



## College Station, TX

### Meeting Agenda

#### Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: [www.microsoft.com/microsoft-teams/join-a-meeting](https://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 242 663 945 277 | Passcode: ov9Sa9Ed

Phone: 833-240-7855 | Phone Conference ID: 960 422 366#

*The City Council may or may not attend this meeting.*

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**May 15, 2025**

**6:00 PM**

**City Hall Council Chambers**

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**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. May 1 2025

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

**5. Regular Agenda**

**5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Case**

#CPA2024-000009 (Note: Final action of this item will be considered at the June 12, 2025 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

- 5.2. Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts", Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GC General Commercial & OV Corridor Overlay to PDD Planned Development District for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Case # REZ2024-000024 (Note: Final action of this item will be considered at the June 12, 2025 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. Existing Future Land Use Map
6. Rezoning Map
7. Concept Plan

- 5.3. Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', and presentation, discussion, and possible action regarding a Final Plat of Bugai Subdivision Lot 1, Block 1 of approximately 4.332 acres, generally located near the corner of WS Phillips Parkway and Barron Cut-Off Road.

Sponsors: Bekha Blasingame

Attachments:

1. Memo
2. Aerial and Small Area Map
3. Flat Plat

## 6. Informational Agenda

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

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

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

- Thursday, May 22, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 5, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, June 12, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 26, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

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

**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 May 9, 2025 at 5:00 p.m.



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City Secretary

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

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

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

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

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

**Minutes  
Planning and Zoning Commission  
Regular Meeting  
May 1, 2025**

**COMMISSIONERS PRESENT:** Chairperson Jason Cornelius, Commissioners Aron Collins, Marcus Chaloupka, Warren Finch, David Higdon, Michael Buckley, and Tre Watson

**CITY STAFF PRESENT:** Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, Transportation Planning Administrator Jason Schubert, Land Development Review Administrator Robin Macias, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Jeremy Halling

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- April 3, 2025

**Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Watson seconded the motion, the motion passed 7-0.**

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

- 5.1 Public Hearing, presentation, discussion, and possible action 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 GC General Commercial, O Office, and NAP Natural Areas Protected for approximately 9.499 acres at 505 William D. Fitch Parkway, being Lot 1 & 2, Block 2 and Lot 1, Block 3 of the Phillips Square Subdivision Phase 2, generally located at of the terminus of Castle Rock Parkway.



Planner Schrum presented the rezoning to the Commission recommending approval.

Commissioner Collins asked for additional information on the difference between Neighborhood Commercial and General Commercial uses.

Planner Schrum clarified that a GC General Commercial zoning district is a more intense use with retail services and gas stations; and Neighborhood Commercial areas typically contain office uses and small retail shops.

Chairperson Cornelius asked for an update on the completion of the Castlerock Parkway extension.

Director Armstrong explained that the property to the west is currently unplatted. The extension would be completed with the development of the property, there is currently no timeline.

Commissioner Watson asked if a GC General Commercial zoning district can include mixed-use developments.

Planner Schrum clarified that mixed-use developments are permitted by right in that zoning district.

Commissioner Finch asked if there is a creek or drainage ditch that runs through the property.

Planner Schrum confirmed there is a creek and floodplain on the property.

Commissioner Higdon asked if the cul-de-sac occupants on the south side of the property were notified of the public hearing.

Planner Schrum clarified that property owners within 200 feet of the property were notified.

Chairperson Cornelius asked for additional information on the call in opposition received by staff.

Planner Schrum clarified that the call was in opposition to the land use, as a whole.

Joe Schultz, Applicant, Schultz Engineering was able to address the Commission clarifying that the land use is not changing, and that the greenbelt belongs to City of College Station.

Commissioner Collins asked for the development planned for the property.

Mr. Schultz clarified that a veterinary clinic will be developed on the site.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Corneius closed the public hearing.

**Commissioner Collins moved to recommend approval of the rezoning. Commissioner Finch seconded the motion, the motion was approved 7-0.**

**6. Informational Agenda**

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

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

There was no discussion.

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

- Thursday, May 8, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 15, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 22, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 5, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

**6.3 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.**

There was no discussion on future agenda items.

8. **Adjourn**

The meeting adjourned at 6:11 p.m.

**Approved:**

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Jason Cornelius, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Board Secretary  
Planning & Development Services

**May 15, 2025**  
**Item No. 5.1.**  
**Central Park Townhomes**

**Sponsor:** Jeff Howell, Senior Planner

**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 General Commercial to Urban Residential for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Case #CPA2024-000009 (Note: Final action of this item will be considered at the June 12, 2025 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 General Commercial to Urban Residential for approximately 2.752 acres, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. The Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. This Comprehensive Plan Amendment is in conjunction with a rezoning of the property to PDD Planned Development District with a base zoning of MF Multi-Family to allow for additional residential development in the area. It is the applicant's intent to develop single-unit dwellings 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 to the west and south have a future land use designation of Urban Residential. The Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setbacks from the street varies but is generally consistent within a development. Also, these areas are to support commercial, service, office uses, and vertical mixed-use within redevelopment areas. The immediate area is vacant and primarily developed as multifamily development.

The properties to the north are designated as General Commercial and Natural and Open Areas. The properties to the east are designated as General Commercial as well. The General Commercial areas are 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. This request to change the land use designation of the subject property to Urban Residential would allow for the development of an undeveloped property with close proximity to Harvey Mitchell Parkway 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 Urban Residential and has also requested a rezoning to PDD with a base of MF Multi-Family for the property. The intent of Urban Residential is to accommodate a wide range of attractive multifamily housing and provide vehicular and pedestrian connectivity between developments. The subject property is located at the intersection of Harvey Mitchell Parkway South and Dartmouth Street. This corridor continues to experience a high amount of development, however this is primarily closer to Texas and State Highway 6. This property would be compatible with existing uses, development patterns, and character with other MF Multi-Family zoned properties in the area. While the traditional multifamily development is not proposed, the overall density of the area is still in-line with the intent of the Urban Residential land use when considering the existing adjacent development.

The applicant held a neighborhood meeting on April 2, 2025. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately three members of the public were in attendance which included the adjacent residential property owner and owner across Harvey Mitchell. The applicant, property owner and City Staff were also in attendance.

The proposal is compatible with the character of the area as it allows for multi-family residential 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 College Station Utilities. 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 Harvey Mitchell Parkway South and Dartmouth Street. Harvey Mitchell Parkway South is identified as a Major Arterial on the Thoroughfare Plan, while Dartmouth Street is a Major Collector. The proposed designation may increase the potential traffic generated in comparison to the existing General Commercial designation, however a Traffic Impact Analysis with the rezoning was not required.

**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 is to Urban Residential, which is defined as areas that are appropriate for a range of high-density multifamily and attached residential development in various forms and limited non-residential uses that are compatible with the surrounding area.

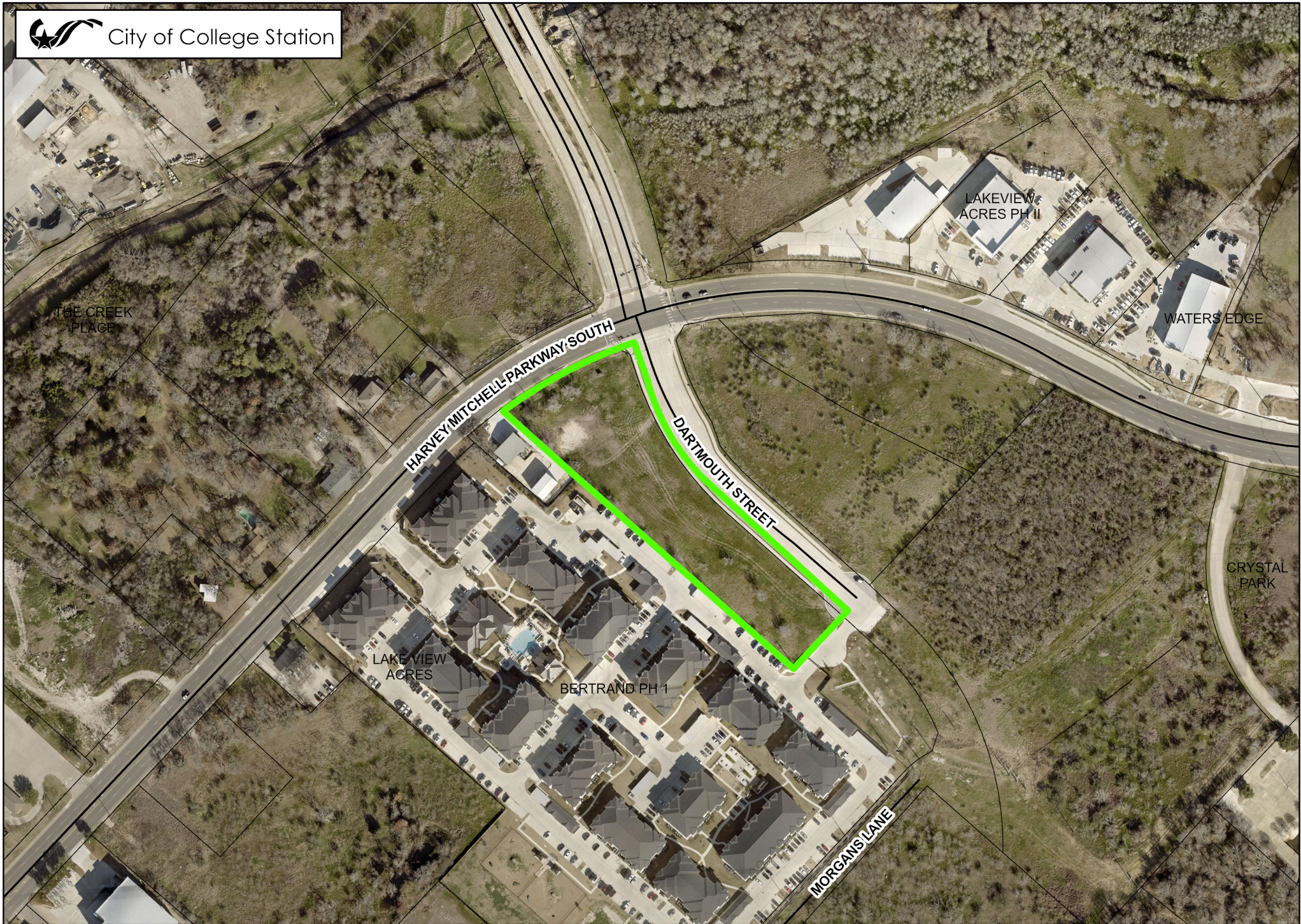
**Budget & Financial Summary:** N/A

**Attachments:**

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

## 5. Comprehensive Plan Amendment Map





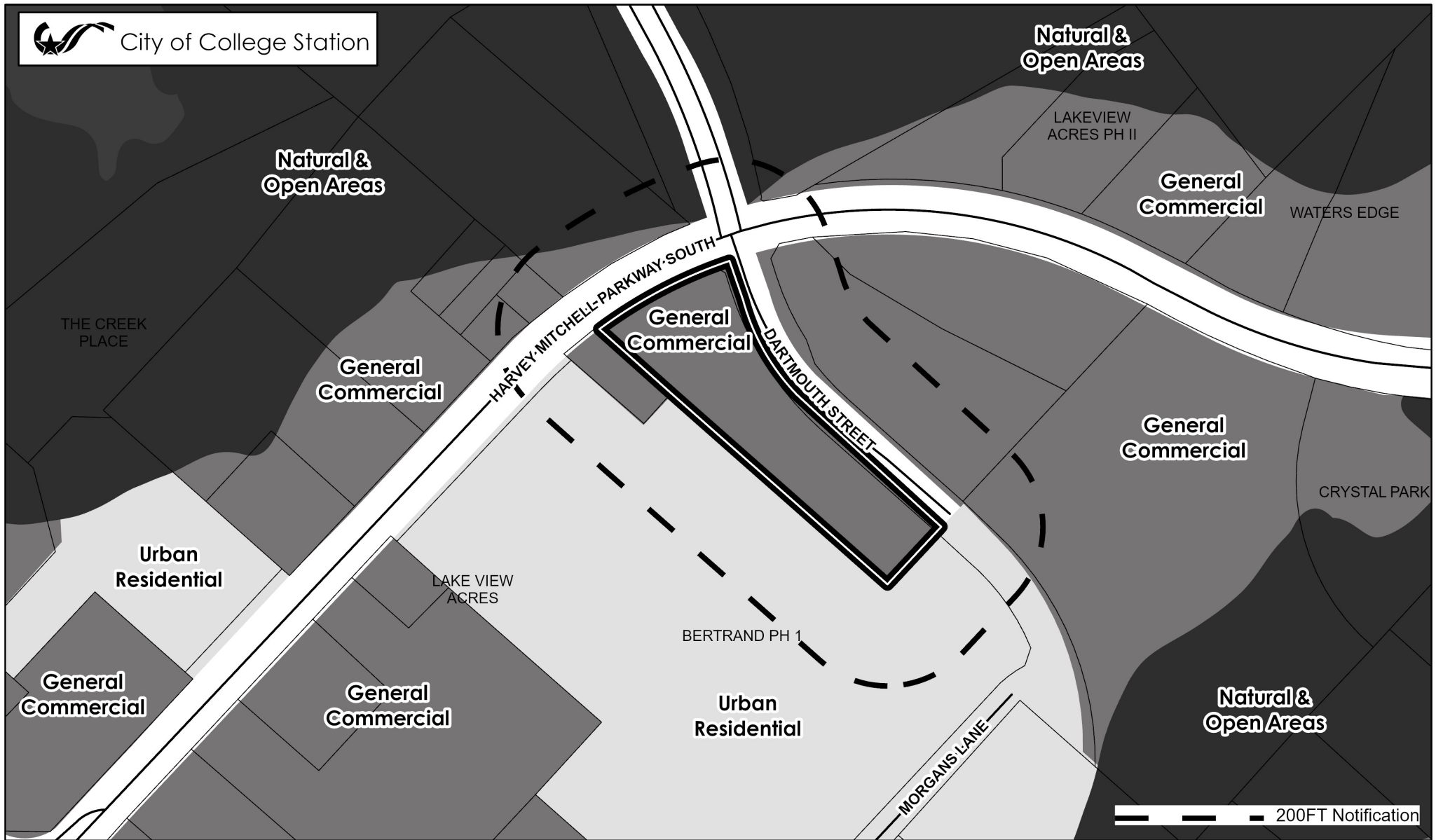
0 240 480 Feet

## CENTRAL PARK TOWNHOMES

Case:  
CPA2024-000009

COMPREHENSIVE PLAN  
AMENDMENT





**FUTURE LAND USE DISTRICTS** (In Grayscale)

Residential

Urban Residential  
Mixed Residential  
Suburban Residential  
Estate Residential  
Rural  
Neighborhood Conservation

Non-Residential

General Commercial  
Neighborhood Commercial  
Business Center  
Medical

Combined Centers

Urban Center  
Neighborhood Center

Other

Institutional/Public  
TAMU  
Parks & Greenways  
Natural & Open Areas  
Redevelopment Areas



0 265 530 Feet

**CENTRAL PARK TOWNHOMES**

Case:  
CPA2024-000009

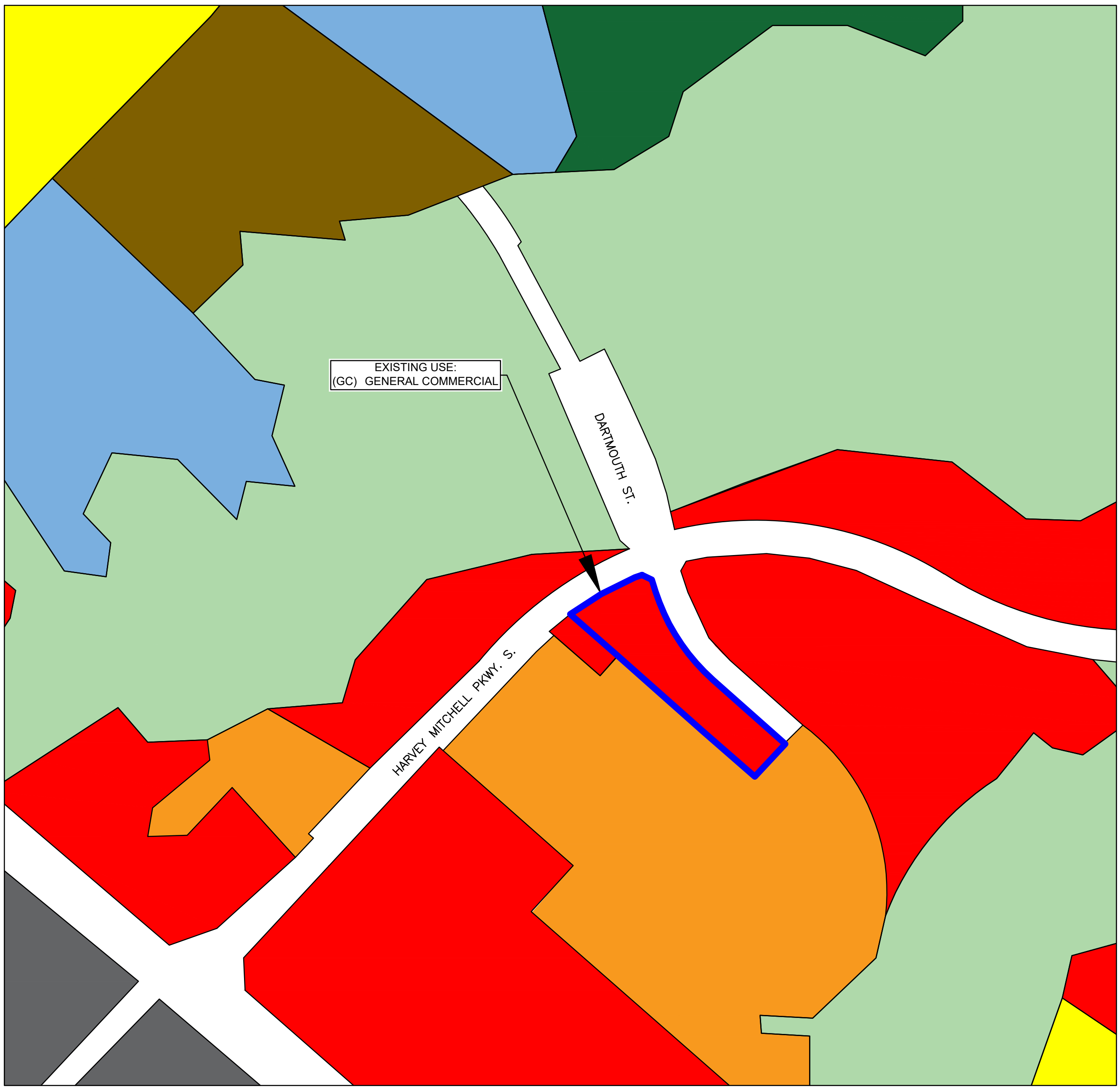
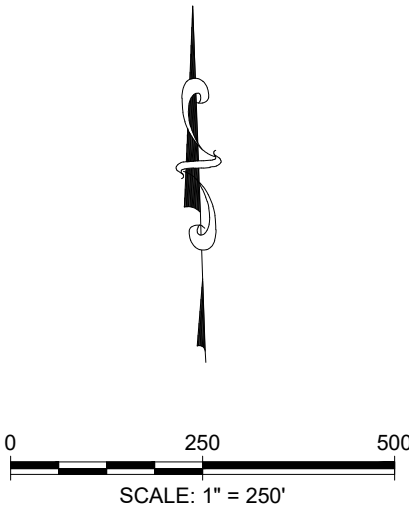
COMPREHENSIVE PLAN  
AMENDMENT



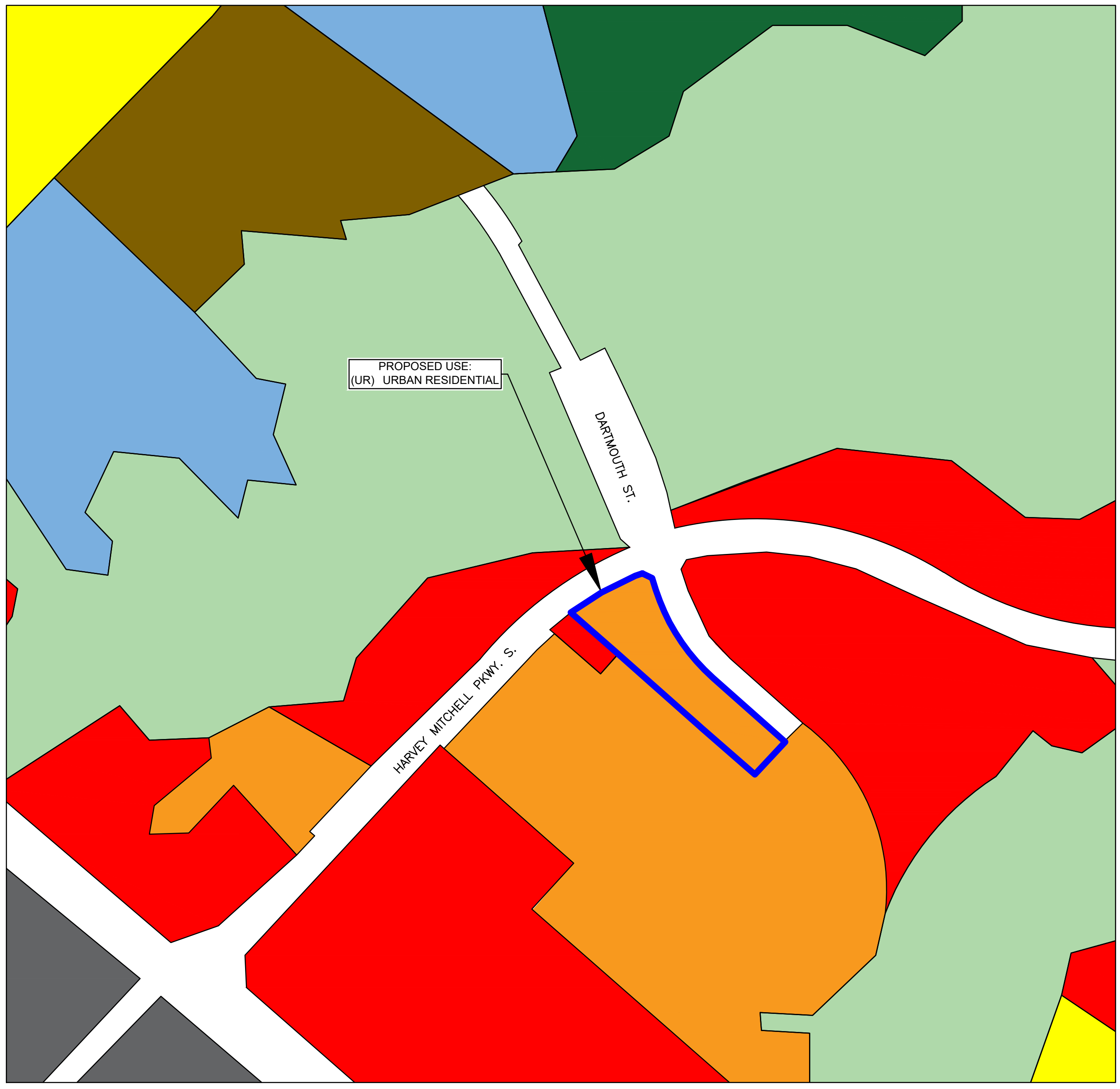
THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SHFA) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48041C0310F EFFECTIVE APRIL 2, 2014.

**PROPERTY OWNER:** MILES CONSTRUCTION AND DEVELOPMENT, LP  
**LEGAL DESCRIPTION:** A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES  
**PROPOSED AMENDMENT ACREAGE:** 2.752

- EXISTING ZONING: GENERAL COMMERCIAL (GC)  
OVERLAY CORRIDOR (OV)
- PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PDD)  
WITH A MULTI-FAMILY (MF) BASE



EXISTING CITY OF COLLEGE STATION  
LAND USE & CHARACTER



PROPOSED CITY OF COLLEGE STATION  
LAND USE & CHARACTER

LEGEND:

- GENERAL COMMERCIAL
- URBAN RESIDENTIAL
- MIXED RESIDENTIAL
- SUBURBAN RESIDENTIAL
- NATURAL & OPEN AREAS
- PARKS & GREENWAYS
- INSTITUTIONAL/PUBLIC
- NEIGHBORHOOD CENTER
- BRAZOS COUNTY

|                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |      |
| REV                                                                                                                                                                                                                                                                                                                                                                                                                                           | DESCRIPTION | DATE |
| <div><div><div>H2B</div><div>H2B, INC.<br/>Texas Firm Registration No. 8856<br/>1225 N Loop W, Suite 800<br/>HOUSTON, TX 77008<br/>713.864.2900</div></div><div>CENTRAL PARK TOWNHOMES<br/>DARTMOUTH &amp; FM 2818<br/>COLLEGE STATION, TX 77845</div><div>FUTURE LAND USE &amp;<br/>CHARACTER EXHIBIT</div><div>TRAVIS E. JAMES , P.E.<br/>TEXAS REGISTRATION NO. 124735<br/>INTERIM SUBMITTAL<br/>NOT FOR CONSTRUCTION PURPOSES</div></div> |             |      |
| H2B PROJECT No. : 24-059<br>DESIGNED BY : TEJ<br>DRAWN BY : SMH/CNC<br>SCALE: AS SHOWN<br>SHEET No. OF XXX SHEETS                                                                                                                                                                                                                                                                                                                             |             | C2   |

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: May 15, 2025  
Advertised Council Hearing Date: June 12, 2025

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:

N/A

Property owner notices mailed: 12

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     | Natural & Open Areas,<br>General Commercial | GS General Suburban                            | Vacant, Harvey Mitchell<br>Parkway South (ROW)                                |
| South     | Urban Residential                           | MF Multi-Family                                | Apartments                                                                    |
| East      | General Commercial                          | GC General Commercial &<br>OV Corridor Overlay | Vacant, Dartmouth Street<br>(ROW)                                             |
| West      | Urban Residential,<br>General Commercial    | MF Multi-Family, GS<br>General Suburban        | Apartments, Single-family<br>dwelling, Harvey Mitchell<br>Parkway South (ROW) |

### DEVELOPMENT HISTORY

**Annexed:** May 1969, October 1969  
**Zoning:** R-1 Single-Family Residential (upon annexation 1969)  
R-1 Single-Family Residential to C-1 General Commercial (2004)  
OV Overlay applied in 2004  
C-1 General Commercial renamed to GC General Commercial (2003)  
  
**Final Plat:** Unplatted  
**Site Development:** Vacant



## COMP PLAN APPLICATION SUPPORTING INFORMATION

**Name of Project:** CENTRAL PARK TOWNHOMES (CPA2024-000009)

**Address:** 2360 HARVEY MITCHELL PKWY S

**Legal Description:** A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES

**Total Acreage:** 2.752

**Applicant:** H2B INC

**Property Owner:** MILES CONSTRUCTION AND DEVELOPMENT, LP

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

Land Use & Character Designation  
Parcel Number: 004601-0053-0020  
Dartmouth and FM 2828  
College Station, Texas 77845

**What is the amendment requested?**

Changing the Land Use & Character Designation from General Commercial (GC) to Urban Residential (UR).

**What is the reason for the amendment?**

The land is proposed to be developed as detached homes with condominium declaration.

**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?**

This proposed development will not change the surrounding areas. The only change is that the land to be developed will be changed to multi family detached homes with condominium declaration.

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

The proposed development is surrounded by urban residential and general commercial. This property neighbors other residential areas. The proposed condominiums would match the character of surrounding developed areas, and is compatible to the city of College Station.

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

The proposed development is surrounded by urban residential and general commercial. This property neighbors other residential areas. The proposed condominiums would match the character of surrounding developed areas, and is compatible to the city of College Station.

**List any other reasons to support this zone change.**

N/A

**List any other additional properties.**

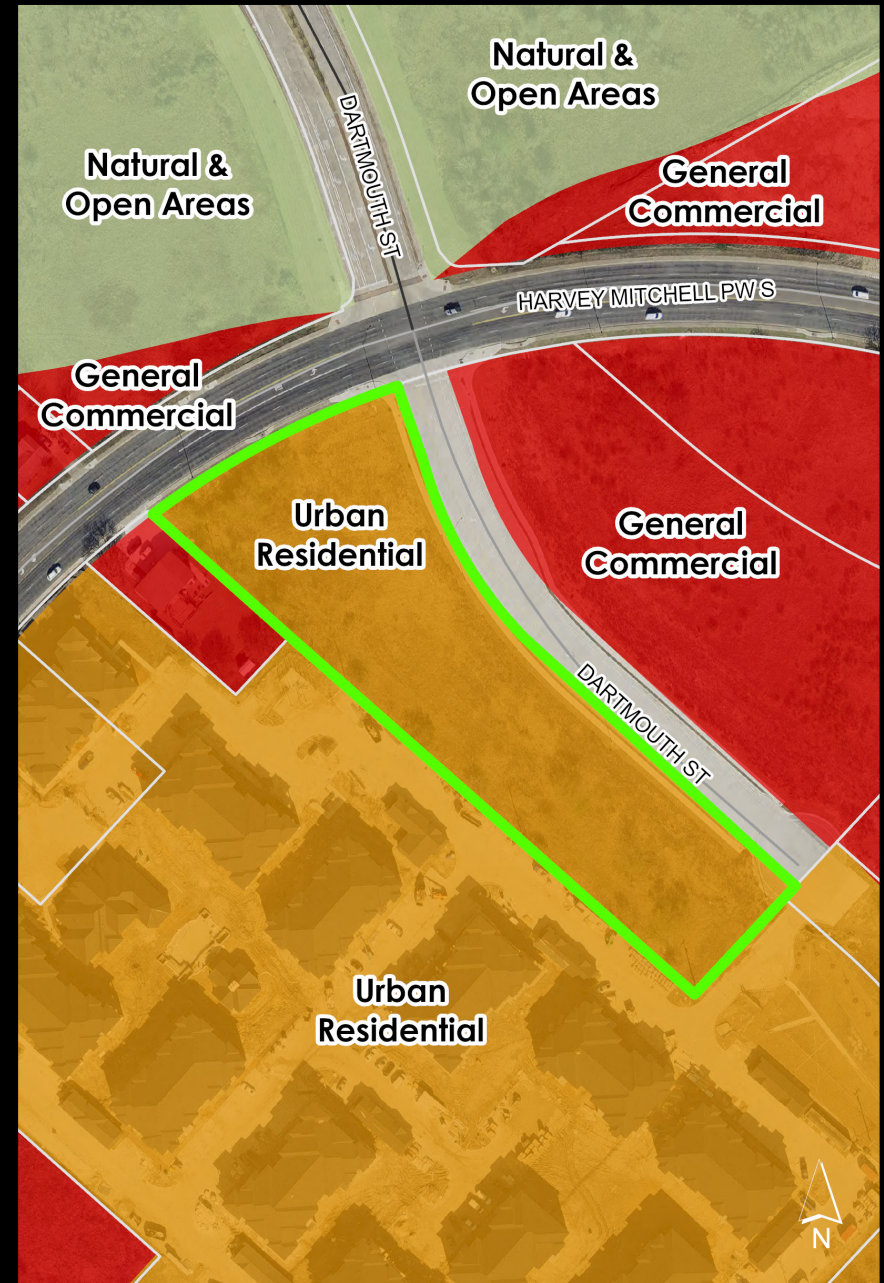
N/A



## EXISTING Future Land Use



## PROPOSED Future Land Use



**May 15, 2025**  
**Item No. 5.2.**  
**Central Park Townhomes**

**Sponsor:** Jeff Howell, Senior Planner

**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 GC General Commercial & OV Corridor Overlay to PDD Planned Development District for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Case # REZ2024-000024 (Note: Final action of this item will be considered at the June 12, 2025 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 the proposed amendment to the Comprehensive Plan and compatible with the surrounding area. Due to the location of the adjacent single-family residential use, the development is compatible through the requested reduction to the minimum density and the inclusion of a limitation to maximum building height. As compared to traditional multi-family developments, the proposal is to be single-unit dwellings which appear as single-family structures, with a shared parking area on one large lot. The overall density of the area is still in-line with the intent of the Urban Residential land use when considering the existing adjacent development.

**Summary:** This request is to rezone approximately 2.752 acres of land generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street from GC General Commercial & OV Corridor Overlay to PDD Planned Development District with a base zoning of MF Multi-Family. The tract proposed to be rezoned consists of an un-platted property and is currently vacant. The property was originally zoned to C-1 (later renamed to GC General Commercial) with a corridor overlay in 2004. This zoning request is in effort to provide additional housing to this area along the corridor. The applicant is requesting the zoning district change to allow for a proposed single-unit development which would not be allowed on property zoned GC General Commercial. The applicant is also requesting the removal of the corridor overlay as the applicant has stated no other PDD properties include the overlay and adjacent residential developments do not either. The applicant is requesting a reduction to the minimum density requirement of MF Multi-family and is providing a benefit of a limitation to maximum building height. Per the Unified Development Ordinance, MF Multi-Family has a minimum density requirement of 12 units per acres and does not have an overall limitation on building height.

The applicant intends to develop this property as a single-unit dwelling residential development, which includes parking, driveways, detention, and landscape buffer as shown on Concept Plan.

**REZONING REVIEW CRITERIA**

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

The subject tract is designated as General Commercial on the Comprehensive Plan Future Land Use & Character Map. For the General Commercial land use, the Comprehensive Plan provides the

following:

*Areas 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 intent of the General Commercial land use is to accommodate commercial uses, concentrate development at major intersections, and encourage shared surface parking.

The zoning districts that are generally appropriate within the General Commercial land use include: General commercial, office, and mixed-use zoning.

The applicant has submitted an amendment request for a land use change from General Commercial to Urban Residential. The proposed Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setbacks from the street varies but is generally consistent within a development. Also, they are to support commercial, service, office uses, and vertical mixed-use within redevelopment areas.

The zoning districts that are generally appropriate within the Urban Residential land use include: Multi-family, townhouse, mixed-use, and limited suburban commercial zoning.

The OV Corridor Overlay is discussed within the Comprehensive Plan through the gateways. While the Harvey Mitchell Parkway is included as an image corridor, the subject property is the only property within this corridor south of Dartmouth Street and a small portion of the OV exists only on one side of Harvey Mitchell Parkway. The OV Corridor Overlay includes regulations for setbacks and signage, however the PDD allows for the Planning and Zoning Commission and City Council the opportunity to review the Concept Plan and impose similar requirements at their discretion. The Concept Plan for this development proposes to follow the setback and sign standards for the MF Multi-Family zoning.

The proposed rezoning request to PDD Planned Development District with a base of MF Multi-Family is consistent with the amendment to the Comprehensive Plan.

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

The subject property is near other existing multifamily uses which are adjacent to the west and south. To the north, the properties are vacant, while those to the east are also vacant. Along Harvey Mitchell Parkway South to the east, there is an existing commercial development as well as further to the west towards Texas Avenue. The proposed zoning district is appropriate in the context of the area as it would allow for infill with additional housing options 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 single-unit development, but would have to conform to the multi-family standards. Along with the request to remove the OV Corridor Overlay, 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 Harvey Mitchell Parkway South and Dartmouth Street. Harvey Mitchell Parkway South is identified as a Major Arterial on the Thoroughfare Plan, while Dartmouth Street is a Major Collector. Additional right-of-way will need to be dedicated as part of the platting process along Harvey Mitchell Parkway South. 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 proposed development and rezoning matches the surrounding area, and is very marketable as it provides new housing.

**REVIEW OF CONCEPT PLAN**

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features.

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

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

**General:**

This request is to rezone approximately 2.752 acres from GC General Commercial & OV Corridor Overlay to PDD Planned Development District with a base zoning district of MF Multi-Family. The stated purpose and intent of the requested PDD is to develop the property in a manner that is aligning with the evolving residential needs of College Station. The Concept Plan proposes a single-unit residential development on one lot, with parking, detention, streetscaping and a landscape buffer.

**Modifications Requested:**

At the time of development, 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 modifications as indicated on the Concept Plan:

Section 5.2 Residential Dimensional Standards (minimum Dwelling Units/Acre for MF Multi-Family is 12):

- Minimum Dwelling Units/Acre: 6

**Community Benefits:**

The applicant offers the following as community benefits:

- Height of the proposed units will not exceed 40'.

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

**Attachments:**

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





0

230

460

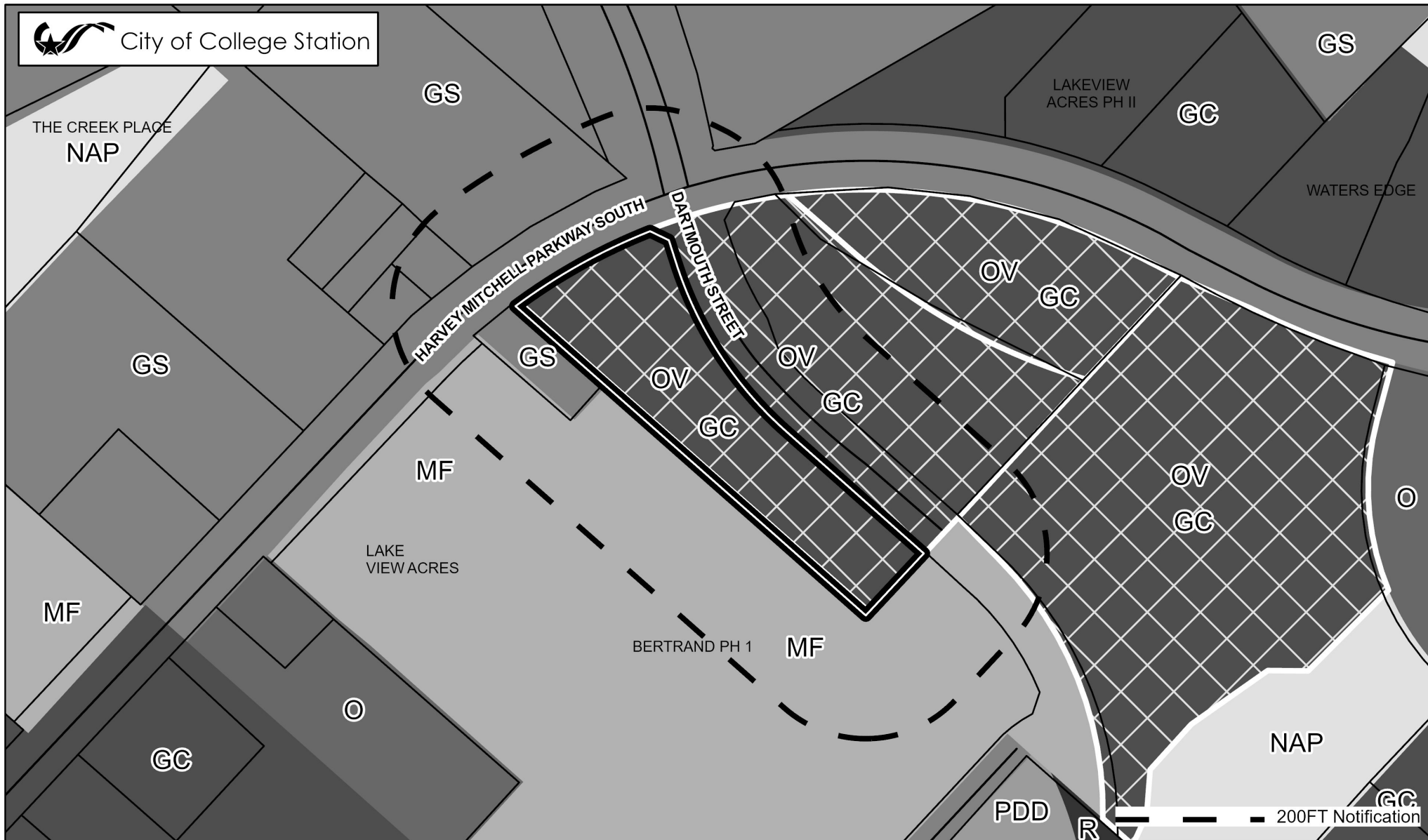
Feet

CENTRAL PARK TOWNHOMES

Case:  
REZ2024-000024

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          |



0 220 440 Feet

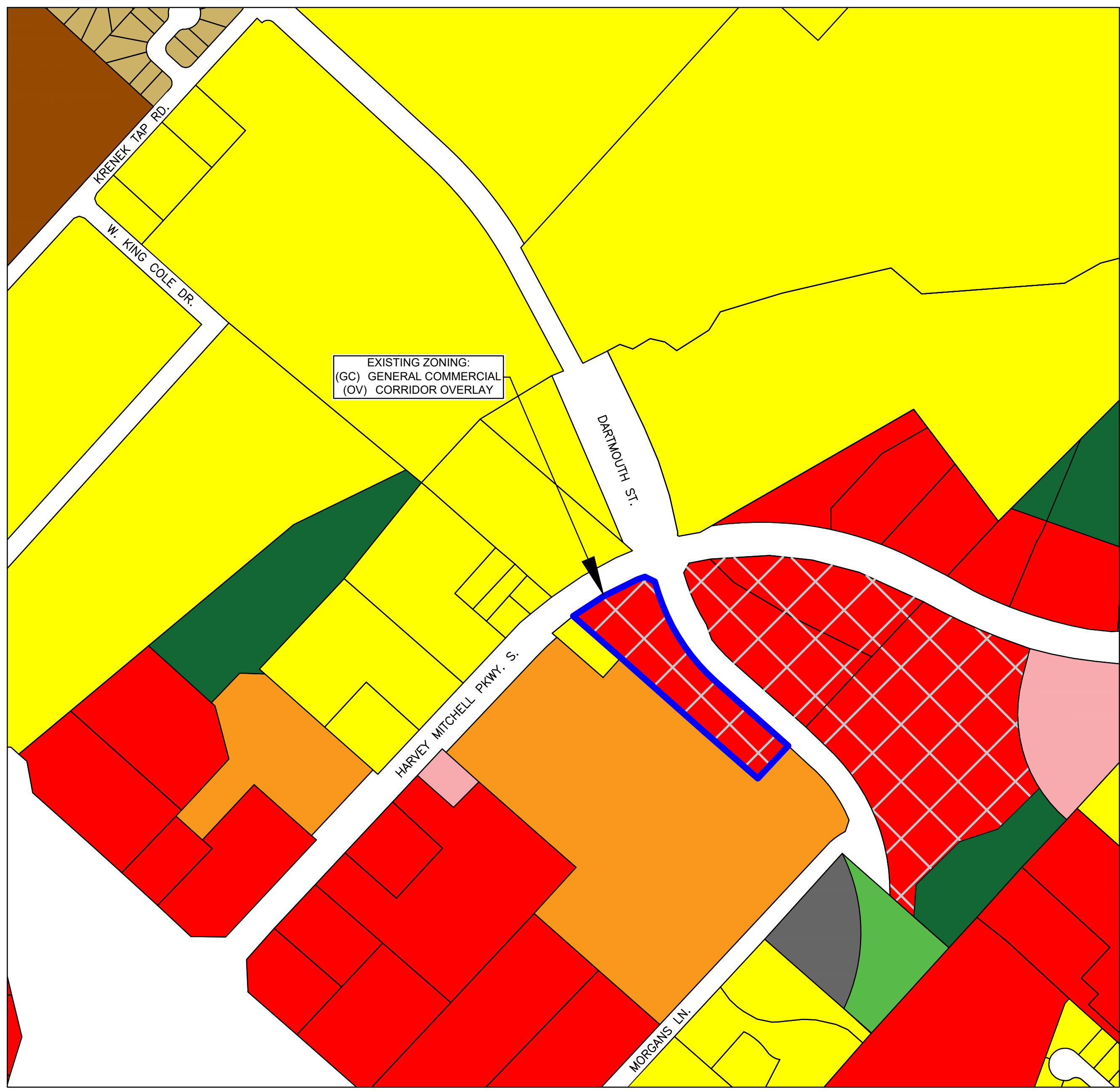
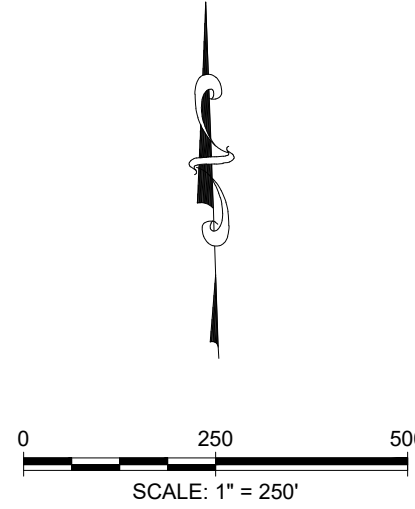
**CENTRAL PARK TOWNHOMES**

Case:  
REZ2024-000024

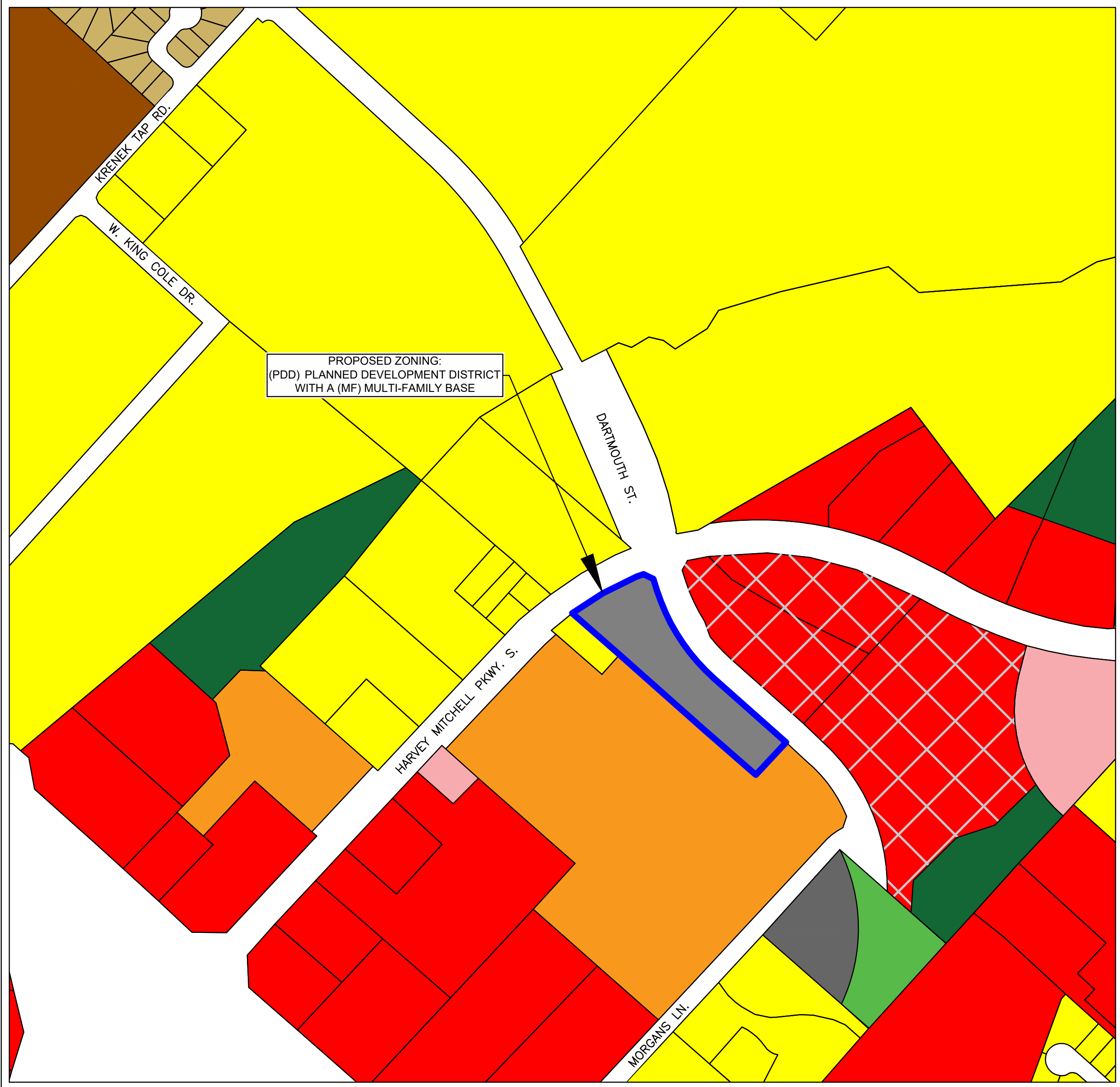
**REZONING**

THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SHFA) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48041C0310F EFFECTIVE APRIL 2, 2014.

PROPERTY OWNER: MILES CONSTRUCTION AND DEVELOPMENT, LP  
LEGAL DESCRIPTION: A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES  
PROPOSED AMENDMENT ACREAGE: 2.752



EXISTING CITY OF COLLEGE STATION ZONING



PROPOSED CITY OF COLLEGE STATION ZONING

LEGEND:

- (O) OFFICE
- (GC) GENERAL COMMERCIAL
- (MF) MULTI-FAMILY
- (GS) GENERAL SUBURBAN
- (R) RURAL
- (NAP) NATURAL AREAS PROTECTED
- (T) TOWNHOUSE
- (MHP) MANUFACTURED HOMES
- (PDD) PLANNED DEVELOPMENT DISTRICT
- (OV) CORRIDOR OVERLAY

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |



**H2B, INC.**  
Texas Firm Registration No. 8856  
1225 N Loop W, Suite 800  
HOUSTON, TX 77008  
713.864.2900

CENTRAL PARK TOWNHOMES  
DARTMOUTH & FM 2818  
COLLEGE STATION, TX 77845

**REZONING EXHIBIT**

TRAVIS E. JAMES , P.E.  
TEXAS REGISTRATION NO. 124735  
INTERIM SUBMITTAL  
NOT FOR CONSTRUCTION PURPOSES

H2B PROJECT No. : 24-059  
DESIGNED BY : TEJ  
DRAWN BY : SMH/CNC  
SCALE: AS SHOWN  
SHEET No.      OF XXX SHEETS

**C3**

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: May 15, 2025  
Advertised Council Hearing Date: June 12, 2025

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:

N/A

Property owner notices mailed: 12

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     | Natural & Open Areas,<br>General Commercial | GS General Suburban                            | Vacant, Harvey Mitchell<br>Parkway South (ROW)                                |
| South     | Urban Residential                           | MF Multi-Family                                | Apartments                                                                    |
| East      | General Commercial                          | GC General Commercial &<br>OV Corridor Overlay | Vacant, Dartmouth Street<br>(ROW)                                             |
| West      | Urban Residential,<br>General Commercial    | MF Multi-Family, GS<br>General Suburban        | Apartments, Single-family<br>dwelling, Harvey Mitchell<br>Parkway South (ROW) |

### DEVELOPMENT HISTORY

**Annexed:** May 1969, October 1969  
**Zoning:** R-1 Single-Family Residential (upon annexation 1969)  
R-1 Single-Family Residential to C-1 General Commercial (2004)  
OV Overlay applied in 2004  
C-1 General Commercial renamed to GC General Commercial (2003)  
  
**Final Plat:** Unplatted  
**Site Development:** Vacant



## REZONING PDD APPLICATION SUPPORTING INFORMATION

**Name of Project:** CENTRAL PARK TOWNHOMES (REZ2024-000024)

**Address:** 2360 HARVEY MITCHELL PKWY S

**Legal Description:** A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES

**Total Acreage:** 2.752

**Applicant:** H2B, INC

**Property Owner:** MILES CONSTRUCTION AND DEVELOPMENT, LP

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

This property is currently undeveloped and is proposed for development into single unit detached dwellings (see attached Concept Plan C1). The surrounding area primarily consists of multi-family residences, general suburban zoning, and undeveloped land. Currently zoned as General Commercial (GC) and Overlay Corridor (OV), the property is proposed for rezoning to a Planned Development District (PDD) with a Multi-Family (MF) base to better support the intended residential use.

As the City of College Station experiences rapid growth, there remains a limited supply of affordable townhouse developments catering to permanent residents. This project aims to address that need by offering thoughtfully designed, modern-Victorian detached townhome style or patio homes that appeal to a diverse range of buyers, including young professionals, to the 55+ community.

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

The Comprehensive Plan currently designates this property as GC. We've requested a Comprehensive Plan Amendment from General Commercial (GC) to Urban Residential (UR). If the Comprehensive Plan Amendment is approved, this rezoning request will align 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 property is located adjacent to a large multi-family apartment complex and is primarily surrounded by General Suburban (GS) zoned areas and undeveloped land. The proposed zoning change aligns with the surrounding residential developments and maintains compatibility with the established character of the neighborhood.



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

The currently undeveloped property is well-suited for residential development. It is surrounded by residential lots and offers convenient access to Dartmouth Street, with close proximity to F.M. 2818 and Texas Avenue. The site is located in a relatively low-traffic, low-noise area, making it an ideal setting for residential use. The proposed design provides an attractive and desirable housing option, requiring only one meritorious modification to Multi-Family (MF) zoning. This project is designed to complement surrounding land uses, justifying its inclusion within a Planned Development District (PDD) with approved modifications and community benefits.

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

The property is currently zoned as General Commercial (GC) and Overlay Corridor (OV), but it is predominantly surrounded by residential dwellings. The parcel is relatively narrow with limited frontage F.M. 2818, making it unsuitable shape for a commercial enterprise. Furthermore, there are no other properties on the west side of Dartmouth zoned as OV, which undermines the goal of maintaining continuity and enhancing the image of the OV district. All adjacent properties are residential developments, not zoned as OV. According to the City of College Station's zoning map, there are currently no Planned Development District (PDD) or residentially zoned properties that are also designated as OV.

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

General commercial uses are less viable than residential uses at this location. While the property was originally zoned GC and OV, the surrounding area has been predominantly developed for residential purposes. This area has transitioned into a densely developed multi-family (MF) and general suburban (GS) neighborhood, making the current GC and OV zoning less suitable and marketable for this property.

**List any other reasons to support this zone change.**

The City of College Station has a growing demand for high-quality, non-exclusive housing tailored to permanent residents. A significant portion of the population would prefer to live in premium town-style or patio home style dwellings rather than apartments or traditional single-family homes, yet there are currently limited non-student housing options available. This development would contribute to the city's growth, offer a distinctive residential choice, and align with the community's commitment to maintaining its high standards and strong character.

**Maximum Building Height.**

There is no required maximum building height in multi-family zoning. However, to maintain the neighborhood character the maximum height of the proposed units will not exceed 40 feet.

**Proposed Drainage.**

The proposed site drainage will be routed to the existing TxDOT storm sewer system at F.M. 2818, pending TxDot's approval. If capacity allows, the south part of the site is proposed to drain to the existing southern adjacent detention pond.

**Variations Sought.**

1. Minimum Density Waiver (Section 5.2 – Residential Zoning District Dimensional Standards)  
Reduce the minimum dwelling units per acre to be 6 units.

**Community Benefits.**

1. Maximum Building Height (Section 5.2 – Residential Zoning District Dimensional Standards)  
The multi-family zoning district permits unrestricted maximum building heights. The proposed units will not exceed 40 feet.

**Sustained Stability.**

The proposed development is designed efficiently to support the current and future population of College Station.

**Conformity.**

The proposed project aligns with the predominant residential character of the surrounding area and supports the growth and development objectives that College Station seeks to uphold. The design adheres to a multi-family (MF) base with a single dimensional variation, ensuring compliance with the zoning requirements of a Planned Development District (PDD).

**Compatibility with use.**

This project proposes the development of detached townhouse style dwellings that are not densely designed, not targeted towards students, but maintain a timeless modern Victorian aesthetic, making them unique and compatible with a PDD zoning and MF base.

**Access to Streets.**

This project proposes a driveway on the east side of the property to allow access to Dartmouth Street, please see the attached concept plan (C1).

**Public Improvements.**

The proposed development will include the addition of sidewalks and fire hydrants where necessary.

**Public Health.**

This project provides easy access to many essential locations such as healthcare facilities, doctors' offices, emergency clinics, public transportation stops, and shopping nearby. If needed, this development has the potential to support residents who don't own a car, due to its central location.

**Safety.**

The proposed development would prioritize and adhere to all the City of College Station's safety regulations. It will provide easy and non-restricted access for the Fire Department and EMS to each townhouse unit. The location of this property in relation to nearby residential properties will ensure that there are surrounding neighbors as well in case of an emergency.

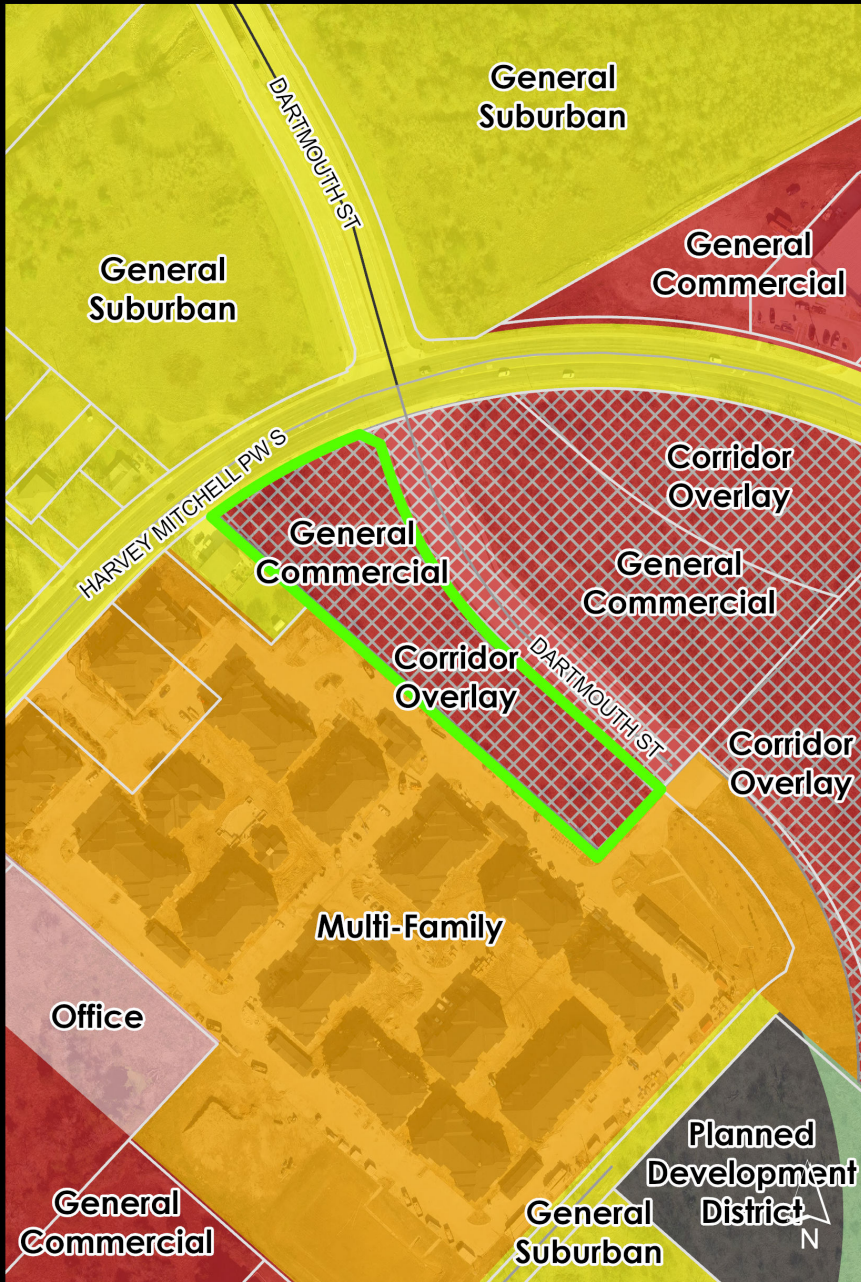
# EXISTING

## Future Land Use

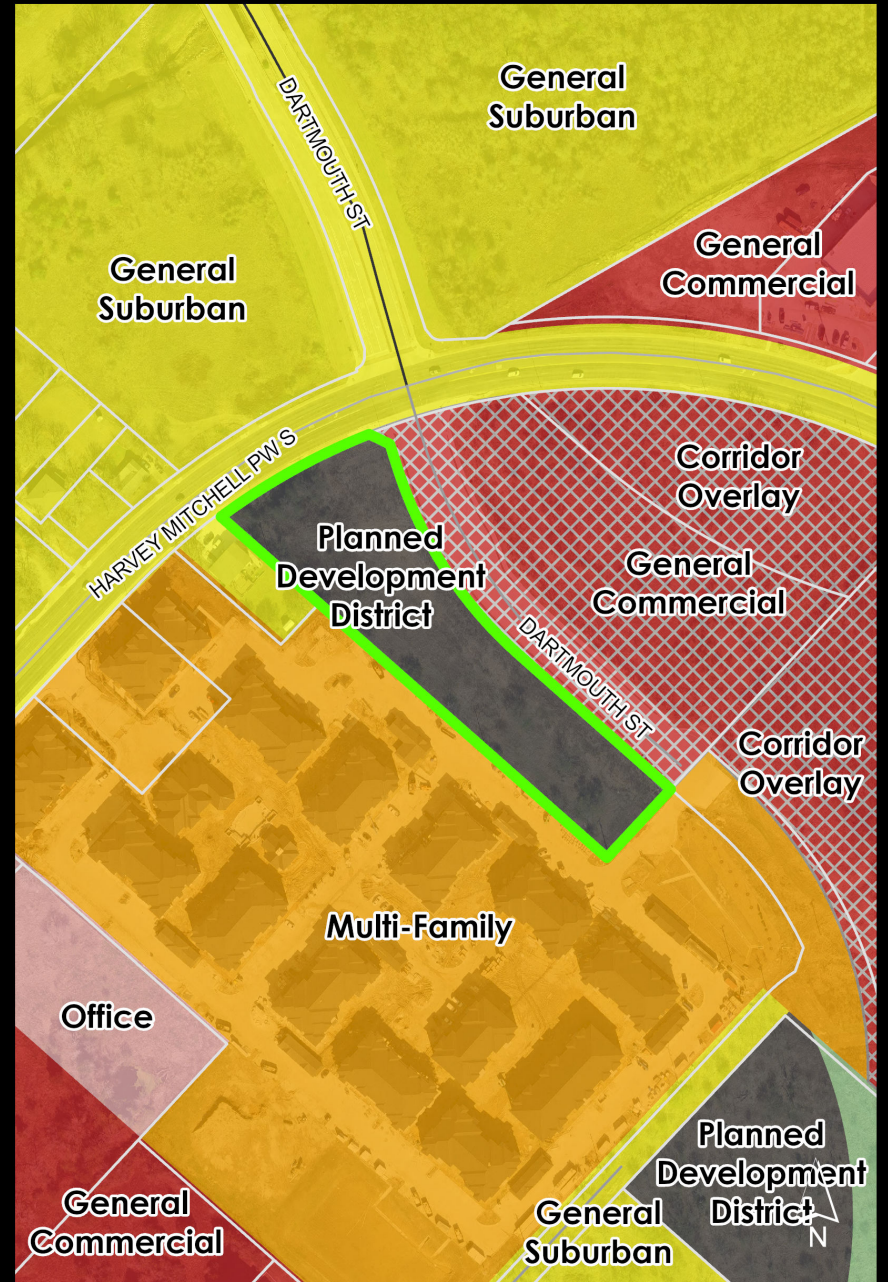




# EXISTING Zoning

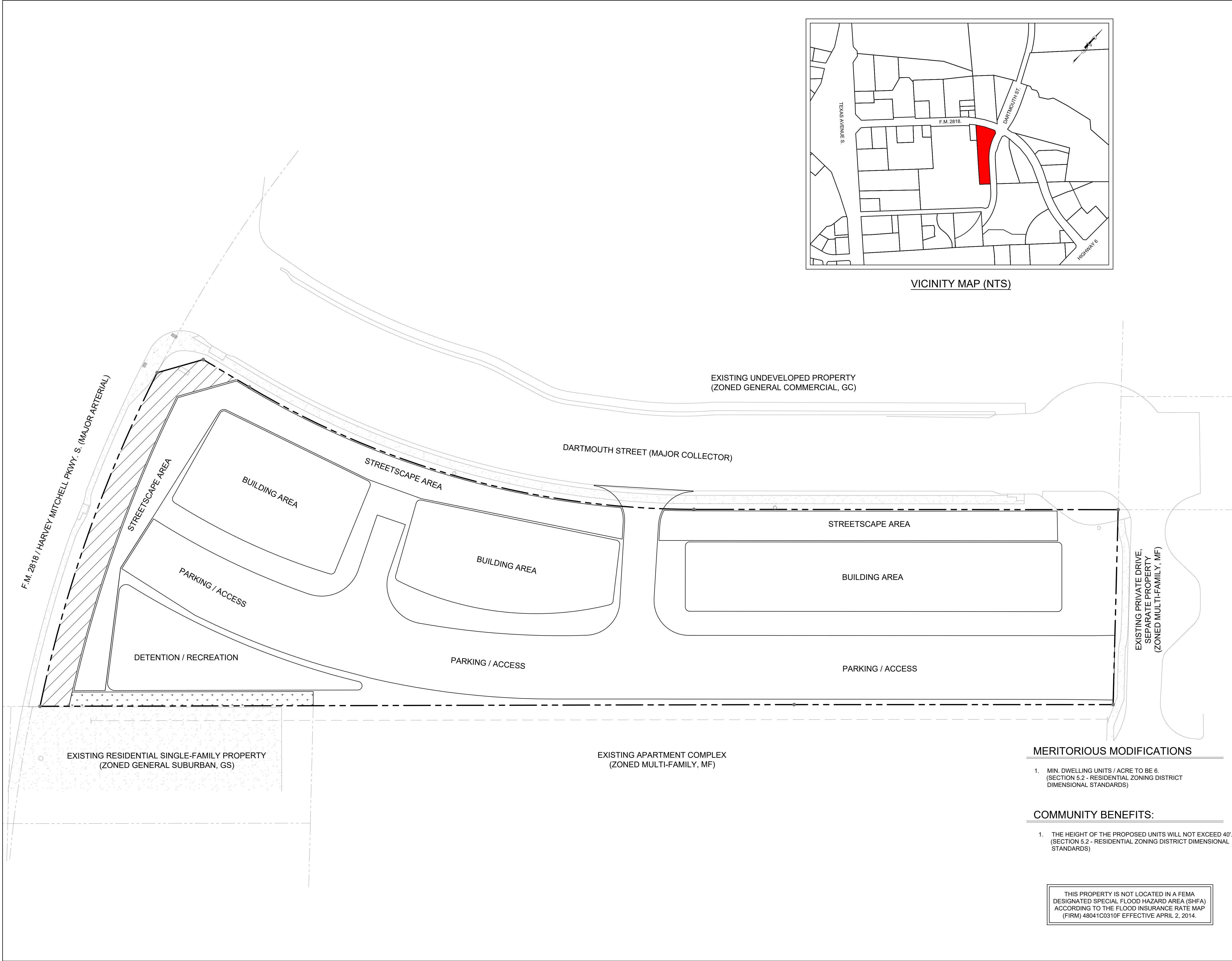


# PROPOSED Zoning





PLOTTED ON: 04/17/2025 6:32pm  
 FILE: L:\2024\24-059 - Central Park Townhomes\DWG\SHEETS\EXHIBITS\PDD CONCEPT PLAN.dwg



VICINITY MAP (NTS)

LEGEND:

- FUTURE 20' R.O.W. DEDICATION FOR F.M. 2818
- PROPOSED 10' PLANTED BUFFER YARD
- PROPERTY LINE

NOTES:

- LAND USES: SINGLE UNIT DWELLING.
- EXISTING ZONING: GENERAL COMMERCIAL (GC) & OVERLAY CORRIDOR (OV)
- PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) WITH A MULTI-FAMILY (MF) BASE

**PROPERTY OWNER:** MILES CONSTRUCTION AND DEVELOPMENT, LP  
 750 WILLIAMS D. FITCH PARKWAY, SUITE 520  
 COLLEGE STATION, TX 77845  
 (979) -777-4675

**LEGAL DESCRIPTION:** A004601, M RECTOR (ICL),  
 TRACT 53.2, 3.1186 ACRES

**PROPOSED AMENDMENT ACREAGE:** 2.752

| REV | DESCRIPTION                | DATE       |
|-----|----------------------------|------------|
| 0   | PDD CONCEPT PLAN SUBMITTAL | 04/04/2025 |

**H2B, INC.**  
 Texas Firm Registration No. 8856  
 1225 N Loop W, Suite 800  
 HOUSTON, TX 77008  
 713.864.2900

CENTRAL PARK TOWNHOMES  
DARTMOUTH & FM 2818  
COLLEGE STATION, TX 77845

CONCEPT PLAN

TRAVIS E. JAMES , P.E.  
TEXAS REGISTRATION NO. 124735  
INTERIM SUBMITTAL  
NOT FOR CONSTRUCTION PURPOSES

H2B PROJECT No. : 24-059  
 DESIGNED BY : TEJ  
 DRAWN BY : SMH/CNC  
 SCALE: AS SHOWN  
 SHEET No. OF XXX SHEETS

C1

MERITORIOUS MODIFICATIONS

- MIN. DWELLING UNITS / ACRE TO BE 6.  
(SECTION 5.2 - RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS)

COMMUNITY BENEFITS:

- THE HEIGHT OF THE PROPOSED UNITS WILL NOT EXCEED 40'.  
(SECTION 5.2 - RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS)

THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SHFA) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48041C0310F EFFECTIVE APRIL 2, 2014.



## MEMORANDUM

---

May 15, 2025

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

**FROM:** Bekha Blasingame  
Staff Planner, Planning & Development Services

**SUBJECT:** UDO Section 8.3.H.1.i regarding general requirements of subdivision of lot access

---

**Item:**

Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', and presentation, discussion, and possible action regarding a Final Plat of Bugai Subdivision Lot 1, Block 1 of approximately 4.332 acres, generally located near the corner of WS Phillips Parkway and Barron Cut-Off Road. Case# FP2024-000051.

**Summary:**

This final plat is for a residential development along Barron Cut-Off Road, which is classified on the Thoroughfare Plan as a minor collector. The applicant's intention is to create a single-family residential lot, which will take access onto Barron Cut-Off Road. The current zoning of the property is R Rural.

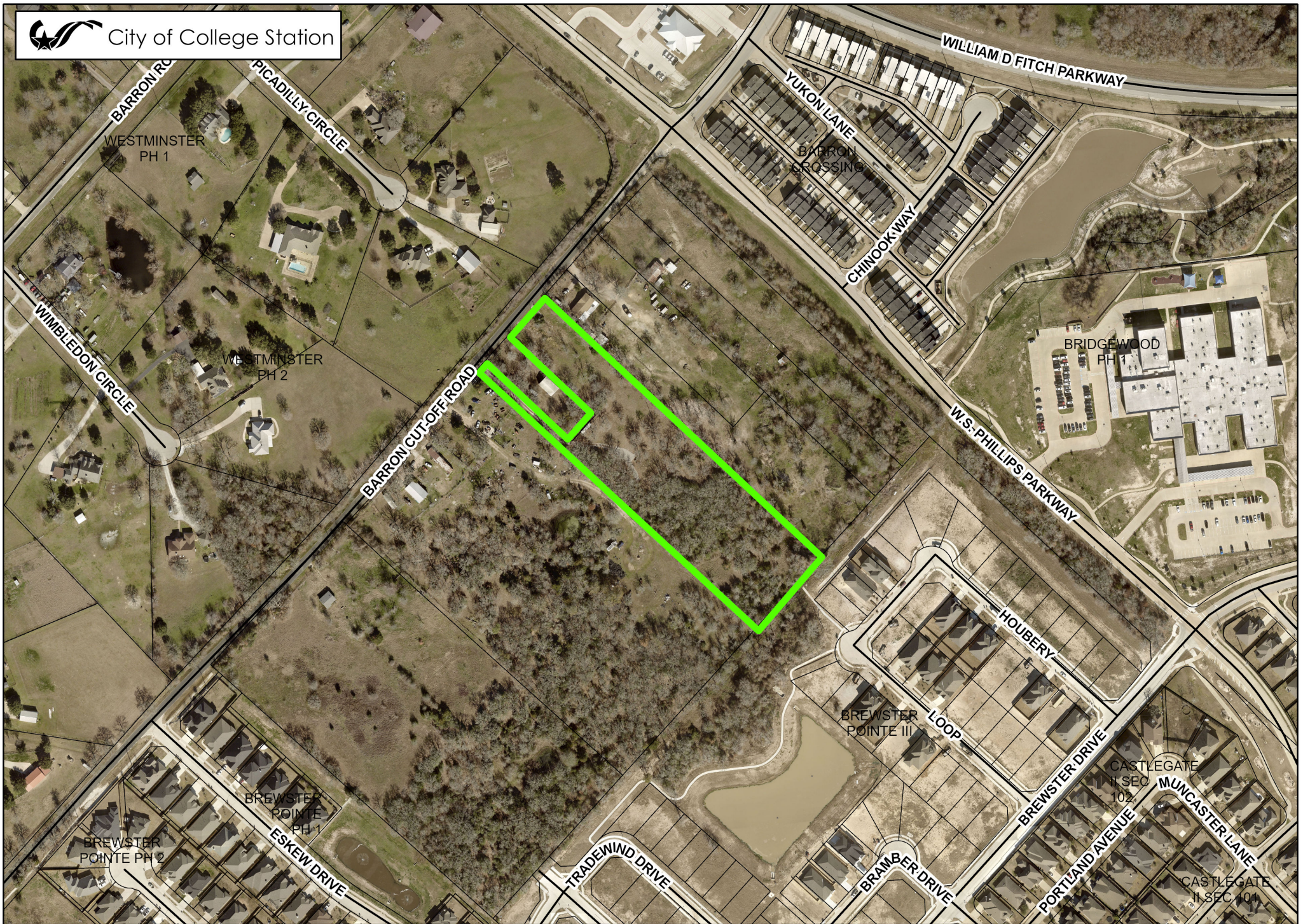
This final plat includes a discretionary item related to general requirements of lot subdivision in the UDO Section 8.3.H.1.i 'Lots'. Per this section, no single-family dwelling, townhouse, or duplex lot shall have direct access to an arterial or collector thoroughfare; however, these lots may face toward 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 Barron Cut-Off Road, which has direct frontage to the road of 123.94'.

Staff is recommending approval of the discretionary item as the lot meets the width requirement along the public right-of-way frontage.

**Supporting Materials:**

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





0 290 580 Feet

**BUGAI SUBDIVISION**

Case:  
FP2024-000051

**FINAL PLAT RESIDENTIAL**





**ZONING DISTRICTS** (In Grayscale)

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

**Non-Residential**

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

**Planned Districts**

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

**Design Districts**

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

**Overlay Districts**

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

**Retired Districts**

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

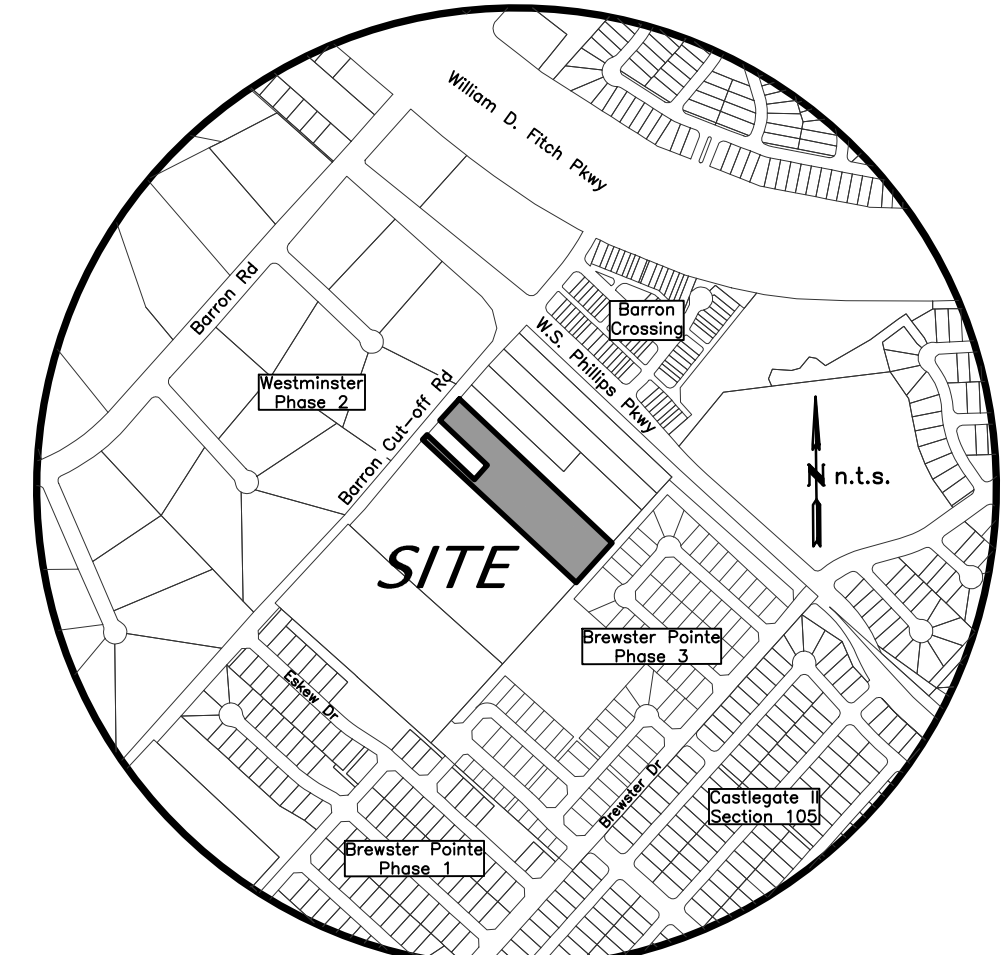
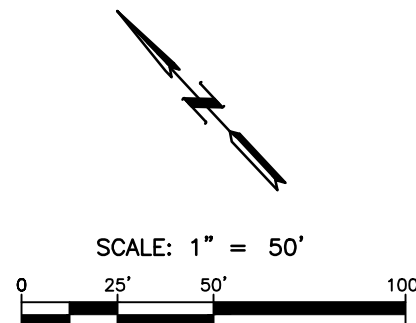
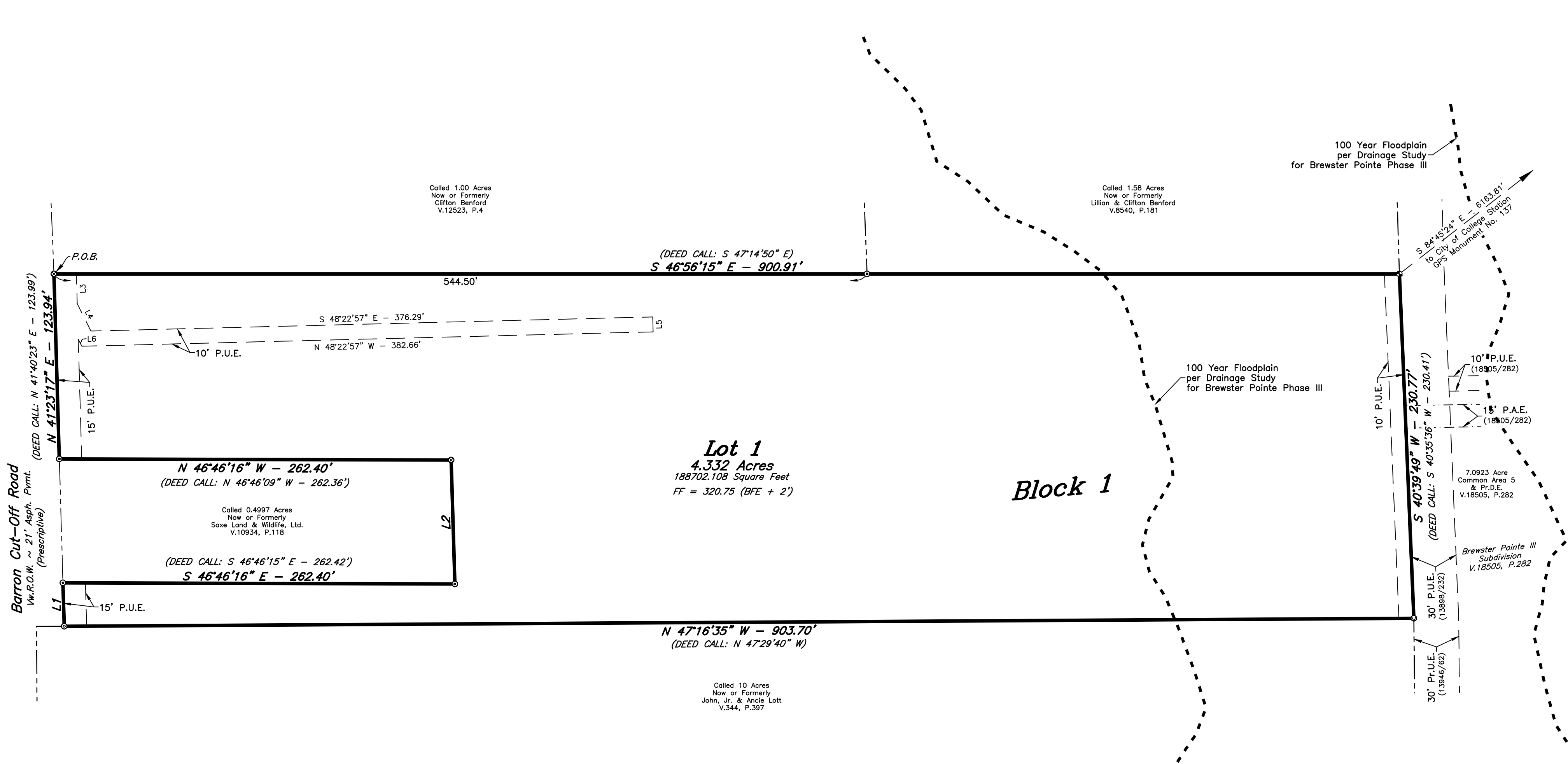


0 295 590 Feet

**BUGAI SUBDIVISION**

Case:  
FP2024-000051

**FINAL PLAT RESIDENTIAL**



VICINITY MAP

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, in College Station, Brazos County, Texas and being all of the called 4.323 acre tract described in the deed from Benny John Galloway and Nancy McAlpin Galloway to Anthony James Bugai and Kimberly Sue Bugai, Trustees, or their Successor-in-Trust, under the Bugai Living Trust recorded in Volume 18460, Page 143 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner 1.00 acre Clifton Benford tract recorded in Volume 12523, Page 4 (O.P.R.B.C.) and being in the southeast right-of-way line of Barron Cut-off Road (Based on variable width);

THENCE: N 46° 56' 15" E (DEED CALL: S 47° 14' 50" E) along the common line of this tract, the called 1.00 acre Benford tract and the called 1.58 acre Lillian Benford and Clifton Benford tract recorded in Volume 8540, Page 181 (O.P.R.B.C.), at 544.50 feet, pass a found 1/2-inch iron rod marking the south corner of the called 1.00 acre Benford tract and the west corner of the called 1.58 acre Benford tract, continue for a total distance of 900.91 feet to a found T-post for the east corner of this tract, said T-post also marking the south corner of the called 1.58 acre Benford tract and an angle point of the called 7.0923 acre Common Area 5, BREWSTER POINTE III SUBDIVISION according to the Final Plat recorded in Volume 18505, Page 282 (O.P.R.B.C.);

THENCE: S 40° 39' 49" W (DEED CALL: S 40° 35' 36" W - 230.41') along the common line of this tract and the called 7.0923 acre Common Area 5 for a distance of 230.77 feet to a found 4-inch fence post for the south corner of this herein described tract, said iron rod also marking an angle point of the called 7.0923 acre Common Area 5 and the east corner of the called 10 acre John Wesley Lott, Jr. and Ancie Lee Lott tract recorded in Volume 344, Page 397 of the Brazos County Deed Records (B.C.D.R.);

THENCE: N 47° 16' 35" W (DEED CALL: N 47° 29' 40" W) along the common line of this tract and the called 10 acre Lott tract for a distance of 903.70 feet to a found 5/8-inch iron rod marking the west corner of this tract, said iron rod also being in the southeast right-of-way line of said Barron Cut-off Road;

THENCE: N 41° 23' 17" E (DEED CALL: N 41° 17' 35" E - 28.97') along the southeast right-of-way line of said Barron Cut-off Road for a distance of 29.07 feet to a found 1/2-inch iron rod marking an ell corner of this tract, said iron rod also marking the west corner of the called 0.4997 acre Saxe Land & Wildlife, Ltd. tract recorded in Volume 10934, Page 118 (O.P.R.B.C.);

THENCE: along the common line of this tract and the called 0.4997 acre Saxe Land & Wildlife, Ltd. tract for the following three (3) calls:

- 1) S 46° 46' 16" E (DEED CALL: S 46° 46' 15" E - 262.42') for a distance of 262.40 feet to a found 1/2-inch iron rod marking an ell corner of this tract, said iron rod also marking the south corner of the called 0.4997 acre Saxe Land & Wildlife, Ltd. tract,
- 2) N 41° 23' 17" E (DEED CALL: N 40° 45' 32" E - 83.09') for a distance of 83.00 feet to a found 3/8-inch iron rod marking an ell corner of this tract, said iron rod also marking the east corner of the called 0.4997 acre Saxe Land & Wildlife, Ltd. tract, and
- 3) N 46° 46' 16" W (DEED CALL: N 46° 46' 09" W - 262.36') for a distance of 262.40 feet to a found 1/2-inch iron rod marking an ell corner of this tract, said iron rod also marking the north corner of the called 0.4997 acre Saxe Land & Wildlife, Ltd. tract and being in the southeast right-of-way line of said Barron Cut-off Road;

THENCE: N 41° 23' 17" E (DEED CALL: N 41° 40' 23" E - 123.99') along the southeast right-of-way line of said Barron Cut-off Road for a distance of 123.94 feet to the POINT OF BEGINNING and containing 4.332 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, Anthony James Bugai and Kimberly Sue Bugai, Trustees of the Bugai Living Trust, owners and developers of the land shown on this plat, and designated herein as the Bugai Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Anthony James Bugai, Trustee

Kimberly Sue Bugai, Trustee

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Anthony James Bugai and Kimberly Sue Bugai, Trustees of the Bugai Living Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer  
City of College Station

CERTIFICATION BY THE COUNTY CLERK

County Clerk, Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning and Zoning Commission Chair  
City of College Station

CERTIFICATE OF ADMINISTRATOR

I, \_\_\_\_\_, Administrator of the City of College Station, Texas, hereby certify that this subdivision plat conforms to the requirements of the subdivision regulations of the City of College Station.

Administrator, City of College Station

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

GENERAL NOTES

1. The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. Current Zoning: R-Rural.
4. All lots will meet setback and other requirements as specified in the city of College Station Unified Development Ordinance for the zoning classification in which they lay.
5. Lot One (1) will be used for residential purposes.
6. The water supplier for this development is Wellborn SUD. The waterlines will be designed and constructed to city of College Station specifications and standards and will be located in utility easements. These waterlines will provide the required flow to fire hydrants to meet fire protection requirements.
7. Electric service and street lighting for this development will be provided by the City of College Station Utilities (CSU).
8. Sewer services will be provided by the City of College Station Utilities (CSU).
9. For the purposes of this subdivision for regulation of applicable development standards, the following tracts are considered a building plot.
10. No construction, landscaping, grading, or structures shall impede, constrict, or block the flow of water in any private drainage easements.
11. A minimum of two trees of at least two inches in caliper or one tree of four-inch caliper shall be planted on each lot with every new single-family home.
12. The purpose of this subdivision plat is to build a single family home.
13. Monumentation: Unless otherwise indicated, all lot corners and R.O.W. Dedications are marked with 1/2" Iron Rods.

- ⊙ - 1/2" Iron Rod Found (CM)
- ⊙ - 3/8" Iron Rod Found (CM)
- ⊙ - 5/8" Iron Rod Found (CM)
- ⊙ - 4" Fence Post Found (CM)
- ⊙ - T-Post Found (CM)

Abbreviations:

- P.A.E. - Public Access Easement
- P.O.B. - Point of Beginning
- Pr.D.E. - Private Drainage Easement
- Pr.U.E. - Private Utility Easement
- P.U.E. - Public Utility Easement
- Vw. - Variable Width
- CM - Controlling Monument

15. Per Title Report GF No. 2405187CS prepared by University Title Company of Brazos County dated November 10, 2024, this tract is subject to the following Easements:
  - a. Easement from Betty J. Wilborn, et al to the City of College Station, Texas, dated June 25, 1999, recorded in Volume 3533, Page 168, Official Records, Brazos County, Texas. (Blanket)
16. Lot Grading Type is "C" (Front to Back)
17. Lot Coverage shall not exceed 30% impervious cover. A drainage report with stormwater detention to be submitted if this percentage is exceeded.

FINAL PLAT

BUGAI SUBDIVISION

LOT 1, BLOCK 1

4.332 ACRES

188702.108 Square Feet

COLLEGE STATION, BRAZOS COUNTY, TEXAS

ROBERT STEVENSON LEAGUE, A-54

NOVEMBER 20, 2024

SCALE: 1"=50'

Owner/Developer:

Anthony James Bugai & Kimberly Sue Bugai, Trustees, Bugai Living Trust, 9814 Reflection Point Dr. Cypress, Texas 77433

Surveyor:

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

