



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: 279 783 445 779 | Passcode: RtFGtJ

Phone: 833-240-7855 | Phone Conference ID: 291 547 031#

The City Council may or may not attend this meeting.

November 21, 2024

6:00 PM

City Hall Council Chambers

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

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

2. Hear Visitors

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

3. Consent Agenda

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

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

Attachments: 1. November 7 2024

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', regarding Lot 56, Block 11 of Phase 109, dedication of additional parkland for approximately 5.447 acres, and the Preliminary Plan of Midtown Reserve & Midtown City Center Subdivision on approximately 272 acres, generally

located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2024-000010.

Sponsors: Jeff Howell

Attachments:

1. Staff Report
2. Discretionary Item
3. Aerial and Small Area Map
4. Preliminary Plan

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential to General Commercial for approximately 1.047 acres at 3423 Cain Road and 3197 Holleman Drive South. Case #CPA2024-000006 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting- Subject to change).

Sponsors: Jeff Howell

Attachments:

1. Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance", Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural & T Townhouse to T Townhouse (2.253 acres) & GC General Commercial (1.047 acres) for approximately 3.30 acres at 3417 & 3423 Cain Road and 3197 Holleman Drive South, generally located east of the intersection of Holleman Drive South and Cain Road. Case #REZ2024-000021 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

Attachments:

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

- 5.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential and Natural & Open Areas to Urban Residential for approximately 11 acres at 3182 Holleman Drive South. Case #CPA2024-000007 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting- Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Aerial and Small Area Map
2. Background Information
3. Comprehensive Plan Exhibit
4. Applicant's Supporting Information
5. Future Land Use Map

- 5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the

zoning district boundary from PDD to PDD for approximately 11 acres at 3182 Holleman Drive South, generally located northwest of the intersection of Holleman Drive South and Deacon Drive West. Case #REZ2024-000022 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Aerial and Small Area Map
2. Applicant's Supporting Information
3. Background Information
4. Rezoning Exhibit
5. Bulk Variances Letter
6. Proposed Concept Plan
7. Architectural Standards Exhibit
8. Existing Future Land Use Map
9. Rezoning Map

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 regarding an update on items heard:

- A rezoning of approximately two acres of land located at 4211 Rock Prairie Road from SC Suburban Commercial to O Office. The Planning & Zoning Commission heard this item on October 17, 2024 and voted (4-0) to recommend approval. The City Council heard this item on November 14, 2024 and voted (7-0) to approve the request.

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

- Monday, November 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 5, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, December 12, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 19, 2024 ~ P&Z Meeting ~ Council Chambers ~ 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 November 15, 2024 at 5:00 p.m.



Deputy City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
November 7, 2024**

COMMISSIONERS PRESENT: Chairperson Melissa McIlhaney, Commissioners Jason Cornelius, Bobby Mirza, Marcus Chaloupka, Scott Shafer, and Warren Finch

COMMISSIONERS ABSENT: Commissioner Aron Collins

COUNCILMEMBERS PRESENT: Councilmember Bob Yancy

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Assistant City Engineer Erika Bridges, Long Range Planning Administrator Christine Leal, Land Development Review Administrator Robin Macias, Principal Planner Heather Wade, Senior Planner Jeff Howell, Staff Planners Ashley Klein and Garrett Segraves, Engineer II Lucas Harper, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, Technology Services Specialists Trey Bransom and Roxanna Duran

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

Chairperson McIlhaney called the meeting to order at 6:10 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- October 17, 2024

Commissioner Cornelius moved 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 Presentation, discussion, and possible action regarding waiver requests to the Unified

Development Ordinance Section 8.4.C.7. ‘Cul-de-sac’, Section 8.4.E.1. ‘Blocks’, and Section 8.4.C.3.b. ‘Street Projections’ and presentation, discussion, and possible action regarding a Preliminary Plan for Arrowhead Village on approximately 46.6 acres of land, generally located south of the intersection of Arrington Road and Harper’s Ferry Road. Case #PP2024-000017

Senior Planner Howell presented the waiver requests and preliminary plan to the Commission recommending approval stating that if the waivers are approved, the preliminary plan must also be approved.

Commissioner Cornelius asked if there is any chance this would not be a gated community in the future.

Senior Planner Howell clarified that the community is proposed as a gated community with private streets. The streets will stay private; however, it is up to the applicant if they choose to remove the gate.

Commissioner Shafer stated that the preliminary plan states that there is a proposed trail system and asked where the trail system would be located.

Senior Planner Howell clarified that the preliminary plan identifies the two trail heads at the end of cul-de-sacs and within all common areas on the north side of the development.

Michael Schaefer, Applicant, Schaefer Custom Homes, was available to identify the trail system leading to the north property line with walking access that will travel from east to west on the south side of Arrowhead Village. Mr. Schaefer also clarified that there is a common area intended to allow access to the school.

Commissioner Shafer asked for clarification that there is no trail against the school.

Mr. Schaefer confirmed that there is no trail against the school.

Chairperson McIlhaney asked for the types of homes to be built within this development.

Mr. Schaefer stated that the development will consist of homes with a minimum square footage of 2,500 square feet and a selling price ranging from \$1,000,000 to \$1,750,000.

Commissioner Chaloupka moved to approve the waiver requests and preliminary plan as presented, Commissioner Cornelius seconded the motion, the motion passed 6-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development

District to PDD Planned Development District to amend the concept plan for approximately 11 acres generally located at 424 Northpoint Crossing Drive. Case #REZ2024-000023

Administrator Macias presented the concept plan amendment to the Commission recommending denial.

Beau Crockett, Developer, The Scion Group, was available to present to and answer questions from the Commission.

Crissy Hartl, Applicant, Mitchell & Morgan Engineers, was available to present to and answer questions from the Commission.

Commissioner Finch asked the applicant what the City is recommending the developer do to alleviate the empty retail space.

Ms. Hartl clarified that the intent of the plan is to create a walkable space with a centralized parking location.

Chairperson McIlhaney asked what marketing efforts have taken place.

Mr. Crockett stated that the developer has had brokers on site, they have tried to back-fill spaces, the property is listed on loop net, and they have had discussions with the City's Economic Development Department.

Commissioner Mirza asked why the retail part of the development is having problems keeping tenants.

Mr. Crockett stated that the development has no signalized entry or clear left turn lane and contains little to no front parking.

Commissioner Shafer asked why the barber shop has been able to stay open.

Mr. Crockett stated that the barber shop has an inherent demand, and their revenue stream is not tied to foot or car traffic due to the school component.

Commissioner Mirza asked why the World of Beer closed.

Mr. Crockett stated that the developer provided free rent to the business, however the medians hurt the business's sales.

Commissioner Finch asked how long the business was provided a rent-free space.

Mr. Crockett estimated that the business was provided a rent-free space for eight to nine months.

Commissioner Shafer asked how many living units would be developed with the concept plan change.

Mr. Crockett confirmed that the developer anticipates developing roughly 70 to 80 additional bedrooms.

Commissioner Chaloupka asked if the current residential occupancy is full.

John Carr, Developer, The Scion Group, confirmed that the current residential space is at about 99% occupancy.

Chairperson McIlhaney asked how long the developers were anticipating until a full retail build-out.

Mr. Carr confirmed that the full retail build-out is behind schedule.

Commissioner Cornelius asked for confirmation that the property was purchased in 2022.

Mr. Carr confirmed the 2022 purchase.

Chairperson McIlhaney asked for the development's current broker.

Mr. Crockett confirmed the current broker as Barry Moore.

Chairperson McIlhaney asked for the developer's specific marketing tactics.

Mr. Crockett stated that the retail spaces are listed, and the developers are taking calls.

Chairperson McIlhaney asked if the developers have actively considered keeping the lower floor as commercial development along University Drive and Texas Avenue.

Mr. Crockett explained that if retail would work, the developer would leave the retail spaces because they make more money, however, there is not a viable path to have a sustainable business.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

Commissioner Finch moved to recommend approval of the concept plan amendment, Commissioner Cornelius 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 regarding an update on items heard:

- A rezoning of approximately 45 acres of land located at 600 Scott & White Drive from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan. The Planning & Zoning Commission heard this item on October 3, 2024 and voted (6-0) to recommend approval. The City Council heard this item on October 24, 2024 and voted (7-0) to approve the request.
- An ordinance amendment regarding conditional use permits, the abandonment of nonconforming uses, and requiring conditional use permits for new and expanding bars, nightclubs, and taverns in the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts. The Planning & Zoning Commission heard this item on October 3, 2024 and voted (6-0) to recommend approval of the amendment with the exception of conditional use permits being required for bars in NG-1 Core Northgate. The City Council heard this item on October 24, 2024 and voted (4-3) to approve the amendment as written.

There was discussion amongst the Commission regarding the presentations presented to the Commission versus the City Council on the conditional use permits for the NG-1 Core Northgate and NG-2 Transitional Northgate zoning districts.

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

- Thursday, November 14, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 21, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, November 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 5, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

Director Armstrong asked the Commission to appoint a vice chair for the November 21, 2024 Planning and Zoning Commission meeting.

Chairperson McIlhaney moved to nominate Commissioner Cornelius as vice chair, Commissioner Finch seconded the motion, the motion passed 6-0.

8. **Adjourn**

The meeting adjourned at 6:55 p.m.

Approved:

Attest:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



**Preliminary Plan
for
Midtown Reserve & Midtown City Center
Subdivision
PP2024-000010**

Scale	966 lots on approximately 272 acres of land
Location	Generally located east of the Medical District, between Rock Prairie Road and Midtown Drive.
Applicant	Schultz Engineering
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	In April 2017, the subject property was rezoned to PDD Planned Development District and further amended in 2020. The original preliminary plan was approved in November 2018 and the most recent preliminary plan was approved in October 2023. This revised preliminary plan includes the additional area that was rezoned to PDD proposing additional single-family lots and trails, updated phasing, modified common area and lot dimensions within Phase 109/111, created a new lot within Phase 109, and proposes additional parkland (Area DD, EE, and FF). This parkland was shown as part of the rezoning of the additional area to PDD.
Parkland Dedication	34.244 acres of public parkland will be dedicated and developed with the previously approved Preliminary Plan. An additional 5.447 acres of parkland are proposed to be dedicated as part of this amended Preliminary Plan. The Parks & Recreation Advisory Board recommended approval of the additional Parkland to be dedicated and developed with this Preliminary Plan on November 12, 2024.
Traffic Impact Analysis	A traffic impact analysis (TIA) was updated in May 2020 for Midtown Reserve & Midtown City Center Subdivision. The land use assumptions include residential and non-residential uses (offices, a recreational community center, a shopping center, retail, restaurants, hotel rooms) to be developed in three phases and include traffic mitigation. This preliminary plan proposes an increase in the number of single family lots assumed in the TIA. Thus, the applicant provided a letter sealed by a licensed professional engineer to affirm that these land use changes are still within the TIA's assumed trip generation.

Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes, with the exception of waivers previously approved in November 2018, July 2019, December 2021, and October 2023.
Compliant with Subdivision Regulations	Yes, with the exception of the waivers previously approved in 2018, 2019, 2021, and 2023 to block length, land dedication for parkland and access ways.
Staff Recommendation	Approval of the preliminary plan, parkland, and access. Staff is recommending approval of the discretionary item to allow for a direct access of a single-family lot onto a collector (Double Mountain Road) as Lot 56, Block 11 (Phase 109) with the condition that the driveway is to line up with the alley located across Double Mountain Road and the driveway to be designed to prohibit backing maneuvers onto Double Mountain Road.

Supporting Materials

1. Vicinity Map and Aerial
2. Discretionary Item
3. Preliminary Plan



MEMORANDUM

November 14, 2024

TO: Members of the Planning & Zoning Commission

FROM: Jeff Howell
Senior Planner, Planning & Development Services

SUBJECT: UDO Section 8.3.H.1.i regarding general requirements of subdivision of lots and UDO Section 8.8 Parkland

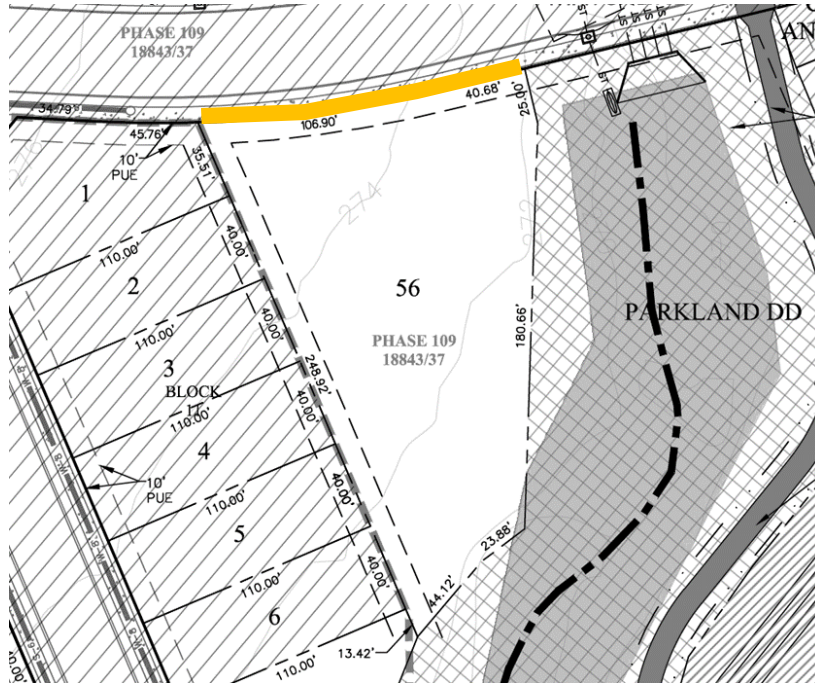
Item:

Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', regarding Lot 56, Block 11 of Phase 109, dedication of additional parkland for approximately 5.447 acres, and the Preliminary Plan of Midtown Reserve & Midtown City Center Subdivision on approximately 272 acres, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case# PP2024-000010.

Summary:

The Preliminary Plan includes several roadways and residential development along Double Mountain Road, which is classified on the Thoroughfare Plan as a collector. The applicant's intention is to create an additional single family residential lot, which will take access onto Double Mountain Road. The current zoning of the property is PDD Planned Development District.

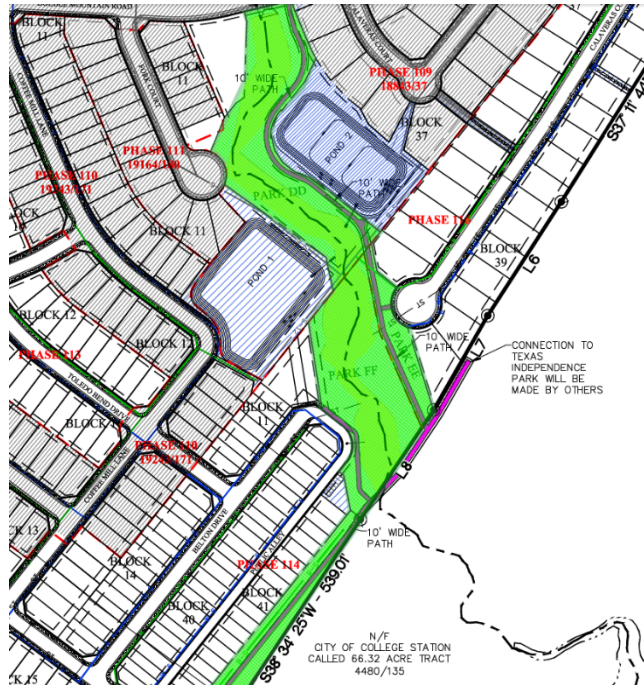
This Preliminary Plan includes a discretionary item related to general requirements of lot subdivision in the UDO Section 8.3.H.1.i 'Lots'. Per this section, no single-family dwelling, townhouse, or duplex lot shall have direct access to an arterial or collector thoroughfare; however, these lots may 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 Double Mountain Road only for Lot 56, Block 11 of Phase 109 which has frontage of approximately 147.58 feet.



This Preliminary Plan also includes parkland. As part of the previously approved Preliminary Plan, 34.244 acres of public parkland will be dedicated and developed. Per Section 8.8.5.a, for land dedication of greater than five (5) acres approval is to be received by the Planning and Zoning Commission following the recommendation by the Parks and Recreation Advisory Board. An additional 5.447 acres of parkland are proposed to be dedicated as part of this amended Preliminary Plan. The Parks & Recreation Advisory Board recommended approval of the additional of Parkland to be dedicated and developed with this Preliminary Plan on November 12, 2024.



Location of New Parkland to be dedicated in green



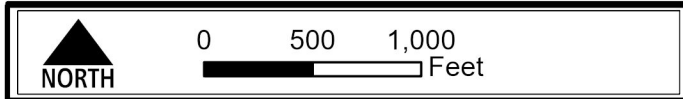
Parkland: DD, EE, and FF (5.447 acres)

Staff is recommending approval of the discretionary item as Lot 56 of Block 11 of Phase 109 meets the width requirement along the public right-of-way frontage with the condition that the driveway is to line up with the alley located across Double Mountain Road and the driveway to be designed to prohibit backing maneuvers onto Double Mountain Road. Staff is recommending approval of the additional parkland as well as the Preliminary Plan.

If the discretionary item is denied, it would be to deny the request based on not allowing direct access onto a collector (Double Mountain Road) and that no improved alley exists to take access from.

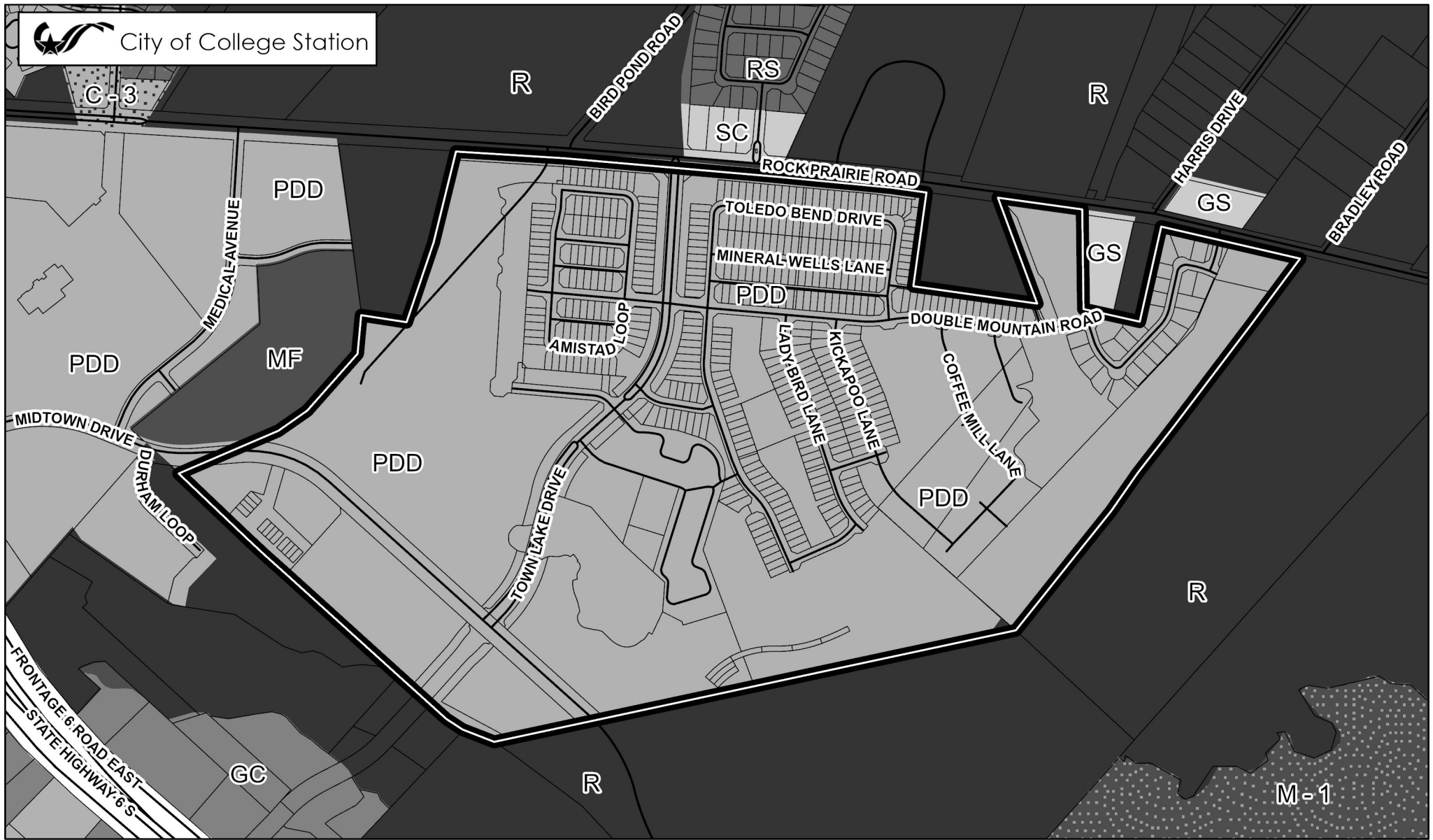
Supporting Materials:

1. Aerial and Small Area Map
2. Preliminary Plan



Case:
PP2024-000010

Page 16 of 89



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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



0 500 1,000
Feet

MIDTOWN RESERVE

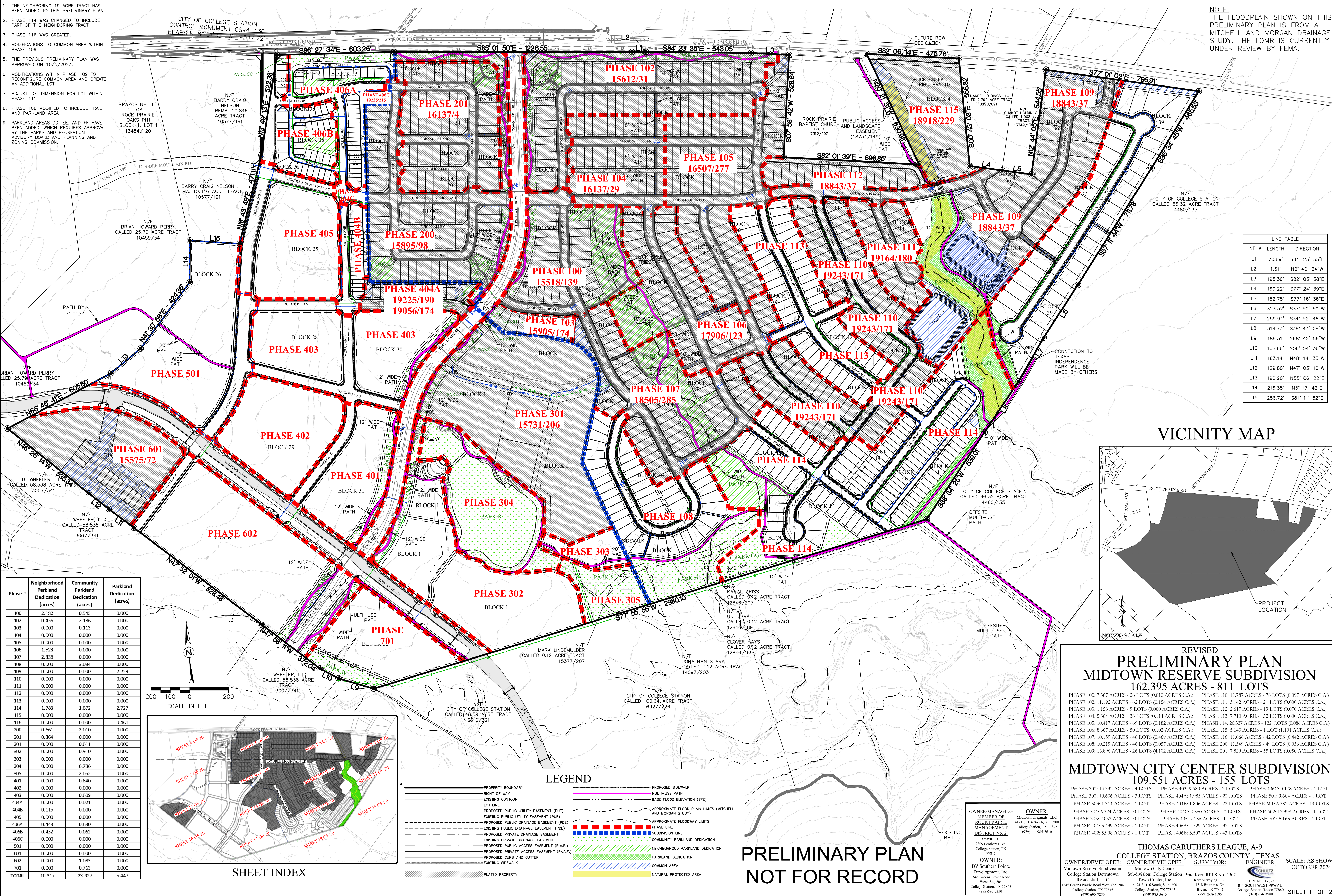
Case:
PP2024-000010

PRELIMINARY PLAN

CHANGES FROM PREVIOUS PRELIMINARY PLAN:

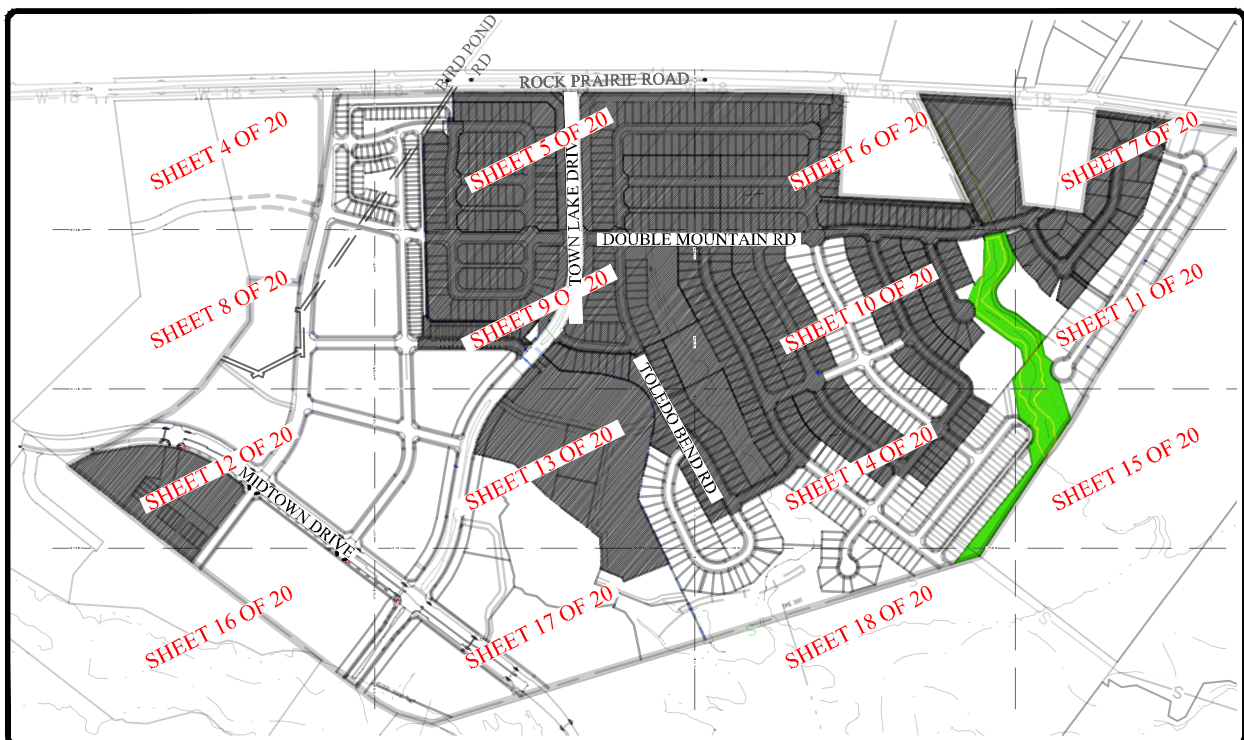
1. THE NEIGHBORING 19 ACRE TRACT HAS BEEN ADDED TO THIS PRELIMINARY PLAN.
2. PHASE 114 WAS CHANGED TO INCLUDE PART OF THE NEIGHBORING TRACT.
3. PHASE 116 WAS CREATED.
4. MODIFICATIONS TO COMMON AREA WITHIN PHASE 109.
5. THE PREVIOUS PRELIMINARY PLAN WAS APPROVED ON 10/5/2023.
6. MODIFICATIONS WITHIN PHASE 109 TO RECONFIGURE COMMON AREA AND CREATE AN ADDITIONAL LOT.
7. ADJUST LOT DIMENSION FOR LOT WITHIN PHASE 111.
8. PHASE 108 MODIFIED TO INCLUDE TRAIL AND PARKLAND AREA.
9. PARKLAND AREAS DD, EE, AND FF HAVE BEEN ADDED, WHICH REQUIRES APPROVAL BY THE PARKS AND RECREATION ADVISORY BOARD AND PLANNING AND ZONING COMMISSION.

NOTE:
THE FLOODPLAIN SHOWN ON THIS PRELIMINARY PLAN IS FROM A MITCHELL AND MORGAN DRAINAGE STUDY. THE LOMR IS CURRENTLY UNDER REVIEW BY FEMA.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.89'	S84° 23' 35"E
L2	1.51'	N0° 40' 34"W
L3	195.36'	S82° 03' 38"E
L4	169.22'	S77° 24' 39"E
L5	152.75'	S77° 16' 36"E
L6	323.52'	S37° 50' 59"W
L7	259.94'	S34° 52' 46"W
L8	314.73'	S38° 43' 08"W
L9	189.31'	N68° 42' 56"W
L10	108.66'	N56° 54' 36"W
L11	163.14'	N48° 14' 35"W
L12	129.80'	N47° 03' 10"W
L13	196.90'	N55° 06' 22"E
L14	216.35'	N5° 17' 42"E
L15	256.72'	S81° 11' 52"E

Phase #	Neighborhood Parkland Dedication (acres)	Community Parkland Dedication (acres)	Parkland Dedication (acres)
100	2.182	0.545	0.000
102	0.456	2.186	0.000
103	0.000	0.133	0.000
104	0.000	0.000	0.000
105	0.000	0.000	0.000
106	1.523	0.000	0.000
107	2.338	0.000	0.000
108	0.000	3.084	0.000
109	0.000	0.000	2.259
110	0.000	0.000	0.000
111	0.000	0.000	0.000
112	0.000	0.000	0.000
113	0.000	0.000	0.000
114	1.789	1.672	2.727
115	0.000	0.000	0.000
116	0.000	0.000	0.461
200	0.661	2.010	0.000
201	0.364	0.000	0.000
301	0.000	0.611	0.000
302	0.000	0.910	0.000
303	0.000	0.000	0.000
304	0.000	6.736	0.000
305	0.000	2.052	0.000
401	0.000	0.840	0.000
402	0.000	0.000	0.000
403	0.000	0.609	0.000
404A	0.000	0.021	0.000
404B	0.115	0.000	0.000
405	0.000	0.000	0.000
406A	0.443	0.630	0.000
406B	0.452	0.062	0.000
406C	0.000	0.000	0.000
501	0.000	0.000	0.000
601	0.000	0.000	0.000
602	0.000	1.083	0.000
701	0.000	0.763	0.000
TOTAL	10.317	23.927	5.447



SHEET INDEX

LEGEND	
PROPERTY BOUNDARY	PROPOSED SIDEWALK
RIGHT OF WAY	MULTI-USE PATH
EXISTING CONTOUR	BASE FLOOD ELEVATION (BFE)
LOT LINE	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
PROPOSED PUBLIC UTILITY EASEMENT (PUE)	APPROXIMATE FLOODWAY LIMITS
EXISTING PUBLIC UTILITY EASEMENT (PUE)	PHASE LINE
PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	SUBDIVISION LINE
EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	COMMUNITY PARKLAND DEDICATION
PROPOSED PRIVATE DRAINAGE EASEMENT	NEIGHBORHOOD PARKLAND DEDICATION
EXISTING PRIVATE DRAINAGE EASEMENT	PARKLAND DEDICATION
PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)	COMMON AREA
PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)	NATURAL PROTECTED AREA
PROPOSED CURB AND GUTTER	
EXISTING SIDEWALK	
PLATED PROPERTY	

PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)
PHASE 107: 10.139 ACRES - 48 LOTS (0.449 ACRES C.A.)
PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)

PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 112: 2.617 ACRES - 19 LOTS (0.070 ACRES C.A.)
PHASE 113: 7.710 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 114: 20.327 ACRES - 122 LOTS (0.086 ACRES C.A.)
PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
PHASE 116: 11.066 ACRES - 42 LOTS (0.412 ACRES C.A.)
PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS
PHASE 302: 10.606 ACRES - 3 LOTS
PHASE 303: 1.314 ACRES - 1 LOT
PHASE 304: 6.724 ACRES - 0 LOTS
PHASE 305: 2.052 ACRES - 0 LOTS
PHASE 401: 5.439 ACRES - 1 LOT
PHASE 402: 5.908 ACRES - 1 LOT

PHASE 403: 9.680 ACRES - 2 LOTS
PHASE 404A: 1.983 ACRES - 22 LOTS
PHASE 404B: 1.806 ACRES - 22 LOTS
PHASE 406A: 0.360 ACRES - 0 LOTS
PHASE 405: 7.186 ACRES - 1 LOT
PHASE 406B: 4.529 ACRES - 37 LOTS
PHASE 406C: 3.507 ACRES - 43 LOTS

PHASE 601: 0.178 ACRES - 1 LOT
PHASE 602: 9.604 ACRES - 1 LOT
PHASE 603: 6.782 ACRES - 14 LOTS
PHASE 604: 12.398 ACRES - 1 LOT
PHASE 701: 5.163 ACRES - 1 LOT

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown City Center
Subdivision: College Station Downtown Residential, LLC
1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250

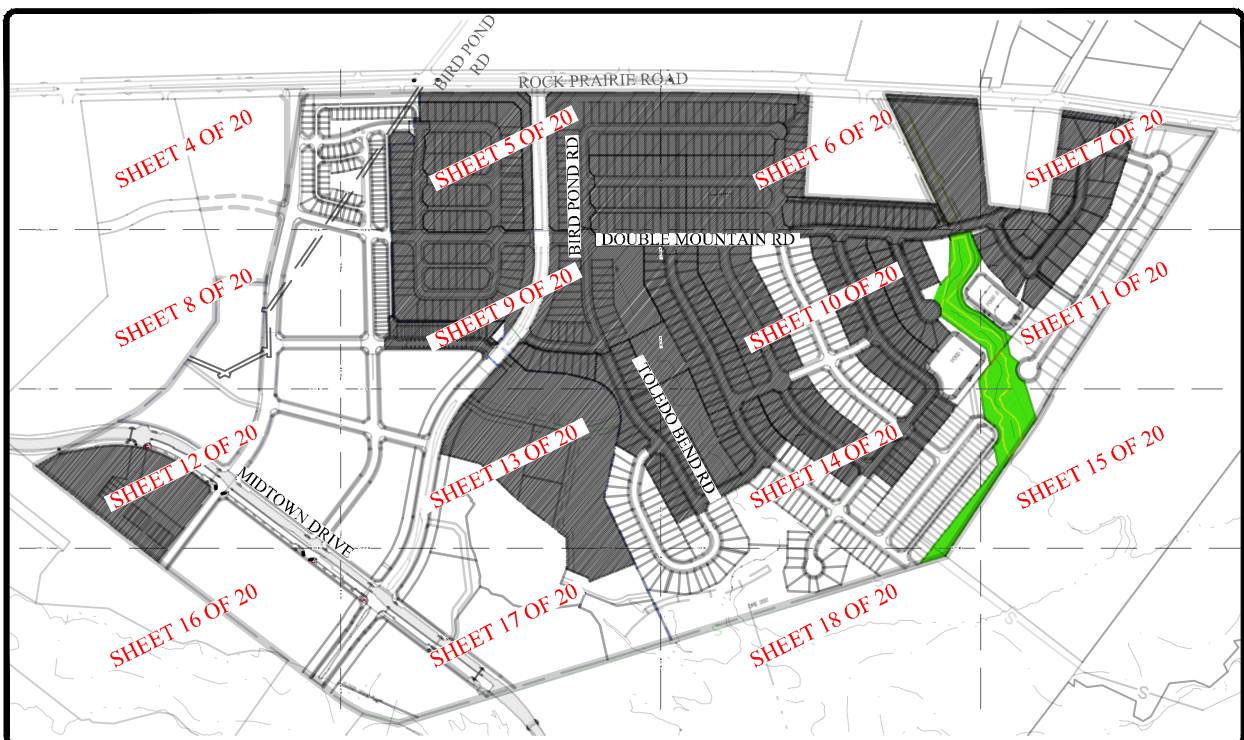
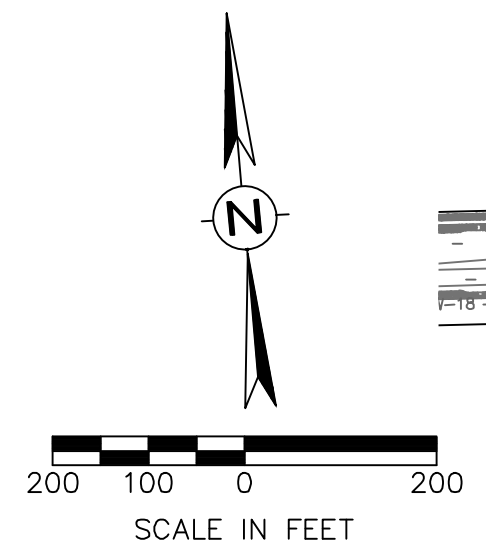
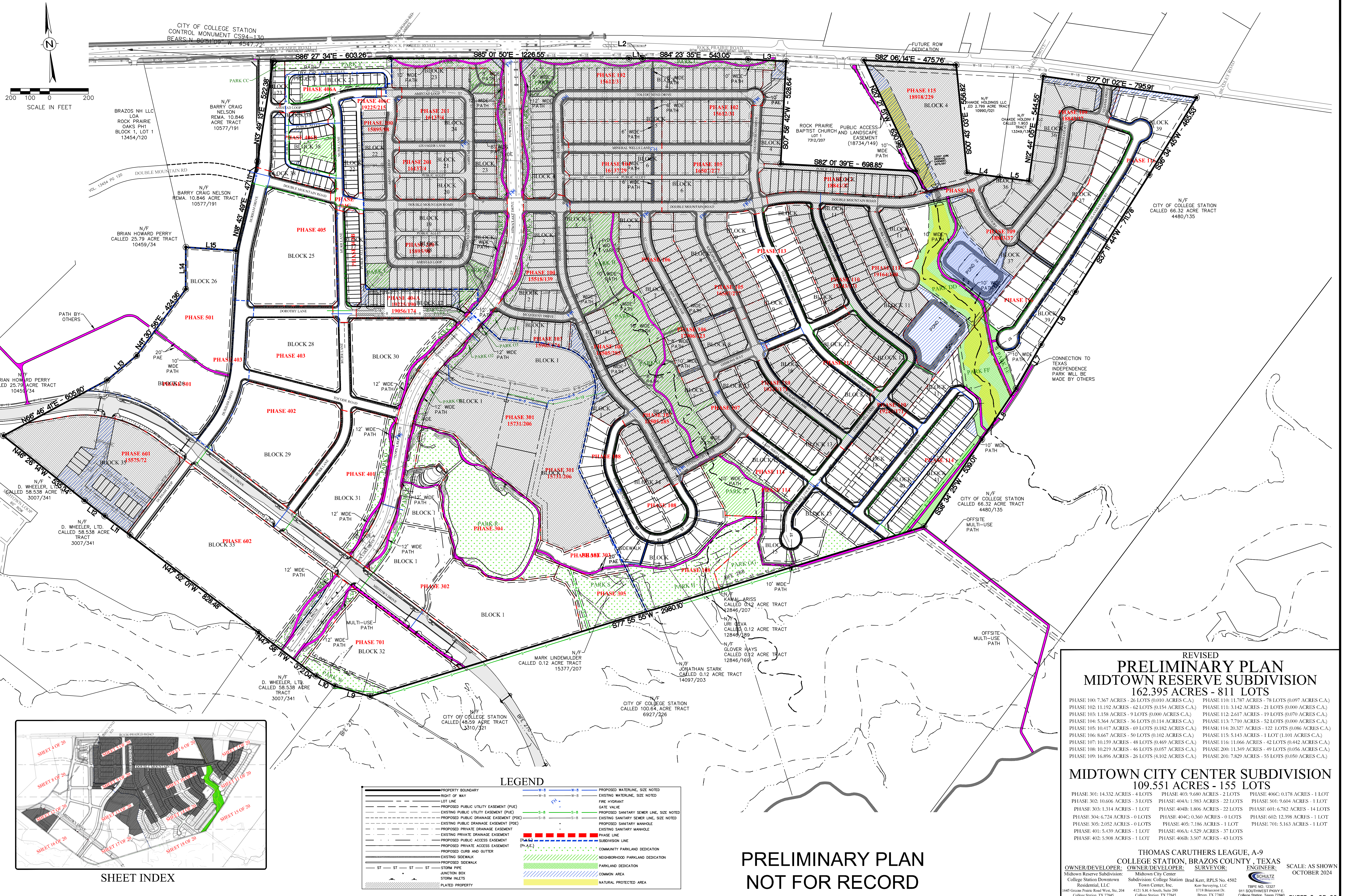
OWNER: Midtown Originals, LLC
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 985-5010

SURVEYOR: KERR SURVEYING, LLC
1718 Blumstein Dr.
Bryan, TX 77802
(979) 268-3195

ENGINEER: TSPE NO. 12327
911 SOUTHWEST HWY E.
College Station, Texas 77840
(979) 784-3900

SCALE: AS SHOWN
OCTOBER 2024

SHEET 1 OF 20



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (EUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (EDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PPE)
	EXISTING PRIVATE DRAINAGE EASEMENT (EPE)
	PROPOSED PRIVATE ACCESS EASEMENT (PPE)
	EXISTING PRIVATE ACCESS EASEMENT (EPE)
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PLATED PROPERTY
	W-8 PROPOSED WATERLINE, SIZE NOTED
	W-8 EXISTING WATERLINE, SIZE NOTED
	W-8 FIRE HYDRANT
	W-8 GATE VALVE
	S-8 PROPOSED SANITARY SEWER LINE, SIZE NOTED
	S-8 EXISTING SANITARY SEWER LINE, SIZE NOTED
	S-8 PROPOSED SANITARY MANHOLE
	S-8 EXISTING SANITARY MANHOLE
	PHASE LINE
	SUBDIVISION LINE
	COMMUNITY PARKLAND DEDICATION
	NEIGHBORHOOD PARKLAND DEDICATION
	PARKLAND DEDICATION
	COMMON AREA
	NATURAL PROTECTED AREA

PRELIMINARY PLAN
NOT FOR RECORD

REVISD

PRELIMINARY PLAN

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THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown City Center
College Station Downtown Residential, LLC
1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250

OWNER/DEVELOPER: Midtown City Center
Subdivision: College Station
Residential, LLC
Town Center, Inc.
4121 S.H. 6 South, Suite 200
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(979) 955-5610

SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
1718 Blumcrest Dr.
Bryan, TX 77802
(979) 268-3195

ENGINEER: TBE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 784-3900

SCALE: AS SHOWN
OCTOBER 2024

SHEET 2 OF 20

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY DATA.
3. A PORTION OF THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100310F, EFFECTIVE DATE: APRIL 2, 2014.
4. ZONING FOR THIS TRACT IS PDD. ORDINANCES FOR THE PDD ARE 2017--3878, 2020--4193, 2023--4459, & 2024--4512. OPTIONAL MODIFICATIONS TO STREET DESIGN STANDARDS ARE BEING USED FOR PHASES 108, 113, 114, & 116.
5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT FOR TOWN CENTER RESIDENTIAL (PHASES 100--116, 200, 201, 405, 406A AND 406B) IS GENERAL SUBURBAN AND FOR TOWN CENTER COMMERCIAL (PHASES 301--305, 401--403, 404A, 404B, 501, 601, 602 AND 701) IS MIXED USE.
6. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN RIGHT-OF-WAY. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. WATERLINES WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
7. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION AND SEWER LINES WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
10. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
11. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
12. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12--8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
13. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORM WATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES. PRIVATE DRAINAGE EASEMENTS WILL BE PROVIDED FOR PROPOSED DRAINAGE WAYS.
14. SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL RESIDENTIAL STREETS.
15. DOUBLE MOUNTAIN ROAD SHALL HAVE BIKE LANES.
16. ON STREET PARKING IS NOT PERMITTED ON DOUBLE MOUNTAIN ROAD.
17. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DOUBLE MOUNTAIN ROAD OR TOWN LAKE DRIVE. DUE TO IT'S SIZE, AN EXCEPTION WILL BE MADE FOR LOT 56, BLOCK 11 IN PHASE 109. FOLLOWING THE RECOMMENDATION BY THE ADMINISTRATOR, PLANNING AND ZONING COMMISSION DISCRETIONARY APPROVAL IS NECESSARY TO ALLOW FOR THIS LOT TO TAKE ACCESS ONTO DOUBLE MOUNTAIN.
18. PHASE 101--116 AND 201--202 WILL HAVE 30' WIDE STREETS AND DO NOT HAVE TO COMPLY WITH "SINGLE--FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATING" (UNIFIED DEVELOPMENT ORDINANCE SECTION 12--8.3.W) AS PER THE PDD ZONING.
19. PHASES 101 THRU 116 AND 200 THRU 201 ARE DETACHED SINGLE FAMILY RESIDENTIAL UNITS.
20. PHASES 100, 102--107, 109--112, 115, 200, & 201 HAVE ALL BEEN DEVELOPED AND ACCEPTED BY THE CITY OF COLLEGE STATION. THE FOLLOWING PHASE WILL BE DEVELOPED IN THE FOLLOWING ORDER:
 - PHASE 108
 - (PHASES 106 & 107 MUST BE COMPLETED BEFORE PHASE 108)
 - (PHASE 108 DOES NOT NEED TO BE COMPLETE FOR ANY OF THE REMAINING PHASES TO BE COMPLETE)
 - PHASES 113--114
 - (THESE PHASES ARE INTERCHANGEABLE)
 - (PHASES 106, 107, 109, & 110 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH THESE PHASES)
 - PHASE 116
 - (PHASE 109 MUST BE COMPLETED BEFORE PHASE 116)
21. PHASES 301--305, 401--406, 501, 601, 602 & 701 CAN BE DEVELOPED IN ANY ORDER PROVIDED THE NECESSARY ROADWAYS ARE CONSTRUCTED OR UNDER CONSTRUCTION. PHASE 305 WILL BE DESIGNED AND CONSTRUCTED WITH THE FINAL PLAT OF PHASE 302, THE PORTION OF TOWN LAKE DRIVE (BETWEEN MIDTOWN DRIVE AND THE D. WHEELER TRACT (3007/3411)) IS TO BE CONSTRUCTED WITH EITHER PHASE 602 OR 701.
22. PARKLAND AND TRAIL (BOTH ON-SITE AND OFF-SITE) DEVELOPMENT IS PROPOSED IN MULTIPLE PHASES COMMENSURATE WITH BUILD OUT OF THE PROJECT. THE OFF-SITE TRAILS WILL BE DEVELOPED BY THE DEVELOPER OR THE MWD, NO LATER THAN THE LAST PORTION OF DEDICATION OF PARK LAND. WITHIN THE DEVELOPMENT, SHOWN ON THE PARKS PLAN EXHIBIT, ALL PARKS AND PUBLIC SPACES WILL BE MAINTAINED BY THE MWD.
23. PARKING IS TO BE REMOVED FROM BOTH SIDES OF THE PUBLIC ALLEYS WITH THE FINAL PLAT.
24. REGULATORY SIGNAGE AND PAVEMENT MARKINGS WILL BE DETERMINED AT THE TIME OF FINAL PLAT.
25. THE FENCES ALONG ALL LOT LINES ADJACENT TO PARKLAND SHALL BE OPEN STYLE TO ALLOW VISIBILITY BETWEEN THE PARK AND THE ADJACENT LOTS.
26. THE MULTI-USE PATHS SHOWN ALONG BOTH SIDES OF TOWN LAKE DRIVE WILL BE CONSTRUCTED WITH TOWN LAKE DRIVE. ACCESS EASEMENTS WILL BE DEDICATED FOR ANY PORTION OF THE MULTI-USE PATH THAT IS CONSTRUCTED IN UNPLATTED AREAS.
27. THE LOCATION OF THE MULTUSE PATH IN PARKLAND B, F, G, H, X, DD, EE, FF, & GG CONNECTING TO TEXAS INDEPENDENCE PARK AS WELL AS TO THE LICK CREEK GREENWAY TRAIL WILL BE FINALIZED WITH THE FINAL PLAT. THE ALIGNMENT WILL NEED TO BE DISCUSSED WITH CITY STAFF BEFORE A FINAL ALIGNMENT IS SET.
28. TRAFFIC MITIGATION WILL BE PROVIDED AS REQUIRED PER THE TIA FOR MIDTOWN STATION DEVELOPMENT PERFORMED BY EHRA AND DATED OCTOBER 2018, AS REQUIRED PER THE TIA FOR MIDTOWN DEVELOPMENT UPDATE PERFORMED BY KIMLEY-HORN AND DATED MAY 2020, OR AS AMENDED
29. THE REMAINING HALF BOULEVARD SECTION OF MIDTOWN DRIVE WILL BE CONSTRUCTED WHEN PHASE 401 OR 402 IS DEVELOPED, WHICHEVER IS FIRST. PORTIONS OF THE REMAINING BOULEVARD SECTION OF MIDTOWN DRIVE MAY ALSO BE COMPLETED WITH OTHER PHASES PRIOR TO PHASES 401 & 402
30. TOCDOE ROAD BETWEEN DURHAM DRIVE AND MURR LANE WILL BE CONSTRUCTED WHEN PHASES 402 OR 403 IS DEVELOPED, WHICHEVER IS FIRST. TOCDOE ROAD BETWEEN MURR LANE AND TOWN LAKE DRIVE WILL BE DEVELOPED WHEN PHASE 401 OR 403 IS DEVELOPED, WHICHEVER IS FIRST.
31. OTHER EASEMENTS PRESENT ON THIS PROPERTY INCLUDE:
 - BLANKET EASEMENT EXECUTED BY CLYDE GOENS AND MRS. GRACE GOENS TO THE CITY OF BRYAN, TEXAS, DATED APRIL 30, 1937, RECORDED IN VOLUME 98, PAGE 325, DEED RECORD S OF BRAZOS COUNTY, TEXAS
 - EASEMENT EXECUTED BY WILLIS S. RITCHIEY, PEGGY J. RITCHIEY, JOHN DAVID RITCHIEY AND THOMAS GLENN RITCHIEY TO THE CITY OF BRYAN, DATED SEPTEMBER 26, 1995, RECORDED IN VOLUME 2449, PAGE 21, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY. THE RIGHTS OF ADJOINING LAND OWNERS AND THE RIGHTS OF THE PUBLIC IN GENERAL TO THE USE AND BENEFIT OF THE ACCESS EASEMENT, OVER, ON AND ACROSS SUBJECT PROPERTY
32. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON NOVEMBER 5, 2018 FOR:
 - UDO SECTION 8.3.C.2.C BLOCK (BLOCK LENGTH FOR GENERAL SUBURBAN)
 - UDO SECTION 8.8.C.2.A LAND DEDICATION (PARKLAND)
 - UDO SECTION 8.3.C.2.A BLOCK (BLOCK LENGTH FOR URBAN MIXED USE)
33. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON JULY 18, 2019 FOR:
 - UDO SECTION 8.3.C.2 BLOCKS (BLOCK LENGTH FOR URBAN MIXED USE)
34. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON DECEMBER 16, 2021 FOR:
 - UDO SECTION 8.3.C.2 BLOCKS (BLOCK LENGTH FOR GENERAL URBAN)
35. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON OCTOBER 5, 2023 FOR:
 - UDO SECTION 8.3.C.2 BLOCKS (BLOCK LENGTH FOR GENERAL URBAN)
 - UDO SECTION 8.3.J.3 ACCESS WAYS
36. THE FLOODPLAIN SHOWN ON THIS PRELIMINARY PLAN IS FROM A MITCHELL AND MORGAN STUDY AND 2023 WAIVERS. THE LOWR IS CURRENTLY UNDER REVIEW BY FEMA.
37. PHASE 404A IS MULTI-FAMILY.
38. PHASES 406A AND 406B UTILITIES WILL BE LOCATED UNDERNEATH THE PAVEMENT OF THE STREETS AND ALLEYS.
39. PHASE 404C WILL BE CONSTRUCTED WITH 404B OR 406A, WHICHEVER IS CONSTRUCTED FIRST.
40. DURHAM DRIVE ADJACENT TO PHASE 406B WILL BE CONSTRUCTED WITH PHASE 406B.
41. PART OF COMMON AREA 32 WILL BE REMOVED AND REPLATTED INTO PHASE 116.
42. COMMON AREA 32 AND 47 WILL BE USED AS AN EMERGENCY ACCESS ROAD BETWEEN PHASES 109 AND 116. THE SIDEWALK AND EMERGENCY ACCESS ROAD WILL BE CONSTRUCTED BY THE DEVELOPER WITH PHASE 116 FINAL PLAT. THIS INCLUDES THE PORTION OF THE SIDEWALK AND EMERGENCY ACCESS ROAD THAT IS IN PHASE 109. THE EMERGENCY ACCESS ROAD WILL BE MAINTAINED BY THE HOA.
43. THE OFF-SITE MULTI-USE PATH ON TEXAS INDEPENDENCE PARK PROPERTY WILL BE CONSTRUCTED BY THE DEVELOPER WITH PHASE 114 FINAL PLAT. THE OFF-SITE MULTI-USE PATH WILL BE MAINTAINED BY THE CITY OF COLLEGE STATION.

METES AND BOUNDS DESCRIPTION
OF A
231.97 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A--9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 341.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHIEY RECORDED IN VOLUME 1160, PAGE 777 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE REMAINDER OF A CALLED 11 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHIEY RECORDED IN VOLUME 260, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST (R.O.W. VARIES) MARKING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 10.846 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JO ANN ATKINS RECORDED IN VOLUME 267, PAGE 483 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 13° 49' 13" W FOR A DISTANCE OF 1.02 FEET;

THENCE: ALONG THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST FOR THE FOLLOWING CALLS:

S 86° 27' 34" E, AT 300.84 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT (FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS: S 00° 37' 23" E FOR A DISTANCE OF 1.09 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 603.26 FEET (DEED CALL: S 86° 27' 34" E -- 603.27 FEET) TO A 1/2 INCH IRON ROD SET (THIS LINE USED FOR BEARING ORIENTATION HONORING THE RIGHT-OF-WAY BEARING AS SHOWN IN THE DEED RECORDED IN VOLUME 10437, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 04° 14' 47" W FOR A DISTANCE OF 1.00 FEET;

S 85° 01' 50" E FOR A DISTANCE OF 1226.55 FEET (DEED CALL: S 85° 02' 05" E -- 1226.41 FEET, 10437/65) TO A 1/2 INCH IRON ROD SET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 05° 17' 18" W FOR A DISTANCE OF 1.00 FEET;

S 84° 23' 35" E FOR A DISTANCE OF 70.89 FEET (DEED CALL: S 84° 23' 02" E -- 70.75 FEET, 10437/65) TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 11 ACRE TRACT BEARS: S 00° 40' 34" E FOR A DISTANCE OF 268.14 FEET;

N 00° 40' 34" W FOR A DISTANCE OF 1.51 FEET TO A 1/2 INCH IRON ROD SET;

S 84° 23' 35" E FOR A DISTANCE OF 543.05 FEET (DEED CALL: S 84° 23' 02" E -- 543.10 FEET, 10437/79) TO A 1/2 INCH IRON ROD SET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 06° 46' 24" W FOR A DISTANCE OF 2.50 FEET;

S 82° 03' 38" E FOR A DISTANCE OF 195.36 FEET (DEED CALL: S 82° 02' 02" E -- 195.35 FEET, 10437/79) TO A 1/2 INCH IRON ROD SET ON THE WEST LINE OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH ACCORDING TO THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 1 BEARS: N 07° 35' 00" E FOR A DISTANCE OF 7.64 FEET;

THENCE: S 07° 58' 42" W ALONG THE WEST LINE OF SAID LOT 1, AT 2.50 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 528.84 FEET (PLAT CALL: S 07° 57' 58" W -- 586.27 FEET, 7312/207) TO 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: S 82° 01' 39" E ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 698.85 FEET (PLAT CALL: S 82° 02' 02" E -- 699.33 FEET, 7312/207) TO 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO OLIVER GORD RECORDED IN VOLUME 10424, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: S 20° 23' 16" E ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 112.62 FEET (DEED CALL BEARING: S 17° 23' 00" E, 1160/777) TO A CROSS-TIE FENCE POST FOUND;

THENCE: S 41° 51' 55" W CONTINUING ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 1390.07 FEET (DEED CALL: S 44° 14' 00" W -- 1391.04 FEET, 10424/40) TO 6 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

THENCE: S 48° 02' 02" E ALONG THE SOUTHWEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 341.48 FEET (DEED CALL: S 48° 05' 26" E -- 341.98 FEET, 10424/40) TO 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ARCHIE P. CLARK AND LINDA L. CLARK RECORDED IN VOLUME 5461, PAGE 28 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 17' 01" E ALONG THE SOUTHWEST LINE OF SAID 19.61 ACRE TRACT FOR A DISTANCE OF 250.65 FEET (DEED CALL: S 44° 52' 55" E -- 250.66 FEET, 561/28) TO 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.61 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.69 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III AND GRACE LYNN SAVAGE RECORDED IN VOLUME 7912, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 35' 09" E ALONG THE SOUTHWEST LINE OF SAID 19.69 ACRE TRACT FOR A DISTANCE OF 437.42 FEET (DEED CALL: S 48° 34' 49" E -- 437.68 FEET, 7912/265) TO 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.69 ACRE TRACT. THE SOUTHWEST CORNER OF A CALLED 66.32 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 4480, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF A CALLED 100.64 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6927, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 77° 55' 55" W ALONG THE NORTHWEST LINE OF SAID 100.64 ACRE TRACT FOR A DISTANCE OF 2980.10 FEET (DEED CALL: S 77° 56' 03" E, 2981.71 FEET, 6927/226) TO 12 INCH FENCE POST FOUND ON THE NORTHWEST LINE OF A CALLED 46.60 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3310, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID FENCE POST FOUND MARKING THE WEST CORNER OF SAID 100.64 ACRE TRACT

THENCE: N 68° 42' 56" W ALONG THE NORTHWEST LINE OF SAID 46.60 ACRE TRACT AND ALONG AN EXISTING FENCE LINE FOR A DISTANCE OF 189.31 FEET TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE NORTH CORNER OF SAID 46.60 ACRE TRACT AND THE EAST CORNER OF A CALLED 10.01 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M. D. WHEELER, LTD RECORDED IN VOLUME 3007, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHEAST LINE OF SAID 10.01 ACRE TRACT AND CONTINUING ALONG SAID FENCE LINE FOR THE FOLLOWING CALLS:

N 56° 54' 36" W FOR A DISTANCE OF 108.66 FEET TO A 3 INCH CEDAR FENCE POST FOUND;

N 47° 58' 11" W FOR A DISTANCE OF 372.04 FEET TO A FENCE POST FOUND;

N 47° 52' 01" W FOR A DISTANCE OF 828.48 FEET TO A FENCE POST FOUND;

N 48° 14' 35" W FOR A DISTANCE OF 163.14 FEET TO A FENCE POST FOUND;

N 47° 03' 10" W FOR A DISTANCE OF 129.80 FEET TO A FENCE POST FOUND;

N 46° 26' 14" W FOR A DISTANCE OF 535.34 FEET TO A 4 INCH FENCE POST FOUND MARKING THE SOUTH CORNER OF A CALLED 25.79 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRIAN HOWARD PERRY RECORDED IN VOLUME 10459, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF SAID 25.79 ACRE TRACT FOR THE FOLLOWING CALLS:

N 66° 46' 41" E FOR A DISTANCE OF 605.80 FEET (DEED CALL: N 69° 46' 00" E -- 600.50 FEET, 1160/777) TO A FENCE POST FOUND;

N 55° 06' 22" E FOR A DISTANCE OF 196.90 FEET (DEED CALL: N 57° 44' 00" E -- 195.20 FEET, 1160/777) TO A FENCE POST FOUND;

N 41° 30' 56" E FOR A DISTANCE OF 424.36 FEET (DEED CALL: N 44° 44' 00" E -- 423.09 FEET, 1160/777) TO A 1/2 INCH IRON ROD FOUND;

N 05° 17' 42" E FOR A DISTANCE OF 216.35 FEET (DEED CALL: N 08° 04' 00" E -- 217.30 FEET, 1160/777) TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 10.846 ACRE TRACT AND SAID REMAINDER OF 341.06 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81° 11' 52" E FOR A DISTANCE OF 256.72 FEET (DEED CALL: S 78° 33' 00" E -- 258.20 FEET, 1160/777) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

N 18° 43' 49" E FOR A DISTANCE OF 471.11 FEET (DEED CALL: N 21° 24' 00" E -- 467.10 FEET, 1160/777) TO A FENCE POST FOUND;

N 13° 49' 13" E FOR A DISTANCE OF 522.38 FEET (DEED CALL: N 16° 44' 00" E -- 586.42 FEET, 1160/777) TO THE POINT OF BEGINNING CONTAINING 231.97 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2012. SEE PLAT PREPARED FEBRUARY, 2012, FOR MORE DESCRIPTIVE INFORMATION.

METES AND BOUNDS DESCRIPTION
OF A
33.342 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A--9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 19.352 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CATHYWEIL PRAIRIE, LLC, 5604 ROCK PRAIRIE SERIES RECORDED IN VOLUME 13794, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE AND ALL OF A 0.046 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO CATHYWEIL PRAIRIE, LLC, 5604 ROCK PRAIRIE SERIES RECORDED IN VOLUME 13759, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD (R.O.W. WITH VARIES) MARKING THE NORTHEAST CORNER OF SAID 19.352 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 19.89 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III RECORDED IN VOLUME 10740, PAGE 153 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED "H-AMVO RPLS 5045" FOUND BEARS: S 23° 07' 46" W FOR A DISTANCE OF 2.31 FEET AND THE CITY OF COLLEGE STATION CONTROL MONUMENT C284--148 BEARS: N 51° 02' 54" E FOR A DISTANCE OF 1.864.64 FEET (GRID DISTANCE: 1.864.63 FEET). BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY BY A SCALE FACTOR OF 0.9999985834747464.

THENCE: S 23° 07' 46" W ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 19.89 ACRE TRACT FOR A DISTANCE OF 524.09 FEET (DEED CALL: S 23° 06' 54" W -- 523.62 FEET, 13759/73) TO A 4 INCH TREATED FENCE POST FOUND;

THENCE: S 43° 29' 39" W CONTINUING ALONG THE COMMON LINE FOR A DISTANCE OF 1,922.15 FEET (DEED CALL: S 43° 28' 22" W -- 1,922.59 FEET, 13759/73) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE REMAINDER OF A 111.679 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC RECORDED IN VOLUME 14405, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.352 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID REMAINDER OF 19.89 ACRE TRACT;

THENCE: N 48° 17' 01" W ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 111.679 ACRE TRACT FOR A DISTANCE OF 250.65 FEET (DEED CALL: N 48° 16' 52" W -- 250.66 FEET, 13759/73) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 19.352 ACRE TRACT AND THE SOUTH CORNER OF SAID 13.95 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 13.95 ACRE TRACT AND SAID REMAINDER OF 111.679 ACRE TRACT FOR THE FOLLOWING CALLS:

N 48° 02' 02" W FOR A DISTANCE OF 341.48 FEET (DEED CALL: N 48° 05' 26" W -- 341.96; 13759/79) (DEED CALL AND MEASURED, 14405/186) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

N 41° 51' 55" E FOR A DISTANCE OF 1,390.07 FEET (DEED CALL: N 41° 53' 54" E -- 1,390.80 FEET, 13759/79) (DEED CALL AND MEASURED, 14405/186) TO A CROSS-TIE FENCE POST FOUND;

N 20° 23' 16" W FOR A DISTANCE OF 112.62 FEET (DEED CALL AND MEASURED, 14405/186) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "H-AMVO RPLS 5045" FOUND MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH AS SHOWN ON THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 20° 21' 51" W ALONG THE COMMON LINE OF SAID 13.95 ACRE TRACT AND SAID REMAINDER OF LOT 1, AT 600.56 FEET PASS THE NORTHWEST CORNER OF SAID REMAINDER OF LOT 1 ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD (11679/124), CONTINUE ON FOR A TOTAL DISTANCE OF 630.08 FEET (TOTAL DEED CALL: N 20° 22' 54" W -- 743.64 FEET, 13759/79) TO A 10 INCH TREATED FENCE CORNER POST FOUND MARKING THE NORTHWEST CORNER OF SAID 13.95 ACRE TRACT;

THENCE: S 82° 08' 14" E ALONG THE NORTH LINE OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 475.76 FEET (DEED CALL: S 82° 08' 38" E -- 475.64 FEET, 13759/79) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "H-AMVO RPLS 5045" FOUND MARKING THE NORTHEAST CORNER OF SAID 13.95 ACRE TRACT. THE NORTH CORNER OF SAID 0.046 ACRE TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.191 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO OLIVER GORD RECORDED IN VOLUME 10424, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 2.996 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHASE HOLMINS, LLC RECORDED IN VOLUME 10990, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 07° 43' 03" E ALONG THE EAST LINE OF SAID 0.046 ACRE TRACT, AT 30.37 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "H-AMVO RPLS 5045" FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 506.82 FEET (DEED CALL: S 07° 43' 14" E -- 506.79 FEET, 13759/79) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 19.352 ACRE TRACT, SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 2.996 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED "H-AMVO" FOUND ON THE EAST LINE OF SAID 13.95 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT AND A WEST CORNER OF SAID 19.352 ACRE TRACT BEARS: N 77° 03' 14" W FOR A DISTANCE OF 7.29 FEET;

THENCE: S 77° 24' 39" E ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 2.996 ACRE TRACT FOR A DISTANCE OF 169.22 FEET (TOTAL DEED CALL: S 77° 25' 20" E -- 176.58 FEET, 13759/73) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 2.996 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 1.9035 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHASE HOLMINS, LLC RECORDED IN VOLUME 13349, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

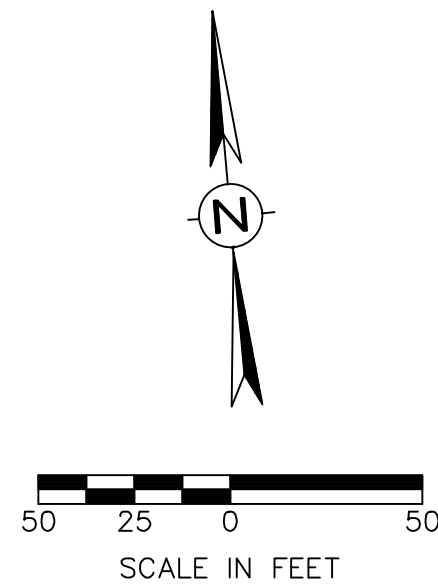
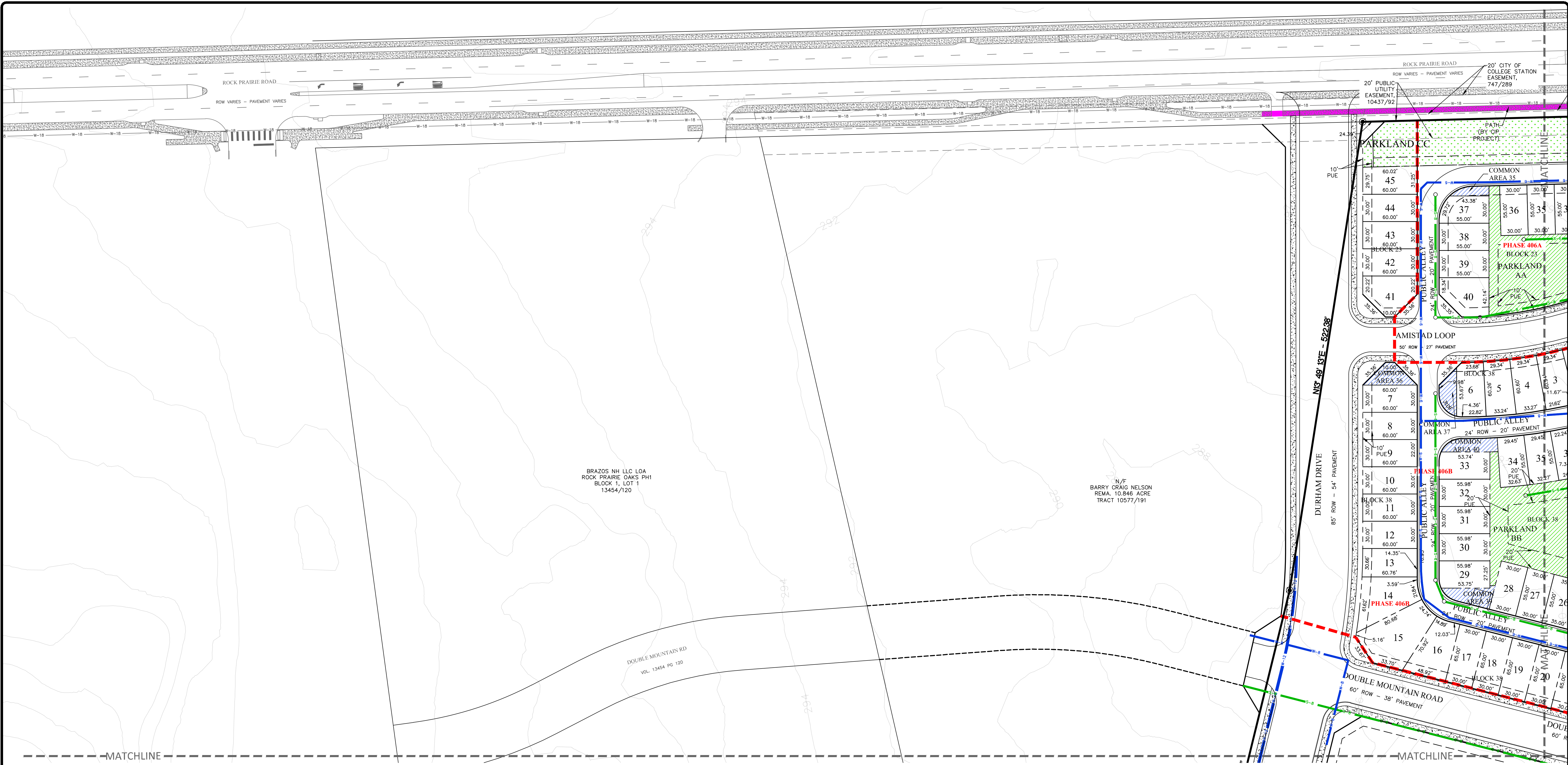
THENCE: S 77° 16' 36" E ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 1.9035 ACRE TRACT FOR A DISTANCE OF 152.75 FEET (DEED CALL: S 77° 15' 20" E -- 152.60 FEET, 13759/73) TO A 3/4 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 1.9035 ACRE TRACT;

THENCE: N 12° 44' 40" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 544.50 FEET (DEED CALL: N 12° 44' 40" E -- 544.47 FEET, 13759/73) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 1.9035 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 19.352 ACRE TRACT;

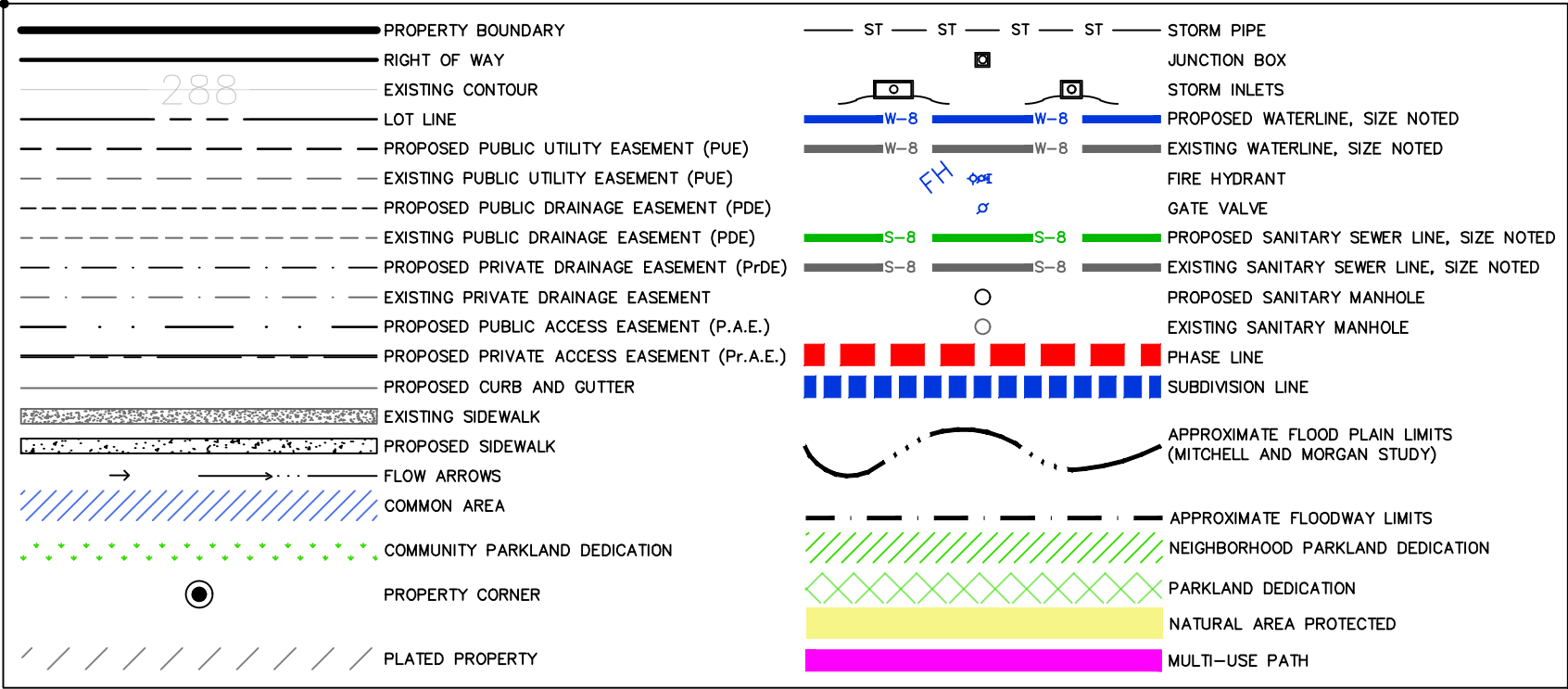
THENCE: S 77° 01' 02" E ALONG THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 388.73 FEET (DEED CALL: S 77° 01' 02" E -- 388.63 FEET, 13759/73) TO THE POINT OF BEGINNING CONTAINING 33.342 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER 2019.

FIELD NOTES DESCRIPTION
OF A
19.44 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A--9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 19.44 ACRES IN THE THOMAS CARUTHERS LEAGUE SURVEY, ABSTRACT 9, IN BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 19.89 ACRE TRACT OF LAND OWNED TO EUGENE BERNARD SAVAGE III IN



LEGEND



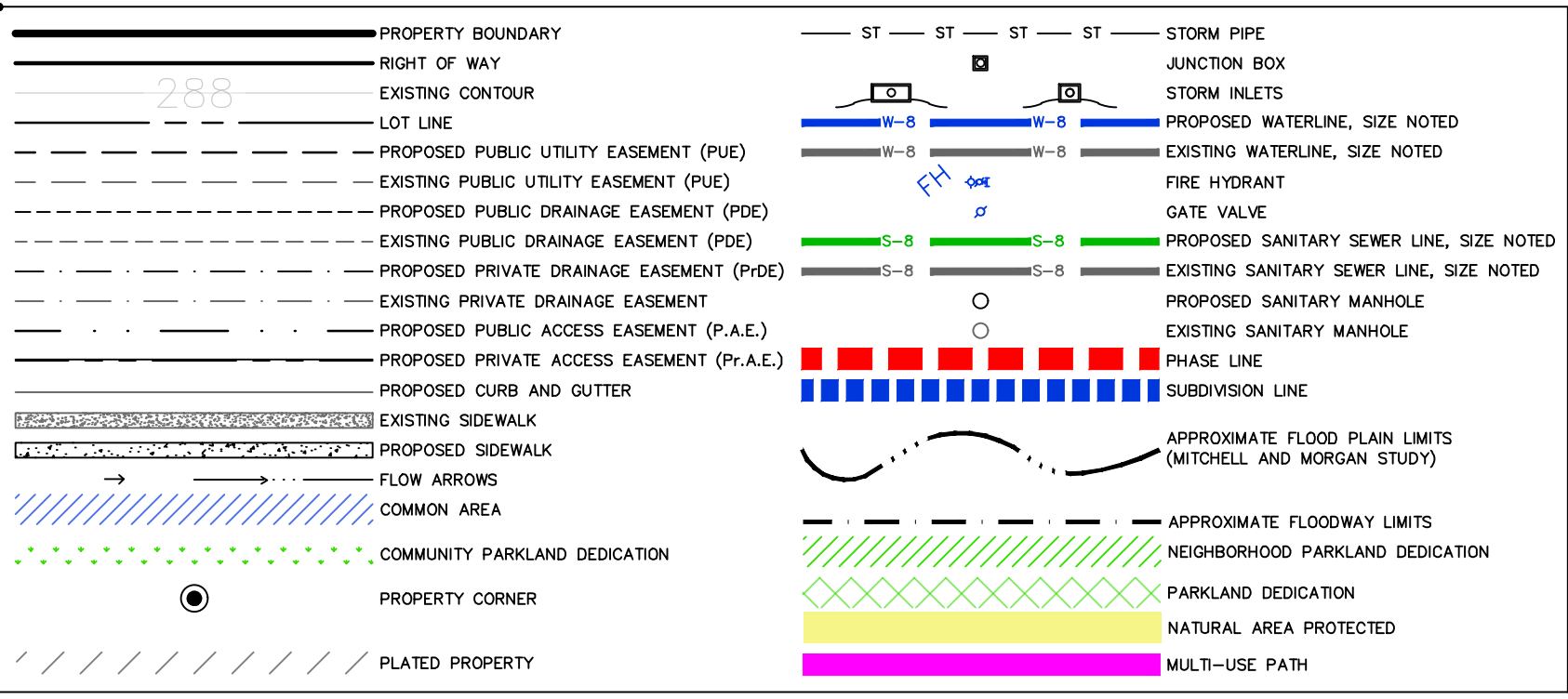
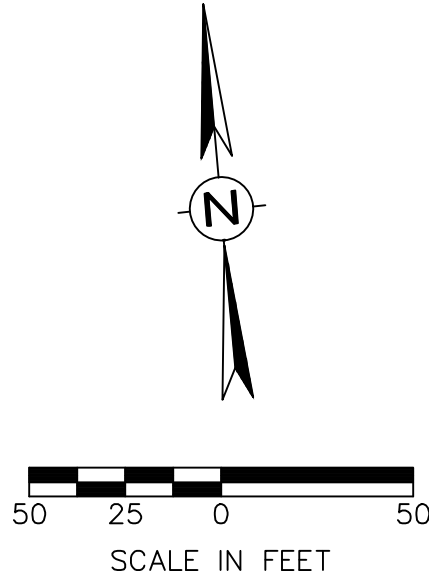
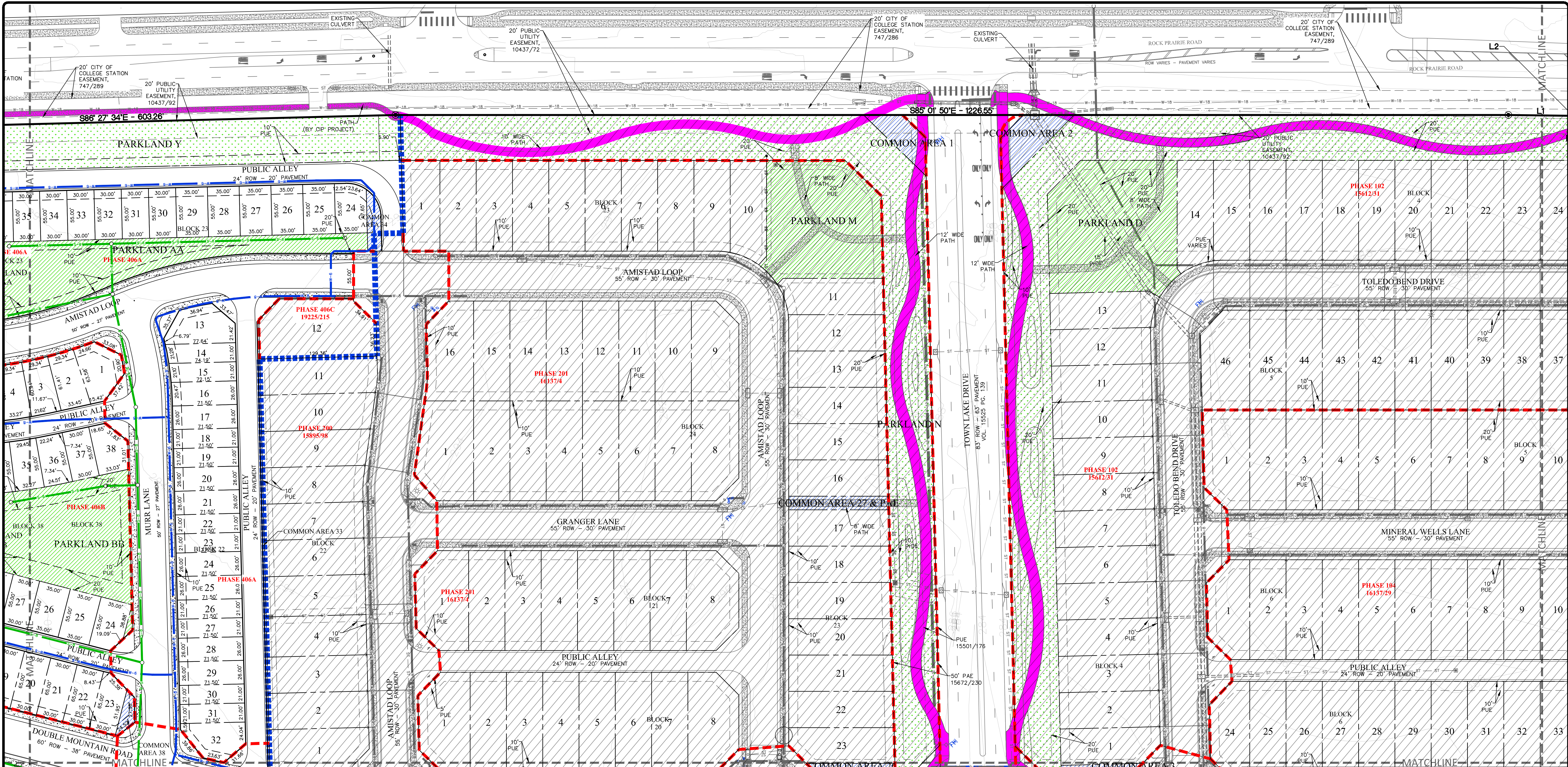
PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 2.617 ACRES - 19 LOTS (0.070 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 7.710 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 20.327 ACRES - 122 LOTS (0.086 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
PHASE 107: 10.139 ACRES - 48 LOTS (0.469 ACRES C.A.)	PHASE 116: 11.066 ACRES - 42 LOTS (0.412 ACRES C.A.)
PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406C: 0.178 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 404A: 1.983 ACRES - 22 LOTS	PHASE 501: 9.604 ACRES - 1 LOT
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404B: 1.806 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404C: 0.360 ACRES - 0 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.186 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT	PHASE 406A: 4.529 ACRES - 37 LOTS	
PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406B: 3.507 ACRES - 43 LOTS	



LEGEND

**PRELIMINARY PLAN
NOT FOR RECORD**

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 2.617 ACRES - 19 LOTS (0.070 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 7.710 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 20.327 ACRES - 122 LOTS (0.086 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
PHASE 107: 10.139 ACRES - 48 LOTS (0.449 ACRES C.A.)	PHASE 116: 11.066 ACRES - 42 LOTS (0.442 ACRES C.A.)
PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

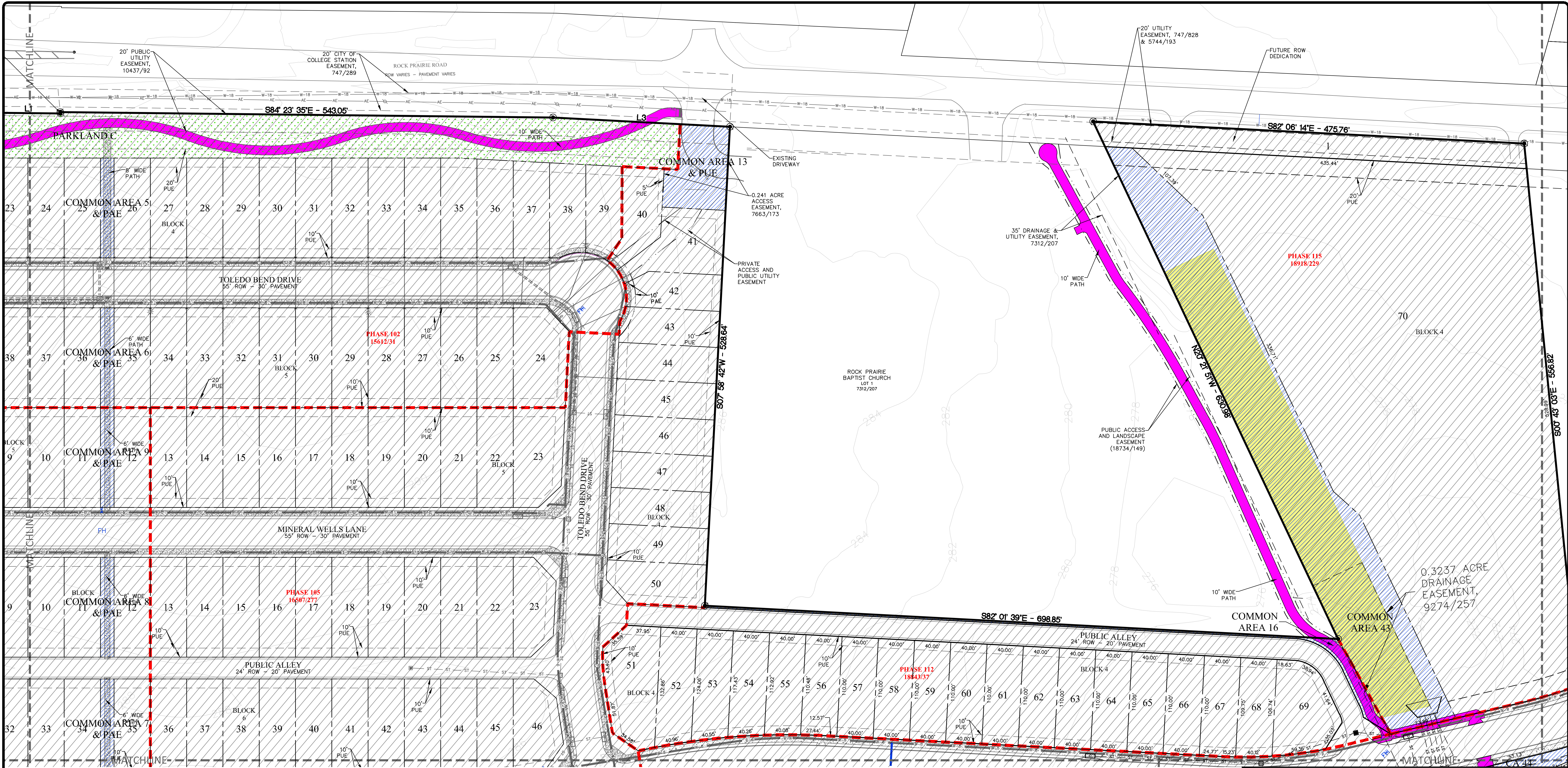
MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406: 0.178 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 404: 1.983 ACRES - 22 LOTS	PHASE 501: 9.604 ACRES - 1 LOT
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404B: 1.806 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404C: 0.360 ACRES - 0 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.186 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT	PHASE 406A: 4.529 ACRES - 37 LOTS	
PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406B: 3.507 ACRES - 43 LOTS	

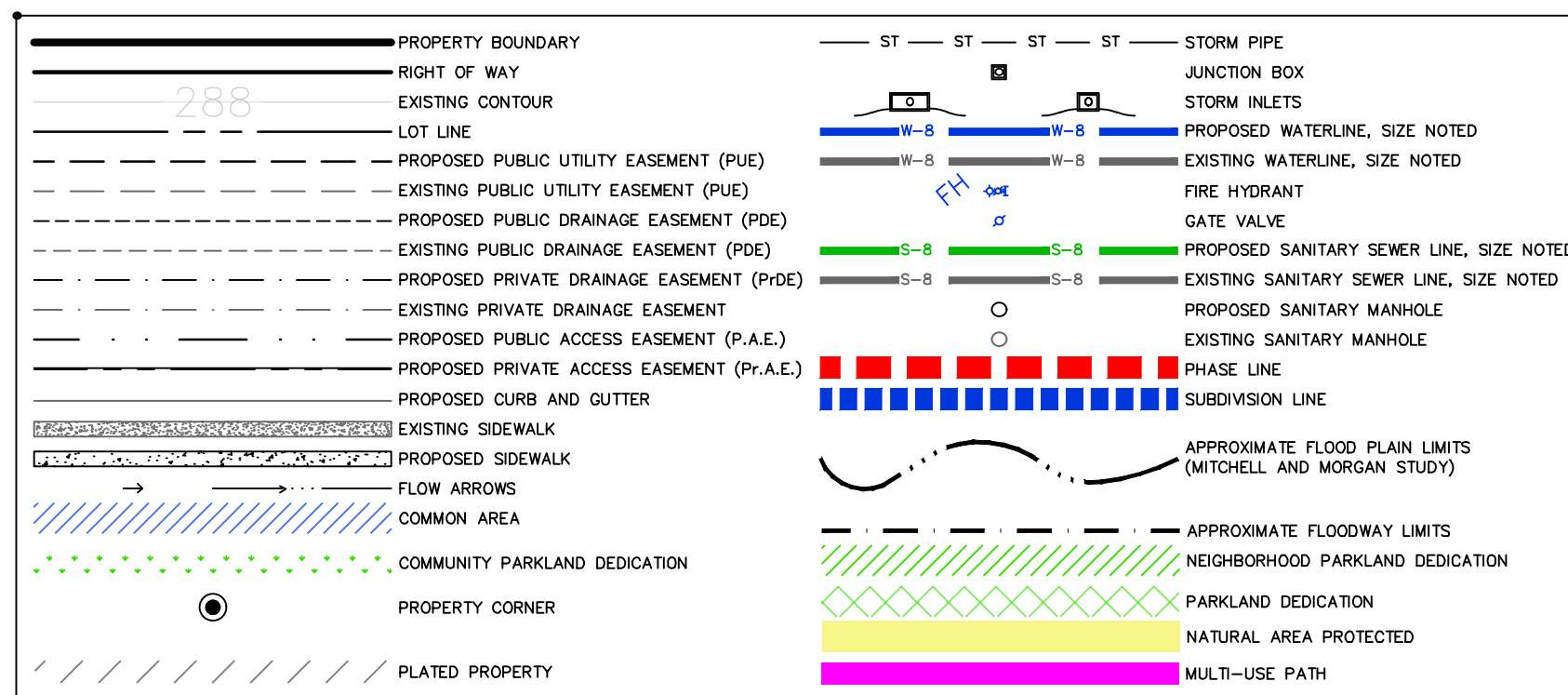
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown City Center	OWNER/DEVELOPER: Midtown City Center	SURVEYOR: SCHULTZ	ENGINEER: SCHULTZ	SCALE: AS SHOWN
Subdivision: College Station Downtown	Subdivision: College Station Downtown	Subdivision: College Station Downtown	Subdivision: College Station Downtown	OCTOBER 2024
Residential, LLC	Town Center, Inc.	Kerr Surveying, LLC	Town Center, Inc.	
1645 Green Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 955-5610	1718 Blumcrest Dr. Bryan, TX 77802 (979) 955-3195	911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 784-3900	

SHEET 5 OF 20



LEGEND



REVISED PRELIMINARY PLAN MIDTOWN RESERVE SUBDIVISION 162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)
PHASE 105: 10.017 ACRES - 69 LOTS (0.182 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)
PHASE 107: 10.139 ACRES - 48 LOTS (0.449 ACRES C.A.)
PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)
PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 112: 2.617 ACRES - 19 LOTS (0.070 ACRES C.A.)
PHASE 113: 7.710 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 114: 20.327 ACRES - 122 LOTS (0.006 ACRES C.A.)
PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
PHASE 116: 11.066 ACRES - 42 LOTS (0.442 ACRES C.A.)
PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION 109.551 ACRES - 155 LOTS

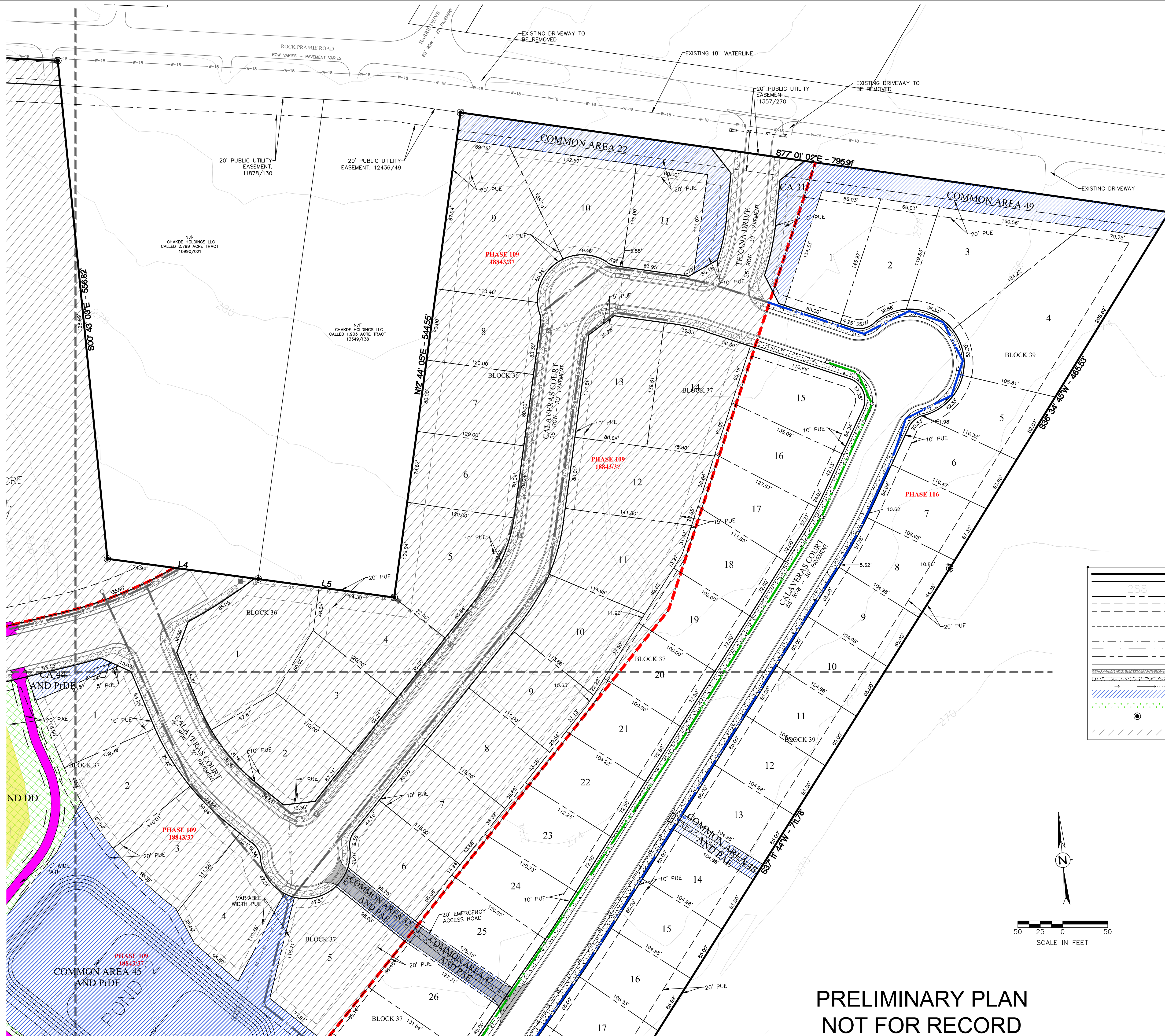
PHASE 301: 14.332 ACRES - 4 LOTS
PHASE 302: 10.606 ACRES - 3 LOTS
PHASE 303: 1.314 ACRES - 1 LOT
PHASE 304: 6.724 ACRES - 0 LOTS
PHASE 305: 2.052 ACRES - 0 LOTS
PHASE 401: 5.439 ACRES - 1 LOT
PHASE 402: 5.908 ACRES - 1 LOT
PHASE 403: 9.680 ACRES - 2 LOTS
PHASE 404: 1.983 ACRES - 22 LOTS
PHASE 404B: 1.806 ACRES - 22 LOTS
PHASE 406: 0.360 ACRES - 0 LOTS
PHASE 405: 7.186 ACRES - 1 LOT
PHASE 406A: 4.529 ACRES - 37 LOTS
PHASE 406B: 3.507 ACRES - 43 LOTS
PHASE 406C: 0.178 ACRES - 1 LOT
PHASE 501: 9.604 ACRES - 1 LOT
PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 602: 12.398 ACRES - 1 LOT
PHASE 701: 5.163 ACRES - 1 LOT

THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

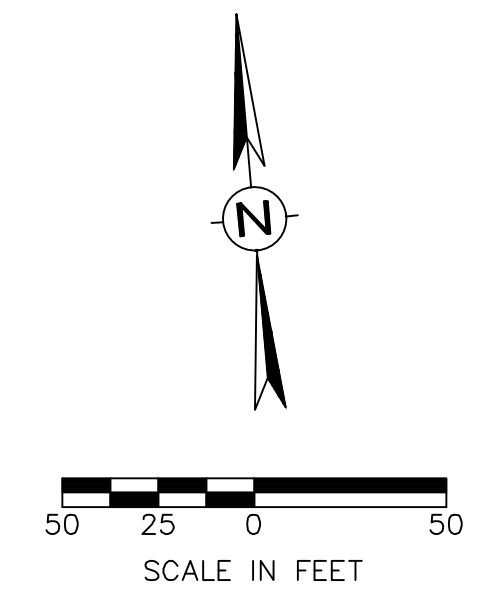
OWNER/DEVELOPER: Midtown City Center
Subdivision: College Station Downtown
Residential, LLC
1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250
OWNER/DEVELOPER: Midtown City Center
Subdivision: College Station Downtown
Residential, LLC
1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250
SURVEYOR: Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 955-5610
ENGINEER: SCHULTZ
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 784-3900
SCALE: AS SHOWN
OCTOBER 2024
SHEET 6 OF 20

PRELIMINARY PLAN
NOT FOR RECORD



LEGEND

—	PROPERTY BOUNDARY	— ST — ST — ST —	STORM PIPE
—	RIGHT OF WAY	—	JUNCTION BOX
—	EXISTING CONTOUR	—	STORM INLETS
—	LOT LINE	—	PROPOSED WATERLINE, SIZE NOTED
—	PROPOSED PUBLIC UTILITY EASEMENT (PUE)	—	EXISTING WATERLINE, SIZE NOTED
—	EXISTING PUBLIC UTILITY EASEMENT (PUE)	—	FIRE HYDRANT
—	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	—	GATE VALVE
—	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	—	PROPOSED SANITARY SEWER LINE, SIZE NOTED
—	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	—	EXISTING SANITARY SEWER LINE, SIZE NOTED
—	EXISTING PRIVATE DRAINAGE EASEMENT	—	PROPOSED SANITARY MANHOLE
—	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)	—	EXISTING SANITARY MANHOLE
—	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)	—	PHASE LINE
—	PROPOSED CURB AND GUTTER	—	SUBDIVISION LINE
—	EXISTING SIDEWALK	—	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
—	PROPOSED SIDEWALK	—	APPROXIMATE FLOODWAY LIMITS
—	FLOW ARROWS	—	NEIGHBORHOOD PARKLAND DEDICATION
—	COMMON AREA	—	PARKLAND DEDICATION
—	COMMUNITY PARKLAND DEDICATION	—	NATURAL AREA PROTECTED
—	PROPERTY CORNER	—	MULTI-USE PATH
—	PLATED PROPERTY	—	



PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 2.617 ACRES - 19 LOTS (0.070 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 7.710 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 20.337 ACRES - 122 LOTS (0.086 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
PHASE 107: 10.139 ACRES - 48 LOTS (0.449 ACRES C.A.)	PHASE 116: 11.066 ACRES - 42 LOTS (0.442 ACRES C.A.)
PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

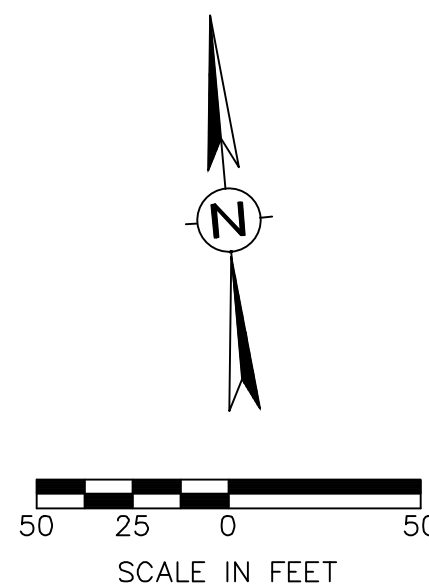
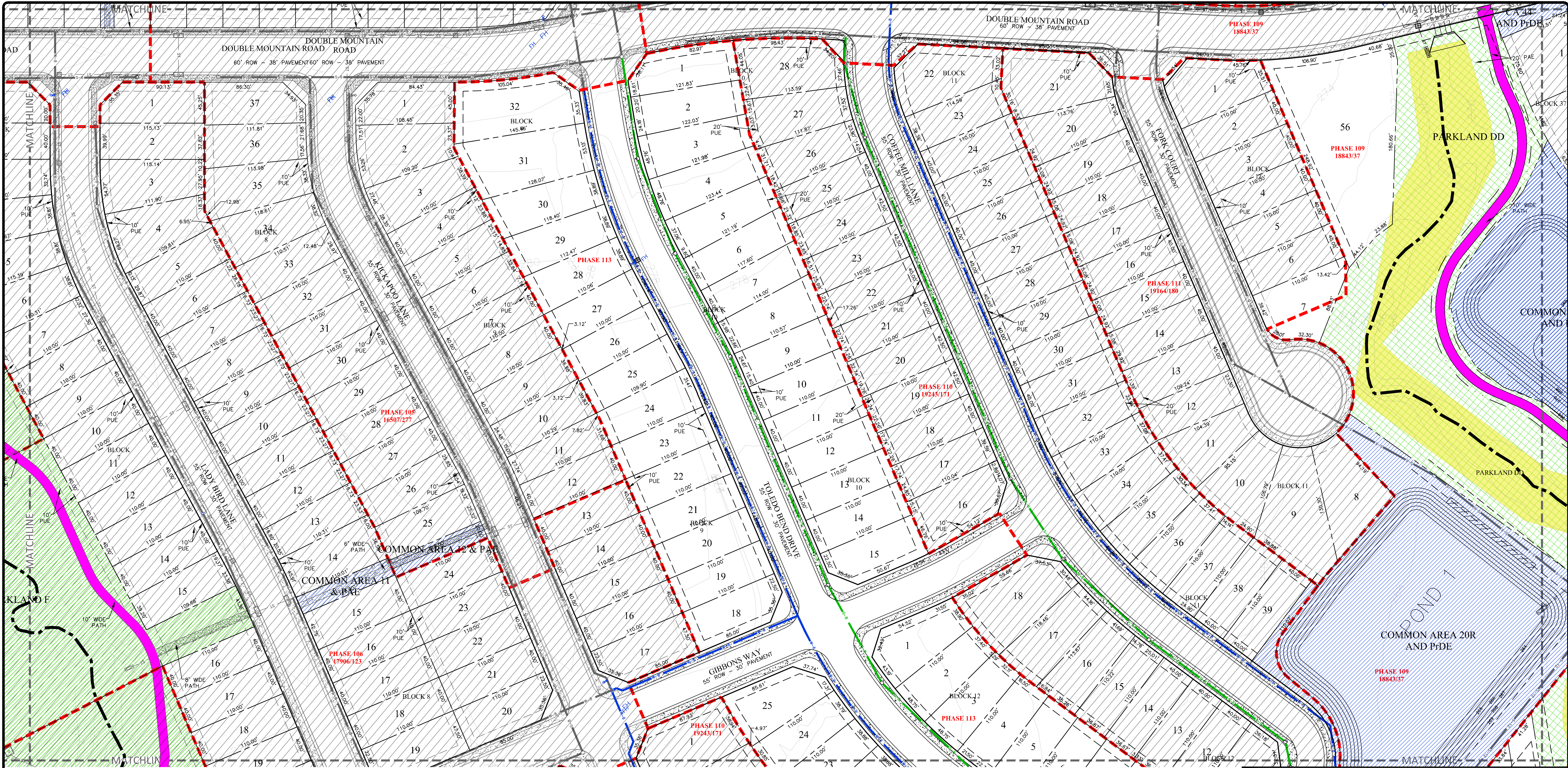
PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406: 0.178 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 404: 1.983 ACRES - 22 LOTS	PHASE 501: 9.604 ACRES - 1 LOT
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PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404C: 0.360 ACRES - 0 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.186 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT	PHASE 406A: 4.529 ACRES - 37 LOTS	
PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406B: 3.507 ACRES - 43 LOTS	

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

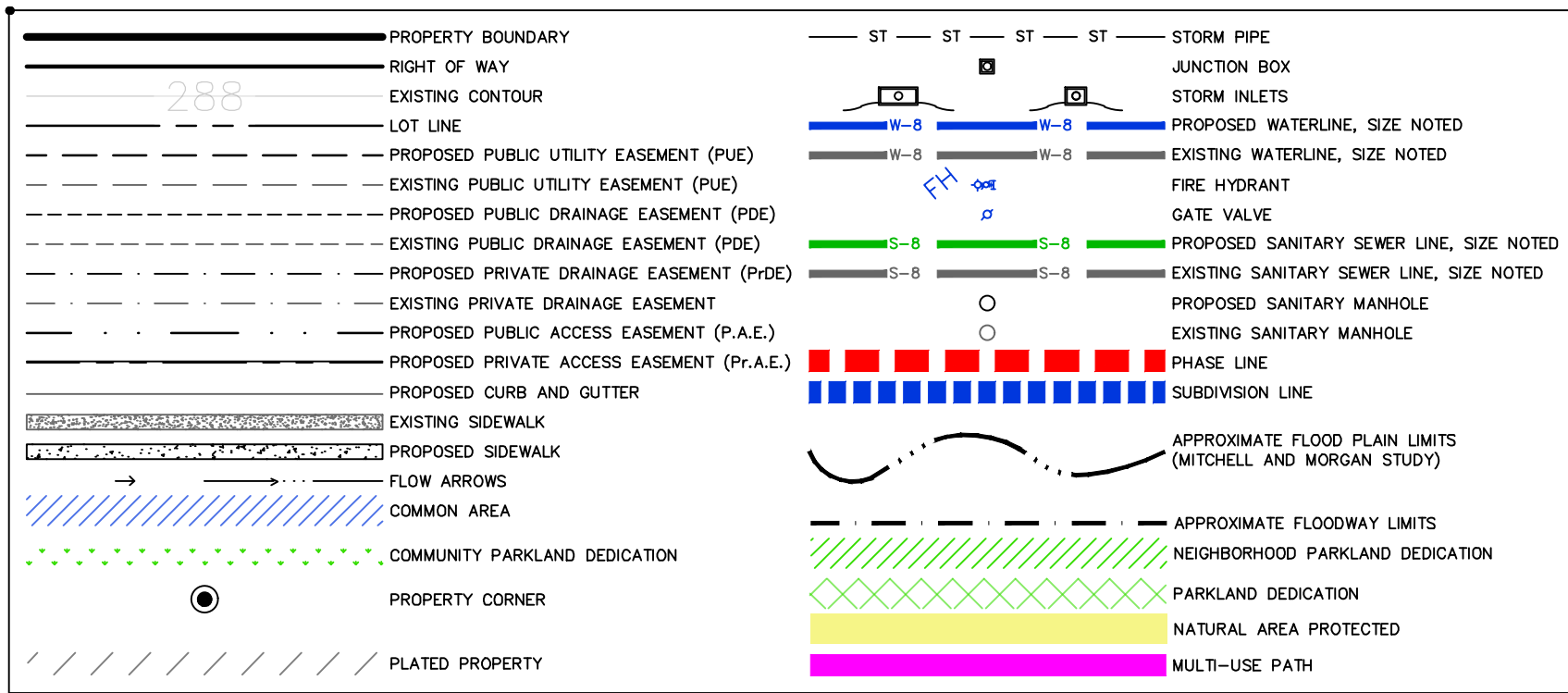
OWNER/DEVELOPER: Midtown City Center	OWNER/DEVELOPER: Midtown City Center	SURVEYOR: KERR SURVEYING, L.L.C.	ENGINEER: SCHULTZ ENGINEERS
Midtown Reserve Subdivision	College Station Downtown	Subdivision: College Station	Brad Kerr, RPLS No. 4502
Residential, L.L.C.	Town Center, Inc.	Kerr Surveying, L.L.C.	TFPE NO. 12327
1645 Green Prairie Road West, Ste. 204	4121 S.H. 6 South, Suite 200	1718 Blumcrest Dr.	911 SOUTHWEST PKWY E.
College Station, TX 77845	College Station, TX 77845	Bryan, TX 77802	College Station, Texas 77844
(979) 690-7250	(979) 955-5610	(979) 268-3195	(979) 784-3900

SCALE: AS SHOWN
OCTOBER 2024

SHEET 7 OF 20



LEGEND



PRELIMINARY PLAN
NOT FOR RECORD

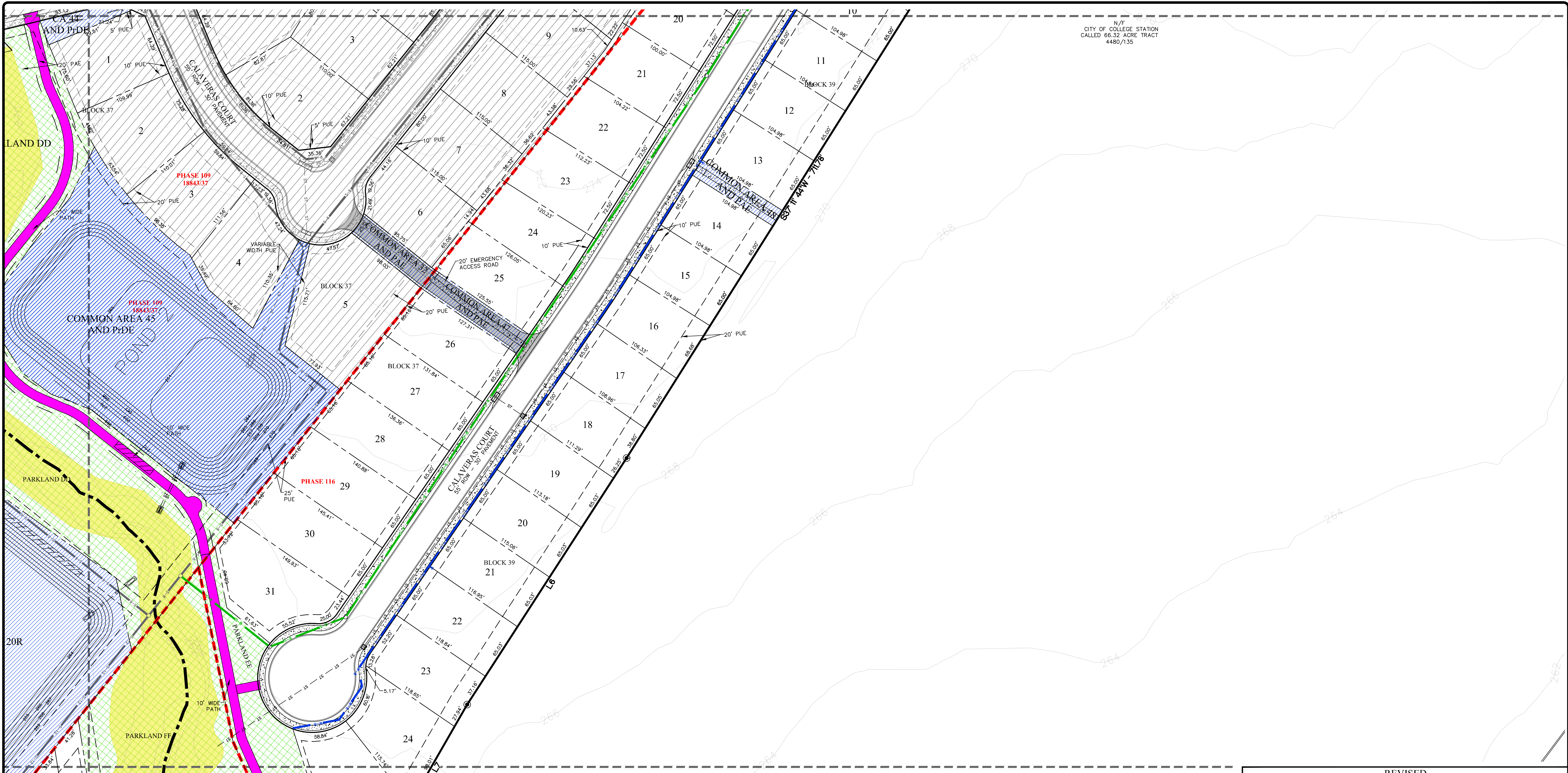
REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
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PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 20.327 ACRES - 122 LOTS (0.086 ACRES C.A.)
PHASE 106: 6.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
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PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406: 0.178 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 404: 1.983 ACRES - 22 LOTS	PHASE 501: 9.604 ACRES - 1 LOT
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PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406B: 3.507 ACRES - 43 LOTS	

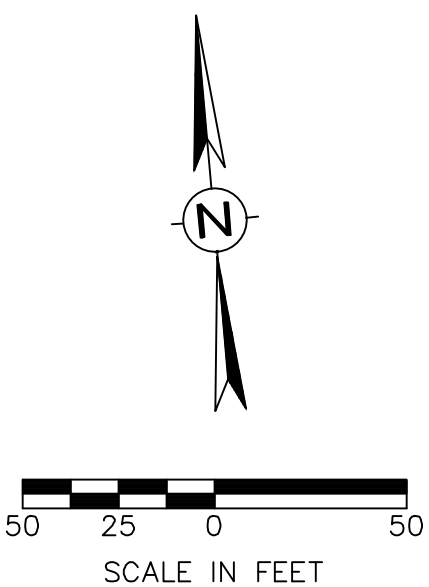
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS
OWNER/DEVELOPER: Midtown City Center
Subdivision: College Station
Residential, LLC
1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250
ENGINEER: SCHULTZ
Kerr Surveying, LLC
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 955-5610
SCALE: AS SHOWN
OCTOBER 2024
SHEET 10 OF 20



N/F
CITY OF COLLEGE STATION
CALLED 66.32 ACRE TRACT
4480/135

LEGEND

—	PROPERTY BOUNDARY	— ST — ST — ST — ST	STORM PIPE
—	RIGHT OF WAY	—	JUNCTION BOX
—	EXISTING CONTOUR	—	STORM INLETS
—	LOT LINE	—	PROPOSED WATERLINE, SIZE NOTED
—	PROPOSED PUBLIC UTILITY EASEMENT (PUE)	—	EXISTING WATERLINE, SIZE NOTED
—	PROPOSED PUBLIC UTILITY EASEMENT (PUE)	—	FIRE HYDRANT
—	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	—	GATE VALVE
—	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	—	PROPOSED SANITARY SEWER LINE, SIZE NOTED
—	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	—	EXISTING SANITARY SEWER LINE, SIZE NOTED
—	EXISTING PRIVATE DRAINAGE EASEMENT	—	PROPOSED SANITARY MANHOLE
—	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)	—	EXISTING SANITARY MANHOLE
—	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)	—	PHASE LINE
—	PROPOSED CURB AND GUTTER	—	SUBDIVISION LINE
—	EXISTING SIDEWALK	—	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
—	PROPOSED SIDEWALK	—	APPROXIMATE FLOODWAY LIMITS
—	FLOW ARROWS	—	NEIGHBORHOOD PARKLAND DEDICATION
—	COMMON AREA	—	PARKLAND DEDICATION
—	COMMUNITY PARKLAND DEDICATION	—	NATURAL AREA PROTECTED
—	PROPERTY CORNER	—	MULTI-USE PATH
—	PLATED PROPERTY	—	



PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
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PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 20.327 ACRES - 122 LOTS (0.086 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
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PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

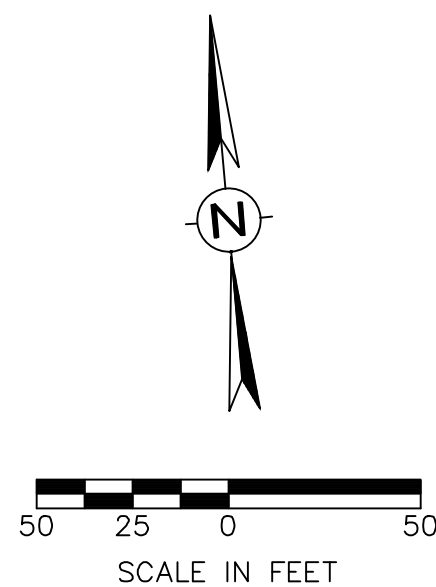
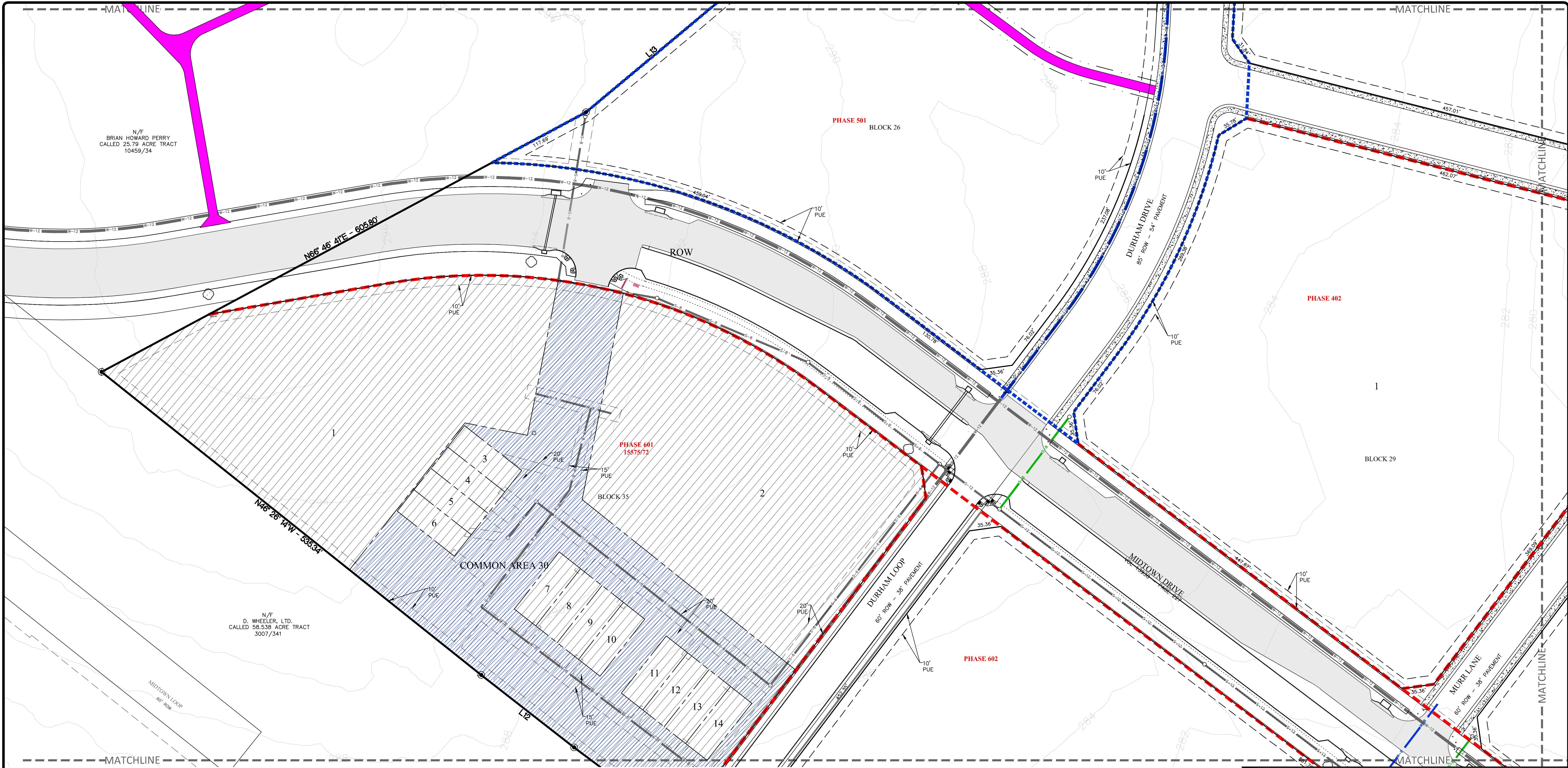
MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406G: 0.178 ACRES - 1 LOT
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THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision: College Station Downtown Residential, LLC 1645 Green Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 955-5610	SURVEYOR: Kerr Surveying, LLC 1718 Blumcrest Dr. Bryan, TX 77802 (979) 268-3195	ENGINEER: SCHULTZ 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 784-3900	SCALE: AS SHOWN OCTOBER 2024
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SHEET 11 OF 20



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	COMMON AREA
	COMMUNITY PARKLAND DEDICATION
	PROPERTY CORNER
	PLATED PROPERTY
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	PHASE LINE
	SUBDIVISION LINE
	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
	APPROXIMATE FLOODWAY LIMITS
	NEIGHBORHOOD PARKLAND DEDICATION
	PARKLAND DEDICATION
	NATURAL AREA PROTECTED
	MULTI-USE PATH

LEGEND

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN

MIDTOWN RESERVE SUBDIVISION

162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
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PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 7.710 ACRES - 52 LOTS (0.000 ACRES C.A.)
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PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION

109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406G: 0.178 ACRES - 1 LOT
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THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision: College Station Downtown Residential, LLC	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc.	SURVEYOR: Kerr Surveying, LLC 1718 Blumcrest Dr. Bryan, TX 77802 (979) 268-3195	ENGINEER: SCHULTZ 1718 Blumcrest Dr. Bryan, TX 77802 (979) 268-3195
--	--	---	---

1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250

4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 955-5610

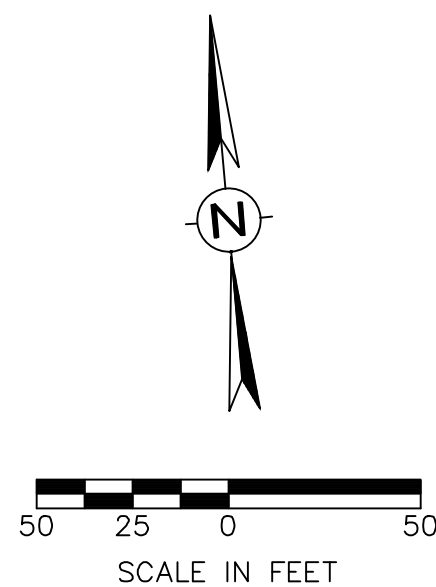
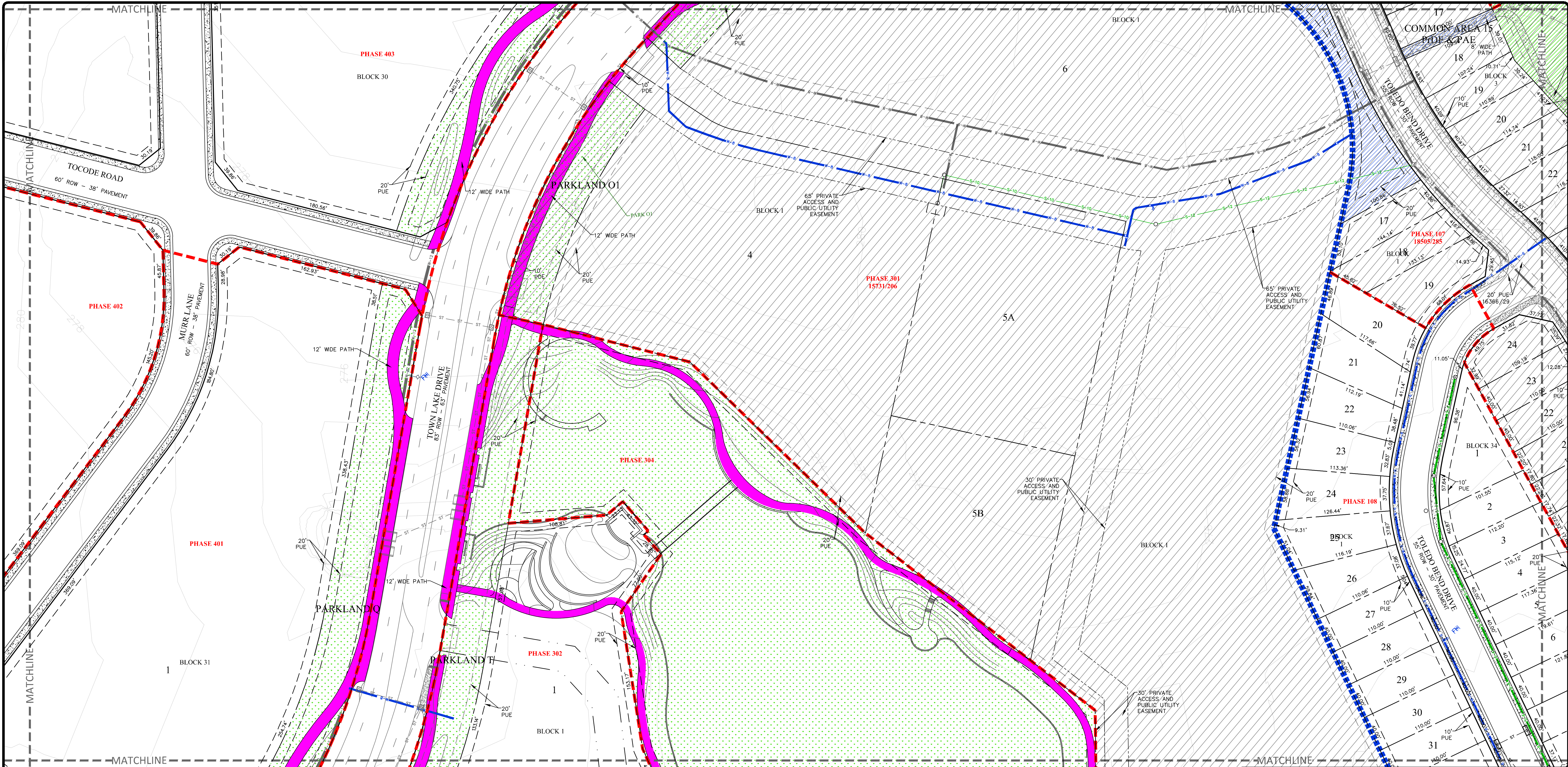
1718 Blumcrest Dr.
Bryan, TX 77802
(979) 268-3195

911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 784-3900

SCALE: AS SHOWN

OCTOBER 2024

SHEET 12 OF 20



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
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	FLOW ARROWS
	COMMON AREA
	COMMUNITY PARKLAND DEDICATION
	PROPERTY CORNER
	PLATED PROPERTY
	STORM PIPE
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	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
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	APPROXIMATE FLOODWAY LIMITS
	NEIGHBORHOOD PARKLAND DEDICATION
	PARKLAND DEDICATION
	NATURAL AREA PROTECTED
	MULTI-USE PATH

LEGEND

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN

MIDTOWN RESERVE SUBDIVISION

162.395 ACRES - 811 LOTS

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PHASE 107: 10.139 ACRES - 48 LOTS (0.449 ACRES C.A.)	PHASE 116: 11.066 ACRES - 42 LOTS (0.412 ACRES C.A.)
PHASE 108: 10.219 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 109: 16.896 ACRES - 26 LOTS (4.102 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION

109.551 ACRES - 155 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406G: 0.178 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 2 LOTS	PHASE 404A: 1.983 ACRES - 22 LOTS	PHASE 501: 9.604 ACRES - 1 LOT
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404B: 1.806 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404C: 0.360 ACRES - 0 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.186 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
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PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406B: 3.507 ACRES - 43 LOTS	

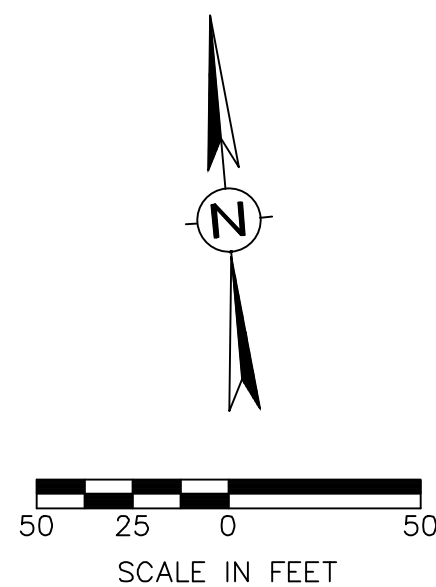
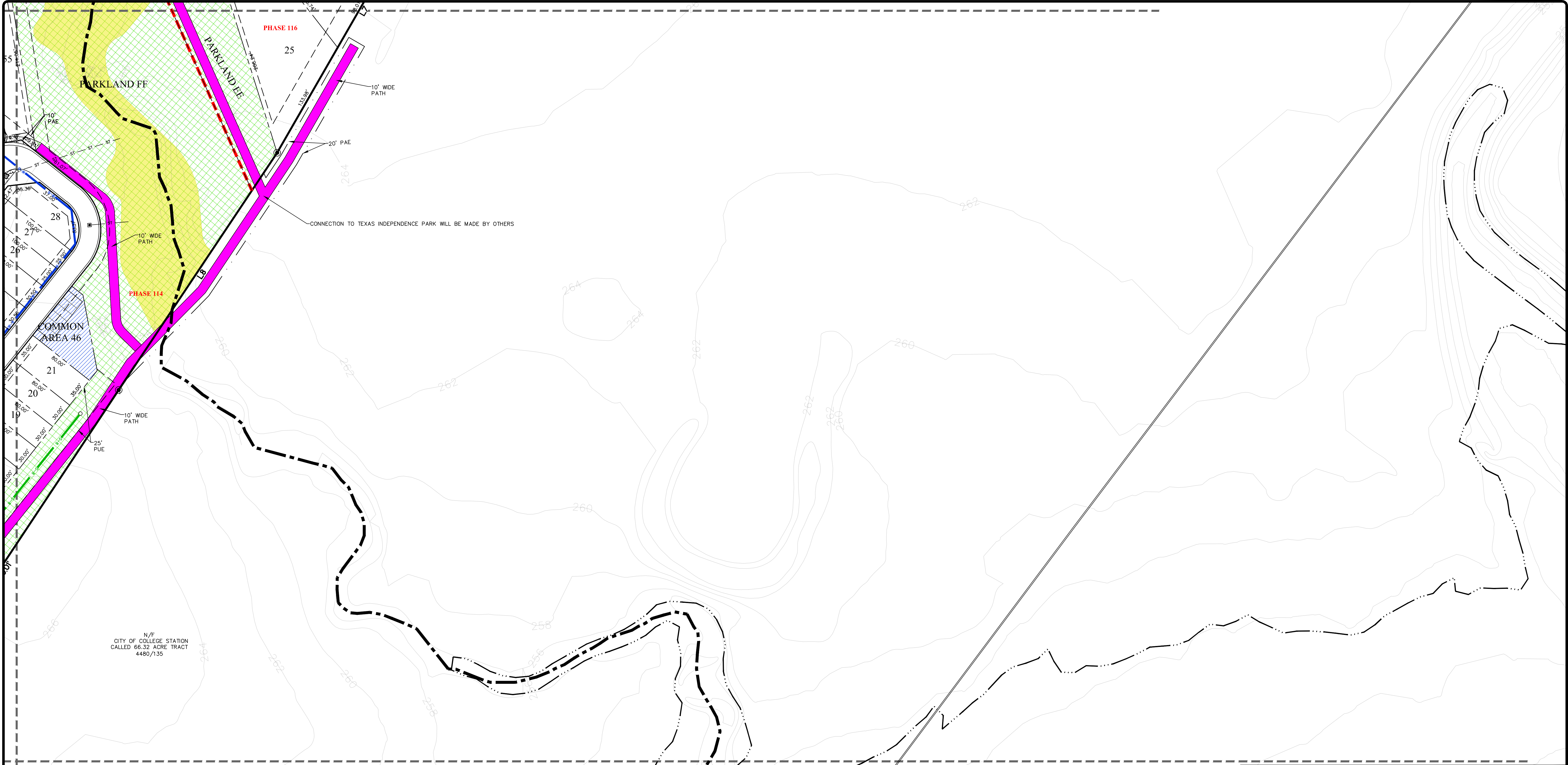
THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown City Center College Station Downtown Residential, LLC 1645 Green Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 955-5610	SURVEYOR: Kerr Surveying, LLC 1718 Blumcrest Dr. Bryan, TX 77802 (979) 268-3195	ENGINEER: SCHULTZ TFPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 784-3900
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SCALE: AS SHOWN
OCTOBER 2024

SHEET 13 OF 20



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	COMMON AREA
	COMMUNITY PARKLAND DEDICATION
	PROPERTY CORNER
	PLATED PROPERTY
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY SEWER LINE, SIZE NOTED
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	PHASE LINE
	SUBDIVISION LINE
	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
	APPROXIMATE FLOODWAY LIMITS
	NEIGHBORHOOD PARKLAND DEDICATION
	PARKLAND DEDICATION
	NATURAL AREA PROTECTED
	MULTI-USE PATH

LEGEND

PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.787 ACRES - 78 LOTS (0.097 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 3.142 ACRES - 21 LOTS (0.000 ACRES C.A.)
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MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 155 LOTS

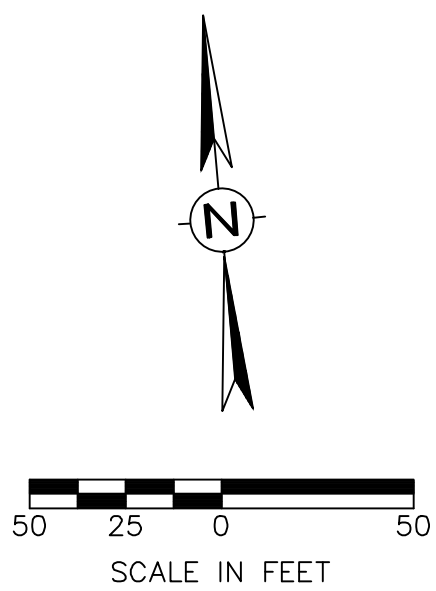
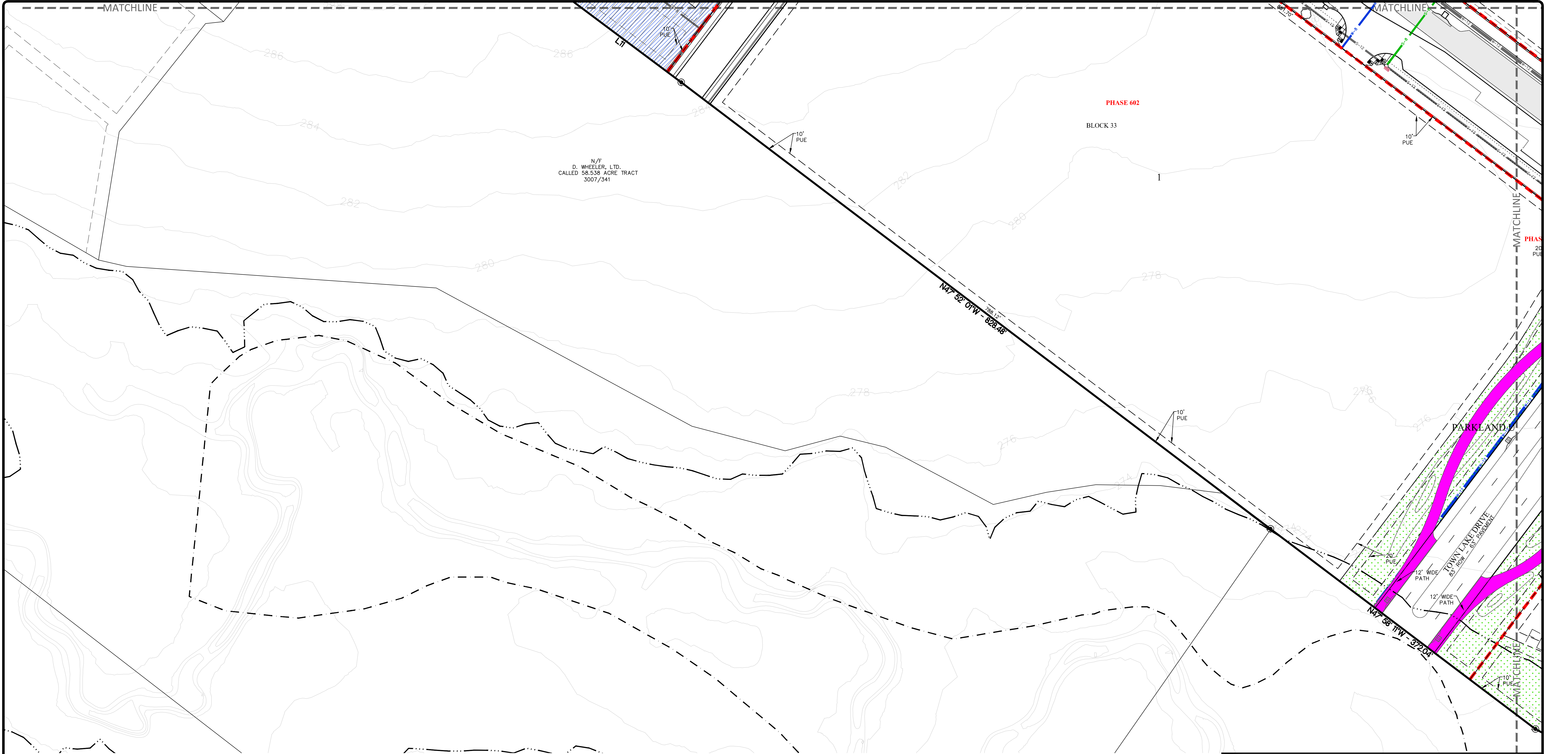
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SCALE: AS SHOWN
OCTOBER 2024

SHEET 15 OF 20



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	PROPERTY CORNER
	PLATED PROPERTY
	ST
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	ST
	ST
	STORM PIPE
	JUNCTION BOX
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	PROPOSED WATERLINE, SIZE NOTED
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PRELIMINARY PLAN
NOT FOR RECORD

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PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
162.395 ACRES - 811 LOTS

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THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
Midtown Reserve Subdivision:
College Station Downtown
Residential, LLC
1645 Green Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250

OWNER/DEVELOPER:
Midtown City Center
Subdivision: College Station
Town Center, Inc.
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 955-5610

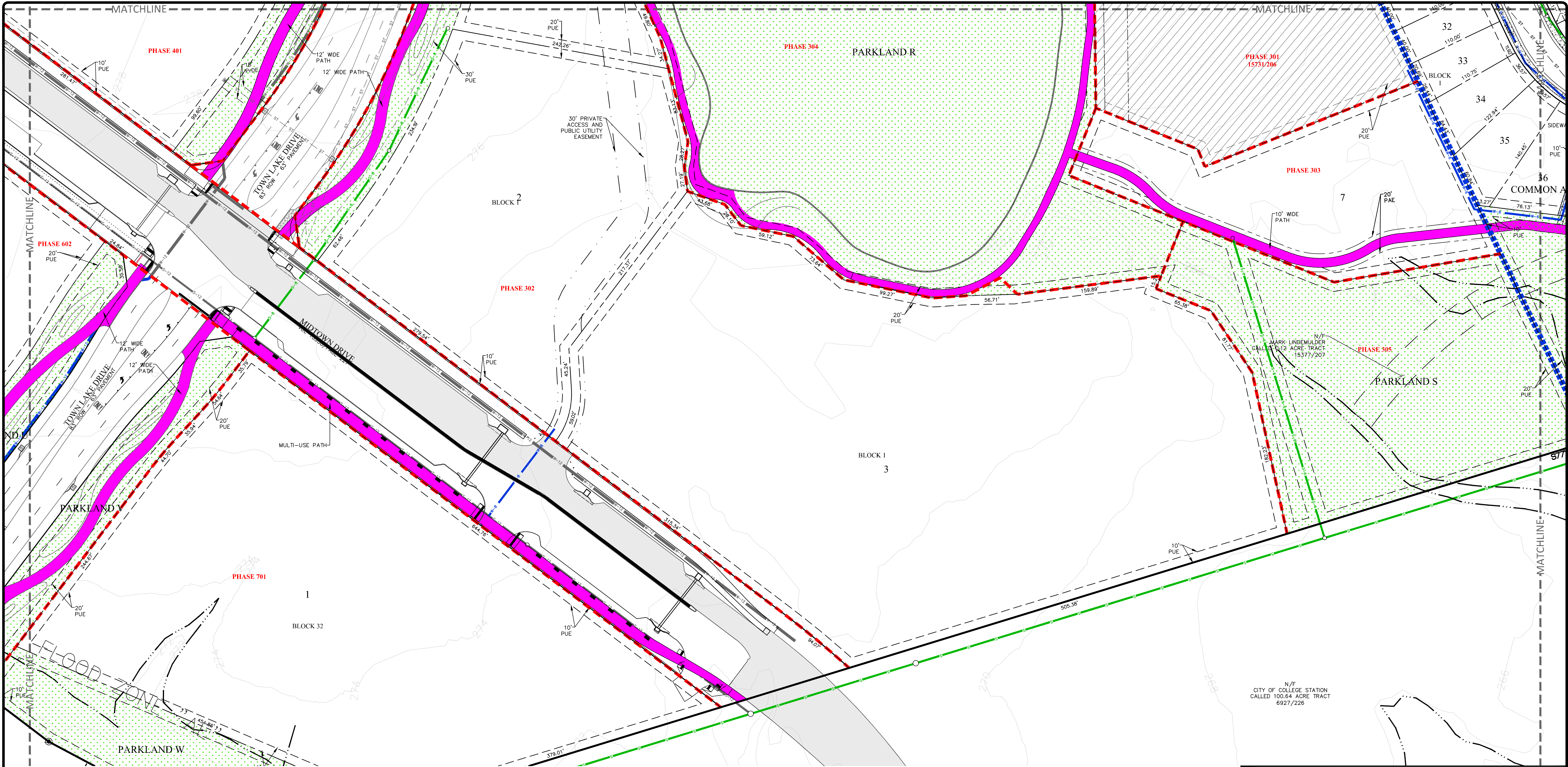
SURVEYOR:
Kerr Surveying, LLC
1718 Blumcrest Dr.
Bryan, TX 77802
(979) 955-3195

ENGINEER:
SCHULTZ
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 784-3900

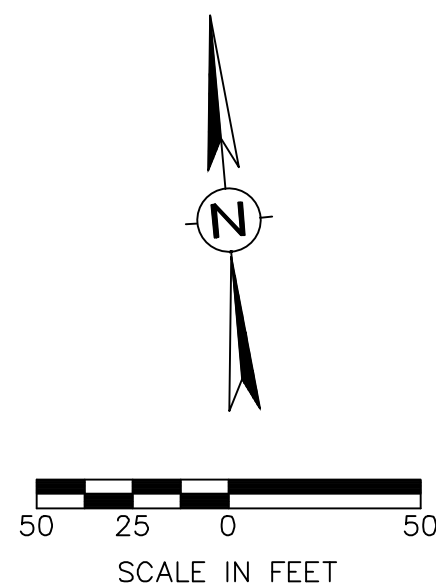
SCALE: AS SHOWN
OCTOBER 2024

SHEET 16 OF 20

Page 33 of 89



N/F
CITY OF COLLEGE STATION
CALLED 100.64 ACRE TRACT
6927/226



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
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PRELIMINARY PLAN
NOT FOR RECORD

REVISED

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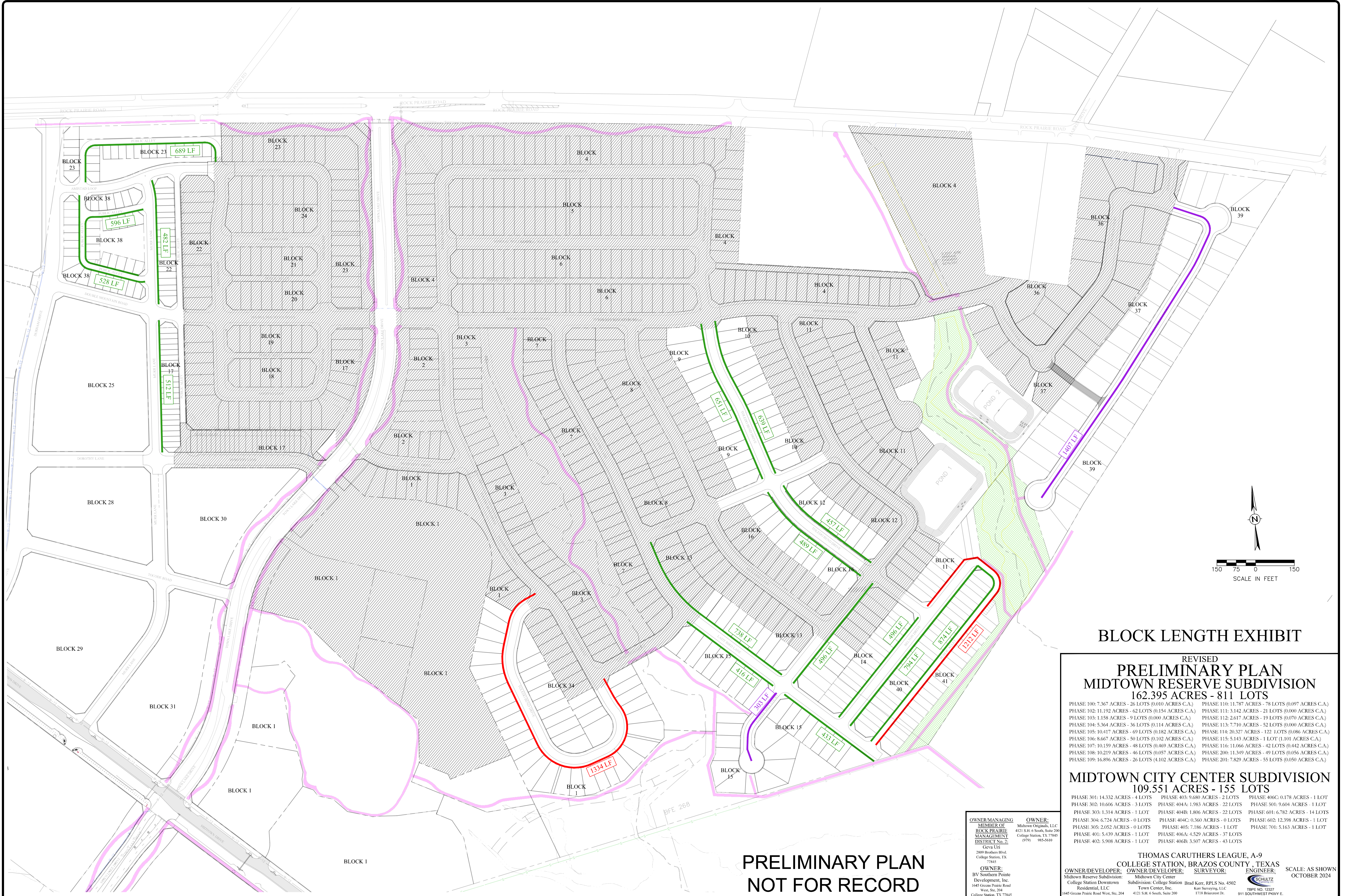
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COLLEGE STATION, BRAZOS COUNTY, TEXAS

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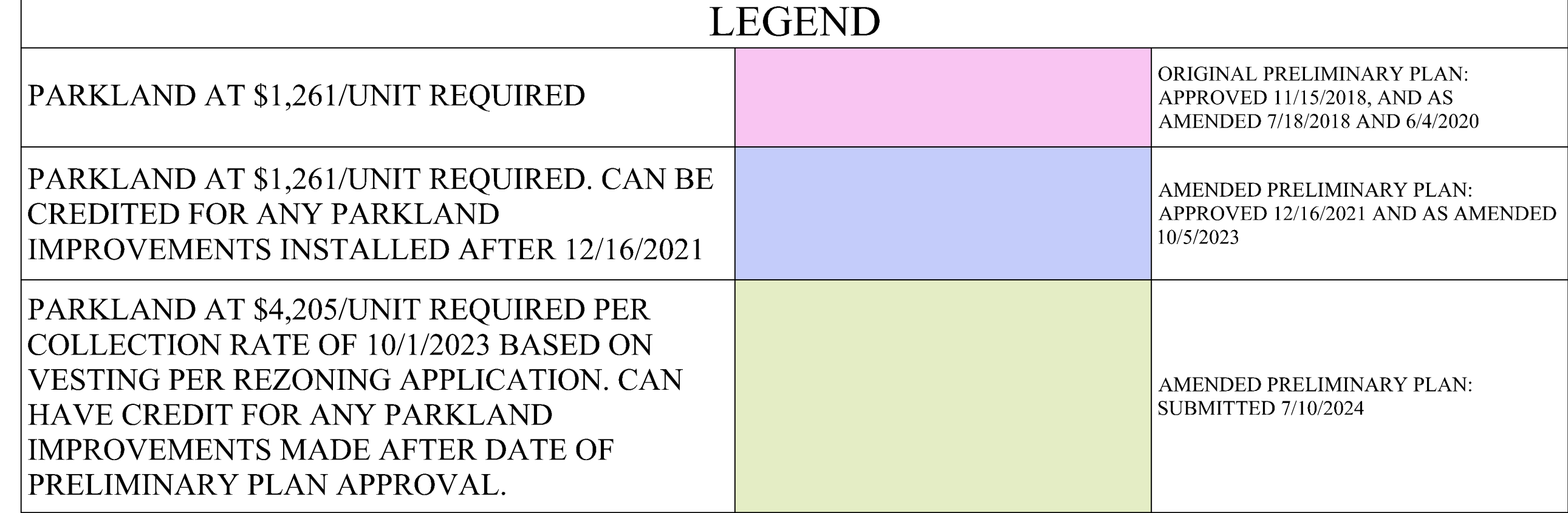
SHEET 17 OF 20



PRELIMINARY PLAN
NOT FOR RECORD

BLOCK LENGTH EXHIBIT

REVISD		
PRELIMINARY PLAN		
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THOMAS CARUTHERS LEAGUE, A-9		
COLLEGE STATION, BRAZOS COUNTY, TEXAS		
OWNER/DEVELOPER: Midtown Originals, LLC	OWNER/DEVELOPER: Midtown City Center	SURVEYOR: Brad Kerr, RPLS No. 4502
Midtown Reserve Subdivision: 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	College Station Downtown Residential, LLC: 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	Town Center, Inc.: 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610
ENGINEER: KERR SURVEYING, LLC	ENGINEER: KERR SURVEYING, LLC	ENGINEER: KERR SURVEYING, LLC
1718 Bluestem Dr. Bryan, TX 77802 (979) 268-3195	1718 Bluestem Dr. Bryan, TX 77802 (979) 268-3195	1718 Bluestem Dr. Bryan, TX 77802 (979) 268-3195
SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN
OCTOBER 2024	OCTOBER 2024	OCTOBER 2024
SHEET 19 OF 20		



PRELIMINARY PLAN
NOT FOR RECORD

8 ACRES - 1 LOT
3 ACRES - 1 LOT

THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:	OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
Midtown Reserve Subdivision	Midtown City Center		
College Station Downtown	Subdivision: College Station	Brad Kerr, RPLS No. 4502	
Residential, LLC	Town Center, Inc.	Kerr Surveying, LLC	
1045 Greenway Road West, Ste. 204	4113 S.H. 85 West, Suite 200	1718 Blumstein Dr.	
College Station, TX 77745	College Station, TX 77745	Bryan, TX 77802	
		911 South Highway 170, E.	
		College Station, Texas 77840	
		Phone: 949-9699	

November 21, 2024
Item No. 5.2.
Barracks West Ph 3

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential to General Commercial for approximately 1.047 acres at 3423 Cain Road and 3197 Holleman Drive South. Case #CPA2024-000006 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting- Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Mixed Residential to General Commercial for approximately 1.047 acres, generally located east of the intersection of Holleman Drive South and Cain Road. General Commercial is defined as areas of commercial activities typically located along regionally significant roads. This Comprehensive Plan Amendment is in conjunction with a rezoning of a portion of the property to GC General Commercial to allow for additional commercial uses in the area. It is the applicant's intent to develop uses allowed within the proposed General Commercial zoning district on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property and those directly abutting it have a future land use designation of Mixed Residential. The Mixed Residential land use designation is appropriate for moderate density residential development and may serve as an area of transition for development. The purpose of the Mixed Residential land use designation is to support neighborhoods with a mix of housing types, accommodate a well-connected street pattern and may be located near commercial centers. The adjacent properties are currently in the process of subdividing to be consistent with the T Townhouse zoning district. The immediate area is primarily developed as attached residential development (townhomes and fourplexes).

The properties to the south, east, and west are designated as Mixed Residential as well. The properties to the north are designated as Neighborhood Center. The Neighborhood Center areas are areas appropriate for a mix of uses, including both residential and commercial. Generally, these areas tend to be smaller than urban center areas and encourage commercial activity along major roadways. Due to their context, these areas tend to create walkable activity centers and support multi-family uses as well. This request to change the land use designation of the subject property to General Commercial would allow for the development of a largely undeveloped property with close proximity to Holleman Drive South.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole: The applicant is

requesting an amendment to the Future Land Use & Character Map to General Commercial and has also requested a rezoning to General Commercial for a portion of the property. The intent of General Commercial is to accommodate a wide range of commercial uses and concentrate commercial development near major intersections and thoroughfares. The subject property is located at the intersection of Holleman Drive South and Cain Road, about 1000 feet north of Deacon Drive. This area continues to experience a high amount of residential development as owners look to develop the remainder of the land between Deacon Drive and Cain Road. This property would be compatible with existing uses, development patterns, and character of GC General Commercial zoned properties in the area.

The applicant held a neighborhood meeting on October 21, 2024. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and no members of the public were in attendance. Attendees were only the applicant, property owner and City Staff.

The proposal is compatible with the character of the area as it allows for commercial development that is compatible with the surrounding area.

3. Impact on environmentally sensitive and natural areas: There is no FEMA designated floodplain on the property. While not within the subject property, there are existing waterbodies located in the general area.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water and wastewater services will be provided by the City of College Station. There is adequate water and sanitary sewer capacity to support the proposed amendment. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property is located at the intersection of Holleman Drive South and Cain Road. Holleman Drive South is identified as a Minor Arterial on the Thoroughfare Plan. The property is also near Towers Parkway, which is identified as a Minor Collector on the Thoroughfare Plan. The proposed General Commercial designation may increase the potential traffic generated in comparison to the existing Mixed Residential designation, however a Traffic Impact Analysis with the rezoning was not required. The applicant states that commercial property is wanted on the west side of the railroad with the majority of the area being residential, there may be a need for commercial uses.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to General Commercial, defined as areas that accommodate a wide range of commercial uses, is appropriate for this property as it provides infill development along a major commercial corridor of the city.

Budget & Financial Summary: N/A

Attachments:

1. Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map



UNIVERSITY
HEIGHTS PH 4

GERMAN ACRES
THE BARRACKS
II PH 112

PALOMA RIDGE DRIVE
LAS PALOMAS

CAN ROAD

HOLLEMAN DRIVE SOUTH

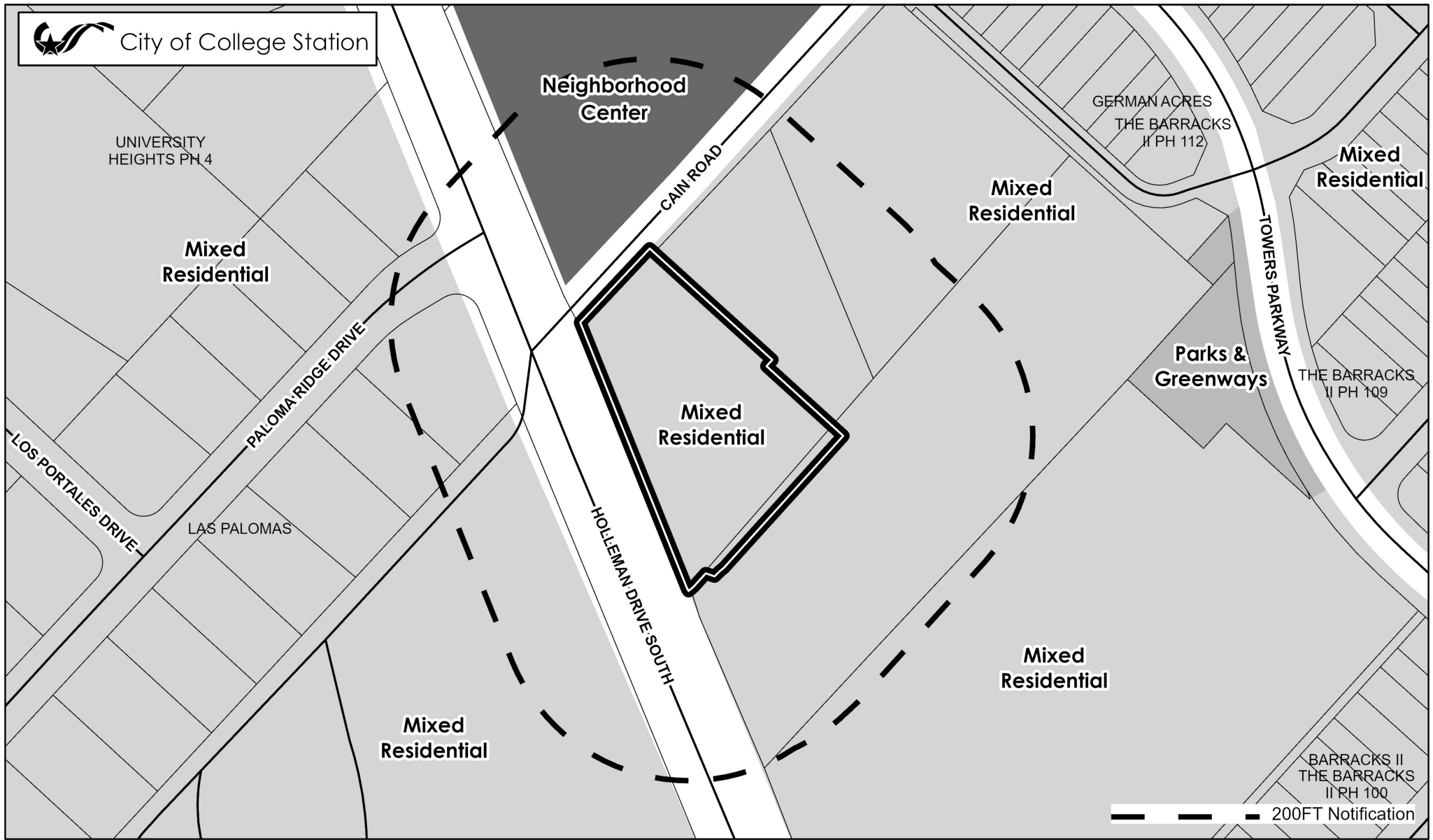


0 105 210 Feet

BARRACKS WEST PH 3

Case:
CPA2024-000006

COMPREHENSIVE PLAN
AMENDMENT



FUTURE LAND USE DISTRICTS (In Grayscale)

<u>Residential</u>	<u>Non-Residential</u>	<u>Combined Centers</u>	<u>Other</u>
Urban Residential	General Commercial	Urban Center	Institutional/Public
Mixed Residential	Neighborhood Commercial	Neighborhood Center	TAMU
Suburban Residential	Business Center		Parks & Greenways
Estate Residential	Medical		Natural & Open Areas
Rural			Redevelopment Areas
Neighborhood Conservation			

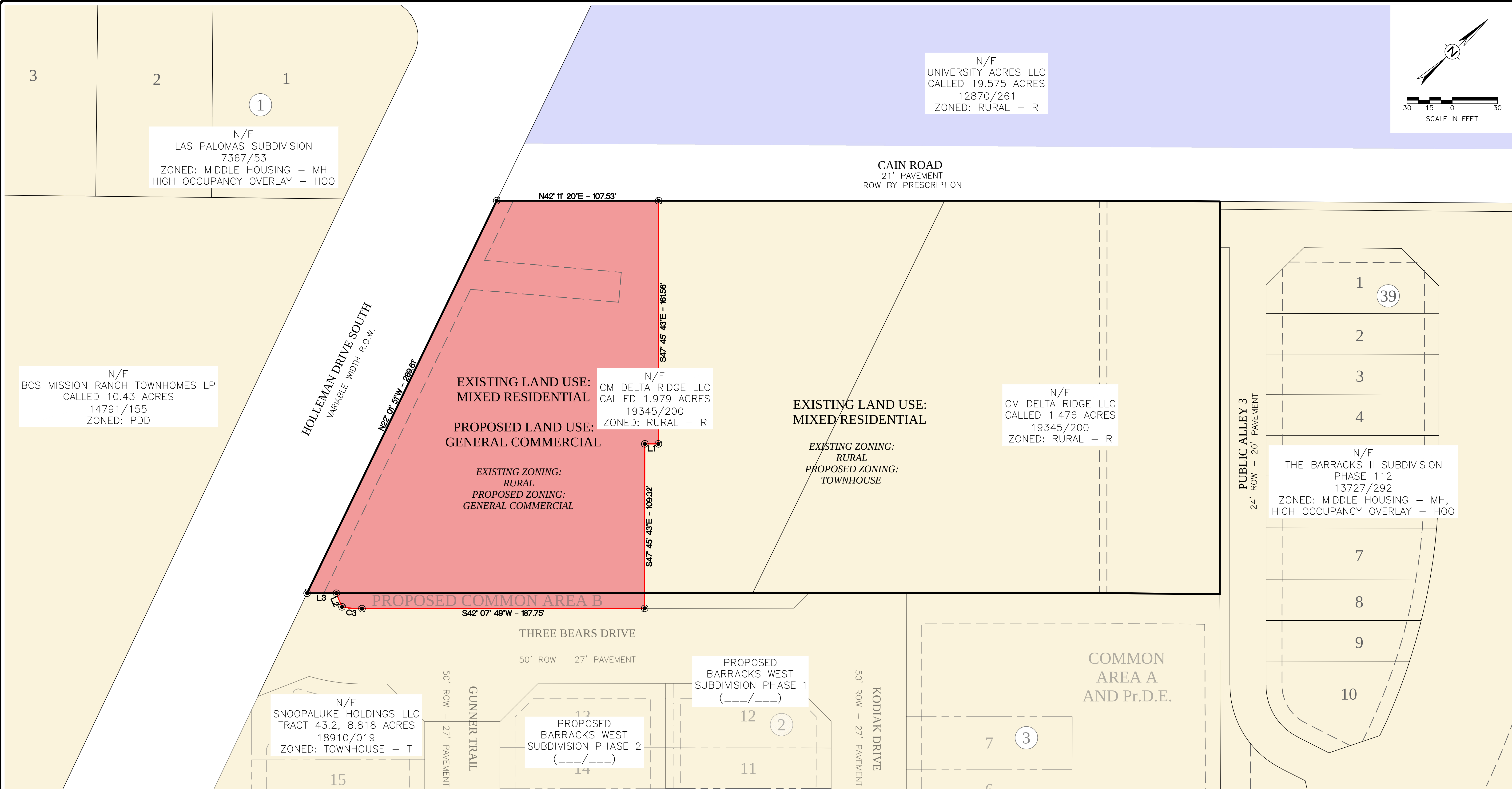


0 140 280 Feet

BARRACKS WEST PH 3

Case:
CPA2024-000006

**COMPREHENSIVE PLAN
AMENDMENT**



LEGEND

LAND USE CHANGE LIMITS

PROPERTY BOUNDARY

PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING PRIVATE DRAINAGE EASEMENT (Pr.D.E.)

EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)

LAND USE

EXISTING MIXED RESIDENTIAL

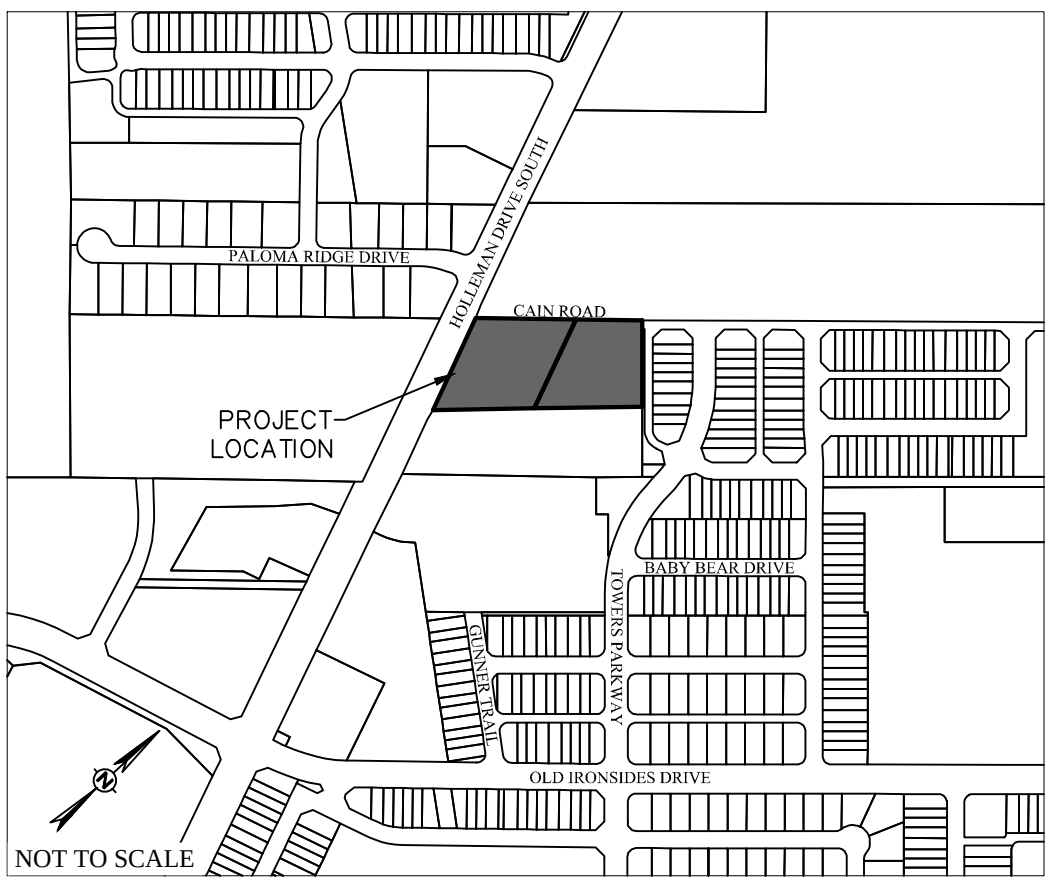
EXISTING NEIGHBORHOOD CENTER

PROPOSED GENERAL COMMERCIAL

LEGAL DESCRIPTION:
BEING ALL 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 AND BEING PART OF THE CALLED 2 ACRE TRACT DESCRIBED IN THE DEED FROM JOHN DANIEL GERMAN AND BARBARA JOYCE HOGAN TO MARK GOLDEN RECORDED IN VOLUME 12674, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND PART OF THE CALLED 8.181 ACRE TRACT DESCRIBED IN THE DEED FROM ANTIOCH COMMUNITY CHURCH OF CS TO SNOOPALUKE HOLDINGS, LLC RECORDED IN VOLUME 18910, PAGE 19 (O.P.R.B.C.).

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.00'	S42° 14' 17"W
L2	9.86'	N70° 23' 26"W
L3	19.42'	S42° 10' 29"W

VICINITY MAP



COMPREHENSIVE PLAN
AMENDMENT

THE BARRACKS WEST, PHASE 2

1.047 ACRES

EXISTING LAND USE - MIXED RESIDENTIAL

PROPOSED LAND USE - MIXED RESIDENTIAL & GENERAL COMMERCIAL

EXISTING ZONING - RURAL AND TOWNHOUSE

PROPOSED ZONING - TOWNHOUSE AND GENERAL COMMERCIAL

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

OCTOBER 2024

OWNER/DEVELOPER:
CM Delta Ridge LLC
PO BOX 12236
College Station, TX 77842
(936) 545-6050

OWNER OF PROPOSED
COMMON AREA B:
Snoopaluke Holdings LLC
4100 Rocky Briar Ct.
College Station, TX 77845
(979) 217-1162

ENGINEER:
Civitas Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
www
(979) 764-3900

Page 43 of 89

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 21, 2024
Advertised Council Hearing Date: December 12, 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:

The Barracks at Rock Prairie

Property owner notices mailed: 10

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Center	R Rural	Single-family attached, Cain Road (local street)
South	Mixed Residential	T Townhouse	Vacant, Three Bears Drive (local street)
East	Mixed Residential	T Townhome	Vacant
West	Mixed Residential	PDD Planned Development District, MH Middle Housing, HOO High Occupancy Overlay	Duplexes, Vacant, Holleman Drive South (Minor Arterial)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
0.47 acre property
○ from R Rural to T Townhouse (2023)
Final Plat: Unplatted
0.47 acre property: platted as Common Area B (Barracks West Phase 1 - recorded 10/31/2024)
Site Development: Single-family detached, Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: 3417 & 3423 CAIN ROAD, 3.252 AC PORTION (CPA2024-000006)

Address: 3417 CAIN RD

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 145, 1.476 ACRES

Total Acreage: 1.047

Applicant: SCHULTZ ENGINEERING LLC

Property Owner: CM Delta Ridge LLC

What element of the Comprehensive Plan and at what location is requested to be amended?

Land Use & Character Designation

What is the amendment requested?

1.047 Acres of Mixed Residential land use to be amended to General Commercial land use.

What is the reason for the amendment?

Current land use designation does not allow for the property to be rezoned from Rural to General Commercial.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

General Commercial is warranted adjacent to Holleman Drive South with the increasing residential development in the area.

Explain the impact on environmentally sensitive and natural areas and infrastructure, including water, wastewater, drainage and transportation network.

Properties adjacent to the subject property are currently Mixed Residential Land Use, and commercial property is wanted on the west side of the railroad. The majority of the surrounding area is residential, so there may be a need for commercial uses.

Explain how this change will be consistent with the goals and strategies set forth in the Comprehensive Plan.

Properties adjacent to the subject property are currently Mixed Residential Land Use, and commercial property is wanted on the west side of the railroad. The majority of the surrounding area is residential, so there may be a need for commercial uses.

List any other reasons to support this zone change.

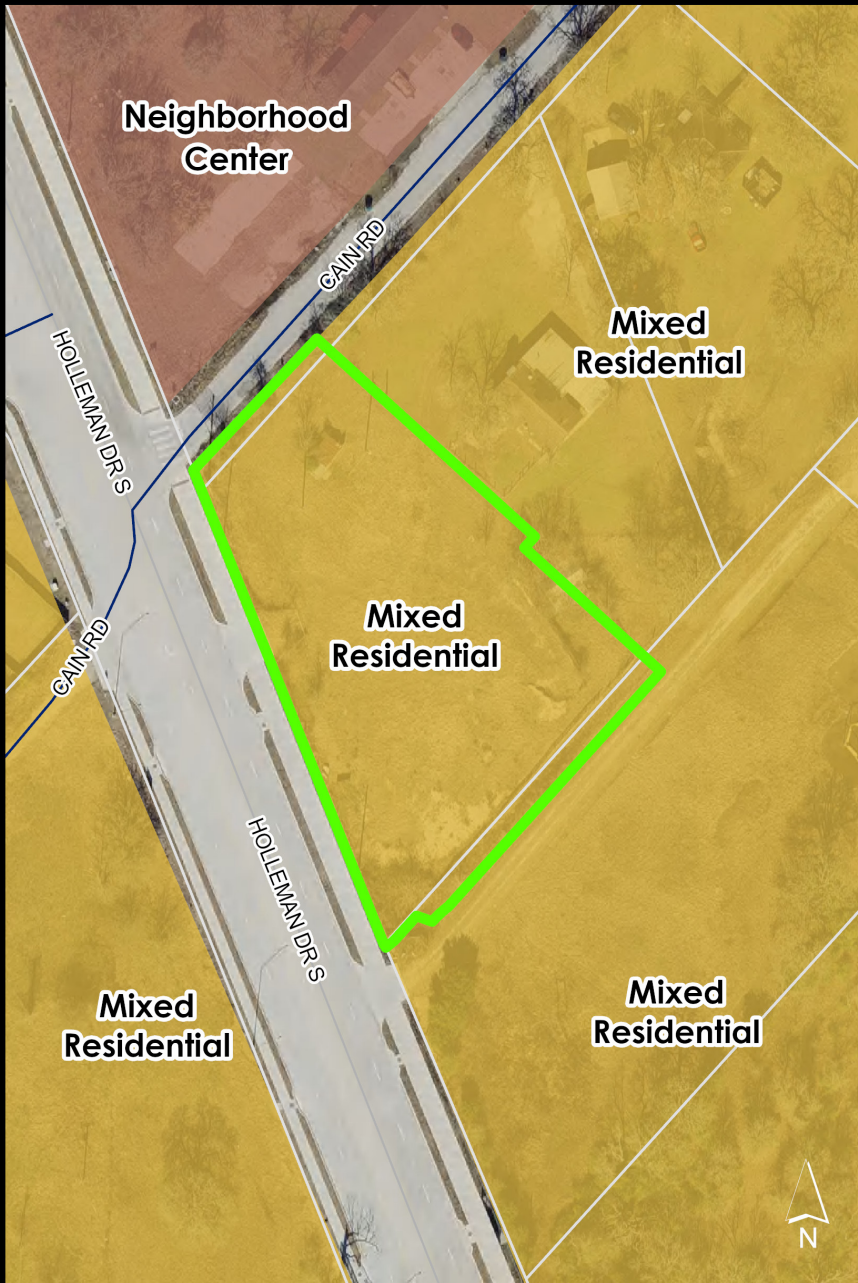
N/A

List any other additional properties.

N/A

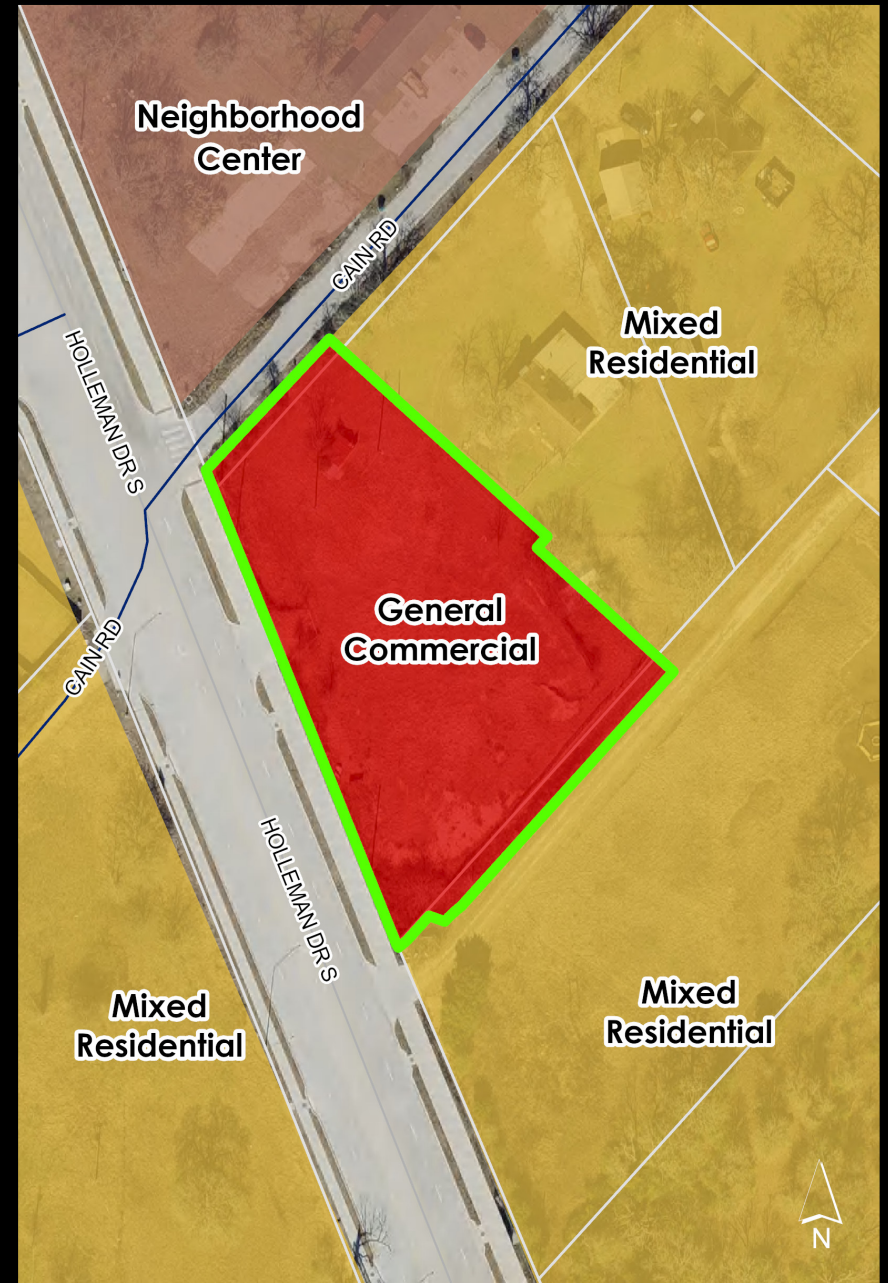
EXISTING

Future Land Use



PROPOSED

Future Land Use



November 21, 2024
Item No. 5.3.
Barracks West Ph 3

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance", Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural & T Townhouse to T Townhouse (2.253 acres) & GC General Commercial (1.047 acres) for approximately 3.30 acres at 3417 & 3423 Cain Road and 3197 Holleman Drive South, generally located east of the intersection of Holleman Drive South and Cain Road. Case #REZ2024-000021 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

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

Summary: This request is to rezone approximately 3.30 acres of land generally located south of the intersection of Holleman Drive South and Cain Road from R Rural and T Townhouse to T Townhouse and GC General Commercial. The tract proposed to be rezoned consists of two unplatted properties and a small portion of common area which was platted in October 2024 as part of Barracks West Phase 1 subdivision. The majority of the property was originally zoned R Rural upon annexation to the City in 2002, while a small portion was recently rezoned to T Townhouse in 2023. This zoning request is in effort to provide additional housing and residential density to this area, as well as commercial uses along the corridor. The applicant is requesting the zoning district change to allow for a proposed townhome development which would not be allowed on properties zoned R Rural. The applicant is also requesting the commercial zoning district for a proposed commercial development which would not be permitted within the R Rural or T Townhouse zoning districts.

REZONING REVIEW CRITERIA

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

The subject tract is designated as Mixed Residential on the Comprehensive Plan Future Land Use & Character Map. For the Mixed Residential land use, the Comprehensive Plan provides the following:

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

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. A portion of this

development is aligned with that vision.

The zoning districts that are generally appropriate within the Mixed Residential land use include: Middle Housing, Duplex, Townhouse, and limited-scale single-family zoning.

The applicant has submitted an amendment request for a land use change from a Mixed Residential portion of the property to General Commercial. The proposed General Commercial land use designation is appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

The proposed rezoning request to GC General Commercial is consistent with the amendment to the Comprehensive Plan. The proposed rezoning request to T Townhouse is consistent with existing Comprehensive Plan land use designation.

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

The subject property is near other existing townhouse uses which are located across Towers Parkway to the east. The area to the south was recently rezoned to allow for the continuation of townhouse uses as well. There is an existing single-family attached residential development also near the subject property to the north across Cain Road. To the north, there is also an existing residential development consisting of multi-family structures as well. Along Holleman Drive South to the northwest, there is an existing commercial development as well as further to the south which includes a convenience store as well. The proposed zoning district is appropriate in the context of the area as it would allow for infill with additional housing options and commercial uses located adjacent to a major thoroughfare.

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

The size and location of the subject property is suitable for a townhouse and commercial development. The site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located near the intersection of Holleman Drive South and Cain Road, as well as adjacent to Towers Parkway. Holleman Drive South is identified as a Minor Arterial on the Thoroughfare Plan. The property also is near Towers Parkway, which is identified as a Minor Collector on the Thoroughfare Plan. The existing use is expected to generate less than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was not required to be submitted with the application.

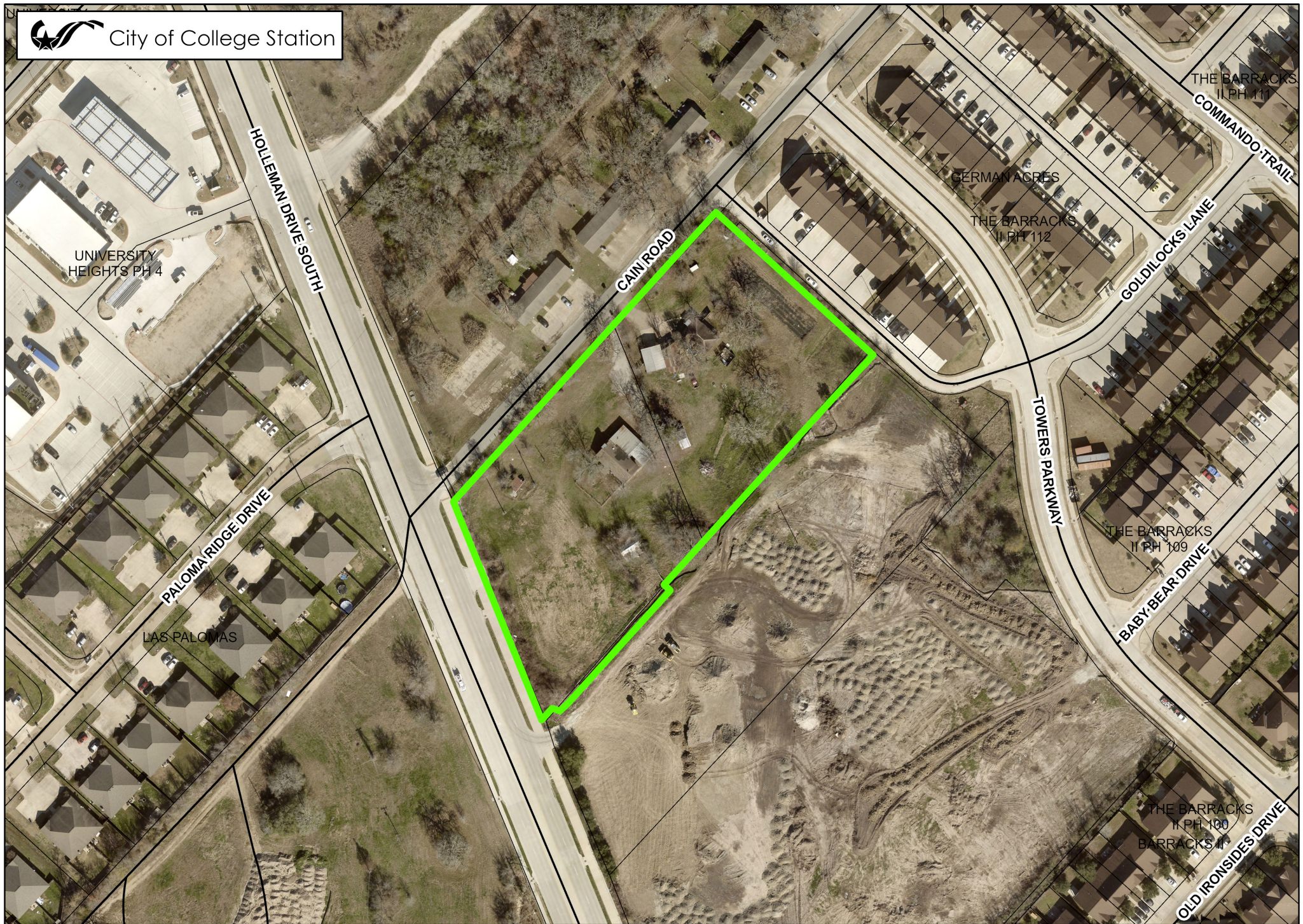
5. The marketability of the property:

The applicant states the existing rural zoning limits the development and rezoning will improve marketability. Rezoning the property to T Townhouse as well as to GC General Commercial will make the property more marketable in the future since, as stated by the applicant, there is a demand for higher density residential and commercial uses in the area.

Budget & Financial Summary: N/A

Attachments:

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

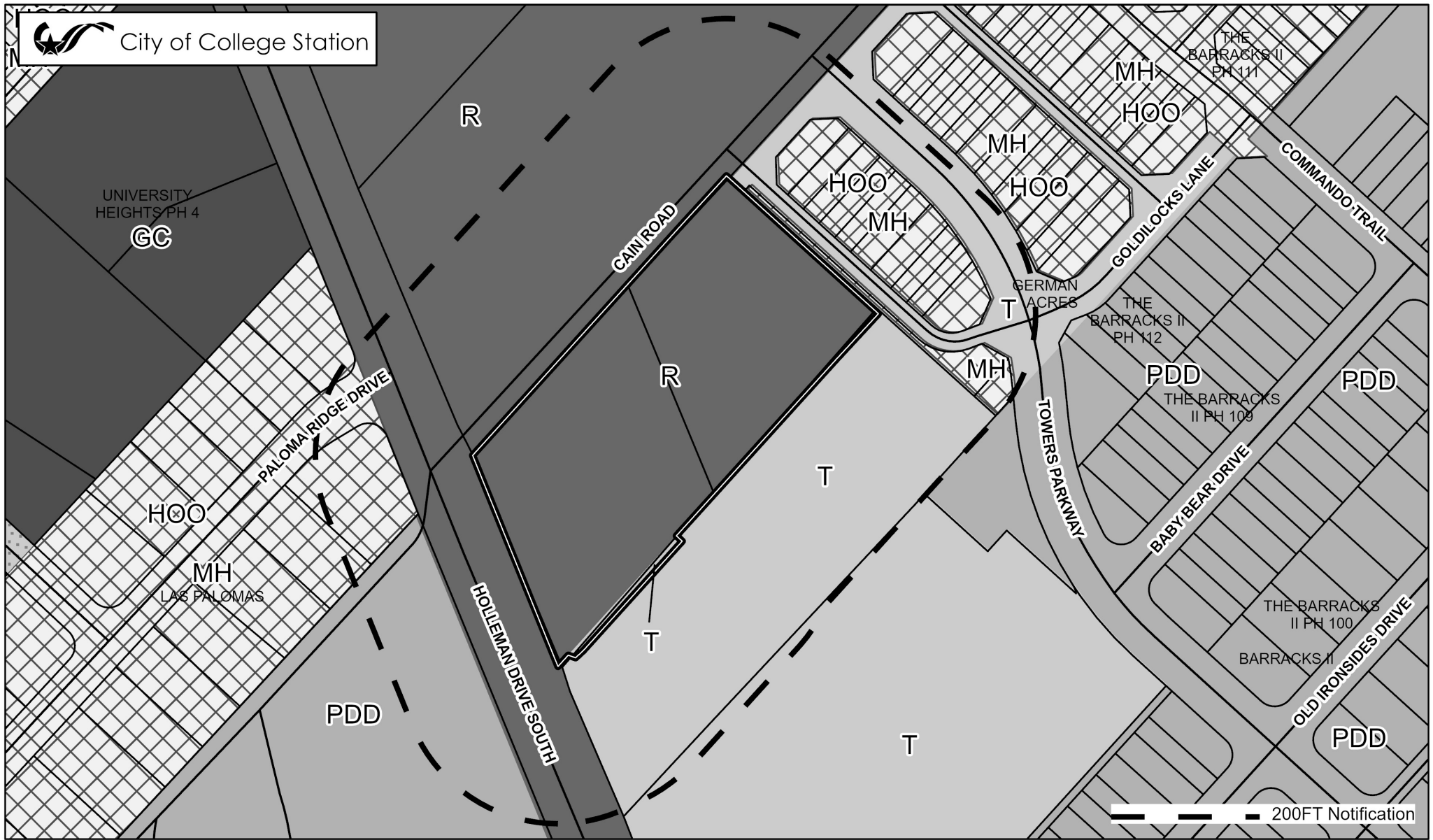


0 150 300 Feet

BARRACKS WEST PH 3

Case:
REZ2024-000021

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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



0 170 340 Feet

BARRACKS WEST PH 3

Case:
REZ2024-000021

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 21, 2024
Advertised Council Hearing Date: December 12, 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:

The Barracks at Rock Prairie

Property owner notices mailed: 22

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Center	R Rural	Single-family attached, Cain Road (local street)
South	Mixed Residential	T Townhouse	Vacant, Three Bears Drive (local street)
East	Mixed Residential	MH Middle Housing, HOO High Occupancy Overlay, T Townhome	Townhomes
West	Mixed Residential	PDD Planned Development District, MH Middle Housing, HOO High Occupancy Overlay	Duplexes, Vacant, Holleman Drive South (Minor Arterial)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
0.47 acre property
 ○ from R Rural to T Townhouse (2023)
Final Plat: Unplatted
0.47 acre property: platted as Common Area B (Barracks West Phase 1 - recorded 10/31/2024)
Site Development: Single-family detached, Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 3417 & 3423 CAIN ROAD AND 3197 HOLLEMAN DRIVE (REZ2024-000021)

Address: 3417 CAIN RD

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 145, 1.476 ACRES

Total Acreage: 3.299

Applicant:: SCHULTZ ENGINEERING LLC

Property Owner: CM Delta Ridge LLC

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

With the increasing residential development in the area, general commercial is warranted adjacent to Holleman.

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

A comprehensive plan amendment has been submitted for this tract, so that the zoning is compatible with the land use.

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 current rural zoning severely limits developable uses and is not the highest and best use for the tract.

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

The combination of general commercial along Holleman and residential at the rear of the tract provides nearby commercial development to serve the residence.

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

The combination of general commercial along Holleman and residential at the rear of the tract provides nearby commercial development to serve the residence.

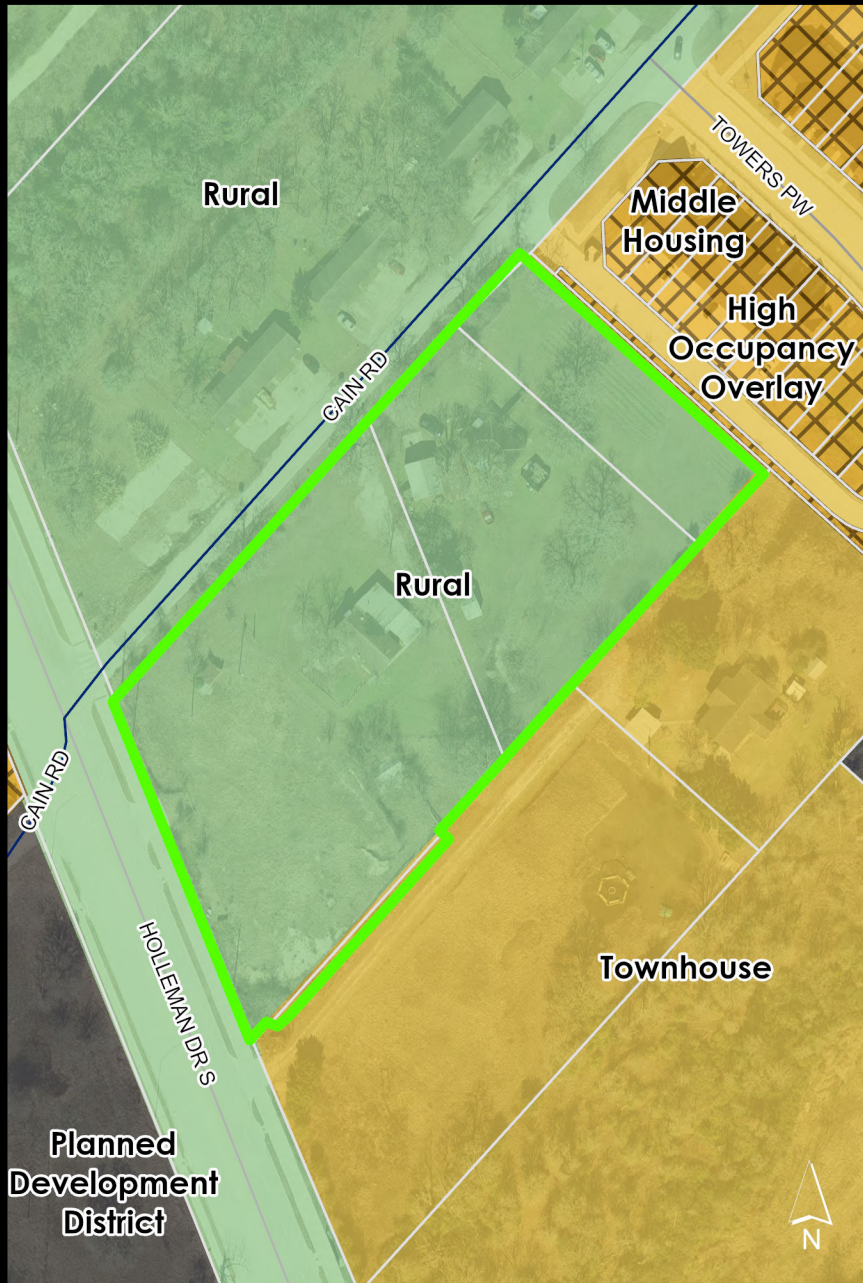
Explain the marketability of the property for uses permitted by the current zoning district.

The rural zoning limits the development of the tract, and rezoning the tract will greatly improve marketability.

List any other reasons to support this zone change.

n/a

EXISTING Zoning



PROPOSED Zoning



EXISTING

Future Land Use



November 21, 2024
Item No. 5.4.
Cadence Creek Comprehensive Plan Amendment

Sponsor: Gabriel Schrum

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential and Natural & Open Areas to Urban Residential for approximately 11 acres at 3182 Holleman Drive South. Case #CPA2024-000007 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting- Subject to change).

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): Staff recommends approval of the Comprehensive Plan Future Land Use and Character Map amendment.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Mixed Residential and Natural and Open Areas to Urban Residential for approximately eleven acres located northwest of the intersection of Holleman Drive South and Deacon Drive West. The Comprehensive Plan Future Land Use designates the subject properties immediately adjacent to the north as Mixed Residential, to the east across Holleman Dr S as Mixed Residential, to the south Suburban Residential and Natural & Open Areas, and to the west as Suburban Residential. This Comprehensive Plan Amendment is in preparation for a rezoning of the property to allow for a mix of multi-family and single-family products in this area. It is the applicant's intent to develop an adult 55+ year old community consisting of single-story duplex cottages and a multi-story apartment building on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City:

The subject property and properties to the north and east are designated as Mixed Residential. The Mixed Residential land use designation is generally for areas that are appropriate for a range of moderate-density residential development in various forms including townhomes, duplexes, small multifamily buildings, and limited small-lot single family. These areas are currently developed with duplexes and townhomes.

The properties to the south and west are designated as Suburban Residential. Suburban Residential areas are primarily single-family residential areas that consist of low to moderate-density single-family lots. These areas tend to provide new residential areas or expanding existing developments, with pedestrian and vehicular connectivity between adjacent developments. The area to the west is developed with single family homes and to the south is currently undeveloped land.

There is a rezoning request accompanying this Comp Plan Amendment for a proposed zoning district of PDD Planned Development District with a base zoning of MF Multi-Family. The proposed

development will have cottage style structures and a single 3-4 story apartment building in which the height and total units would exceed the allowance of the Mixed Residential land use designation.

This request to change the land use designation of the subject property from Mixed Residential to Urban Residential would allow for the development of a range of high-density multifamily and attached residential development in various forms including townhomes, apartment buildings, mixed use buildings, and limited non-residential uses that are compatible with the surrounding area.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:

The applicant is requesting an amendment to the Future Land Use & Character Map to Urban Residential and has also requested a rezoning to PDD Planned Development District with a base zoning of MF Multi-Family. The intent of Urban Residential is to accommodate a wide range of attractive multifamily housing for a diverse population. Buildings may be clustered and grouped and the overall setback from the street varies but is generally consistent within the development. The subject property is located just northwest of the intersection of Holleman Dr S and Deacon Dr W on the periphery of the Mission Ranch Subdivision. This area experiences development as Mission Ranch continues constructing the undeveloped phases and the Barracks expanding. The owners and developers are looking to maintain the similar built environment and aesthetic of Mission Ranch within this development. This property would be compatible with existing uses, development patterns, and overall character of zoned properties in the area.

The applicant held a neighborhood meeting on October 15, 2024. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately 34 people were in attendance. Attendees expressed general concerns regarding the traffic from this development, and overall had general inquiries about the project. There were not concerns regarding the land use change being requested. The proposal is compatible with the character of the area as it allows for a single family development style on the perimeter of the proposal and multifamily structure in the center that is compatible with the surrounding area.

3. Impact on environmentally sensitive and natural areas:

There is no portion of the subject property that is designated as FEMA floodplain. The applicant has stated, "There are a few non-jurisdictional drainage ditches within the property. The site design will take these drainage ways into consideration. All development will follow City codes and ordinances and will not have adverse impacts on surrounding areas."

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network:

Water and wastewater services will be provided by the City of College Station. There is adequate water and sanitary sewer capacity to support the proposed amendment. The subject property has Hopes Creek Tributary 13 running through a portion of it. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject property has frontage to Holleman Dr S, a 4 lane minor arterial on the Thoroughfare Plan, and an access point will be constructed out to Deacon Dr W, a 2 lane minor collector. The applicant intends to take their main access for the site off of Deacon Dr W and provide a secondary access point off of Holleman Dr S. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would

require a TIA to be performed.

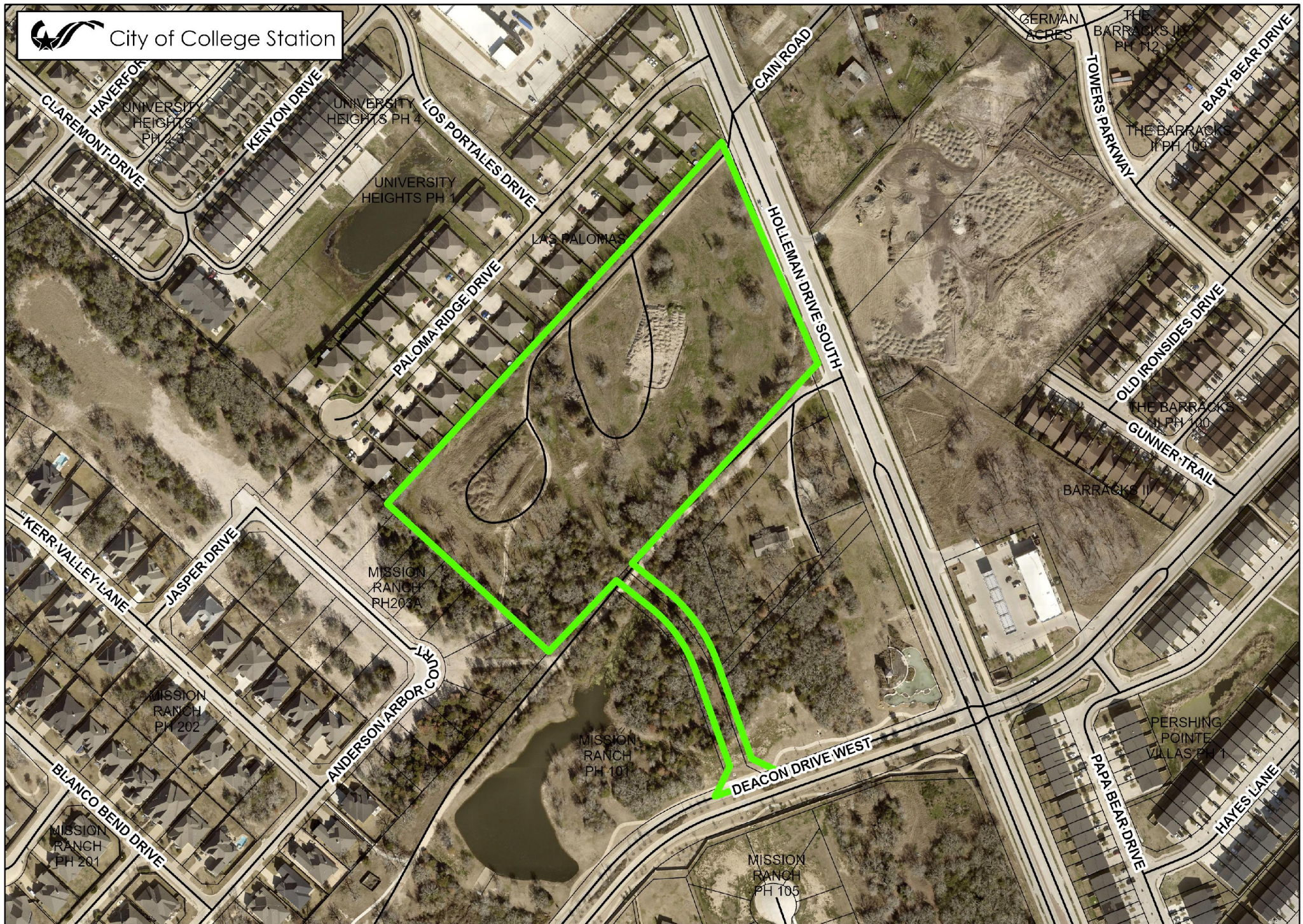
5. Consistency with the goals and strategies set forth in the Comprehensive Plan:

The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to Urban Residential, defined as areas that accommodate a wide range of attractive multifamily housing for a diverse population fits the intent, goals, and strategic actions identified in the Comprehensive Plan.

Budget & Financial Summary: N/A

Attachments:

1. Aerial and Small Area Map
2. Background Information
3. Comprehensive Plan Exhibit
4. Applicant's Supporting Information
5. Future Land Use Map

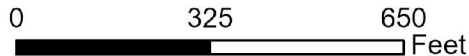
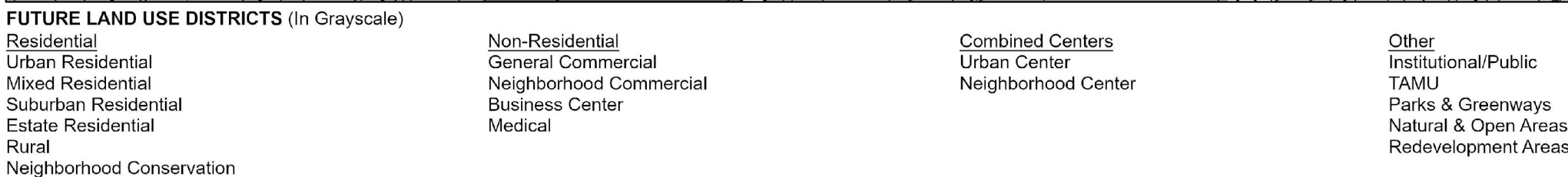


0 265 530 Feet

CADENCE CREEK AT MISSION RANCH

Case:
CPA2024-000007

COMPREHENSIVE PLAN
AMENDMENT



Case:	COMPREHENSIVE PLAN
CPA2024-000007	AMENDMENT

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 21, 2024
Advertised Council Hearing Date: December 12, 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:

Barracks Townhomes HOA

Property owner notices mailed: 54

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

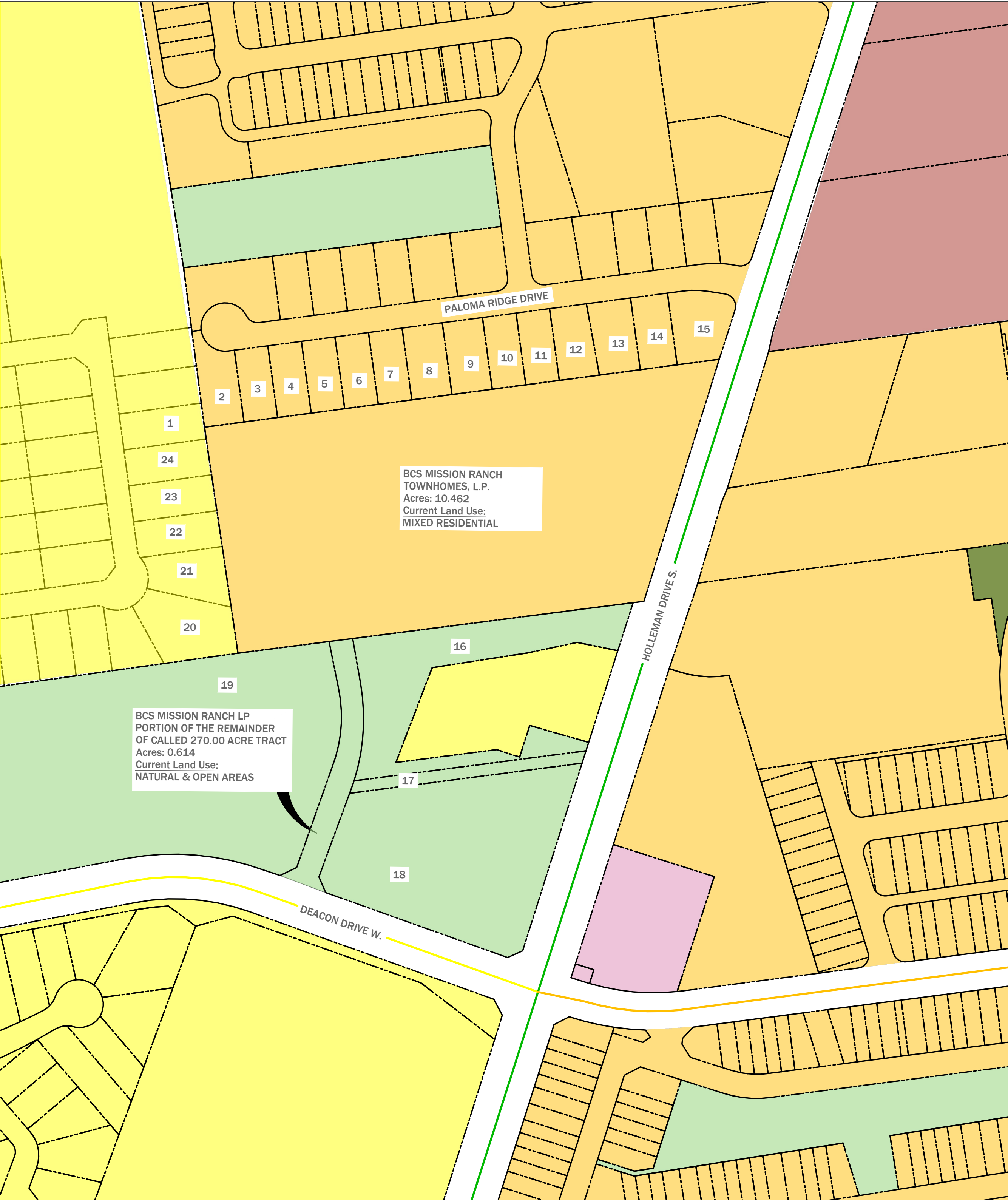
Direction	Comprehensive Plan	Zoning	Land Use
North	Mixed Residential	MH - Middle Housing with HOO - High Occupancy Overlay	Duplexes
South	Natural & Open Areas	RS - Restricted Suburban	Undeveloped
East	Mixed Residential (across Holleman Dr S)	R - Rural	Holleman Dr S (Minor Arterial)
West	Suburban Residential	RS - Restricted Suburban	Single-Family detached

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2008)
A-O Agricultural to R-3 Townhouse (2008)
R-3 Townhouse to R-4 Multi-Family Residential (2012)
R-4 Multi-Family Residential to PDD base zoning T Townhouse (2021)

Final Plat: Unplatted

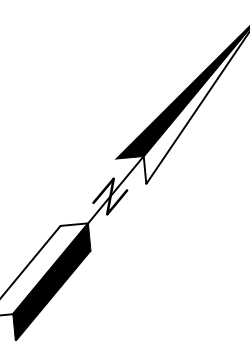
Site Development: Undeveloped



EXISTING

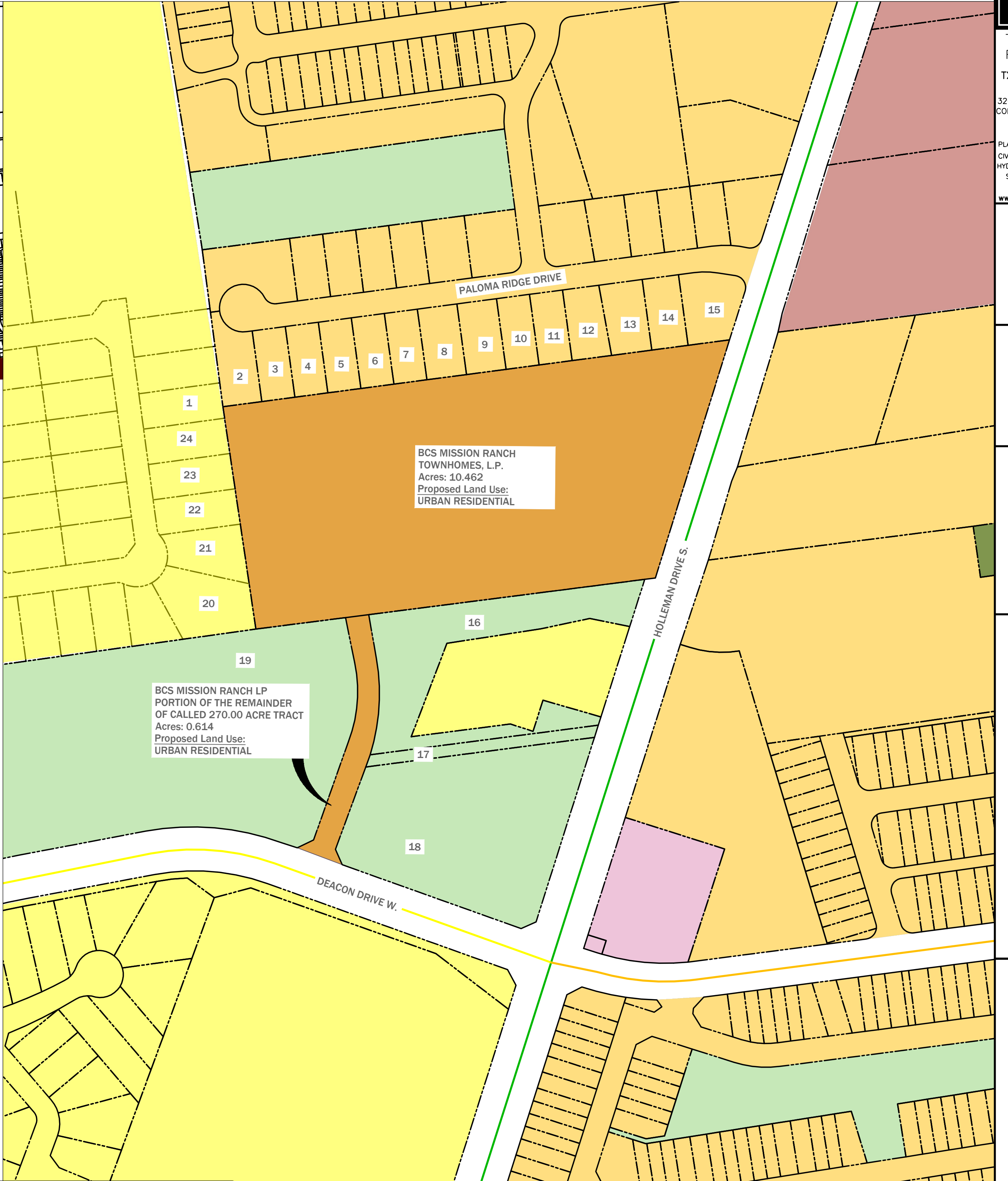
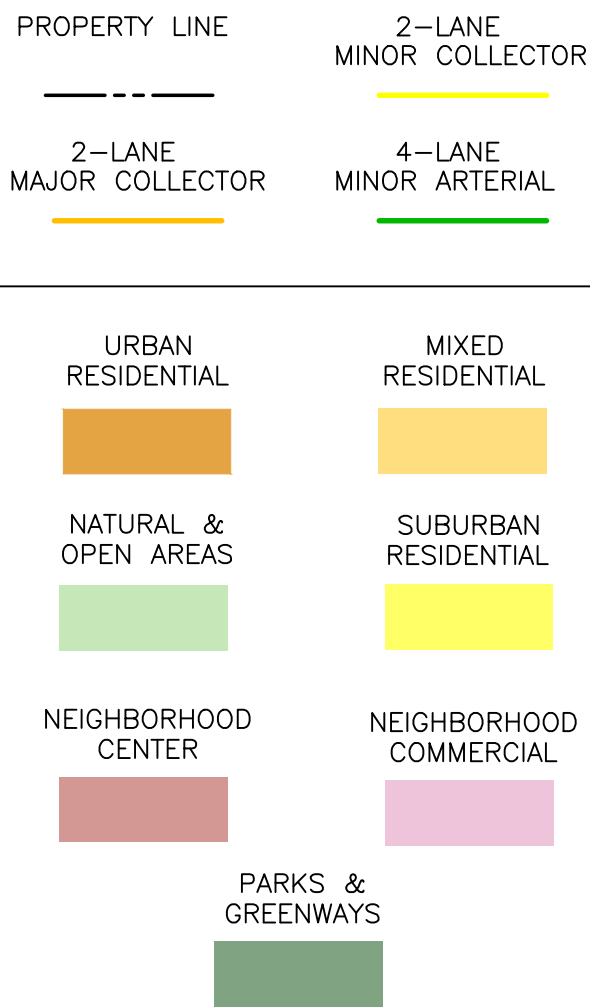


VICINITY MAP



Scale:
1 inch = 150 feet

LEGEND



PROPOSED

Number	Owner	Legal Description	Existing Zoning
1	PITMAN CUSTOM HOMES LP	MISSION RANCH PH 203A, BLOCK 14, LOT 23	RS - Restricted Suburban
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3	LEATHAM AMI DAWN	LAS PALOMAS, BLOCK 1, LOT 13	MH - Middle Housing
4	AGGIE NOOKS LLC SERIES PALOMA RIDGE	LAS PALOMAS, BLOCK 1, LOT 12	MH - Middle Housing
5	EQUITY TRUST COMPANY	LAS PALOMAS, BLOCK 1, LOT 11	MH - Middle Housing
6	RATLIFF LOGAN D AND KELLY M	LAS PALOMAS, BLOCK 1, LOT 10	MH - Middle Housing
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16	BCS MISSION RANCH LP	MISSION RANCH PH 101, LOT COMMON AREA 1A (PT OF), ACRES 1.777	RS - Restricted Suburban
17	MISSION RANCH COMMUNITY ASSOCIATION INC	MISSION RANCH PH 101, LOT COMMON AREA 1A (PT OF), ACRES 0.27	RS - Restricted Suburban
18	MISSION RANCH COMMUNITY ASSOCIATION INC	MISSION RANCH PH 101, LOT COMMON AREA 1A (PT OF), ACRES 3.23	RS - Restricted Suburban
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20	BCS MISSION RANCH LP	MISSION RANCH PH 203A, BLOCK 14, LOT 18	RS - Restricted Suburban
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23	REECE HOMES LLC	MISSION RANCH PH 203A, BLOCK 14, LOT 21	RS - Restricted Suburban
24	PITMAN CUSTOM HOMES LP	MISSION RANCH PH 203A, BLOCK 14, LOT 22	RS - Restricted Suburban

NOTES:

1. In accordance with FEMA'S FLOOD INSURANCE RATE MAP panel 48041C0305F, the site does not lie within the 100-year floodplain boundary, Effective Date : 4/2/2014



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: CADENCE CREEK AT MISSION RANCH (CPA2024-000007)

Address: 3182 HOLLEMAN DR S

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 22.1, 10.432 ACRES, & ASSOCIATED BPP

Total Acreage: 11.046

Applicant: MITCHELL & MORGAN

Property Owner: BCS MISSION RANCH TOWNHOMES LP

What element of the Comprehensive Plan and at what location is requested to be amended?

We are requesting an amendment to the Land Use and Character portion of the Comprehensive Plan for 11.046 acres of land located within the Mission Ranch Development Community.

What is the amendment requested?

We are requesting that the Land Use and Character designation be amended from Mixed Residential and Natural & Open Areas to Urban Residential.

What is the reason for the amendment?

There continues to be a need for active Senior Living (55-plus) housing in College Station. It is the desire of the Mission Ranch Community developers to provide an option to their residents and others in the community to age in place when they are ready to downsize their existing housing. The subject property is currently land use planned for Mixed Residential. The proposed development has units that would fit the Mixed Residential but one building onsite, a 3 - 4 story apartment style building, exceeds the allowable height and number of total units for Mixed Residential, thus the request for Urban Residential.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

With each passing year, the over 55 population in College Station increases as retirees return to Aggieland and baby boomers increase in age. It is a desire of that demographic to downsize their living. Currently, there is a lack of facilities to accommodate this growing population in College Station. The majority of these residents move to similar facilities in Bryan. We are proposing to build a unique product that is significantly less dense than allowed in the Urban Residential land use that is designed specifically for active seniors.

Explain the impact on environmentally sensitive and natural areas and infrastructure, including water, wastewater, drainage and transportation network.

The subject property is surrounded by an existing mix of residential units and natural open areas. The nearby residential is a mixture of single-family homes within the Mission Ranch Community, adjacent rental properties and a commercial Airbnb rental facility. Additional residential for active seniors is a compatible use within this area, and provides a good transition from multi-family rentals to the single-family neighborhood. This development is part of the Mission Ranch Community, and it is being developed by the same developer who will oversee the design and construction with the same meticulous care to protect the overall neighborhood character within the Mission Ranch Community. We can all agree that the Mission Ranch Community is an exemplary development within the City of College Station and is arguably unmatched when it comes to character and aesthetics.

Explain how this change will be consistent with the goals and strategies set forth in the Comprehensive Plan.

The subject property is surrounded by an existing mix of residential units and natural open areas. The nearby residential is a mixture of single-family homes within the Mission Ranch Community, adjacent rental properties and a commercial Airbnb rental facility. Additional residential for active seniors is a compatible use within this area, and provides a good transition from multi-family rentals to the single-family neighborhood. This development is part of the Mission Ranch Community, and it is being developed by the same developer who will oversee the design and construction with the same meticulous care to protect the overall neighborhood character within the Mission Ranch Community. We can all agree that the Mission Ranch Community is an exemplary development within the City of College Station and is arguably unmatched when it comes to character and aesthetics.

List any other reasons to support this zone change.

N/A

List any other additional properties.

Not Applicable.

EXISTING

Future Land Use



PROPOSED

Future Land Use



November 21, 2024
Item No. 5.5.
Cadence Creek Rezoning

Sponsor: Gabriel Schrum

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD to PDD for approximately 11 acres at 3182 Holleman Drive South, generally located northwest of the intersection of Holleman Drive South and Deacon Drive West. Case #REZ2024-000022 (Note: Final action of this item will be considered at the December 12, 2024 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): Staff recommends approval of the rezoning and associated Concept Plan as it is in line with the proposed amendment to the Comprehensive Plan, is compatible with the surrounding area, and the community benefits provided will offset the change in use of the property.

Summary: This request is to rezone the subject property from PDD Planned Development District with a base zoning of T Townhouse to PDD Planned Development District with a base zoning of MF Multi-Family. The proposed Concept Plan shows the general building and parking layout of the site as well as a sidewalk connection out onto Deacon Dr W. The proposed concept plan will reduce the buffer at the northern and western property lines with the applicant's intent to develop smaller single-family-sized cottages that are adjacent to existing single-family homes and a multistory building in the middle. They will additionally provide increased landscaping, increased caliper size of plantings, wider sidewalks along the entry drive, increased architectural standards on the development, restrict building height, and provide increased fencing along Holleman Dr. S.

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 Mixed Residential and Natural and Open Areas. There is an associated Comprehensive Plan Amendment (CPA2024-00007) with this rezoning request to change the Land Use to Urban Residential. The Comprehensive Plan generally describes the Mixed Residential land use designation as follows:

These areas are appropriate for a mix of moderate-density residential development, including townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single-family homes. They are appropriate for residential infill and redevelopment that allows the original character to evolve.

The intent of the district is to:

- Accommodate a walkable pattern of small lots, small blocks, and well-connected street patterns with incorporated streetscape features such as sidewalks, street trees, and lighting.
- Support neighborhoods with a mix of housing types

The Comprehensive Plan generally describes the Natural and Open Areas land use designation as follows:

Areas that represent a constraint to development and that should be conserved for their natural function or open space qualities. These areas can include floodplains, riparian buffers, common areas, and open space.

The zoning districts that are generally appropriate within this land use within the Suburban Residential and Natural and Open Areas include: Duplex, townhouse, middle housing, and limited-scale single-family

This application is in conjunction with a Comprehensive Plan amendment to change the future land use designation from Mixed Residential and Natural and Open Areas to Urban Residential.

The Comprehensive Plan generally describes the Urban Residential land use designation as follows:

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

The proposed zoning district of PDD Planned Development District with a base zoning of MF Multi Family would be in line with the proposed amendment to the Comprehensive Plan (CPA2024-00007).

The City of College Station's adopted Housing Action Plan identifies goals and strategies that create and incentivize more housing units and diverse housing types for not just the current, but future community members. This request aligns with this overall Plan and its guiding goal, as it intends to provide the community with multiple housing options such as apartment homes and cottages that help enrich the housing stock and the surrounding area as well. It additionally helps promote Strategy 1 of the Housing Action Plan as it encourages increased density where it can be supported with appropriate standards, infrastructure, and services, impacts managed appropriately, and helps provide a diverse range of housing stock that supports the needs of various life stages, abilities, and age groups.

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

The property has frontage to Holleman Dr S and will have an access point constructed out to Deacon Dr W. Adjacent properties are zoned MH Middle Housing with a HOO High Occupancy Overlay to the north, R Rural, and T Townhouse to the east across Holleman Dr S, and RS Restricted Suburban to the south and west.

The MF Multi Family zoning district is intended to for areas having intense development. This district is flexible and allows for townhomes, single-unit dwellings, two-unit dwellings, multi-family buildings, and optional mixed-use development.

The adjacent lots to the north are duplexes, to the east across Holleman Dr S are townhomes or undeveloped, to the south is vacant/undeveloped land and to the west is developed as residential single family detached homes.

The proposed zoning district is appropriate for the surrounding area as residential development continues to grow from the southwest at Mission Ranch and to the east with the Barracks. The proposed zoning district will be appropriate with the accompanying comprehensive plan amendment to Urban Residential.

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

The size and location of the subject property is suitable for developments allowed within this proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the base zoning districts of MF Multi Family.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property has frontage to Holleman Dr S, a 4 lane minor arterial on the Thoroughfare Plan, and a access point will be constructed out to Deacon Dr W, a 2 lane minor collector. The applicant intends to take main access for the site off of Deacon Dr W but will have a secondary access point from Holleman Dr S. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed. The applicant did provide additional information within the bulk variance letter that indicated the trips generated by this development (Land Use Code 252 Senior Housing) will provide 58% less per day than Multi Family low rise (Land Use Code 220).

5. The marketability of the property:

The applicant has stated that there is a market for townhomes in this community but this area would be more conducive to a 55+ active adult community given the proximity to the Mission Ranch subdivision. They have also indicated that housing of all types is in high demand and with the growing 55+ active adult demographic in this community, this property is suitable for this type of development, given its location and surrounding uses.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building 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.

The applicant held a required neighborhood meeting for the Comprehensive Plan Amendment where they presented the rezoning request and concept plan with desired modifications and benefits.

Purpose and Intent:

The Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a community designed for active adults aged 55 and better with 1-2 bedroom apartment homes and cottages.

The Concept Plan offers several community benefits to mitigate impacts the development may have on the adjacent residential development.

Base Zoning and Meritorious Modifications:

The Planned Development District has a base zoning of MF Multi-Family.

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning.

The applicant is requesting the following meritorious modifications:

- Removal of the buffering requirement of MF Multi Family to SF Single Family as required in Section 7.7.F of the UDO. The requirement of a MF development buffering to a SF Development is a 10' buffer with a fence. They will provide a 5' buffer with plantings of a 2-inch caliper canopy tree for every other building with a minimum 6' wood fence along both the north and west property lines.
- Removal of the 2:1 Low-Density Residential Height Protection due to the base zoning being MF Multi Family as required in Section 7.2.G of the UDO for the single-story-duplex cottages on the site. They state that these will structures will be single story with a maximum eave height of 15' and a maximum building height of 30'.
- Modifying of the Multi Family zoning district standards according to UDO Section 5.2.A to the following setbacks:

Minimum Front Setback: 10'

Minimum Side Street Setback: 10'

Minimum Side Setback: 10'

Minimum Rear Setback 10'

The applicant is requesting that the front setback be the property line facing Deacon Dr.

- Reduce the required amount of off street parking according to UDO Section 7.3.C from 1.5 parking spaces per one-bedroom units and 2 spaces per two-bedroom units. They are requesting for the requirement to be 1.1 parking spaces per bedroom.

Community Benefits:

The applicant is proposing the following community benefits:

1. By right the maximum height on the multistory building can be 75', applicant will reduce that height by 10' and will be limited to 65'.
2. The property will provide 25% additional landscaping points above the required points per Section 7.6.C.
3. They will increase the minimum tree caliper size on site to 2" and greater, as well as provide a minimum tree caliper size of 3" along the entry drive from Deacon Dr.
4. An increased width of 8' on the sidewalk along the entry drive out to Deacon Dr W to connect to the existing Bike Path on Deacon Dr W which is depicted on the Concept Plan.
5. Provide architectural standards of the proposed development:

a. Multi-Story Building – Stone to 1-1/3 in height with the remainder being fiber cement siding

b. Cottages- 4' of stone between the garage and front door with the remainder being fiber cement siding.

6. Upgraded fencing along Holleman Dr S with the standards below:

a. Minimum 6' stained wood fence: 6' planks with pressure treated kick board along the bottom, 4" trim and 2" cap on top.

b. 7' stone columns with a stone cap on the corners with a minimum of 6 stone columns along Holleman Dr. S

These community benefits will help offset the requested modifications by enhancing the architectural features of the buildings and fencing to maintain a neighborhood aesthetic, increasing the landscaping and plantings on site, providing a limit on height for the multi-story building, increasing the sidewalk width, and allowing connectivity to the adjacent developed subdivision.

Budget & Financial Summary: N/A

Attachments:

1. Aerial and Small Area Map
2. Applicant's Supporting Information
3. Background Information
4. Rezoning Exhibit
5. Bulk Variances Letter
6. Proposed Concept Plan
7. Architectural Standards Exhibit
8. Existing Future Land Use Map
9. Rezoning Map



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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



0 370 740 Feet

**CADENCE CREEK @ MISSION RANCH
- SENIOR LIVING COMMUNITY**

Case:
REZ2024-000022

REZONING



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: CADENCE CREEK @ MISSION RANCH – SENIOR LIVING COMMUNITY (REZ2024-000022)

Address: 3182 HOLLEMAN DR S

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 22.1, 10.432 ACRES, & ASSOCIATED BPP

Total Acreage: 11.046

Applicant:: Mitchell & Morgan, LLP C/O Veronica Morgan

Property Owner: BCS MISSION RANCH TOWNHOMES LP

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

There continues to be a heavy demand for housing of all types in College Station as the population steadily and rapidly increases. This area designated on the Comprehensive Plan as Mixed Residential and Natural/Open Space, is one of the few properties remaining in College Station where a mix of housing types, one story cottages with a low-rise apartment style building contained within the center of the property would be viable.

The current zoning on the property is PDD-Planned Development with T-Townhouse base, which was placed on the property in 2021. This zone change to PDD-MF base is necessary because in the center of this proposed development is a low rise (3-4 story) apartment style building. Although the single-story cottage style buildings, which will ring the perimeter of the property and be adjacent to single family and duplex units, the taller structure will necessitate an Urban Residential Comprehensive Plan designation and a Multi-Family base for the PDD rezoning.

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

This rezoning request is being submitted concurrently with a Comprehensive Plan request for an Urban Residential designation. If that Comprehensive Plan amendment is approved this zone change will be in accordance with the Comprehensive Plan.

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

The current zoning district could work on this property, however there is an increased demand for 55+ active adult living. This use would be a quiet neighbor and would be more suitable on this tract than townhomes given its location near the single-family development of Mission Ranch.

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

Housing of all types is in high demand and with the growing 55+ active adult demographic in this community, this property is suitable for this type development, given its location and surrounding uses.

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

Housing of all types is in high demand and with the growing 55+ active adult demographic in this community, this property is suitable for this type development, given its location and surrounding uses.

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

As stated above, there is a market for townhomes in this community but this area would be more conducive to a 55+ active adult community given the proximity to the Mission Ranch subdivision.

List any other reasons to support this zone change.

N/A

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 21, 2024
Advertised Council Hearing Date: December 12, 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:

Barracks Townhomes HOA

Property owner notices mailed: 54

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

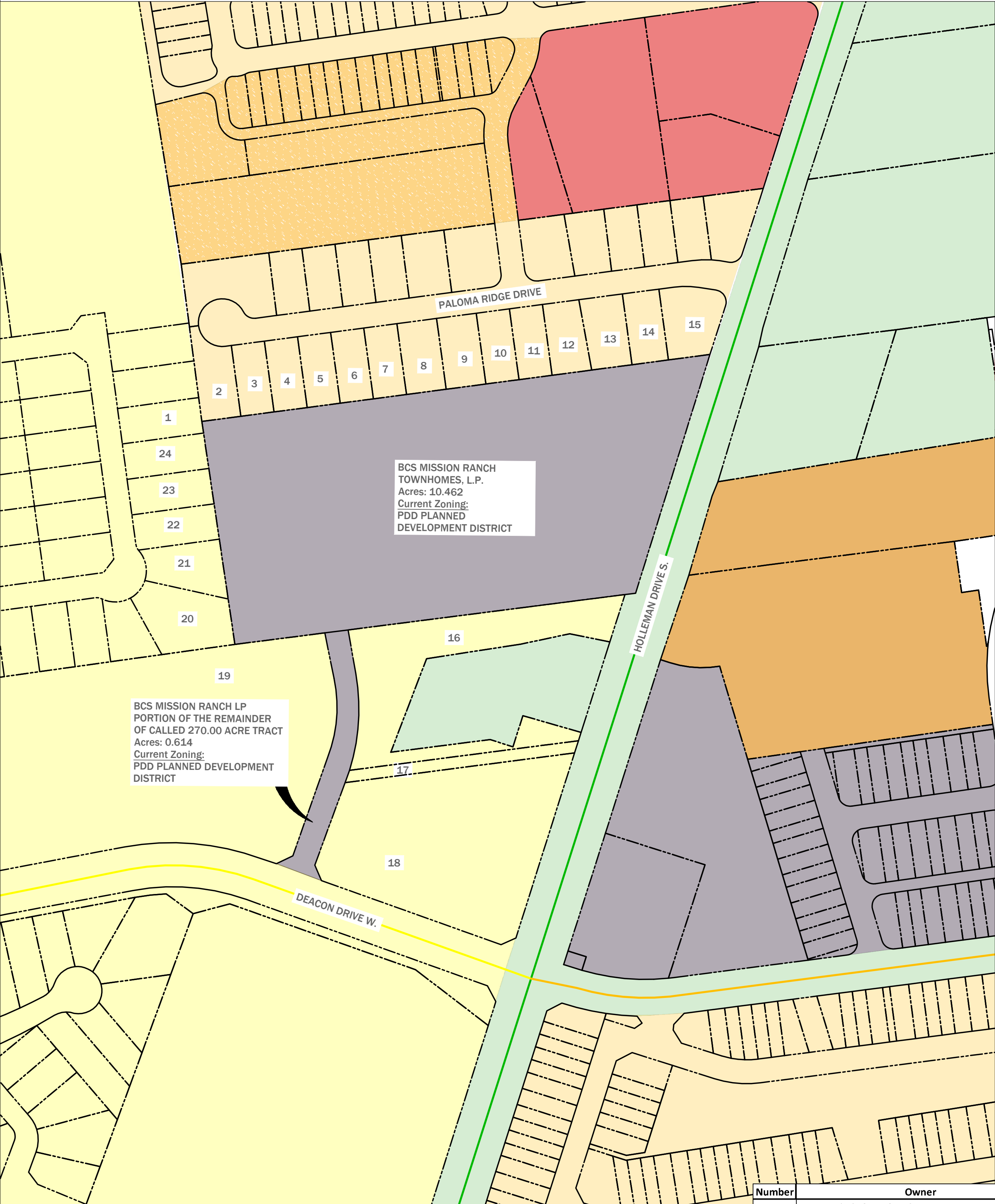
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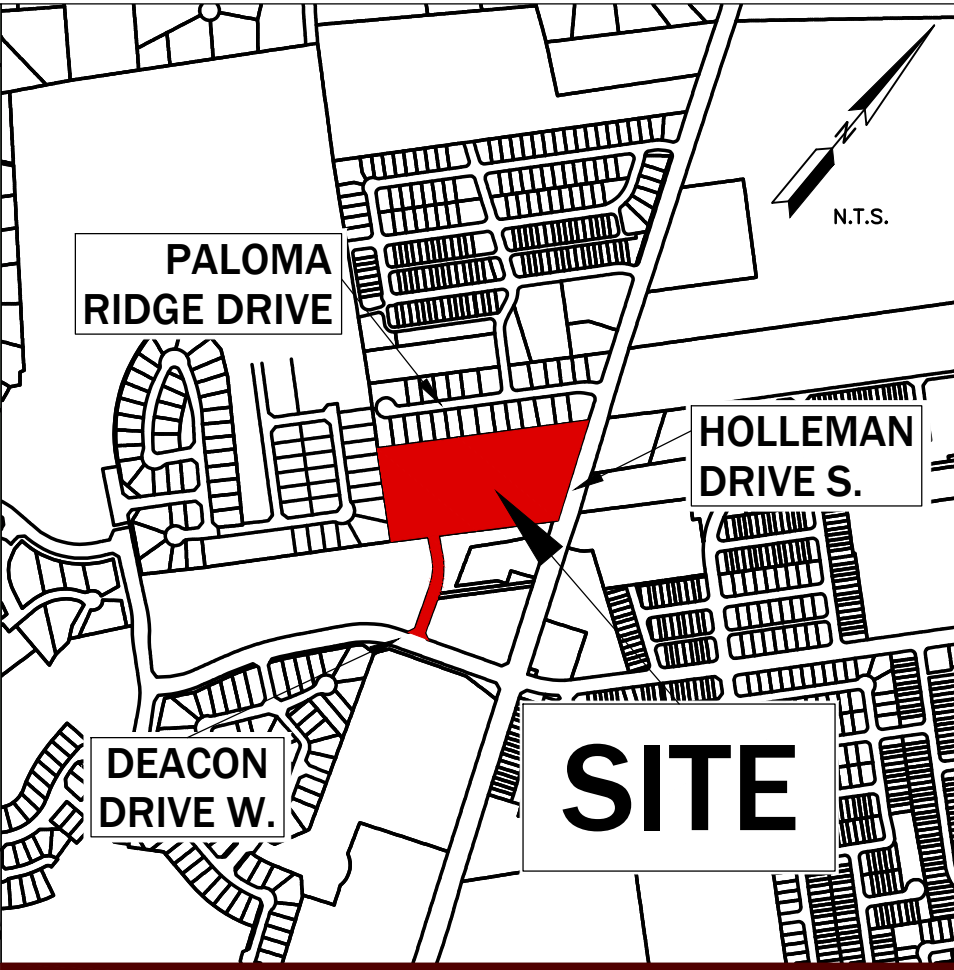
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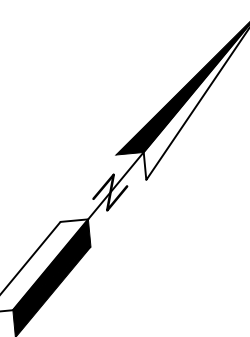
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EXISTING

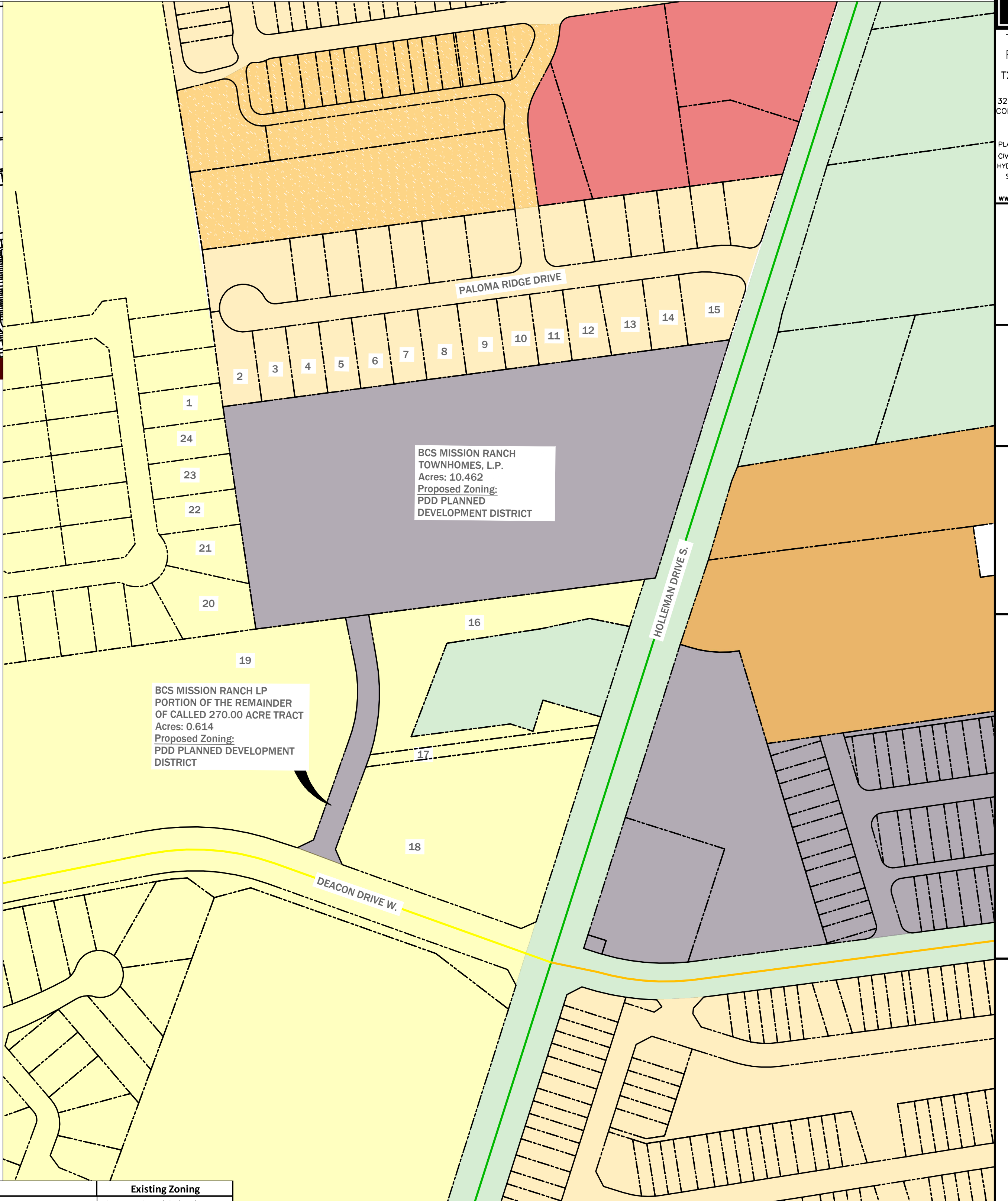
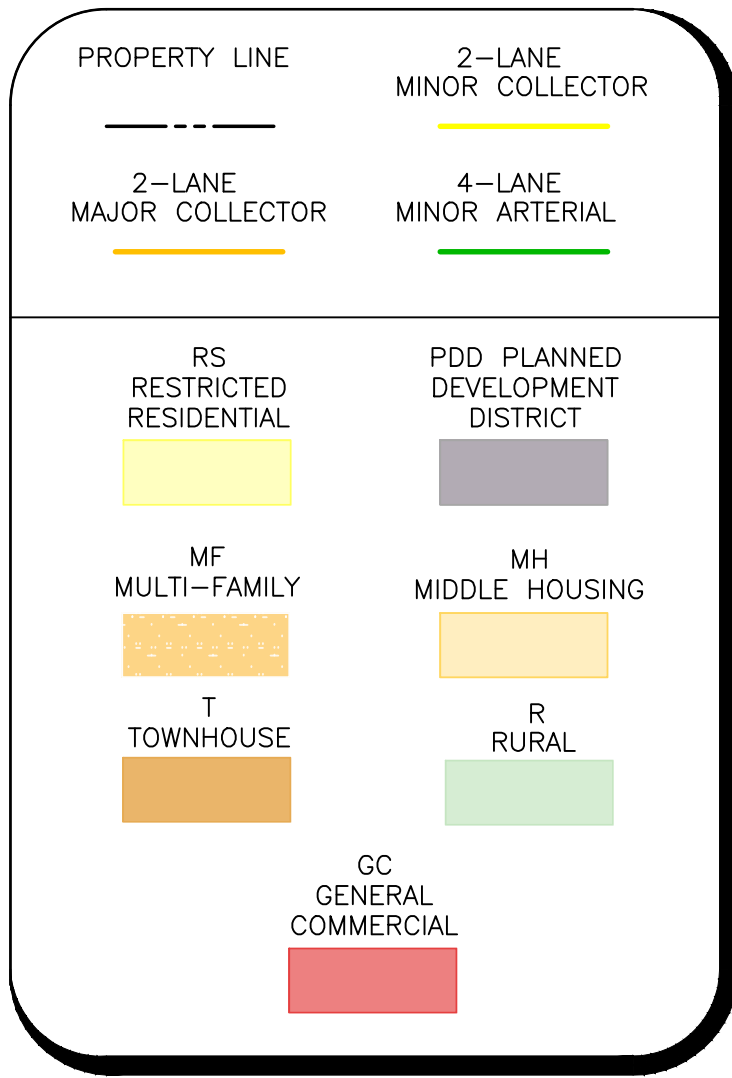


VICINITY MAP



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22	BCS MISSION RANCH LP	MISSION RANCH PH 203A, BLOCK 14, LOT 20	RS - Restricted Suburban
23	REECE HOMES LLC	MISSION RANCH PH 203A, BLOCK 14, LOT 21	RS - Restricted Suburban
24	PITMAN CUSTOM HOMES LP	MISSION RANCH PH 203A, BLOCK 14, LOT 22	RS - Restricted Suburban

NOTES:

- In accordance with FEMA'S FLOOD INSURANCE RATE MAP panel 48041C0305F, the site does not lie within the 100-year floodplain boundary. Effective Date : 4/2/2014



City of College Station
Planning & Development Services
City of College Station
P.O. Box 9960
College Station, TX 77842

November 8, 2024

Re: 3445 Cain Road – Cadence Creek - Caldwell 55+ Active Adult Community (PDD w/ MF Base Rezoning) – Revision 1

To Whom it May Concern,

Caldwell Communities is proud to be the developer of Mission Ranch, which was voted the best Master Planned Community in Brazos Valley 3 years in a row. With the same vision to enrich lives through our master planned communities, Caldwell Companies has developed Cadence Creek Communities, focused on enriching the lives of active adults as they age in place, build community, and live a maintenance free lifestyle close to family and friends. We desire to develop Cadence Creek Mission Ranch. We currently have 2 similar Cadence Creek communities in the Houston area, one of which just won the HAA Senior Living Property of the Year. Our goal is to offer College Station's 55+ community a great place to live, with a maintenance-free lifestyle, while being close to family and grandchildren.

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen Multi-Family (MF) for this Planned Development District. We are requesting the following bulk variances to the Multi-Family (MF) development standards:

1. Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single family.

The UDO requires a ten-foot (10') planting buffer and a fence along the northern and western property lines that abut the Mission Ranch and Paloma Ridge Subdivisions because the zoning base in our PDD is multi-family. The driving factor for this zoning base is to allow for one common lot and a mix of residential unit types to serve the 55-plus senior community. The proposed unit type that is to be located along the northern and western property lines are all duplex cottages, which are a single-family use per the UDO. Single-family is not required to buffer against single-family per the code. We are offering a five-foot (5') buffer against the adjacent single-family subdivision with the plantings contained in that buffer of one 2-inch caliper canopy tree every other building. We will be providing a minimum six-foot (6') wood fence along both of these property lines with the development.

2. Request a variance to the 2:1 height ratio between multi-family and single-family residential.

The UDO requires Low Density Residential Height Protection along the northern and western property lines that abut the Mission Ranch and Paloma Ridge Subdivisions because the zoning base in our PDD is multi-family.

As stated above, the driving factor for this zoning base is to allow for one common lot and a mix of residential unit types to serve the 55-plus senior community. The proposed unit type that is to

be located along the northern and western property lines are all single-story duplex cottages, which are a single-family use per the UDO. Single-family is not required to provide height protection against adjacent single-family uses. With this request, we would ask that the 2:1 height ratio not apply to the duplex cottages on this project for this reason. All of these duplex cottages will be single story structures with a maximum eave height of 15 feet and a maximum building height of 30 feet.

3. Request a variance to the Front Setback, Side Street Setback, and the Rear Setback.

The multi-family zoning district requires the following standard setbacks:

- Minimum Front Setback – 15'
- Maximum Front Setback - None
- Minimum Side Setback – 7.5'
- Minimum Side Street Setback – 15'
- Minimum Rear Setback – 20'

With this request, we would like to request that all setbacks be set at ten-feet (10'). The Front Setback, Side Street Setback, and the Rear Setback would be reduced to ten-feet (10') while the Side Setback would increase to ten-feet (10').

Additionally, with this request, we are asking that the front setback be defined as the side facing Deacon Drive and the remaining setbacks defined accordingly. Staff's interpretation is the front setback be defined as that along Holleman Drive South. Our desire is the development will be oriented with the main entry drive, entry signage and address from Deacon Drive. The development is designed to serve the 55-plus senior community. It is important that the primary access drive be located on Deacon Drive (a 2-lane Minor Collector) and not from Holleman Drive South (a 4-lane Minor Arterial) for the health and safety of the tenants. The driveway to Holleman Drive South is for secondary access purposes only.

4. Request a variance to the required amount of off-street parking.

Minimum parking requirements for Multi-Family (MF) require one and a half (1.5) parking spaces per one-bedroom units and two (2) parking spaces per two-bedroom units. Currently, Caldwell Companies has constructed and is currently operating 2 similar projects in the Houston area, Cadence Creek Gosling (CCG) and Cadence Creek Town Lake (CCTL). Because of the demographic occupying this type project they have found that the parking ratio for their units does not approach the City of College Station requirements. In an effort to not have a "sea" of parking onsite and instead utilize that area for greenspace, we are seeking a variance to the required number of off-street parking spaces based upon actual parking data from these other projects.

The design for these 2 projects was based upon the following criteria:

CCG: 1.38 spaces/unit, or 1.09 spaces/bedroom

CCTL: 1.32 spaces/unit, or 1.00 spaces/bedroom

With an average parking ratio used in these designs of 1.35 spaces/unit, or 1.05 spaces/bedroom

Caldwell Companies has found that every resident does not have a vehicle and many of their 2-bedroom units only have one resident. The following data was based on percent occupied and assumes that they will have the same ratio until stabilization. CCG is 92% occupied and CCTL is almost 70% occupied, which makes this data set based on over 340 occupied units.

Assuming full occupancy and assuming every resident has one car in these 2 projects, the number of vehicles that would be onsite are as follows:

CCG: 1.31 vehicles/unit, or 1.03 vehicles/bedroom
CCTL: 1.27 vehicles/unit, or 0.96 vehicles/bedroom
Average: 1.29 vehicles/unit, or 1.00 vehicles/bedroom

Assuming full occupancy and using actual data based upon registered vehicles onsite in these 2 projects the following are the vehicles per bedroom ratios:

CCG: 0.94 vehicles/unit, or 0.74 vehicles/bedroom
CCTL: 1.05 vehicles/unit, or 0.80 vehicles/bedroom
Average: 0.99 vehicles/unit, or 0.77 vehicles/bedroom

It is in our best interest to provide sufficient parking onsite for our residents. Our request is to provide a parking ratio of 1.1 parking spaces/bedroom in this project, which exceeds the parking of our previous 2 projects. We believe that ratio will adequately serve the number of units constructed on this project.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired development opportunity and its community benefits outweigh modifications being requested.

The Cadence Creek community, designed for active adults aged 55 and better, offers numerous benefits to the Bryan/College Station community:

1. It prioritizes aging-in-place support with 1- and 2-bedroom apartment homes and cottages, and amenities for comfort and convenience. Resort-style amenities like a clubhouse, demonstration kitchen, dining room, and various social spaces enhance quality of life and foster community. Entertainment options include a game room, theater, art studio, and a courtyard with a year-round heated pool. Outdoor activities are supported by a bocce ball court, event lawn, outdoor grill area, and fire pit. A dog park promotes a pet-friendly environment, while health and wellness are encouraged through physical activity and social interaction. Additionally, Cadence Creek offers maintenance-free living to support a lock-and-leave lifestyle. The goal of the robust lifestyle program facilitated by a dedicated lifestyle director is to build community and eliminate isolation, supporting a long and healthy life. Overall, Cadence Creek enriches the community by offering tailored amenities and fostering connections for a fulfilling lifestyle.
2. The use of a multi-story building combined with the cottages provide for a multiple housing offering to the marketplace, for some people the convenience of a multi-story building with all amenities is appealing, while to others, the cottages offer a 'single family detached' concept with private yards and personal outdoor spaces.
3. The Concept Plan is designed to be considerate of the adjacent residential developments by utilizing building types and sizes that are similar in nature (single-family residential size and height) to the adjacent developments. The multi-story building is designed closer to the property line that is adjacent to an existing Mission Ranch common area and open space thus buffering the project well from the adjacent development to the south.
4. Cottages will create a small neighborhood ambiance and scale, all interconnected with sidewalks to the various site amenities and the multi-story building.

5. Sidewalks within the Cadence Creek development will be connected to the Mission Ranch open space and trail system via the sidewalk connection along the entrance drive to Deacon Drive, increasing the offering of recreational opportunities to the Cadence Creek residences. This will increase the overall community integration between Mission Ranch and Cadence Creek communities allowing for a true aging in place experience. We envision grandchildren and adult children in Mission Ranch and nearby communities walking or riding their bikes to visit grandparents at Cadence Creek, and vice versa. With this in mind, we offer to increase the proposed sidewalk along the entrance drive to eight-feet (8') to allow connectivity to the existing bike path on Deacon Drive. The only exception to this extra width will be at the culvert crossing where the sidewalk may need to narrow slightly.
6. Reduced parking ratios for this market segment are of benefit from the standpoint of reduced paving / parking areas and increased open space/planting areas, making it a more sustainable project.
7. Cadence Creek will also have a lower traffic impact on the overall community compared to a traditional multi-family project which has currently been permitted for this site. Using the Institute of Transportation Engineers traffic generation rates and using the land use code of 252 for Senior Housing, the trip generation rate in the PM peak is 0.33 trips/dwelling units. Using the land use code 220 for Multi-family Low Rise, the trip generation rate is 0.56 in the PM peak thereby generating a total of 58% more trips per day when using the multi-family land use.
8. The proposed location of the multi-story building is approximately one hundred and fifty feet (150') from the northern property line adjacent to the Paloma Ridge Subdivision. This distance would allow for a maximum building height of seventy-five feet (75'). With this request, we are offering to set a maximum height of seventy feet (65') on this building, which would provide a ten-foot (10') height reduction.
9. We offer to provide 25% additional landscaping points above the required points for the proposed development.
10. We offer to increase the minimum tree caliper size on site to two-inches (2") and greater. Additionally, we offer to provide a minimum tree caliper size of three-inches (3") along the main entry drive from Deacon Drive.
11. We offer to provide the following architectural standards for the proposed development:
 - a. For the Multistory building, we will provide stone to 1-1/3 stories in height with the remainder being fiber cement siding (Hardie or similar).
 - b. For the Cottages buildings, we will provide four-feet (4') of stone between the garage and front door with the remainder being fiber cement siding (Hardie or similar).

Architectural examples below:





12. We offer to upgrade the project fencing along Holleman Drive.
- We will provide minimum 6' stained wood fence: 6' planks with a pressure treated kick board along the bottom, 4" trim and 2" cap on top.
 - We will provide 7' stone columns with a stone cap at the corners with a minimum of six (6) stone columns along Holleman Drive.

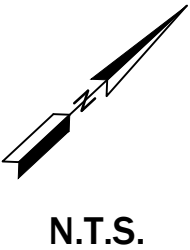
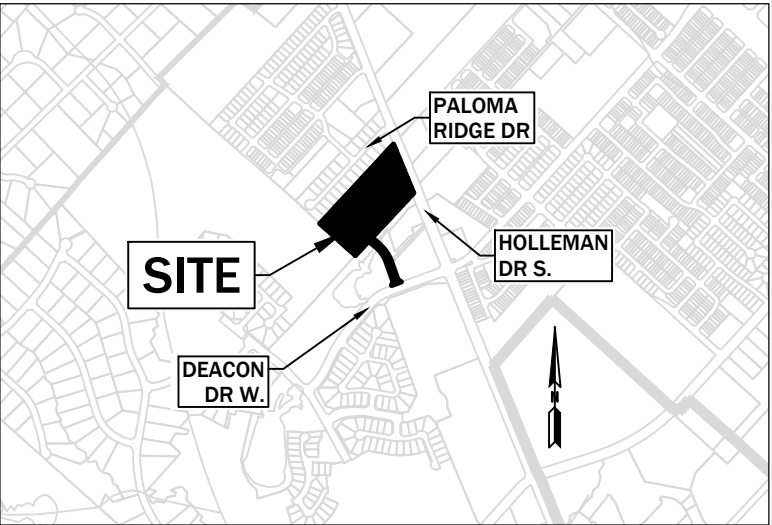
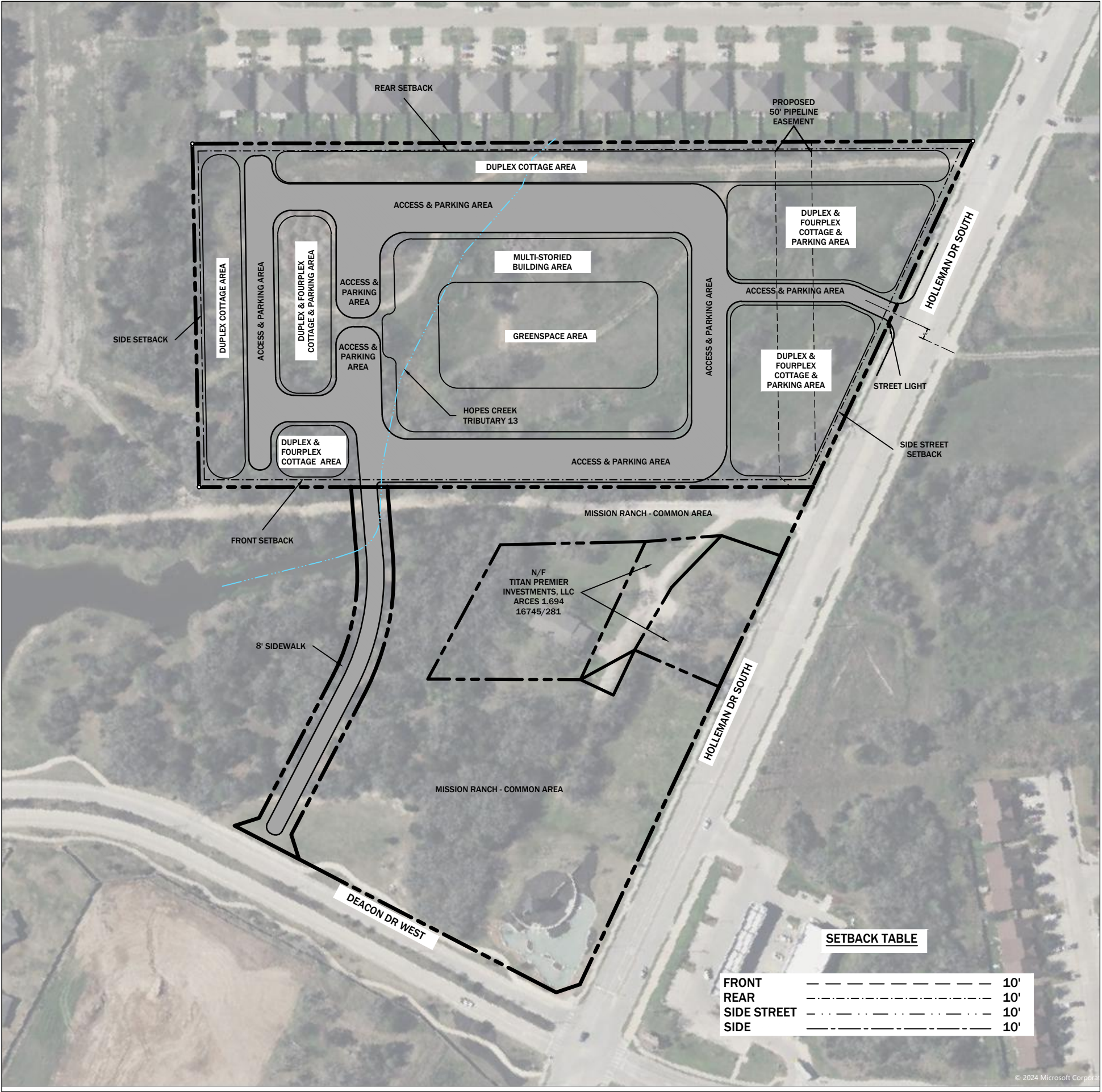
Fence example below:



Thank you very much. If you have any questions, please do not hesitate to call.

Sincerely,

Veronica J.B. Morgan, PE, CFM
Managing Partner



- NOTES:**
- OWNER: BCS MISSION RANCH TOWNHOME
C/O TODD JOHNSON
- LEGAL DESCRIPTION: 10.432 ACRE TRACT, A 0.614 ACRE TRACT
MISSION RANCH PHASE 101
VOLUME 14856, PAGE 163
COLLEGE STATION, BRAZOS COUNTY, TEXAS
1. TOTAL SITE AREA: 11.046 ACRES
 2. THIS SITE IS NOT LOCATED IN A FEMA REGULATED 100-YEAR FLOODPLAIN PER FEMA MAP PANEL #48041C0305F DATED 4/2/2014.
 3. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, OR SCHOOLS.
 4. ALL SITE LIGHTING WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
 5. SEE BULK VARIANCES LETTER FOR MERITORIOUS MODIFICATIONS.
 6. ALL DUPLEX AND FOURPLEX COTTAGES SHALL BE SINGLE STORY.

For Interim Review Only
These documents are not
intended for construction,
bidding, or permit purposes.
Prepared by:
Veronica J.B. Morgan, P.E.
No. 77689

MARCH 2024
Designed by: VJBM
Drawn By: TAM
Checked By: VJBM

Revisions

MITCHELL
M&M
MORGAN

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CONCEPT PLAN

CADENCE CREEK at MISSION RANCH

CP

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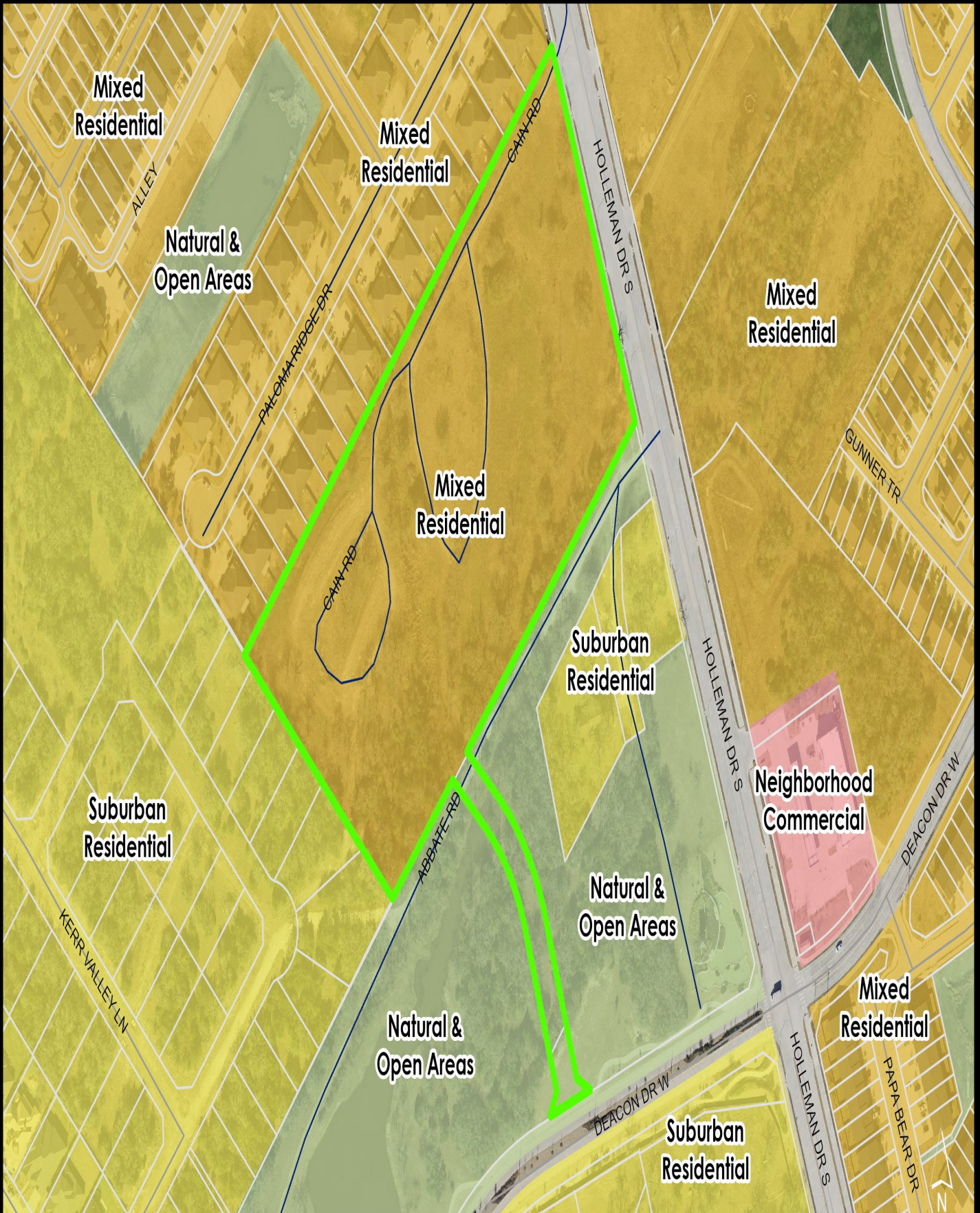
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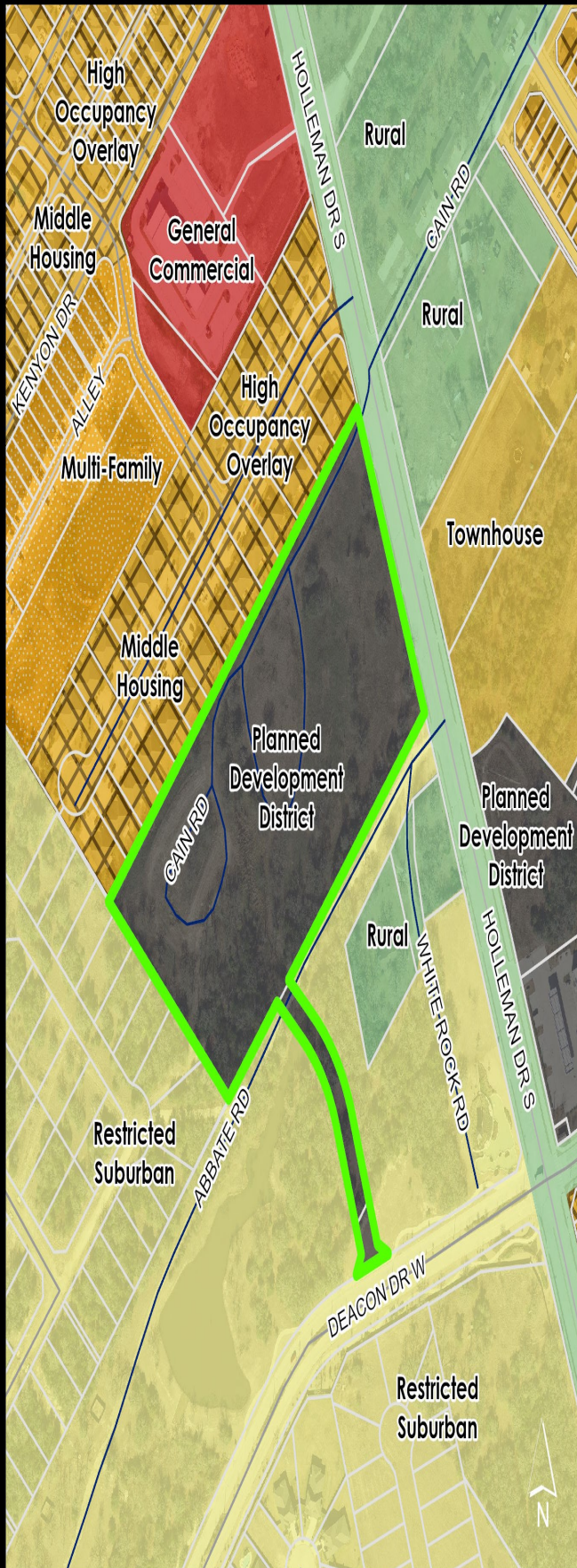
Veronica J.B. Morgan, PE, CFM
Managing Partner

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

