



College Station, TX

Meeting Agenda Planning and Zoning Commission 1101 Texas Ave, College Station, TX 77840

The City Council may or may not attend the Planning & Zoning Commission Regular Meeting.

July 2, 2020

6:00 PM

City Hall Council Chambers

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

2. Hear Visitors.

Speaker Protocol: An individual who wishes to address the Commission regarding any item on the Regular Agenda, shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing khejny@cstx.gov prior to 4 p.m. To submit written comments to the Commission, email khejny@cstx.gov and they will be distributed to the Commission. Upon being called to speak, an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Commission through the use of a translator may speak for six (6) minutes. At the three (3) minute mark, the Commission Secretary will announce that the speaker must conclude their remarks.

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. June 18 2020

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

5. Informational

5.1. Discussion of new development applications submitted to the City. New Development Link: www.cstx.gov/newdev

5.2. Discussion of Minor / Amending Plats approved by staff.

- Amending Plat ~ Mission Ranch Phase 102 ~ Case #FP2020-000018 (DiMeolo)
- Minor Plat ~ West Park Addition Block 1, Lots 1-R1 & 1-R2 ~ Case #FP2020-000011 (Rodriguez)

5.3. Presentation and discussion regarding pattern zoning and the City of Bryan Midtown Area Plan.

Sponsors: Alyssa Halle-Schramm

Attachments: None

5.4. Presentation and discussion regarding an update on items heard:

- A Rezoning of approximately 33 acres located at 5604 Rock Prairie Road from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on June 18, 2020, and voted (6-0) to recommend approval. The City Council heard this item on June 25, 2020, and voted (6-0) to approve the request.

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

- Thursday, July 9, 2020 ~ City Council Meeting ~ Virtual Meeting ~ Workshop & Regular - see Council agenda for start times (Osborne)
- Thursday, July 16, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, July 23, 2020 ~ City Council Meeting ~ Virtual Meeting ~ Workshop & Regular - see Council agenda for start times (Mirza)
- Thursday, August 6, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

5.6. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

6. Regular Agenda

6.1. Public Hearing, presentation, discussion, and possible action regarding a Final Plat for West Park Addition Lots 2-R1 and 2-R2, including a replat of West Park Addition Lot 2-R on approximately 0.33 acres located at 303 Luther Street. Case #FP2020-000009

Sponsors: Jesse Dimeolo

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

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 at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 26, 2020 at 5:00 p.m.

City Secretary

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

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

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

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

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

**MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting**

June 18, 2020 6:00 p.m.

Phone: 888 475 4499 and Webinar ID: 951 7165 1282

Internet: <https://zoom.us/j/95171651282>

COMMISSIONERS PRESENT: Dennis Christiansen, Jeremy Osborne, Elizabeth Cunha, Joe Guerra, Bobby Mirza, Bill Mather

COMMISSIONERS ABSENT: Paul Gunnels

COUNCIL MEMBERS PRESENT: Dennis Maloney, Linda Harvell

CITY STAFF PRESENT: Jennifer Prochazka, Molly Hitchcock, Carol Cotter, Erika Bridges, Anthony Armstrong, Jason Schubert, Alyssa Halle-Schramm, Rachel Lazo, Jesse DiMeolo, Treston Rodriguez, Leslie Whitten, Robin Macias and Kristen Hejny

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- June 4, 2020

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 104 on approximately 5.4 acres generally located northeast of the intersection of Toledo Bend Drive and Double Mountain Road. Case #FP2019-000002

- 3.3 Presentation, discussion, and possible action regarding a Final Plat for Midtown Reserve Phase 201 on approximately 7.8 acres generally located northeast of the intersection of Rock Prairie Road and Town Lake Drive. Case #FP2019-000020

Commissioner Osborne motioned to approve the Consent Agenda. Commissioner Cunha seconded the motion, motion passed (5-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

5. **Informational**

5.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was general discussion amongst the Commission.

5.2 Presentation and discussion regarding a potential Restricted Occupancy Overlay District.

Staff Planner Broadnax presented this item to the Commission.

Commissioner Guerra joined the meeting at 6:15 p.m.

Commissioner Osborne asked for the adoption date of the “no more than four” ordinance.

Staff Planner Broadnax stated that the ordinance was adopted upon the City’s adoption of its first zoning ordinance in 1939.

Commissioner Osborne asked for the number of violations in regards to the “more than four” ordinance, since that time.

Staff Planner Broadnax stated that the Code Enforcement division has estimated this number to be in the hundreds.

Commissioner Guerra clarified that this ordinance would only apply to single-family zoning districts.

Staff Planner Broadnax confirmed that this ordinance would only apply to single-family districts, and only those who could apply for a Neighborhood Conservation Overlay (NCO), could apply for a Restricted Occupancy Overlay.

Commissioner Guerra asked if this ordinance is adopted by City Council, will this apply to the entire City of College Station.

Staff Planner Broadnax stated that this would only apply to those neighborhoods that requested the overlay district, and would not be a standard zoning district.

Commissioner Guerra asked about grandfathering, and expressed concerns with investment property owners having to remove renters if not grandfathered.

Staff Planner Broadnax stated grandfathering is proposed, so that if adopted, this would be a policy to abide by. Ms. Broadnax further stated that the City of College Station mirrored the City of Bryan’s grandfathering policy.

Commissioner Guerra asked in regard to the definition of families, if flexibility on the definition would be added to the ordinance.

Staff Planner Broadnax stated that Staff has not explored expanding the definition of families. Ms. Broadnax further stated that City Council could incorporate any changes upon adoption.

Chairman Christiansen asked for information on the City of Bryan's experience with this overlay.

Staff Planner Broadnax stated that she has spoken with Randy Haynes with the City of Bryan about their experience. Ms. Broadnax was able to share that the City of Bryan has stated that the ordinance is difficult to enforce, but does act as a deterrent.

Fred Dupriest, College Park Subdivision, College Station, spoke on behalf of a group, in favor of the Overlay, stating his current concerns for incompatibility, displacement of families, loss of affordability and gentrification.

Donald Deere, Foxfire Subdivision, College Station, spoke in opposition of the Overlay, citing concerns with the 58% being too low to adopt an ordinance that can restrict use and remove current tenants. Mr. Deere also spoke to the need to grandfather the entire property or grandfather property owner and the impact on people of familiar status.

Commissioner Mather stated that it would make sense to have something with a higher return on the effort.

Commissioner Cunha expressed opposition with this ordinance, stating that it targets those of a low socioeconomic status.

Commissioner Osborne stated that a discussion such as this should not be debated via teleconference. Mr. Osborne further stated that this Ordinance denies the nature of College Station, denies the character of the community, is discriminatory in nature, and possibly illegal.

Commissioner Guerra stated that grandfathering needs to be explored, as does expanding the definition of family.

Chairman Christiansen stated that enforcement is currently an issue, suggesting staff review the definition of a family. Mr. Christiansen also noted that any existing subdivision with significant rental is very unlikely to pass the ordinance, stating that some subdivisions may adopt the ordinance to keep rentals out. Mr. Christiansen agreed that this discussion was not appropriate for a teleconference meeting.

5.3 Presentation and discussion regarding an update on items heard:

- A Rezoning of approximately 14 acres located at 2325 Harvey Mitchell Parkway South from GC General Commercial and O Office to MF Multi-Family, NAP Natural Areas Preserved and GC General Commercial. The Planning & Zoning Commission heard this item on June 4, 2020 and voted (5-0) to recommend approval. The City Council heard this item on June 11, 2020, and voted (6-0) to approve the request.
- An Ordinance Amending Appendix A, Regarding the Neighborhood Preservation Overlay (NPO). The Planning & Zoning Commission heard this item on May 21, 2020, and voted (4-0) to recommend approval. The City Council heard this item on June 11, 2020, and voted (6-0) to approve the request.

There was no discussion.

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

- Thursday, June 25, 2020 ~ City Council Meeting ~ Virtual Meeting ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison – Mather)
- Thursday, July 2, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 P.M.
- Thursday, July 9, 2020 ~ City Council Meeting ~ Virtual Meeting ~ Workshop 4:00 P.M. & Regular 6:00 P.M. (Liaison – Osborne)
- Thursday, July 16, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 P.M.

There was no discussion.

5.5 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, Comprehensive Plan Evaluation Committee.

There was general discussion.

6. **Regular Agenda**

6.1 Public Hearing, presentation, discussion, and possible action regarding a Final Plat for Oak Hills Subdivision Lot 1A, Lot 1B, and Lot 1C, including a replat of Oak Hills Subdivision part of Lot 1 and Lot 2 on approximately 3.445 acres generally located at the western corner of the intersection of White Creek Road and River Road. Case #FP2020-000012

Staff Planner DiMeolo presented the Final Plat to the Commission, stating that the plat meets all City requirements and recommending approval.

Assistant City Attorney Whitten clarified that if the replat meets all state requirements, the approval becomes a ministerial decision. Ms. Whitten also stated that it is City staff and Legal's position, that the plat meets all requirements.

Commissioner Cunha asked if the plat is in line with the subdivision's current deed restrictions, specifically referring to the 200-foot frontage standard for each lot.

Staff Planner DiMeolo stated that after reading through the deed restrictions, in regards to the 200-foot frontage requirement, the language is unclear whether the restriction is applicable to the entire subdivision, or lot 57 only.

Assistant City Attorney Whitten stated that when reviewing the 1959 Subdivision Covenants, it appears the language used regarding the frontage, only applies to lot 57.

Commissioner Guerra asked if the replat was based upon two lots.

Assistant City Attorney Whitten stated that the language itself is interpreted to only apply to lot 57, additionally staff found two lots in original plat that did not meet the frontage requirement.

Chairman Christiansen opened the public hearing.

Charlene Lusk, Oak Hill Subdivision, College Station, spoke in opposition of the final plat, citing concerns for violating deed restrictions in regards to the 200-foot frontage, and concern for existing septic system lines.

Russ Cotwall, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Camilo Rivera, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Elizabeth Sharp-Aparicio, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Raul Aparicio, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Mason Newton, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for the property owner requesting the replat, and property value decline. Mr. Newton also mentioned a 2007 Deed Restriction update, stating that this submission does not meet certain requirements.

Gordon Gregg, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions, along with concerns that this item is being heard via teleconference.

James Anderson, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for community character, and violating deed restrictions.

Sam Cook, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions, and septic system field line concerns.

Joyce Marquezio, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Cathie Viens, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Diana Kohring, Washington, Texas, spoke in opposition of the final plat, citing concerns for a decline in property values, quality of life, roads and infrastructure, and violating subdivision regulations.

Joe Northrup, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for neighborhood character, and violating deed restrictions.

Mark Brack, Oak Hills Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Clint Plezl, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Scott Finlayson, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Tom Arnold, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Mark & Annie Mason, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Doug Krebs, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Dr. Jeff Edwards, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Bob Wilkes, Oak Hill Subdivision, spoke in opposition of the final plat, citing concerns for violating deed restrictions.

Chairman Christiansen closed the public hearing.

Assistant City Attorney Whitten reiterated that the deed restriction language applies only to lot 57 which addresses the 200-foot frontage, and the replat meets all State requirements. Ms. Whitten also stated that each property owner does have the right to bring a private cause of action against the property owner.

Commissioner Mather suggested postponing a Commission decision, wishing to review legal documentation.

Commissioner Guerra asked if Brazos County has their own subdivision regulations, and if they have reviewed the plat.

Staff Planner Dimeolo confirmed that Brazos County does have subdivision regulations, and they have reviewed the plat.

Commissioner Guerra asked if infrastructure has been installed on the property.

Staff Planner Dimeolo stated that the infrastructure is existing on the property.

Commissioner Guerra asked for the outcome on the plat, if the Commission decides not to take action.

Assistant City Attorney Whitten stated that if the Commission takes no action, the plat will be automatically approved within 30 days of being deemed complete.

Chairman Christiansen asked if the Commission's decision was delayed or tabled, would the outcome change.

Assistant City Attorney Whitten stated that the legal interpretation would not change.

Commissioner Cunha asked if staff and the Commission have satisfied the State law of compliance.

Assistant City Manager Prochazka stated that this item is a ministerial item that meets all minimum requirements.

Commissioner Osborne asked if the plat was approved, would that preclude legal action at a later date.

Assistant City Attorney Whitten stated that approval of the plat would not preclude legal action down the road.

Commissioner Guerra motioned to postpone action on the item until July 30, 2020, at which point, the plat would be automatically approved.

There was general discussion.

Commissioner Mather seconded the motion.

There was general discussion amongst the Commission and the Legal Department.

The motion passed (4-2) with Chairman Christiansen and Commissioner Osborne voting in opposition.

- 6.2 Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Section 4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District on approximately 33 acres of land located at 5604, 5900 & 5102 Rock Prairie Road. Case #RZ2020-000003 (Note: Final action on this item is scheduled for the June 25, 2020 City Council meeting – subject to change.)

Senior Planner Lazo presented the Rezoning to the Commission, recommending approval.

Commissioner Guerra asked with a minimum of 1,500 square foot lots, what types of development could be constructed.

Senior Planner Lazo stated that there are multiple uses permitted such as Duplex, Townhome, Multi-Family and Single-Family dwellings.

Commissioner Guerra questioned the pavement width of 30 feet, asking if this has to meet residential parking requirements.

Senior Planner Lazo stated that they have met the minimum pavement width, explaining that if they have wide streets they are not required to provide additional off-street parking.

Commissioner Guerra asked about the Traffic Impact Analysis (TIA), timeline for Rock Prairie Road Capital Improvement Project (CIP), and the Texas Department of Transportation’s (TxDOT) work on State Highway 6.

Transportation Planning Coordinator Schubert stated that mitigation assumed with the development that both projects will be completed.

Chairman Christiansen opened the public hearing.

Applicant Joe Schultz, Schultz Engineering, College Station, was available to answer questions from the Commission.

Chairman Christiansen closed the public hearing.

Commissioner Osborne motioned to recommend approval of the Rezoning. Commissioner Guerra seconded the motion, the motion passed (5-0-1) with Commissioner Mather Abstaining.

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.

Commissioner Guerra requested a summary report from Capital Improvements Department on transportation project timelines.

Adjourn

The meeting adjourned at 8:35 p.m.

Approved:

Dennis Christiansen, Chairman
Planning & Zoning Commission

Attest:

Kristen Hejny, Admin Support Specialist
Planning & Development Services



**Final Plat
of the
West Park Addition
Block 1, Lots 2R1 & 2R2
Being a Replat
of the
West Park Addition Block 1, Lot 2R
FP2020-000009**

Scale	2 residential lots on approximately .3 acres
Location	Generally between Highlands Street and Montclair Avenue, located at 303 Luther Street
Property Owner	Hubacek Investments LLC
Applicant	McClure and Browne
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	A residential replat from one lot into two lots with shared access to Luther Street.
Preliminary Plan	N/A
Public Infrastructure	Approximately 90 linear feet of sidewalk
Parkland Dedication	Parkland dedication fee-in-lieu for one, new single-family lot, totaling \$1,261, will be due prior to filing of the plat.
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

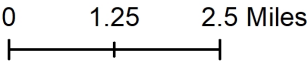
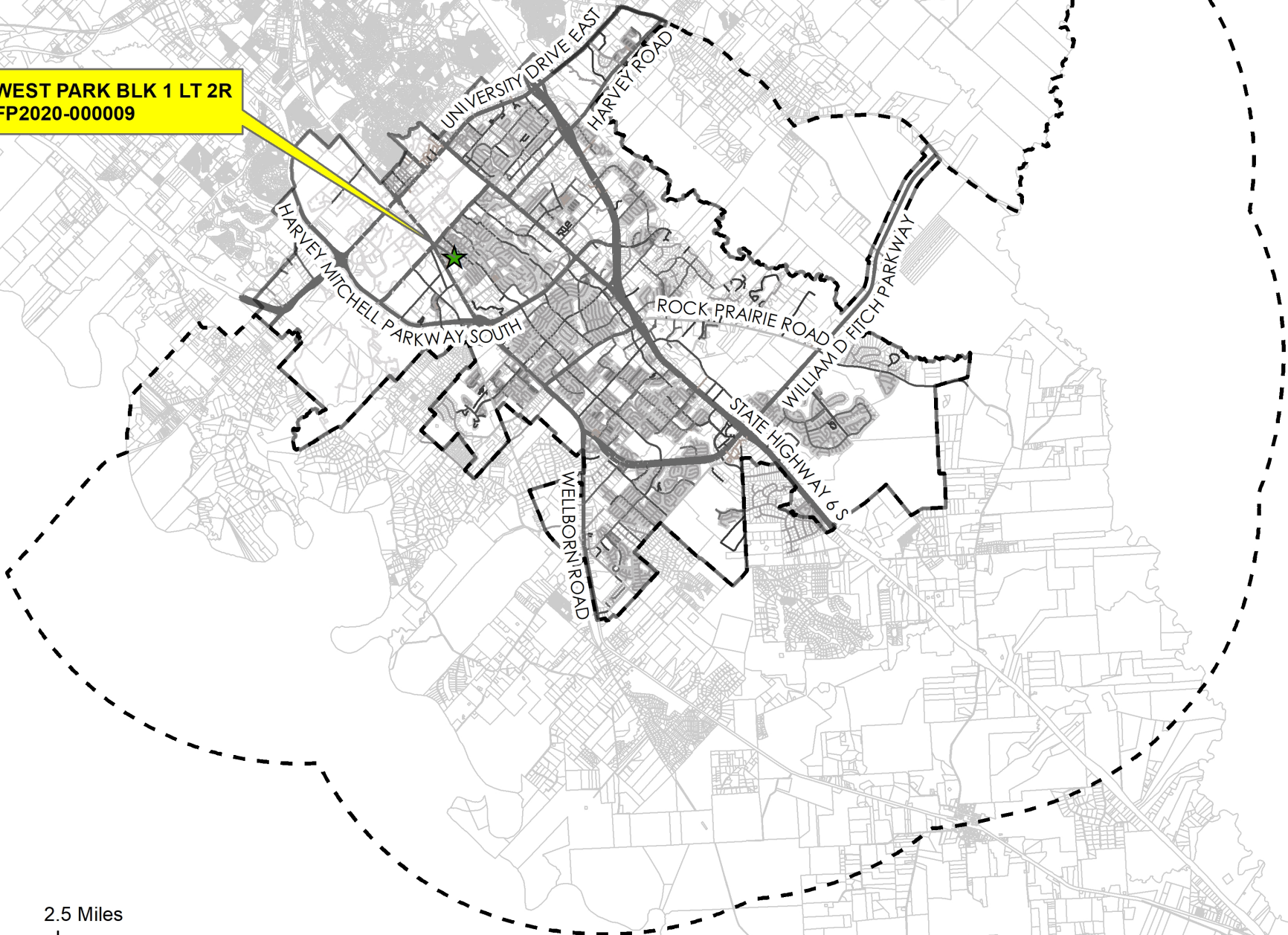
Supporting Materials

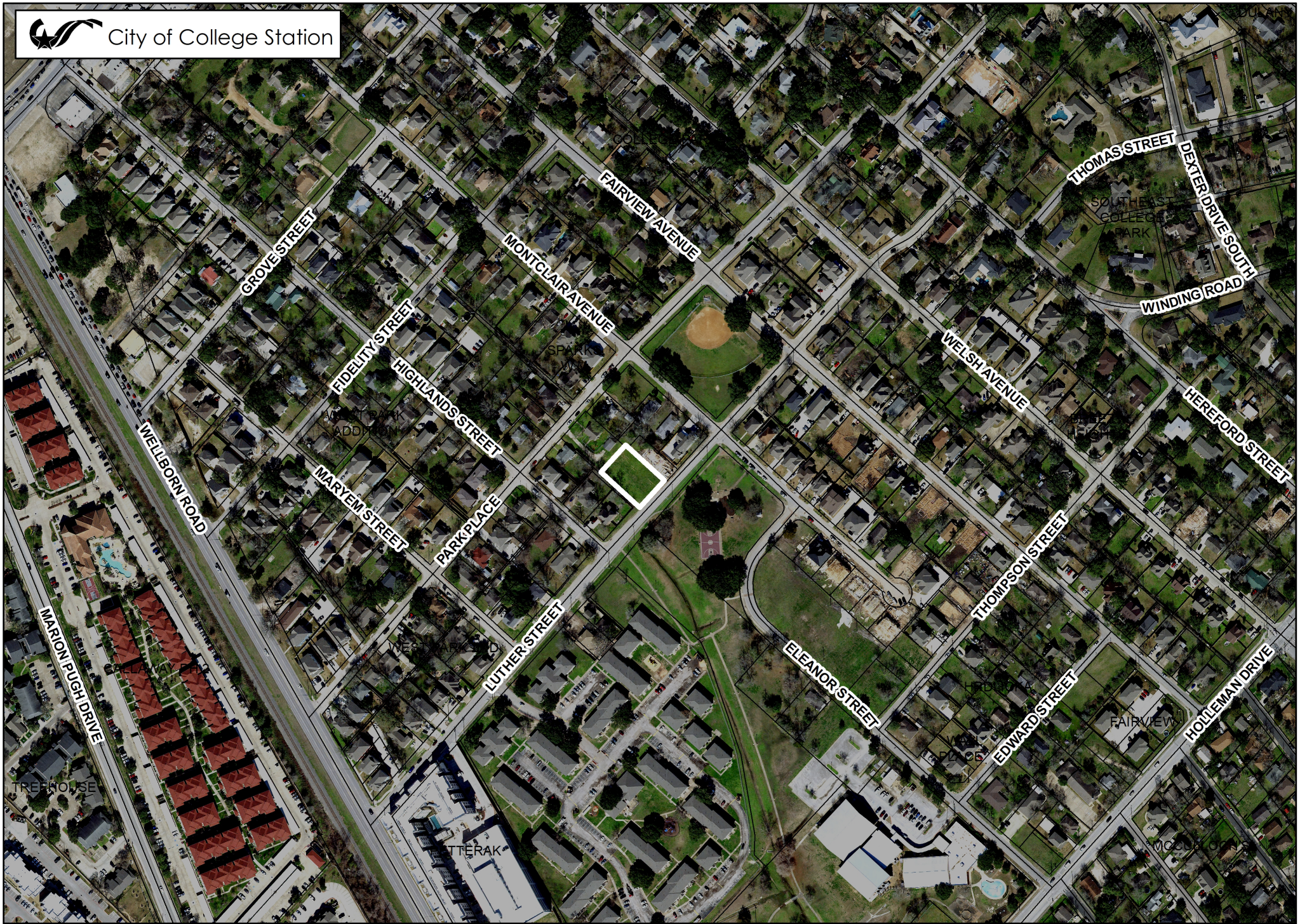
1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

VICINITY MAP



WEST PARK BLK 1 LT 2R
FP2020-000009

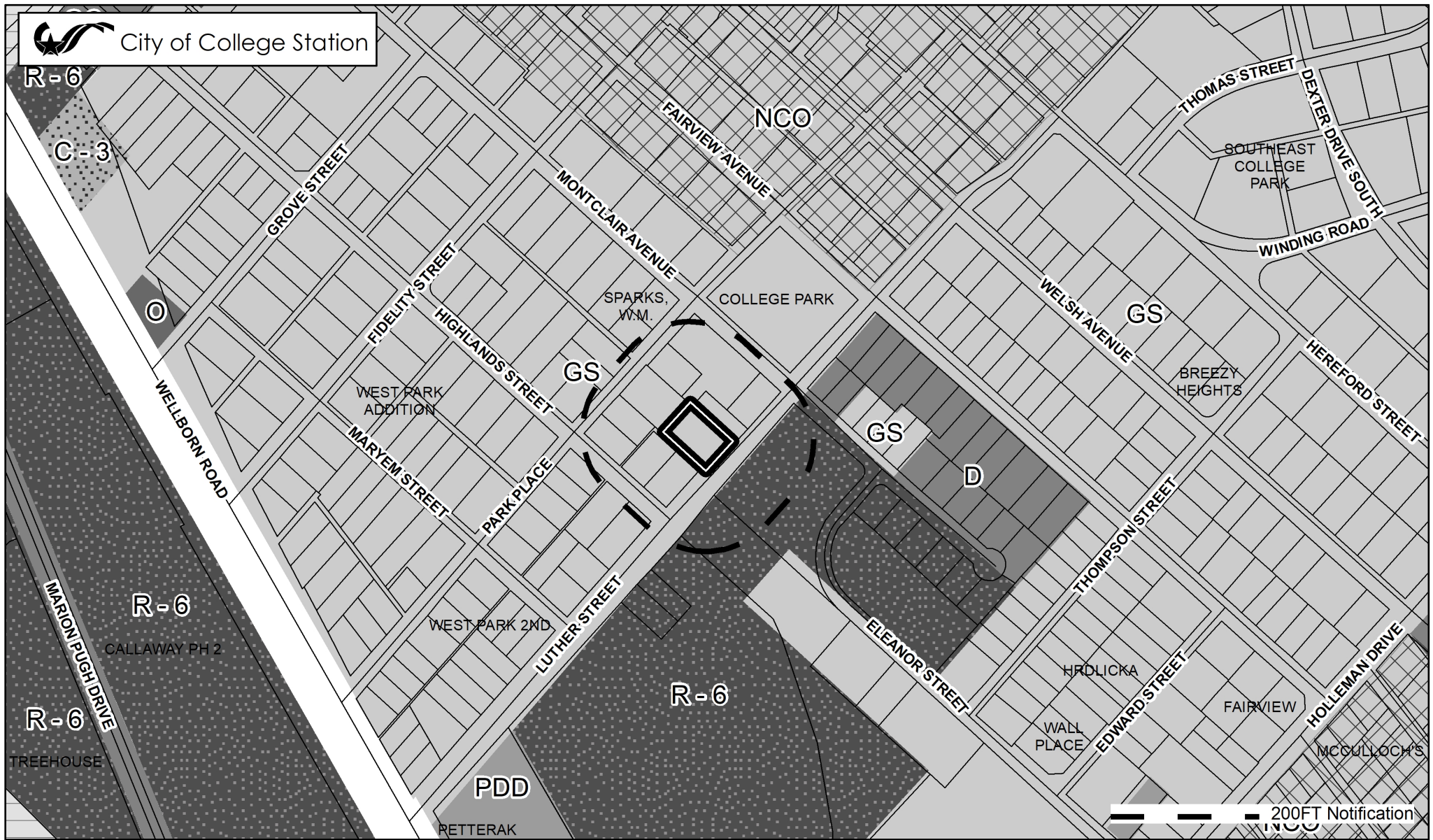




0 340 680 Feet

WEST PARK BLK 1 LT 2R

Case: FINAL PLAT RESIDENTIAL
FP2020-000009



ZONING DISTRICTS (In Grayscale)

Residential		
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
KO	Krenek Tap Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

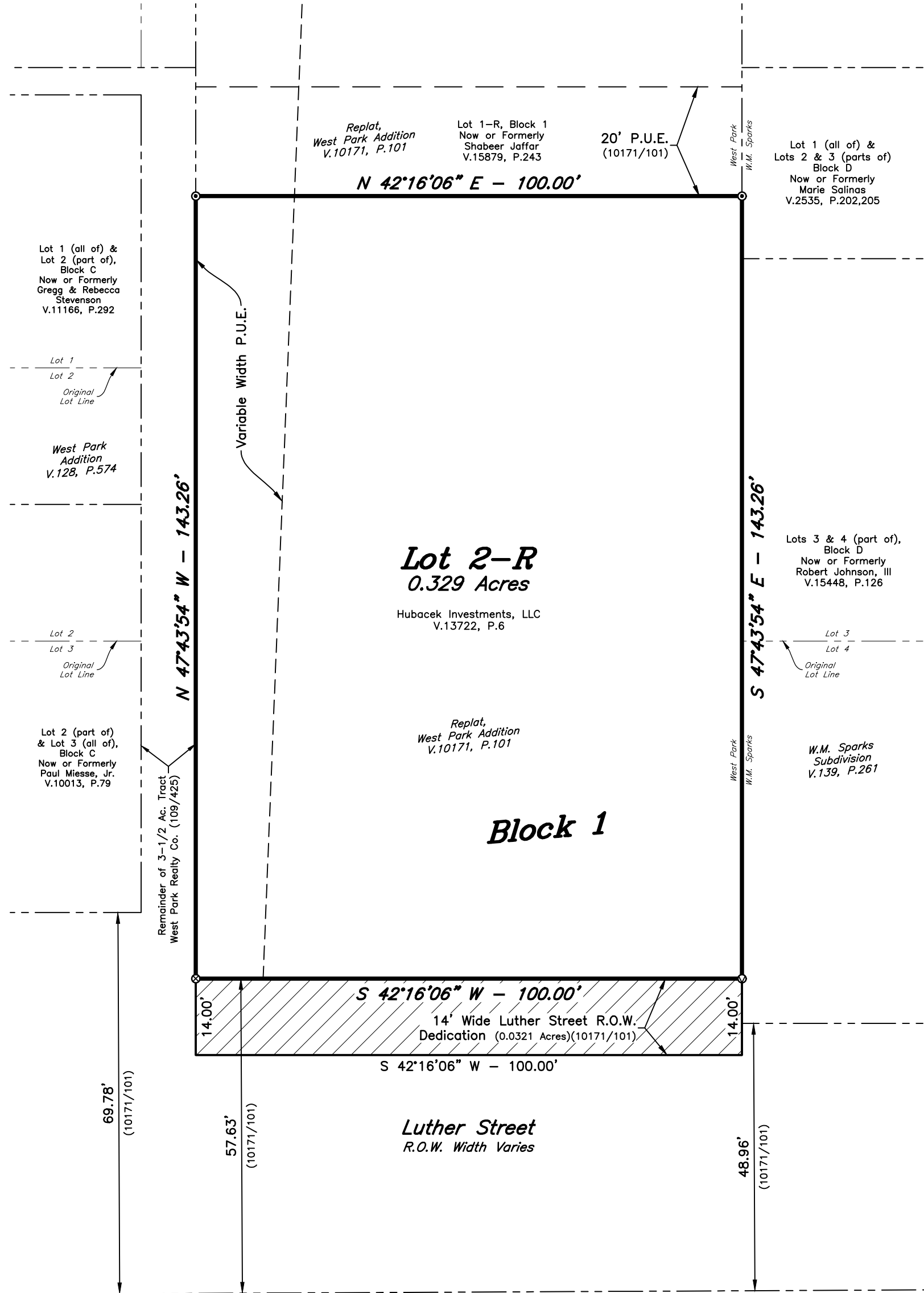
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



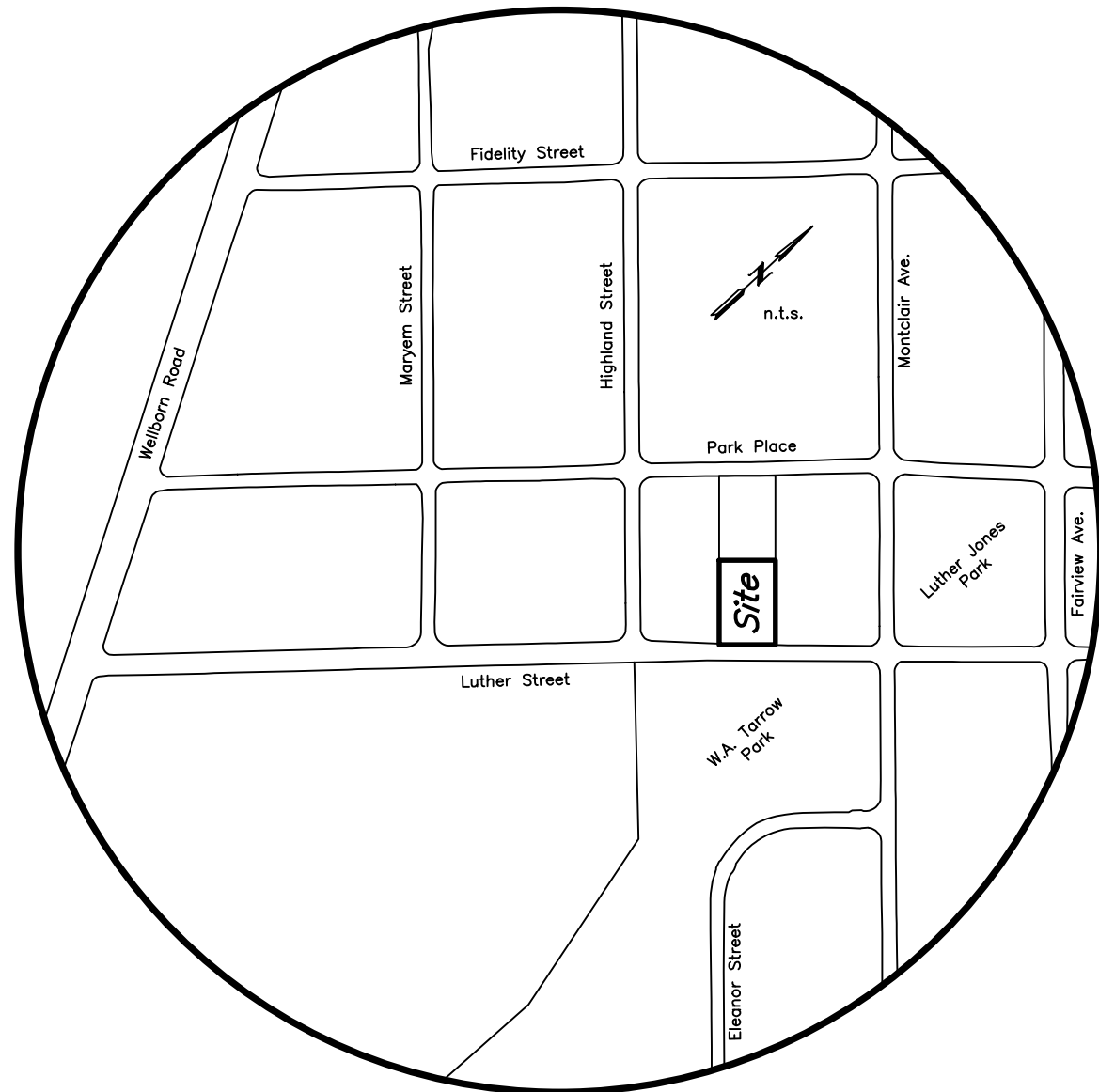
0 340 680 Feet

WEST PARK BLK 1 LT 2R

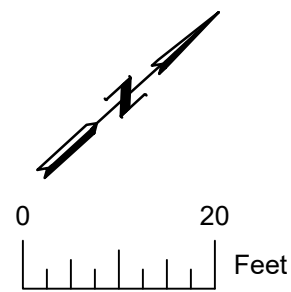
Case: **FINAL PLAT RESIDENTIAL**
FP2020-000009



ORIGINAL PLAT
LOT 2-R, BLOCK 1, WEST PARK ADDITION,
RECORDED IN VOLUME 10171, PAGE 101



VICINITY MAP



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT LEAGUE, Abstract No. 50, in College Station, Brazos County, Texas and being all of Lot 2-R, Block 1, WEST PARK ADDITION, according to the Final Plat recorded in Volume 10171, Page 101 of the Official Records of Brazos County, Texas (O.R.B.C.), being the same tract of land described in the deed from Margaret Huback to Huback Investments, LLC recorded in Volume 13722, Page 6 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the north corner of said Lot 2-R, Block 1 and the east corner of Lot 1-R, Block 1 of said WEST PARK ADDITION, said iron rod also being in the southwest line of Block 'D', W.M. SPARKS SUBDIVISION according to the Final Plat recorded in Volume 139, Page 261 of the Brazos County Deed Records (B.C.D.R.);

THENCE: S 47°43'54" E along the common line of said Lot 2-R and said Block 'D', W.M. SPARKS SUBDIVISION for a distance of 143.26 feet to a found 1/2-inch iron rod marking the east corner of said Lot 2-R, Block 1, said iron rod also being in the northwest right-of-way line of Luther Street (width varies), from whence the south corner of said Block 'D', W.M. SPARKS SUBDIVISION bears S 47°43'54" E at a distance of 8.20 feet for reference.

THENCE: S 42°16'06" W along the northwest right-of-way line of said Luther Street for a distance of 100.00 feet to a found 1/2-inch iron rod marking the south corner of said Lot 2-R, Block 1 and being in the northeast line of the called 3-1/2 acre West Park Realty Company tract recorded in Volume 109, Page 425 (B.C.D.R.);

THENCE: N 47°43'54" W along the common line of said Lot 2-R, Block 1 and the called 3-1/2 acre West Park Realty tract for a distance of 143.26 feet to a found 1/2-inch iron rod marking the west corner of said Lot 2-R, Block 1 and the south corner of said Lot 1-R, Block 1;

THENCE: N 42°16'06" E along the common line of said Lot 2-R and Lot 1-R, Block 1 for a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.329 acres of land, more or less.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF THE COUNTY CLERK

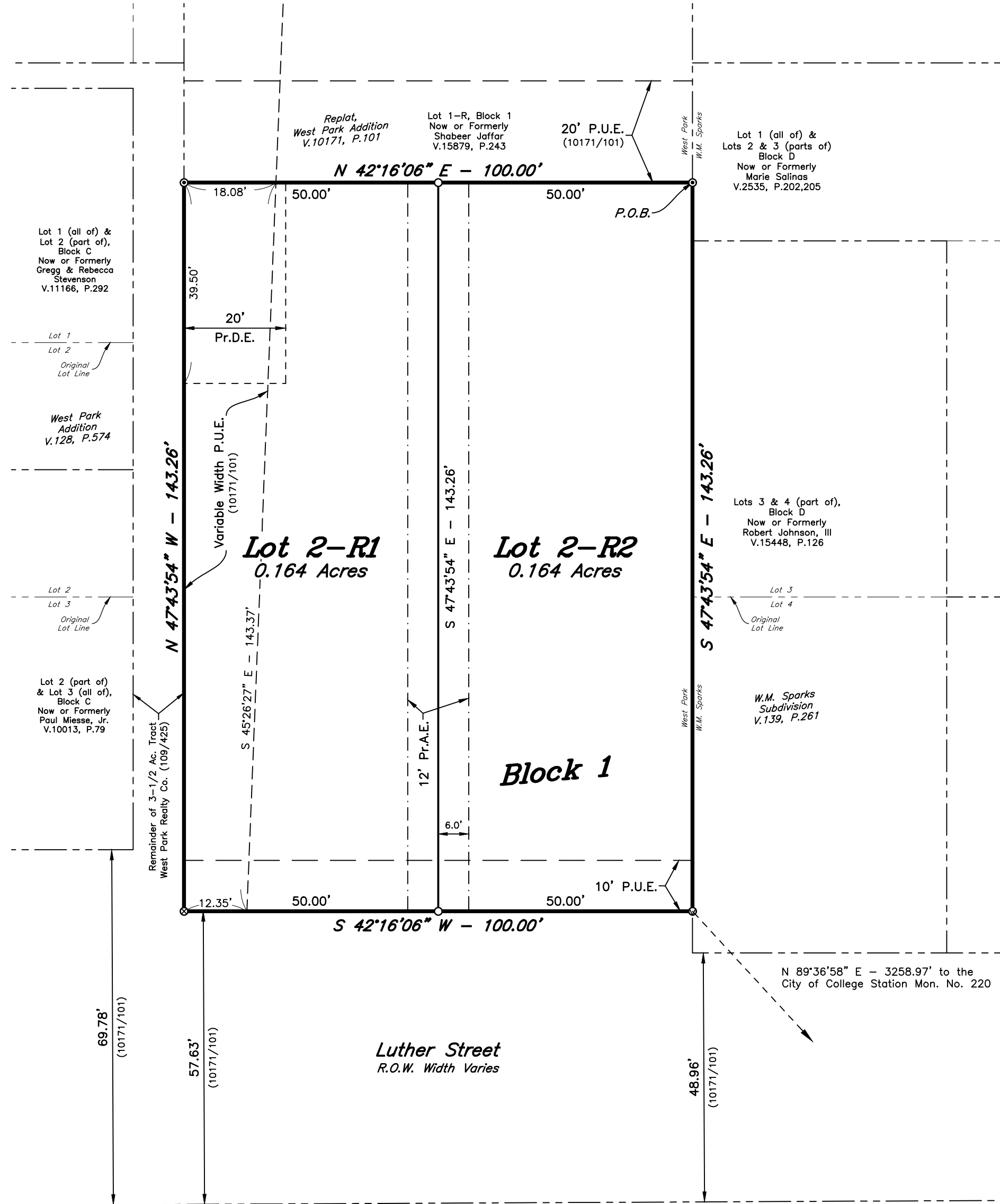
STATE OF TEXAS

COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas



REPLAT

GENERAL NOTES:

1. **ORIGIN OF BEARING SYSTEM:** The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distances to the monuments shown hereon are consistent with the Minor Replat of West Park Addition, recorded in Volume 10171, Page 101, Official Records, Brazos County, Texas.
2. According to Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100305F, effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. The building setback requirements are per City of College Station Unified Development Ordinance.
4. This property is Zoned - GS, General Suburban.
5. No construction, landscaping, grading, or structures shall impede, restrict, or block the flow of water in any Private Drainage Easements or drainage way.
6. Private Drainage Easements shall be owned and maintained by the Owner.
7. Abbreviations:
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
Pr.A.E. - Private Access Easement
Pr.D.E. - Private Drainage Easement
8. Except where otherwise indicated, 1/2-inch rods are set at each lot corner:
⊙ - 1/2-inch Iron Rod Found
○ - 1/2-inch Iron Rod Set
⊗ - Chiseled "X" in Concrete
⊗ - Chiseled "X" in Concrete

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, and designated herein as the LOTS 2-R1 and 2-R2, BLOCK 1, WEST PARK ADDITION 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, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Owner

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

REPLAT

WEST PARK ADDITION
LOTS 2-R1 & 2-R2, BLOCK 1

BEING A REPLAT OF THE WEST PARK ADDITION
LOT 2-R, BLOCK 1, AS RECORDED IN
VOLUME 10171, PAGE 101

0.329 ACRES

J.E. SCOTT LEAGUE, A-50
COLLEGE STATION, BRAZOS COUNTY, TEXAS

FEBRUARY, 2020

SCALE: 1" = 20'

Owner:
Margaret Huback
7919 Dilly Show Tap Road
Bryan, TX 77808

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



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