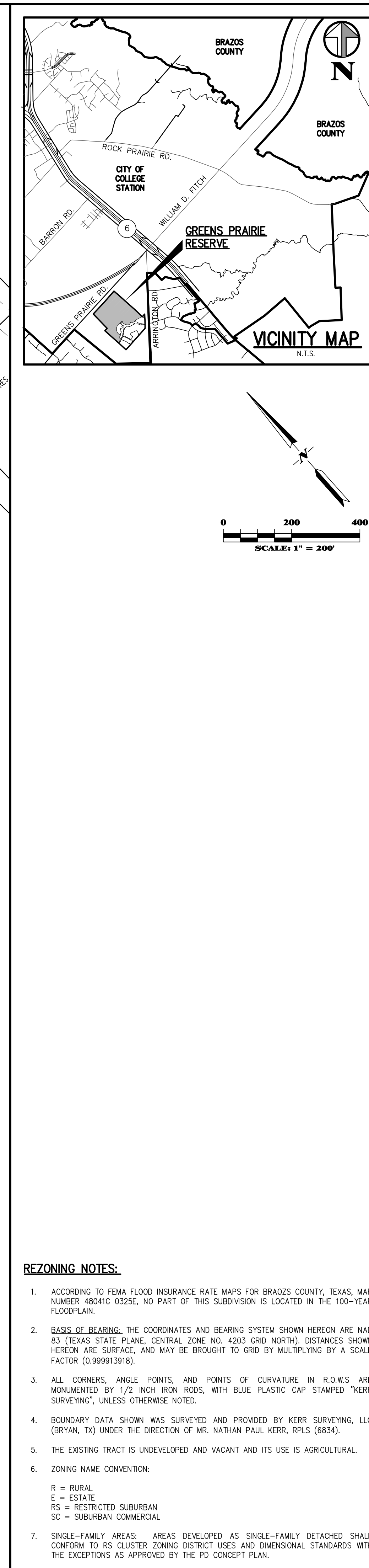
OV	Corridor Ovr.
RDD	Redevelopment District
HOO	High Occupancy Ovr.
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

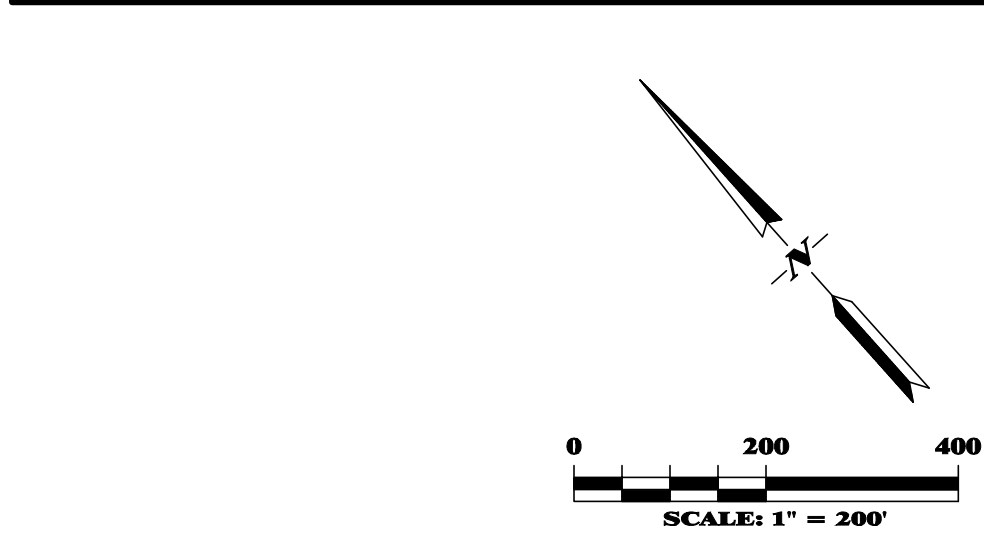
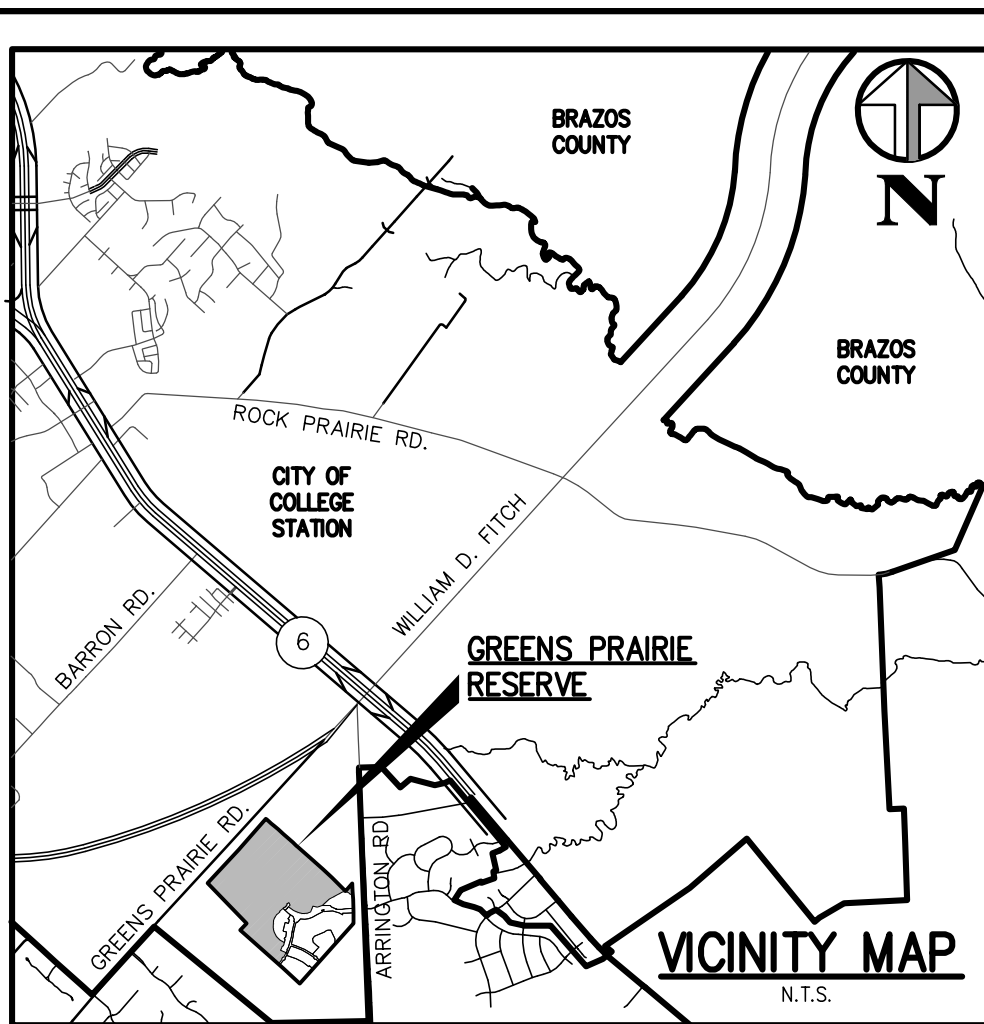
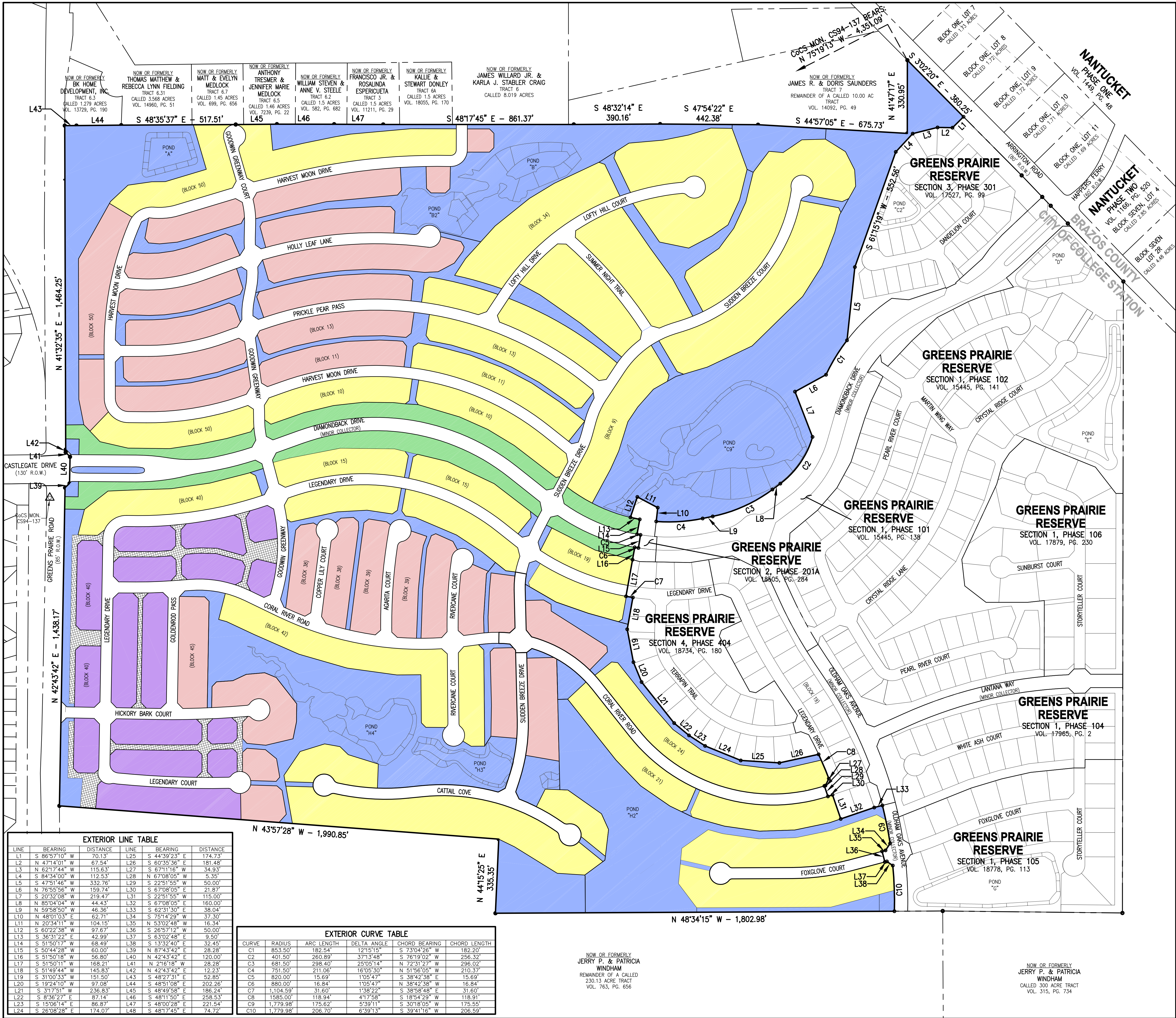
Retired Districts

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



**GREENS PRAIRIE RESERVE
PDD REZONING**





PD CONCEPT PLAN NOTES:

GENERAL:

- PARKLAND AREAS WILL BE MAINTAINED BY THE HOA AND DOES NOT INCLUDE PARKLAND AREA CREDIT THAT IS ALREADY DEDICATED FOR THIS SUBDIVISION.
- OPEN SPACE AREAS INCLUDE PRIVATE DETENTION, DRAINAGE, TRAILS, PRIVATE UTILITIES, AND HOA FACILITIES. THESE AREAS WILL BE MAINTAINED BY THE HOA.
- DRAINAGE: ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NUMBER 48041C 0325E, NO PART OF THIS SUBDIVISION IS LOCATED IN THE 100-YEAR FLOODPLAIN. DETENTION WILL BE PROVIDED TO MITIGATE POST-DEVELOPMENT RUNOFF TO PRE-DEVELOPMENT RUNOFF RATES.

MERITORIOUS MODIFICATIONS:

- SF TYPE No. 1: RESIDENTIAL LOT AREAS CONFORMING TO RS CLUSTER ZONING STANDARDS.
- SF TYPE No. 2: RESIDENTIAL LOT AREAS CONFORMING TO RS CLUSTER ZONING STANDARDS WITH THE FOLLOWING EXCEPTIONS. SF TYPE No. 2 AREAS MAY ALSO BE DEVELOPED AS SF TYPE No. 1.
- A) ABSOLUTE MINIMUM LOT AREA = 4,600 SF
B) MAXIMUM IMPERVIOUS COVER = 75%
- SF TYPE No. 3: RESIDENTIAL LOT AREAS CONFORMING TO "T" TOWNHOME ZONING STANDARDS. SF TYPE No. 3 AREAS MAY ALSO BE DEVELOPED AS SF TYPE No. 1 OR No. 2.
- A) TOWNHOME IS A PERMITTED USE FOR THIS ZONING DISTRICT, WITHIN SF TYPE No. 3 AREA.
B) ABSOLUTE MINIMUM LOT AREA = 3,450 SF
- ALLEY ROW WILL BE CONVERTED TO OPEN SPACE IF SF TYPE No. 3 AREA IS DEVELOPED AS EITHER SF TYPE No. 1 OR No. 2. ALLEY ACCESS CHAMBERS WILL BE DELETED AND ADDED TO ADJOINING LOT.
- APPLICABLE SUBDIVISION REGULATION WAIVERS FOUND IN REZONING ORDINANCE TITLED "SUPPORTING INFORMATION WAIVER LIST".
- ACREAGE ILLUSTRATED BELOW, IN TABLE #1, ARE APPROXIMATE AND MAY VARY WITH FINAL PLATTING OF THE PROPERTY.
- STREET NAMES & BLOCK LABELS, IN UPLATED AREAS, ARE SUBJECT TO CHANGE AND ONLY FOR REFERENCE PURPOSES.



GREENS PRAIRIE RESERVE

300 CNO JV, LLC
c/o OLDFARM GOODWIN GROUP
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RME Consulting Engineers

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COLLEGE STATION, TX 77842
PH: (979) 784-0704
EMAIL: civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

CONCEPT PLAN

GREENS PRAIRIE RESERVE

SECTION TWO, PHASE 201B THRU 204

SECTION FOUR, PHASE 401B THRU 403

SECTION FIVE THRU EIGHT

248.99 ACRES

WILLIAM CLARK SURVEY, A-101 & AUGUSTUS BABBLE SURVEY, A-75

CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

DRAWING INFORMATION

FILENAME: 0766PPIA

SCALE: 1"=200'

SUBMITTED DATE: 10/30/23

10/13/23

DRAWN BY: R.A.M.

CHECKED BY: C.R.

RME CONSULTING ENGINEERS

CLIENT NO. PROJECT NO.

325 - 0811

CP-1

SHEET 1 OF 1

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: December 21, 2023

Advertised Council Hearing Date: January 25, 2024

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

Castlegate HOA Inc.
Greens Prairie Reserve Community Association Inc.

Property owner notices mailed: 62
Contacts in support: None at the time of this report
Contacts in opposition: Eight
Inquiry contacts: Four

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate Residential, Suburban Residential and Neighborhood Commercial	E Estate, R Rural, PDD Planned Development District, and SC Suburban Commercial	Whites Creek Lane Estate Lots and Castlegate Subdivision across Greens Prairie Road
South	Suburban Residential	R Rural	Undeveloped Windham Tract
East	Suburban Residential	RS Restricted Suburban	Greens Prairie Reserve Subdivision
West	Suburban Residential	R Rural and PDD Planned Development District	Undeveloped Windham Tract and Castlegate Subdivision across Greens Prairie Road

DEVELOPMENT HISTORY

Annexation: 2002
Zoning: A-O Agricultural Open upon annexation
A-O renamed R Rural (2013)
R Rural to RS Restricted Suburban (2017)
Final Plat: Unplatted

Site development:

Preliminary Plan was approved in July 2022. Sections 1 and 3 have been built and Phase 401B and 402 of Section 4 are building infrastructure to meet final plat requirements and will be in conformance with current and proposed zoning requirements.

**REZONING SUPPORTING INFORMATION
GREENS PRAIRIE RESERVE**

REQUIRED INFORMATION:

AREA CONDITIONS:

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

The desired zoning would change the use of the proposed property from a “pure” Restricted Suburban (RS) cluster development (single family – detached) to a combination of single-family uses that would include both detached and attached structure types. The “pure” RS zoning district restricts the minimum lot size to 6,500 square-feet with an average lot area of 8,000 square-feet. This minimum lot area prohibits the ability to develop scaled residences that would be appealing to single young professionals up to seniors desiring to reduce their home size and maintenance burden. The proposed zoning change will allow the minimum lot size to be reduced below 6,500 to accommodate various product types, lot & house sizes, and “life cycle or life stage” options within the GPR community. The proposed zoning would maintain the quality and integrity of the subdivision that has been established while continuing to meet or exceed the average lot area requirement of 8,000 square-feet. Furthermore, with the current RS zoning there is a mathematical penalty for providing larger lots to satisfy that market segment. This is because the minimum lot size is so close to the required average lot size. The proposed zoning change will allow for a smaller lot size while maintaining the average lot area of 8,000 square-feet.

COMPREHENSIVE PLAN:

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

Yes. The proposed PDD will maintain a base zoning of RS (Restricted Suburban) which conforms to the current Land Use (Suburban Residential).

COMPATIBILITY:

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

The proposed zoning and various lot density distributions, as illustrated on the PD Concept Plan, has been strategically developed to provide reasonable transitional zoning. The “pure” RS cluster development type has been maintained generally along the west and east perimeter and southern half of the subdivision. This larger product type blends with the adjacent existing developments (Nantucket, rural tracts along Whites Creek Lane and the undeveloped Windham tract which is shown on the Comprehensive Land Use Plan as Suburban Residential). Along the northern portion of the subdivision is the minor arterial (Greens Prairie Road West) which is adjacent to the Castlegate Subdivision and Forest Ridge Elementary. This area of the subdivision is where the various residential lot types are proposed that would better align with the neighboring subdivision and adjacent minor arterial. Also, this area would benefit from the secondary/separate street connection to Green Prairie Road West (located near the NW corner of the subdivision). In addition, we have proposed the construction of a dedicated right-turn and left-turn lanes at the intersection of Greens Prairie Road West and Diamondback Drive, and construction of a right turn/deceleration lane at the intersection of Greens Prairie Road and Diamondback Drive. These measures will support the flow of traffic along Greens Prairie Road west and Diamondback Drive.

REZONING SUPPORTING INFORMATION GREENS PRAIRIE RESERVE

REZONING SUITABILITY:

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

The proposed development plan is a compatible fit for the existing uses adjacent and comparable to the surrounding existing developments. Also, direct proximity to the adjacent minor arterial (Greens Prairie Road West) would be a detriment to currently planned large lots, required by the “pure” RS zoning district, which desire more privacy and exclusivity than would be feasible along portions of the minor arterial. The new development plan would provide a buffer of TH and smaller lots directly adjacent to this road.

CURRENT SUITABILITY:

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

The current zoning is suitable for high-end single family residential development but does not provide flexibility for life cycle housing options while maintaining the integrity and quality of the GPR subdivision. With the minimum lot square footage requirement there is no viable option for lower square footage housing which would be more suitable for young professionals, retirees, or people who prefer a simpler and easier to maintain home located in a high-quality subdivision. With the current RS zoning there is also a mathematical penalty for providing larger lots to satisfy that market segment when the minimum lot size is so close to the required average lot size.

PROPERTY MARKETABILITY:

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

The marketability under the current zoning supports high-end residential homes ranging from \$600,000 to \$1.2 million dollars on 6,500 square-feet + lots. This market does not support the retirees, young professionals, and those who may want to downsize to a more manageable home. In search of a wider variety of homes for these prospective homeowners, the proposed zoning would lower the lot square foot minimum at strategic locations. The development has already experienced a desire from aging existing homeowners for a simplified lifestyle experience that allows them to remain in a subdivision they love and feel connected to.

OTHER REASONS:

List any other reasons to support this zone change.

The proposed PD Zoning and Concept Plan will accommodate the following desirable conditions and are as follows:

- (1) Provide a master-planned community that utilizes the natural features and terrain of the land and which offers landscaped buffers between rear yards. Allowing the proposed meritorious modifications will allow an enhanced subdivision development that does not have to resort to wholesale clearing, cookie cutter layouts, and tract housing to meet economical densities.

**REZONING SUPPORTING INFORMATION
GREENS PRAIRIE RESERVE**

- (2) Provide variation in lot/housing type, regardless of price point and size, that is high-quality and sustainable.
- (3) Provide high-quality townhome development for retirees and young professionals that is not conducive to student housing but at the same time reduces public maintenance (less public infrastructure per dwelling unit). Current HOA restrictions that are in place to deter student living:
 - a. No more than one single family may occupy a dwelling.
 - b. No short-term rentals allowed (<30 days).
 - c. Third party ACC requirements and approvals will be maintained.
- (4) Provide a neighborhood where GPR residents can “age in place” as they live and grow through different life stages and housing needs.

CONCEPT PLANS:

BUILDING HEIGHTS:

Provide the range of future building heights.

Conform with Single-Family (attached and detached) residential standards (2.5 stories – 35’).

PROPOSED DRAINAGE:

Provide a general statement regarding the proposed drainage.

Existing and proposed detention is provided and/or will be constructed to adequately discharge site runoff to pre-development runoff rates. This development will capture surface runoff and convey it, via streets or underground storm sewer systems, to various detention facilities. These drainage and detention improvements have been planned to accommodate the proposed PD zoning and existing conditions (i.e. 100-year floodplain, natural tributaries, wetlands, etc...)

SUSTAINED STABILITY:

Explain how the concept plan proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area.

The proposed plan will maintain stability and flow with the surrounding areas because the surrounding areas currently are, or are planned residential housing, and the adjacent minor arterial supports a greater flow of traffic. This development has also contributed by constructing additional improvements above and beyond the requirements of the project’s TIA. With these factors in mind, the proposed concept plan is supported by a greater capacity of traffic and compatible use for the surrounding area. These additional traffic improvements are explained in greater detail in the “Community Benefits” and “Safety” portions of this document.

**REZONING SUPPORTING INFORMATION
GREENS PRAIRIE RESERVE**

CONFORMITY:

Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.

No substantial change from the Comprehensive Plan.

COMPATIBILITY w/USE:

Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.

Same as "Sustained Stability"

ACCESS TO STREETS:

State how dwelling units shall have access to a public street, if they do not front on a public street.

Full access will be provided to all lots via the proposed local streets.

PUBLIC IMPROVEMENTS:

State how the development has provided adequate public improvements, including, but not limited to parks, schools, and other public facilities.

Water and sanitary sewer will be provided by CoCS. These distribution and collection systems will be extended through the proposed development.

PUBLIC HEALTH:

Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

Same as "Sustained Stability".

SAFETY:

Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

A TIA was performed for this development. The following enhanced measures have been either constructed, or proposed, that will meet or exceed the requirements of the TIA:

- (1) Construction of a second left turn lane at the intersection of Greens Prairie Road and Arrington Road.

**REZONING SUPPORTING INFORMATION
GREENS PRAIRIE RESERVE**

- (2) Construction of a right turn/deceleration lane at the intersection of Arrington Road and Diamondback Drive.
- (3) Construction and proposed extension of Diamondback Drive with traffic calming measures:
 - a. Construction of a round-about at the intersection of the collector streets internal to the subdivision (Diamondback Drive and Oldham Oaks Avenue).
 - b. Reduced cross-section with elevated multi-use paths.
 - c. Serpentine alignment with proper intersection alignment with Harpers Ferry Drive.
- (4) Proposed addition of dedicated right-turn and left-turn lanes at the intersection of Greens Prairie Road West and Diamondback Drive.
- (5) Construction of a right turn/deceleration lane at the intersection of Greens Prairie Road and Diamondback Drive.

**SUBDIVISION REGULATION VARIATIONS
GREENS PRAIRIE RESERVE**

VARIATIONS SOUGHT:

List the general bulk or dimensional variations sought.

- (1) SF TYPE No. 1: Residential lot areas conforming to the RS Cluster zoning standards.
- (2) SF TYPE No. 2: Residential lot areas conforming to the RS Cluster zoning standards with the following exceptions. SF Type No. 2 areas may also be developed as SF Type No. 1.
 - a. Absolute minimum lot area = 4,600 SF
 - b. Maximum impervious cover = 75%
- (3) SF Type No. 3: Residential lot areas conforming to "T" Townhome zoning standards. SF Type No. 3 areas may also be developed as SF Type No. 1 or 2.
 - a. Townhome is a permitted use for this zoning district, within SF TYPE No. 3 area.
 - b. Absolute minimum lot area = 3,450 SF
- (4) Applicable waivers as approved by the Planning & Zoning Commission (PP2018-000001) as follows.

Section 12-8.3.E.3 – Street Projections: Where adjoining areas are not platted, the subdivision shall provide street projections to such areas by projecting a public street or public way.

Approved Waiver Request: Waiver requirement for a street or public way projection, to be increased from the maximum distance of 1,200 feet, as illustrated on the Concept Plan. These areas are generally located along the parceled unplatted tracts that front Whites Creek Lane, unplatted lots that front Arrington Road and the Wyndham tract. Specific data is quantified below.

LOCATION	PROPOSED LENGTH	EXCEEDS ORDINANCE BY:
North Perimeter Block (northern half) *	1769'	569'
North Perimeter Block (southern half) *	2350'	1150'
Southwest Perimeter Block	1989'	789'
West Perimeter Block	4130'	2930'

* See "Community Benefits – Item #5a".

Section 12-8.3.E.4.b – Adequate Street Access: When there are more than thirty (30) lots to be served by external street connections, a minimum of two (2) street connections to external paved public streets shall be required. The Commission may allow a Remote Emergency Access where development phasing or constraints of the land prevent the provision of a second street connection. Notwithstanding the foregoing, two (2) street connections to external paved public streets shall be required when one hundred (100) or more lots are served.

*Approved Waiver Request: A second permanent street connection to Greens Prairie Road to be provided at such time that the development either exceeds a lot count of **428** dwelling units or the CoCS proposed improvements of Greens Prairie Road are completed along the frontage of this development (whichever comes first). Until such time a Remote Emergency Access meeting the IFC will be provided.*

Section 12-8.3.E.7.a – Culs-de-sac: Maximum length of a cul-de-sac of one thousand two hundred (1,200) feet in General Suburban and Restricted Suburban designations.

Approved Waiver Request: Proposed cul-de-sac to exceed the maximum block length of 1,200'.

**SUBDIVISION REGULATION VARIATIONS
GREENS PRAIRIE RESERVE**

STREET NAME	PROPOSED LENGTH	EXCEEDS ORDINANCE BY:
Cattail Cove Court *	1571'	371

* See "Community Benefits – Item #5b".

Section 12-8.3.G.2.c – Blocks: Maximum block length of one thousand two hundred (1,200) feet in General Suburban, Restricted Suburban, and Business Park designations.

Approved Waiver Request: Proposed streets to exceed the maximum block length of 1,200'.

STREET NAME	PROPOSED LENGTH	EXCEEDS ORDINANCE BY:
Greens Prairie Road (Diamondback to NE)	1492'	292'
Harvest Moon Drive – Block 50	2442'	1242'
Prickly Pear Pass – Block 13	1651'	451'
Harvest Moon Drive – Block 11	1527'	327'
Harvest Moon Drive – Block 10	1496'	296'
Lofty Hill Trail & Sudden Breeze Drive – Block 9 & 34 *	2098'	898'
Diamondback Drive – Block 10	1388'	188'
Diamondback Drive – Block 15	1343'	143'
Diamondback Drive (Sudden Breeze to Arrington Road)	2912'	1712'
Legendary Drive – Block 40	1588'	388'
Legendary Drive – Block 15	1201'	1'
Legendary Drive – Block 19	1945'	745'
Coral River Road – Block 24	1642'	442'
Coral River Road – Block 42	1566'	366'
Coral River Road – Block 21	1852'	652'

* See "Community Benefits – Item #5c".

Section 12-8.3.J.2 – Access Ways: In Blockfaces over nine hundred (900) feet in length, an Access Way shall extend across the width of the block near the center of the block.

Approved Waiver Request: For the following blocks to exceed the specified blockface length for Access Ways are summarized below.

BLOCK LOCATION	BLOCK LENGTH	EXCEEDS ORDINANCE BY:
Diamondback Drive (Sudden Breeze to Arrington)	2912'	2012'
Diamondback Drive – Block 19	936'	36'
Coral River Road – Block 38	1093'	193'
Goldenrod/Hickory Bark – Block 45	1085'	185'
Legendary Drive – Block 40	1588'	688

**SUBDIVISION REGULATION VARIATIONS
GREENS PRAIRIE RESERVE**

Section 12-8.3.K.2(a) – Sidewalks: Sidewalks shall be required on both sides of all streets except as follows or as provided elsewhere in this UDO.

Approved Waiver Request: Sidewalks to be located on only one side of the street as illustrated on the Preliminary Plan.

COMMUNITY BENEFITS:

If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.

The following enhancements are proposed in exchange for the requested modifications:

- (1) Proposed Open Space of approximately 28% which exceeds the new 25% Open Space requirement with RS zoning district. This is well above the 15% that was required with this subdivisions Preliminary Plan was originally approved.
- (2) Berming and landscaping along Greens Prairie Road West (adjacent to SF Type No. 3 areas).
- (3) SF Type No. 3 limited to 3- and 4-unit structures with 2-car garage per unit.
- (4) SF Type No. 3 to be developed as rear loaded units (except for lots adjacent to the Windham property) to maintain the front yard greenspace in character with the neighborhood.
- (5) The following are approved waivers that were approved with the original Preliminary Plan and are being either eliminated or reduced.
 - a. North Perimeter Block waiver exceeded the ordinance by 2969'. With the proposed street projection this block length will be reduced to a maximum of 1150' above the ordinance.
 - b. Waiver exceeded the maximum lot total of thirty (30) lots on a cul-de-sac with a proposed total lot count of forty-five (45) lots. This waiver request has been eliminated.
 - c. Maximum block length waiver exceeded the ordinance by 1466'. With the proposed development configuration this block length will be reduced to a maximum of 898' above the ordinance.