



## College Station, TX

### Meeting Agenda Planning and Zoning Commission College Station City Hall

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

August 6, 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](mailto:khejny@cstx.gov) prior to 4 p.m. To submit written comments to the Commission, email [khejny@cstx.gov](mailto: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. Informational Agenda

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

3.2. Discussion of Minor / Amending Plats approved by staff:

- Lakeview Acres Phase II, Block 1, Lots 1A & 2A ~ Case #FPCO2020-000007 (Rodriguez)
- Chimney Hill Retail Plaza Block 1, Lot 2R1A ~ Case #FPCO2020-000002 (Lazo)
- Brewster Pointe Subdivision Phase I, Block 1, Lot 1R & Common Area 1R and Block 3, Lot 1A-R ~ Case #FP2019-000025 (Lazo)

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

- A Rezoning for approximately seven acres located at 14565 & 14575 FM 2154 from R Rural to PDD Planned Development District. The Planning & Zoning Commission heard this item on March 5, 2020, and voted (7-0) to recommend approval. The City Council heard this item on July 9, 2020, and voted (6-0) to approve the request.

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

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

- Thursday, August 13, 2020 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Mather)
- Thursday, August 20, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.
- Thursday, August 27, 2020 ~ City Council Meeting ~ Virtual Meeting ~ See Agenda for Meeting Times (Liaison - Christiansen)
- Friday, August 28, 2020 ~ City Council / P&Z Joint Meeting ~ 9:00 a.m. ~ CSU Meeting & Training Facility, 1601 Graham Road
- Thursday, September 3, 2020 ~ P&Z Meeting ~ Virtual Meeting ~ 6:00 p.m.

**4. 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.

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

**Attachments:** 1. July 2 2020

4.2. Presentation, discussion, and possible action regarding an extension of Preliminary Plan approval for the Antioch Community Church subdivision, generally located between Holleman Drive South and Towers Parkway. Case #PP2018-000010

**Sponsors:** Jesse Dimeolo

**Attachments:** 1. Staff Report  
2. Vicinity Map, Aerial, Small Area Map  
3. Approved Preliminary Plan for Antioch Community Church  
4. Antioch Community Church PP extension letter

4.3. Presentation, discussion, and possible action regarding a Final Plat for Winding Creek Estates Phase 2 on approximately 21.8 acres generally located east of the intersection of Stousland Road and Rolling Meadow Drive, in the College Station Extraterritorial Jurisdiction. Case #FP2019-000011

**Sponsors:** Ciarra Greer

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



- 4.4. Presentation, discussion, and possible action regarding a Final Plat for Winding Creek Estates Phase 3 on approximately 24.9 acres generally located northeast of the intersection of Stousland Road and Rolling Meadow Drive, in the College Station Extraterritorial Jurisdiction. Case #FP2019-000017

**Sponsors:** Ciarra Greer

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

## **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 T Townhouse to PDD Planned Development District on approximately 4 acres located at 3914 Alamosa Street, generally located west of Harvey Road and South of Summit Crossing Lane. Case # REZ2020-000005 (Note: Final action of this item will be considered at the August 27, 2020 City Council Meeting – Subject to change).

**Sponsors:** Jesse Dimeolo

**Attachments:** 1. Staff Report  
2. Vicinity Map, Aerial and Small Area Map  
3. Rezoning Exhibit  
4. Background Information  
5. Applicant's Supporting Information  
6. Rezoning Map  
7. Concept Plan

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

- 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 July 31 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](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 & ZONING COMMISSION  
Regular Meeting**

**July 2, 2020 6:00 p.m.**

**Phone: 888 475 4499 and Webinar ID: 940 2655 1712**

**Internet: <https://zoom.us/j/94026551712>**

---

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

**COMMISSIONERS ABSENT:** Paul Gunnels

**COUNCIL MEMBERS PRESENT:** Linda Harvell

**CITY STAFF PRESENT:** Jennifer Prochazka, Molly Hitchcock, Carol Cotter, Erika Bridges, Anthony Armstrong, Jason Schubert, Alma Guerra, Alyssa Halle-Schramm, Jesse DiMeolo, Treston Rodriguez, Carla Robinson, 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 18, 2020

**Commissioner Osborne motioned to approve the Consent Agenda. Commissioner Mather seconded the motion, motion passed (6-0).**

**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](http://www.cstx.gov/newdev)

There was no discussion.

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 #FP2020-000001 (Rodriguez)

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

Long Range Planning Administrator Halle-Schramm presented this item to the Commission.

Commissioner Cunha asked if using pre-approved building plans, permit approval can be done in a few days, how long is the permitting process if not using pre-approved plans.

Long Range Planning Administrator Halle-Schramm stated that there is typically a two day turn around for building plan review on pre-approved plans, however, new designs may take longer with several rounds of reviews.

Commissioner Guerra asked if the overlay area is redevelopment area.

Long Range Planning Administrator Halle-Schramm confirmed that this is a redevelopment area containing both residential and commercial area.

Commissioner Guerra asked if the existing residents in that area are ok with the plan, and if this area is primarily a rental district.

Long Range Planning Administrator Halle-Schramm stated that a market study was performed within the plan. Ms. Halle-Schramm further stated that the City does not have statistics regarding occupied/not occupied homes in the area, however, the City of Bryan conducted four public workshops, providing surveying opportunities, where public input was requested on each district.

Chairman Christiansen stated that the boundary of study is the City of College Station city limits, asking how the City of College Station is coordinating. Mr. Christiansen also asked if there is an anticipated pattern zoning application in College Station.

Long Range Planning Administrator Halle-Schramm stated that the City of College Station did have a representative serve on the area plan committee, further stating that a pattern zoning application can be considered.

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.

There was no discussion.

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

There was no discussion.

5.6 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 West Park Addition Lots 2-R1 & 2-R2, being a replat of West Park Addition Lot 2-R on approximately 0.33 acres located at 303 Luther Street. Case #FP2020-000009

Staff Planner DiMeolo presented the Final Plat to the Commission, recommending approval.

Chairman Christiansen opened the public hearing.

No one spoke.

Chairman Christiansen closed the public hearing.

**Commissioner Osborne motioned to approve the Final Plat. Chairman Christiansen seconded the motion, the motion passed (6-0).**

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 Cunha requested a refresher on ministerial items, and Commission's purview on items in the City's extraterritorial jurisdiction (ETJ).

Assistant City Manager Prochazka stated that the Commission has purview on ministerial and ETJ plats.

Adjourn

The meeting adjourned at 6:42 p.m.

**Approved:**

**Attest:**

July 2, 2020

P&Z Meeting Minutes

Page 3 of 4

---

Dennis Christiansen, Chairman  
Planning & Zoning Commission

---

Kristen Hejny, Admin Support Specialist  
Planning & Development Services



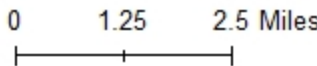
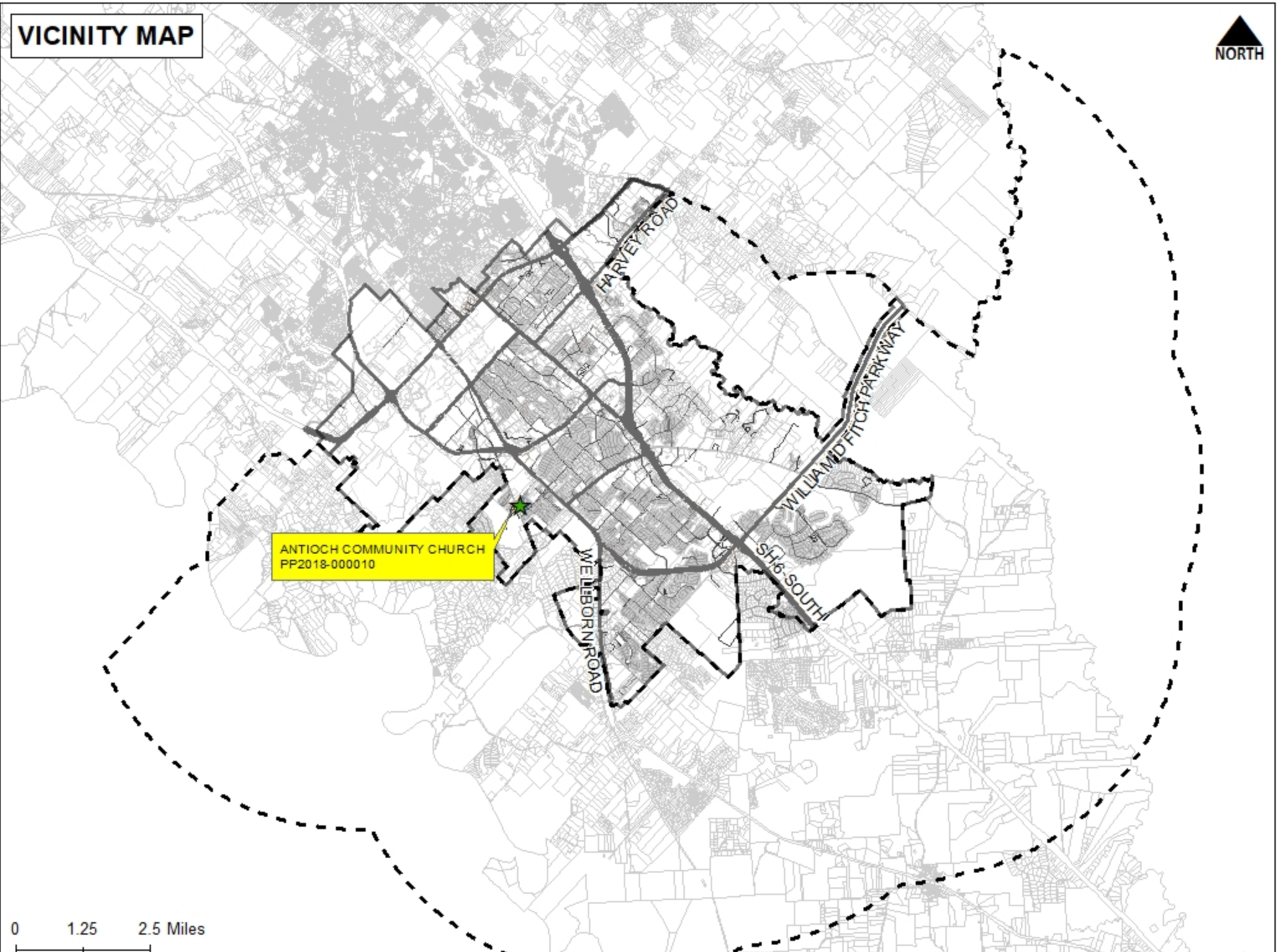
**12-month extension of  
Approved Preliminary Plan  
for  
Antioch Community Church at  
3197 Holleman Dr. S  
PP2018-000010**

|                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Scale</b>                                                                                              | 1 lot on approximately 8.2 acres                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location</b>                                                                                           | Generally between Holleman Drive South and Towers Parkway, located at 3197 Holleman Drive South.                                                                                                                                                                                                                                                                                          |
| <b>Property Owner</b>                                                                                     | Antioch Community Church of CS                                                                                                                                                                                                                                                                                                                                                            |
| <b>Applicant</b>                                                                                          | Schultz Engineering LLC                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Project Manager</b>                                                                                    | Jesse DiMeolo, Staff Planner<br><a href="mailto:jdimeolo@cstx.gov">jdimeolo@cstx.gov</a>                                                                                                                                                                                                                                                                                                  |
| <b>Project Overview</b>                                                                                   | A preliminary plan for one lot zoned R Rural and GS General Suburban.                                                                                                                                                                                                                                                                                                                     |
| <b>Preliminary Plan</b>                                                                                   | Originally approved September 6, 2018                                                                                                                                                                                                                                                                                                                                                     |
| <b>Public Infrastructure</b>                                                                              | Capital Improvement Project ST1607 was under construction at the time of review. This includes a sidewalk along the western property line (adjacent to Holleman Drive South).                                                                                                                                                                                                             |
| <b>Parkland Dedication</b>                                                                                | Not required                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Traffic Impact Analysis</b>                                                                            | Not required                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance (UDO)</b> | Yes                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Compliant with Subdivision Regulations</b>                                                             | Yes, a waiver was granted to block length and street projection requirements.                                                                                                                                                                                                                                                                                                             |
| <b>Staff Recommendation</b>                                                                               | According to Section 3.4.E.1.d.3 of the UDO, the Planning and Zoning Commission may extend the approval of a Preliminary Plan for a one-time additional twelve-month period. This must be requested by the applicant at least 30 days before the Preliminary Plan approval expires. The expiration date is September 6, 2020.<br><br>Staff recommends approval of the 12-month extension. |

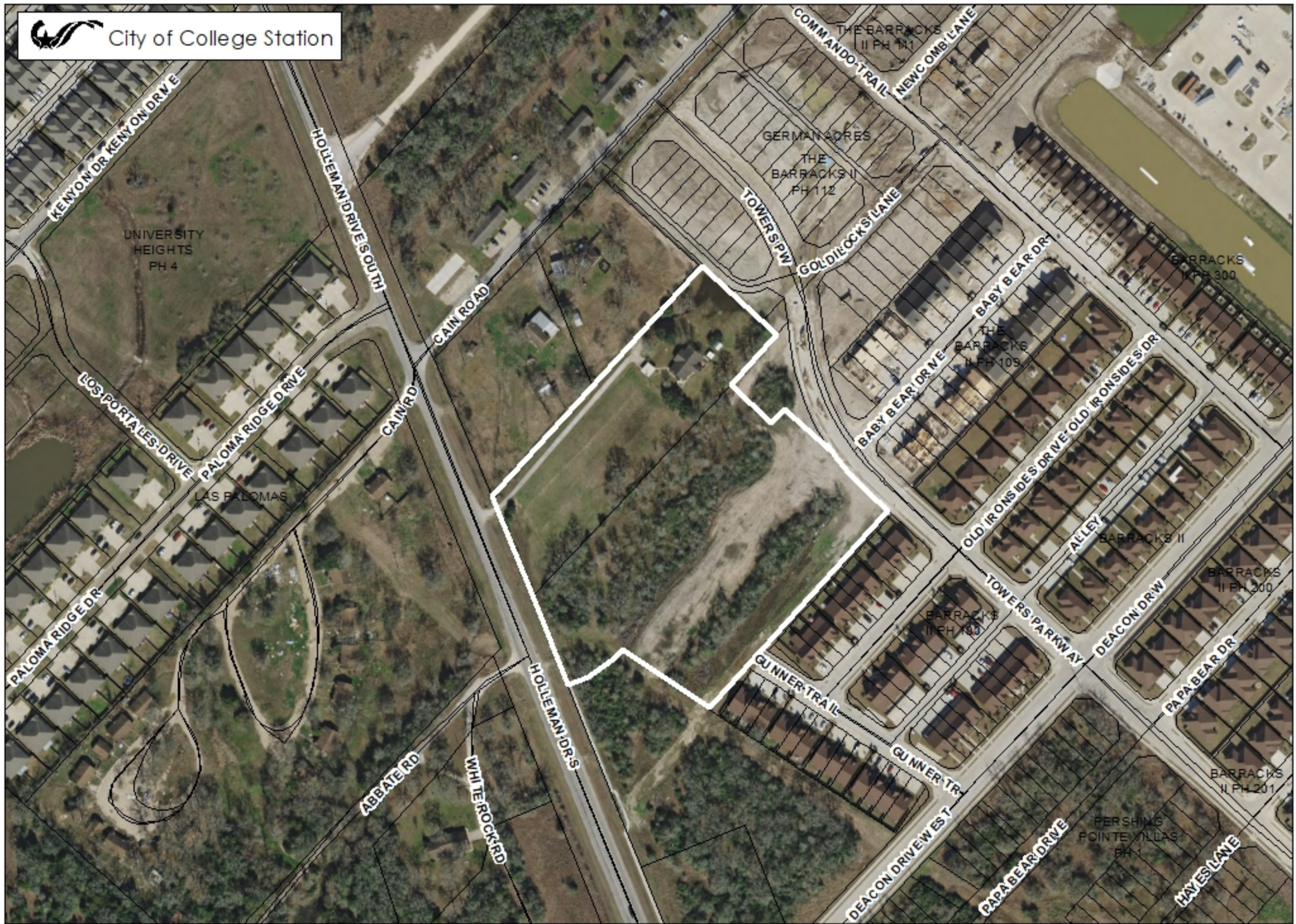
**Supporting Materials**

1. Vicinity Map, Aerial, and Small Area Map
2. Previously Approved Preliminary Plan
3. Antioch Community Church extension letter

# VICINITY MAP







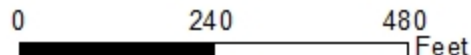
0 240 480 Feet

ANTIOCH COMMUNITY CHURCH

Case:  
PP2018-000010

PRELIMINARY PLAN

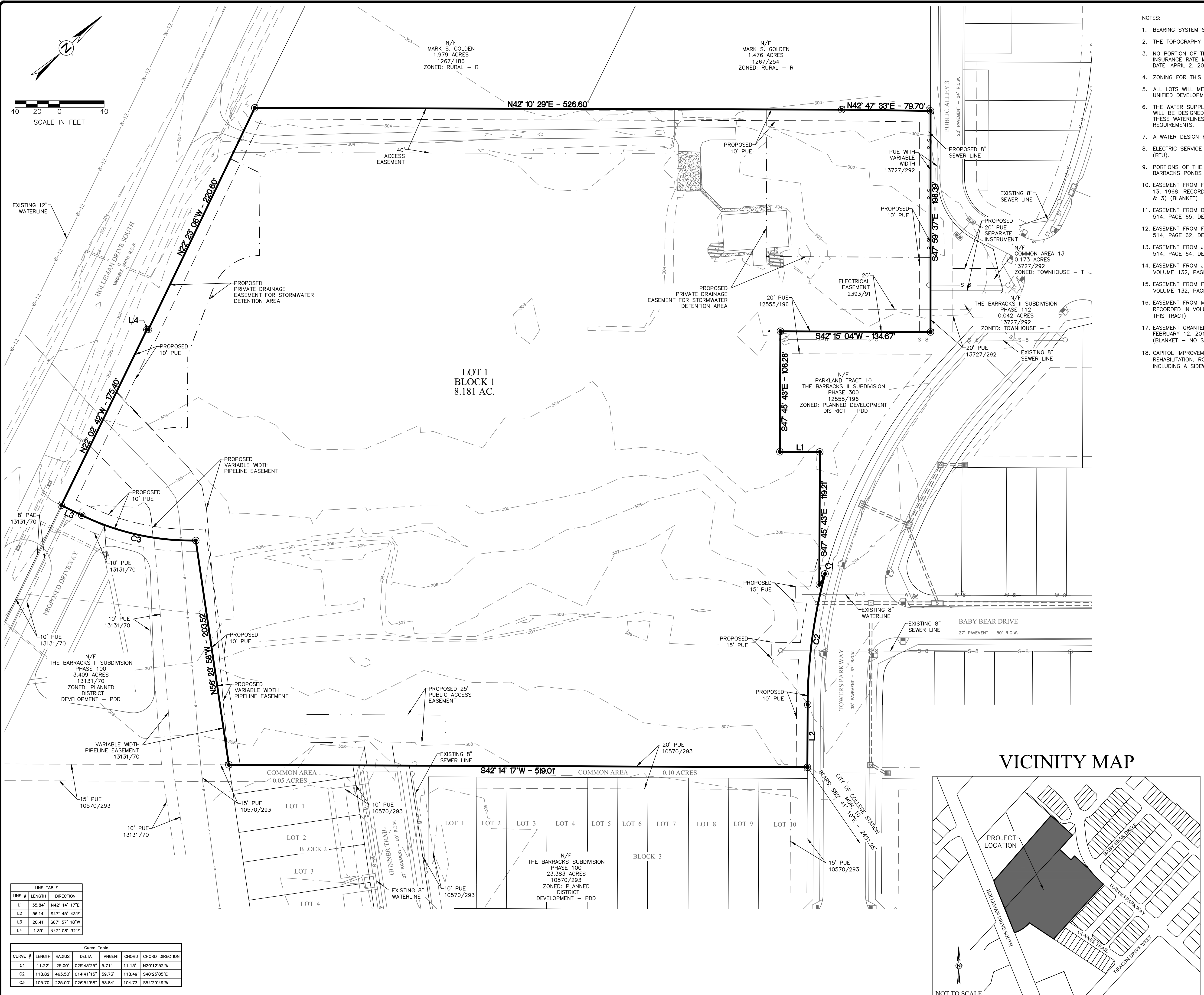




Case:  
PP2018-000010

## PRELIMINARY PLAN





- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
  3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041CD305F, EFFECTIVE DATE: APRIL 2, 2014
  4. ZONING FOR THIS TRACT IS GS-GENERAL SUBURBAN AND R-RURAL.
  5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY
  6. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  7. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  8. ELECTRIC SERVICE AND SITE LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  9. PORTIONS OF THE TRACT CONTRIBUTE TO THE BARRACKS II SUBDIVISION DETENTION PONDS. THE BARRACKS PONDS ADDRESS DETENTION REQUIREMENTS FOR THESE PORTIONS OF THE TRACT.
  10. EASEMENT FROM FLETCHER N. GERMAN, ET UX TO WELLBORN WATER SUPPLY CORPORATION, DATED JUNE 13, 1968, RECORDED IN VOLUME 271, PAGE 218, DEED RECORDS, BRAZOS COUNTY, TEXAS. (TRACTS 1, 2, & 3) (BLANKET)
  11. EASEMENT FROM BARBARA GERMAN TO CITY OF BRYAN, DATED FEBRUARY 25, 1982, RECORDED IN VOLUME 514, PAGE 65, DEED RECORDS, BRAZOS COUNTY, TEXAS. (TRACTS 1 & 3) (BLANKET)
  12. EASEMENT FROM FLETCHER GERMAN TO CITY OF BRYAN, DATED FEBRUARY 2, 1982, RECORDED IN VOLUME 514, PAGE 62, DEED RECORDS, BRAZOS COUNTY, TEXAS. (TRACTS 1 & 3) (BLANKET)
  13. EASEMENT FROM JOHN DANIEL GERMAN TO CITY OF BRYAN, DATED MARCH 8, 1982, RECORDED IN VOLUME 514, PAGE 64, DEED RECORDS, BRAZOS COUNTY, TEXAS. (TRACTS 2)
  14. EASEMENT FROM J.W. MACHOS TO SINCLAIR REFINING COMPANY, DATED SEPTEMBER 6, 1947, RECORDED IN VOLUME 132, PAGE 68, DEED RECORDS, BRAZOS COUNTY, TEXAS. (BLANKET)
  15. EASEMENT FROM P.J. MACHOS TO SINCLAIR REFINING COMPANY, DATED MARCH 1, 1947, RECORDED IN VOLUME 132, PAGE 134, DEED RECORDS, BRAZOS COUNTY, TEXAS. (BLANKET)
  16. EASEMENT FROM MABEL MCQUEEN BARGER TO CITY OF COLLEGE STATION, DATED MARCH 23, 2006, RECORDED IN VOLUME 7220, PAGE 67, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. (DOES NOT AFFECT THIS TRACT)
  17. EASEMENT GRANTED IN JUDGEMENT FROM MABEL M. BARGER, ET AL TO SPIRIT COMMUNICATION CO. DATED FEBRUARY 12, 2015, RECORDED IN VOLUME 12824, PAGE 69, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. (BLANKET - NO SPECIFIC DESCRIPTION)
  18. CAPITOL IMPROVEMENT PROJECT ST1607 (SHEET NUMBER 119 - 120) "HOLLEMAN DRIVE SOUTH REHABILITATION, ROCK PRAIRIE ROAD WEST TO NORTH DOWLING ROAD" IS PRESENTLY UNDER CONSTRUCTION INCLUDING A SIDEWALK ALONG THE WESTERN PROPERTY LINE (ADJACENT TO HOLLEMAN DRIVE SOUTH)

**APPROVED PRELIMINARY PLAN**  
Approved by the Planning & Zoning Commission  
on:  
September 6, 2018

## PRELIMINARY PLAN NOT FOR RECORD

### PRELIMINARY PLAN ANTIOCH COMMUNITY CHURCH SUBDIVISION

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

LOT 1, BLOCK 1

SCALE: 1" = 40'  
AUGUST 2018

OWNER/DEVELOPER:

ANTIOCH COMMUNITY  
CHURCH OF CS  
1803 BRIARCREST DR.  
BRYAN, TX 77802  
(979) 229-2899

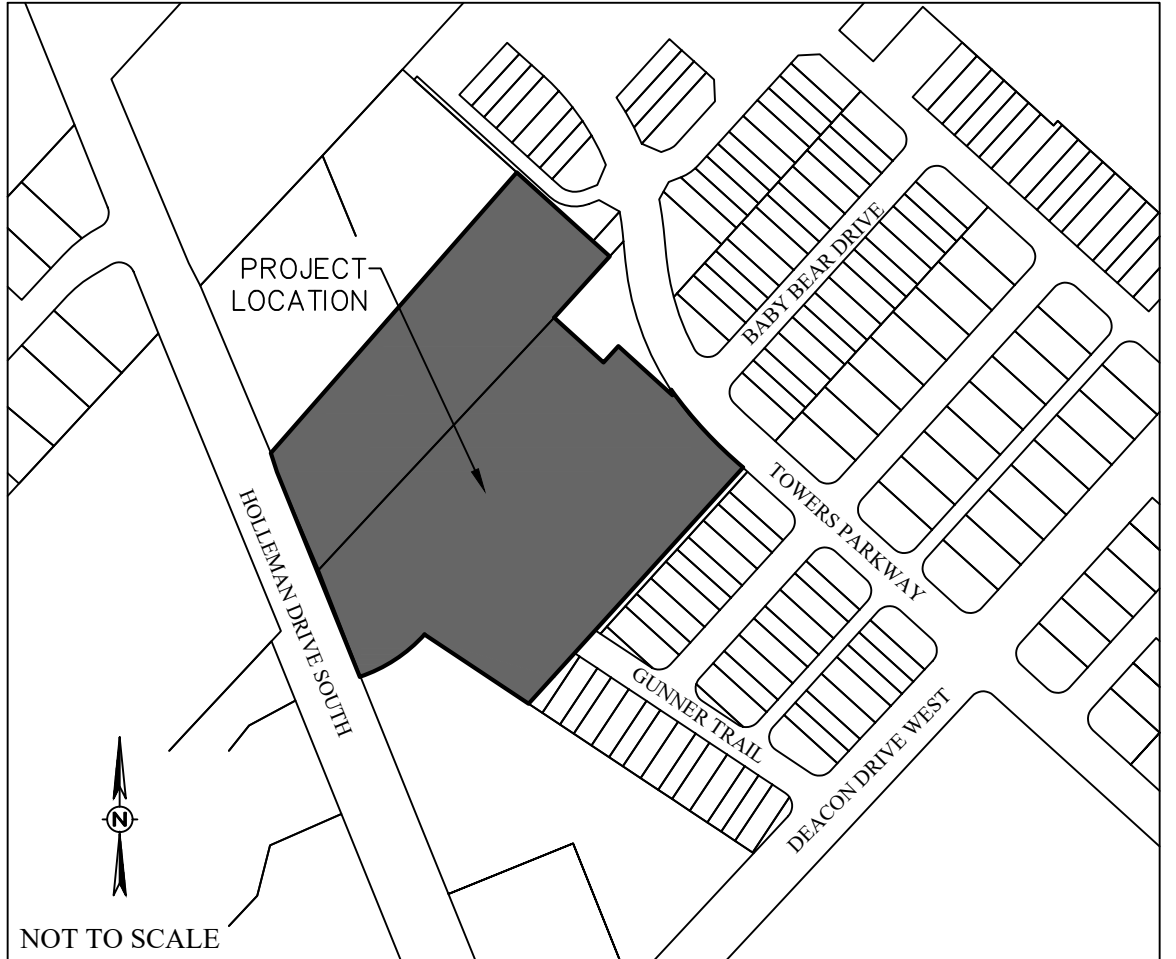
SURVEYOR:

McCLURE & BROWNE  
ENGINEERING/SURVEYING, INC.  
1008 WOODCREEK DR., SUITE 103  
COLLEGE STATION, TX 77845  
(979) 693-3838

ENGINEER:

SCHULTZ  
TBPE NO. 12327  
611 SOUTHWEST PKWY E.  
College Station, Texas 77840  
...  
(979) 764-3900

### VICINITY MAP



| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 35.84' | N42° 14' 17"E |
| L2         | 56.14' | S47° 45' 43"E |
| L3         | 20.41' | S67° 57' 18"W |
| L4         | 1.39'  | N42° 08' 32"E |

| Curve Table |         |         |            |         |                     |
|-------------|---------|---------|------------|---------|---------------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD DIRECTION     |
| C1          | 11.22'  | 25.00'  | 028°43'25" | 5.71'   | 11.13' N20°12'52"W  |
| C2          | 118.82' | 463.50' | 014°41'15" | 58.73'  | 118.49' S40°25'05"E |
| C3          | 105.70' | 225.00' | 028°54'58" | 53.84'  | 104.73' S54°29'49"W |

Antioch Community Church of CS  
1803 Briarcrest Drive  
Bryan, TX 77802

July 9, 2020

Molly Hitchcock  
Assistant Director  
Planning & Development Services  
1101 Texas Ave.  
College Station, TX 77840

**Re: Preliminary Plan #PP2018-000010**

Dear Ms. Hitchcock:

This letter is my request for a 12-month extension of the approved Preliminary Plan for Antioch Community Church. The Preliminary Plan and waivers were approved on September 6, 2018.

Fund raising for the project is ongoing and we anticipate resuming the platting and permitting in Qtr 3 of 2021.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Billy Gifford", with a stylized flourish at the end.

Billy Gifford  
Operations Pastor  
Antioch Community Church | College Station, TX





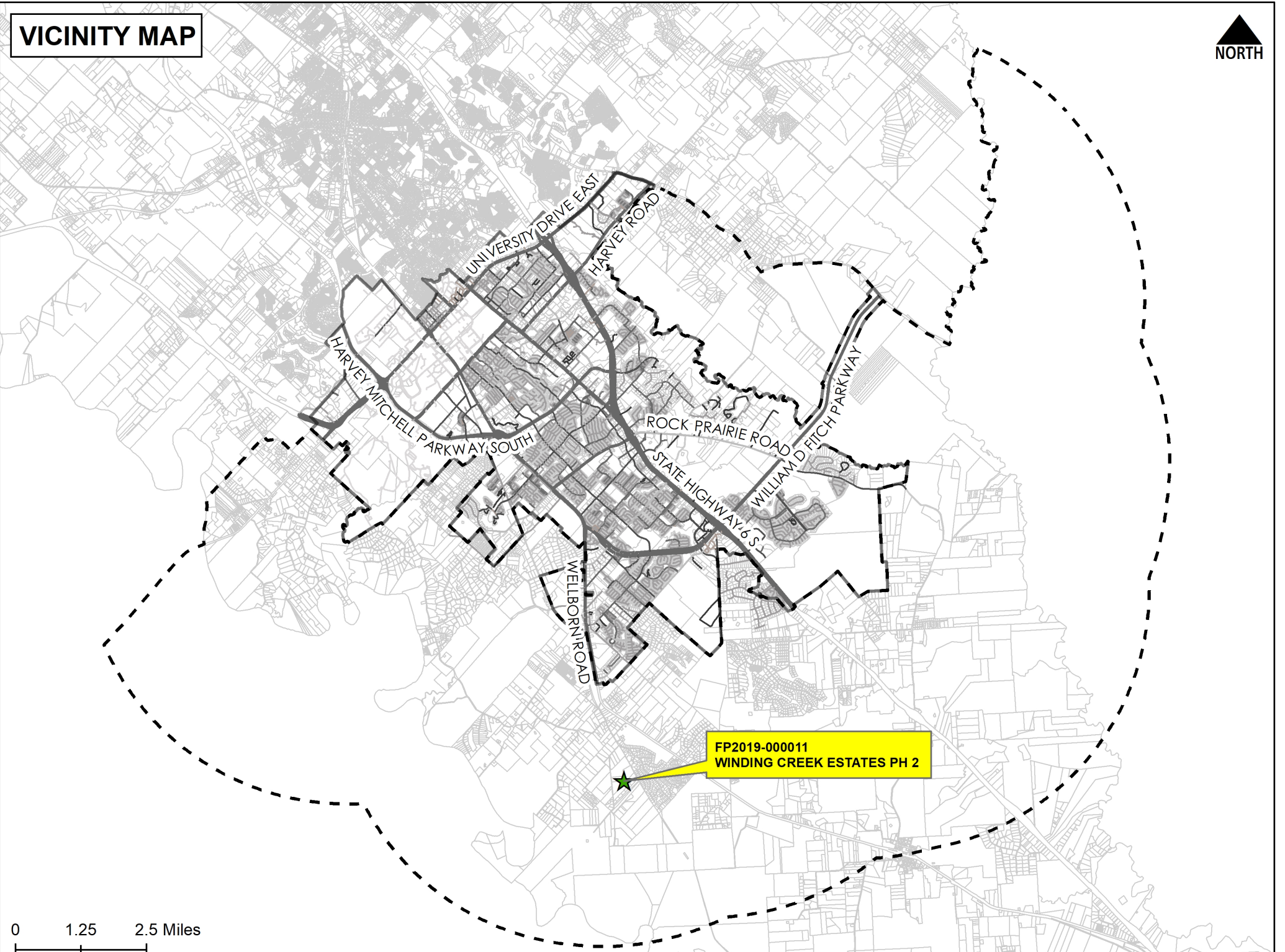
**Final Plat  
for  
Winding Creek Estates Phase 2  
FP2019-000011**

|                                                                                                     |                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Scale</b>                                                                                        | 11 single-family lots and 2 common areas on approximately 21.8 acres                                                                                                                                                                                                                                                           |
| <b>Location</b>                                                                                     | Generally located west of the existing Saddle Creek Subdivision                                                                                                                                                                                                                                                                |
| <b>Property Owner</b>                                                                               | Wellborn Winding Creek, LLC                                                                                                                                                                                                                                                                                                    |
| <b>Applicant</b>                                                                                    | Schultz Engineering, LLC                                                                                                                                                                                                                                                                                                       |
| <b>Project Manager</b>                                                                              | Ciarra Greer, Planning Technician<br><a href="mailto:cgreer@cstx.gov">cgreer@cstx.gov</a>                                                                                                                                                                                                                                      |
| <b>Project Overview</b>                                                                             | The proposed subdivision is located within the City of College Station Extraterritorial Jurisdiction as part of the Winding Creek Estates Preliminary Plan consisting of 87 lots and common area on approximately 145 acres. The proposed final plat is the second of six planned phases within the Winding Creek Subdivision. |
| <b>Preliminary Plan</b>                                                                             | April 2019                                                                                                                                                                                                                                                                                                                     |
| <b>Public Infrastructure</b>                                                                        | Total linear feet proposed:<br>1933 Streets (Brazos County)<br>554 Storm Sewers (Brazos County)<br>2105 Water Lines (Wellborn SUD)                                                                                                                                                                                             |
| <b>Parkland Dedication</b>                                                                          | \$625 per single-family lot will be required at the time of Final Plat                                                                                                                                                                                                                                                         |
| <b>Traffic Impact Analysis</b>                                                                      | Not required                                                                                                                                                                                                                                                                                                                   |
| <b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b> | Yes                                                                                                                                                                                                                                                                                                                            |
| <b>Compliant with Subdivision Regulations</b>                                                       | Yes                                                                                                                                                                                                                                                                                                                            |
| <b>Staff Recommendation</b>                                                                         | Approval                                                                                                                                                                                                                                                                                                                       |

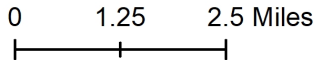
**Supporting Materials**

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

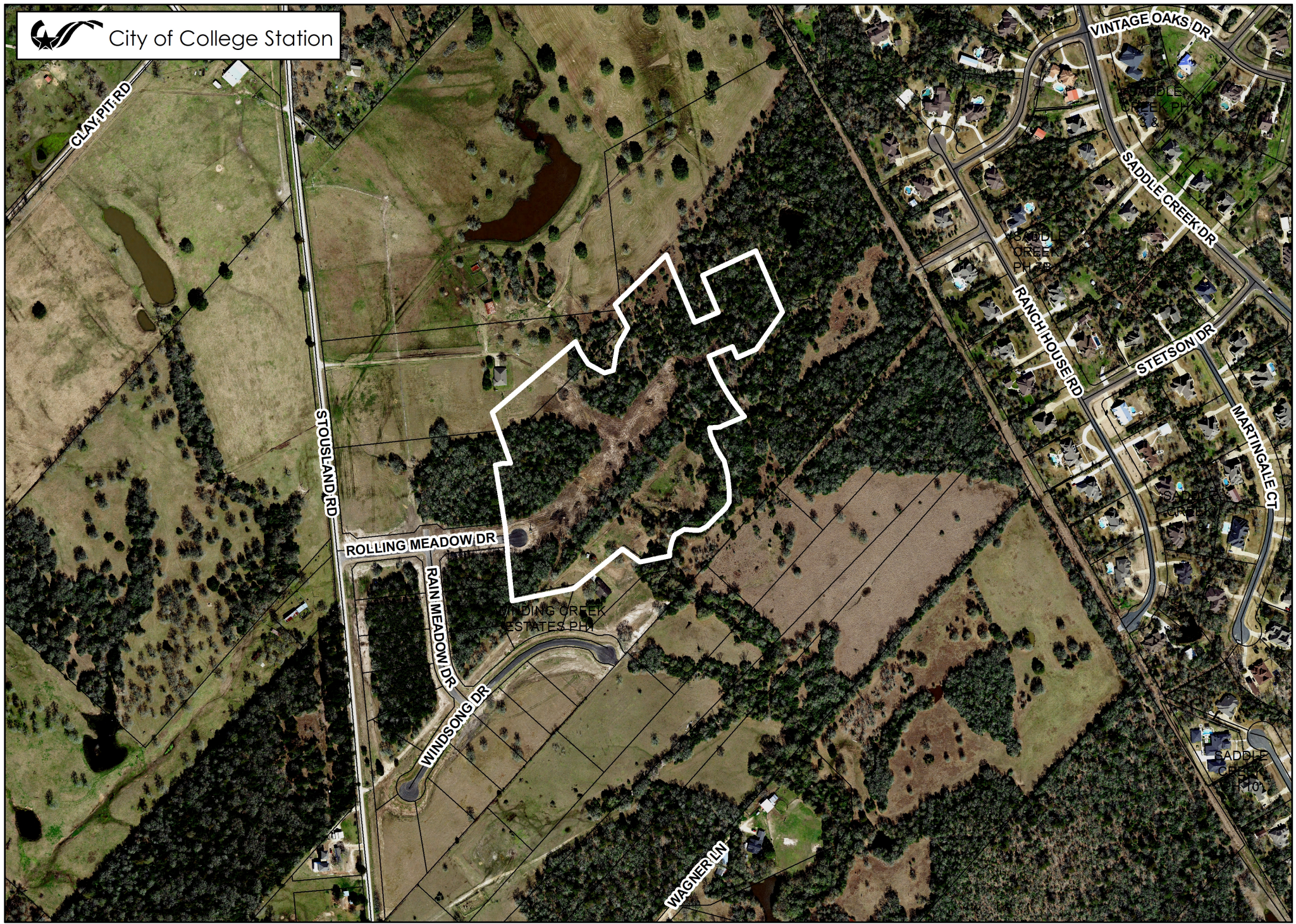
# VICINITY MAP



FP2019-000011  
WINDING CREEK ESTATES PH 2





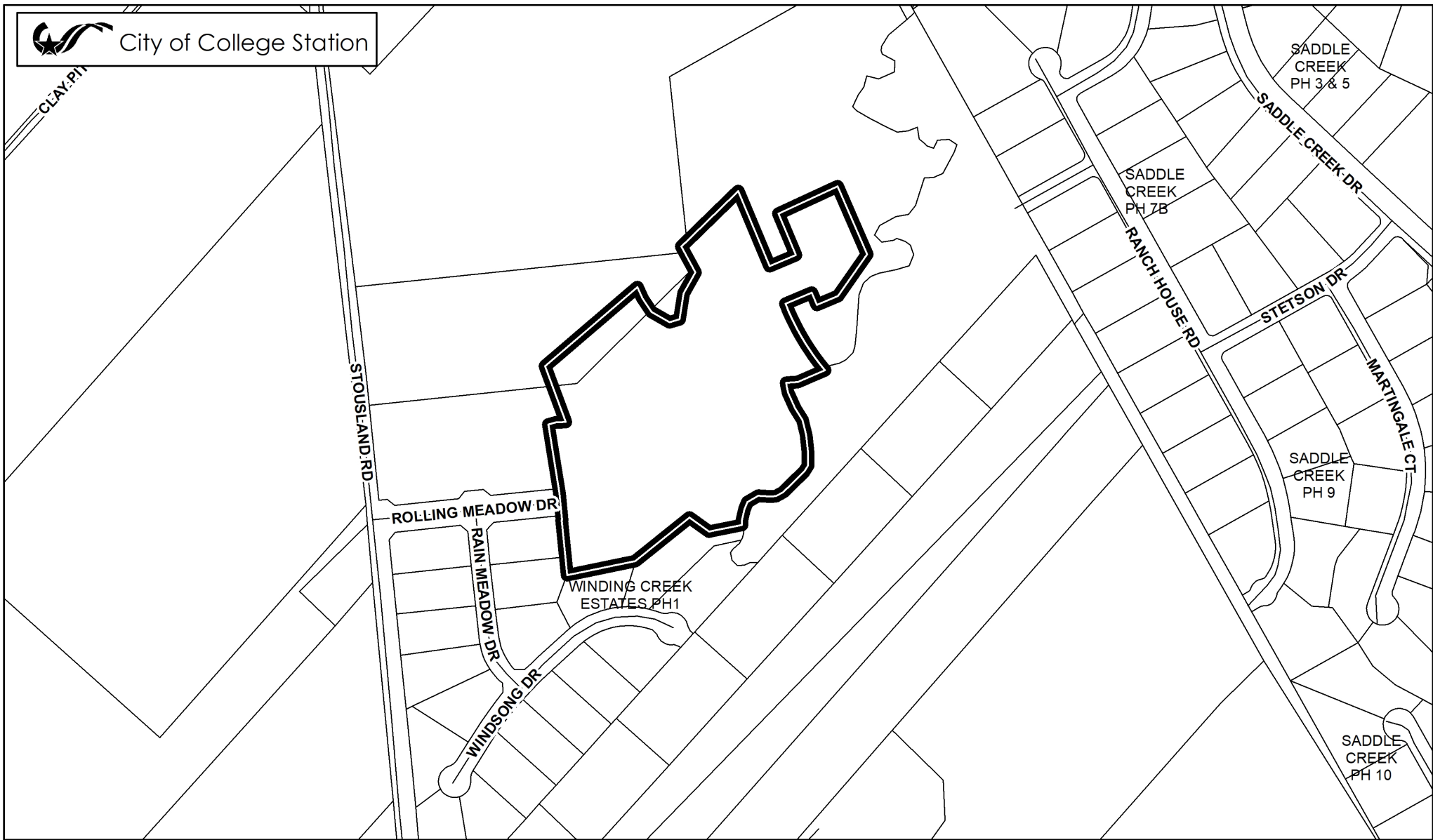


0 500 1,000 Feet

**WINDING CREEK ESTATES PH 2**

Case: FINAL PLAT RESIDENTIAL  
FP2019-000011





**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  | Krenak 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          |

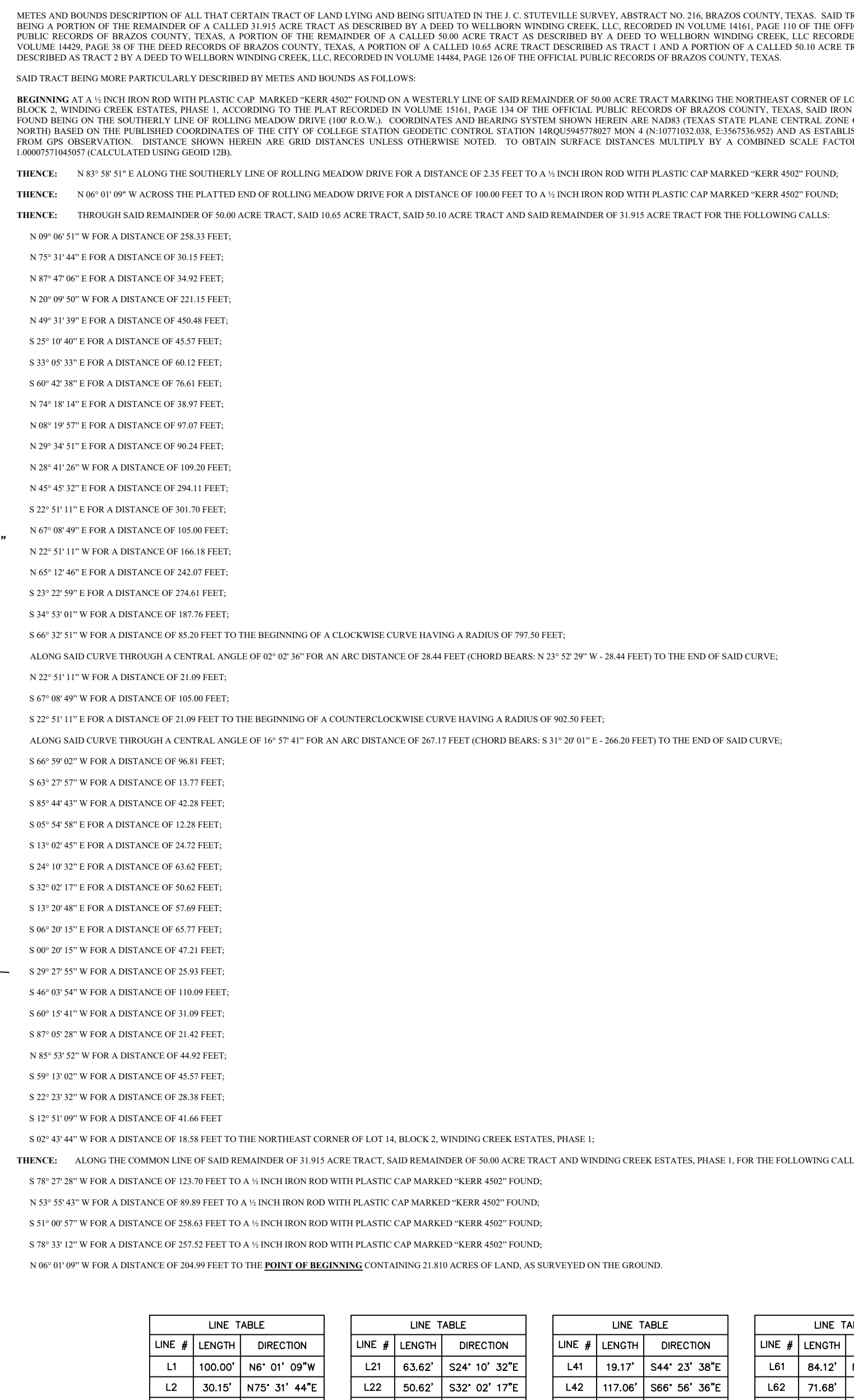


0 500 1,000 Feet

**WINDING CREEK ESTATES PH 2**

Case: FINAL PLAT RESIDENTIAL  
FP2019-000011





-----  
Engineer

\_\_\_\_\_, R.P.L.S. No. 4502

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

County Clerk  
Brazos County, Texas

| LINE TABLE |        |           |      |
|------------|--------|-----------|------|
| LINE #     | LENGTH | DIRECTION |      |
| L121       | 36.56' | N66° 50'  | 00°W |
| L122       | 17.62' | N31° 39'  | 16°W |
| L123       | 10.53' | N63° 56'  | 33°W |
| L124       | 35.44' | N65° 34'  | 56°W |
| L125       | 22.12' | N38° 12'  | 52°W |
| L126       | 24.69' | N61° 38'  | 32°W |
| L127       | 50.77' | N75° 03'  | 07°W |
| L128       | 31.70' | N55° 03'  | 12°W |

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION GEODETIC CONTROL STATION 046RUS947778027 MON D A (-101771032.038, +336563536.992) AND AS ESTABLISHED BY GPS OBSERVATION.

2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED TO OBTAIN SURFACE DISTANCE FROM A COMBINED SCALE FACTOR OF 1.0000751045057 (CALCULATED USING GEOID12B).

3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NOS. AL-408410337SE, EFFECTIVE DATE MAY 16, 2012.

4. 1/2" IRON RODS WILL BE SET AT ALL CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.

5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

6. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED UNTO BENDING BRANCH DRIVE.

7. DRIVEWAY ACCESS UNTO ROLLING MEADOW DRIVE SHALL NOT BE PERMITTED FOR LOTS 38 & 41, BLOCK 4.

8. DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.

9. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF PLATS. PROTECTIVE PIPE SHALL BE INSTALLED TO PREVENT THE REQUIRED FLOW OF FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.

10. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.

11. THE SUBDIVISION IS LOCATED IN THE COLLEGE STATION ISO.

12. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE BRAZOS COUNTY SUBDIVISION REGULATIONS.

13. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRIAN TEXAS UTILITIES (BTU). THE ELECTRIFIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.

14. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.

15. DRAMORGES OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.

16. PROVIDE TO THIS SEMI-PERMANENT, ON-SITE SEWAGE FACILITIES (OSSPF) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSPF REGULATIONS. THE CITY OF COLLEGE STATION HAS AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTEO BY THE COMMISSIONERS COURT OF BRAZOS COUNTY. THE DISCHARGE OF THE EFFLUENTS TO THE EXISTING WATERS OF THE BRAZOS COUNTY SANITARY DISPOSAL AREAS SHALL NOT ENDOURAH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL. RESPECTIVELY.

17. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DECLARATION AREAS AND PUBLIC UTILITY EASEMENTS.

18. EXISTING UTILITY DRAGINS IN RIGHTS-OF-WAY INDICATION AREAS WILL BE RECONSTRUCTED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.

19. THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.

20. THE FOLLOWING BLANKET EASEMENTS ARE GRANTED TO ANY TRACT THIS:

CITY OF BRAZOS, 141/583  
WELLBORN WATER SUPPLY CORP., 303/379  
WELLBORN WATER SUPPLY CORP., 303/379  
WELLBORN WATER SUPPLY CORP., 808/318, 372, AND 379  
CITY OF BRAZOS, 802/476

21. BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE LOT OWNERS' AND HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT WILL INCLUDE REMOVAL OF DEBRIS AND WEEDS FROM THE DRAINAGE EASEMENT.

22. THE PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS OR HOA. LANDSCAPE, FENCES, STRUCTURES, GRAVING ETC. CANNOT IMPIDE THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENT.

23. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGH WATER SPEED ELEVATION (HWSE) OF THE FLOODPLAIN. (5) FEET OUTSIDE THE PERMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.

24. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN THE PLAT SHALL BE CONSIDERED "RURAL MAILBOXES". THE LOCATION OF THESE MAILBOXES SHALL BE DETERMINED BY THE PLAT. MAILBOXES TO BE REMOVED BY BRAZOS COUNTY FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS ("NDCBU's"), OR COMMUNITY MAILBOXES, SHALL BE IDENTIFIABLE BY SIGNAGE. THE LOCATION OF THESE MAILBOXES SHALL BE SHOWN ON CONSTRUCTION PLANS.

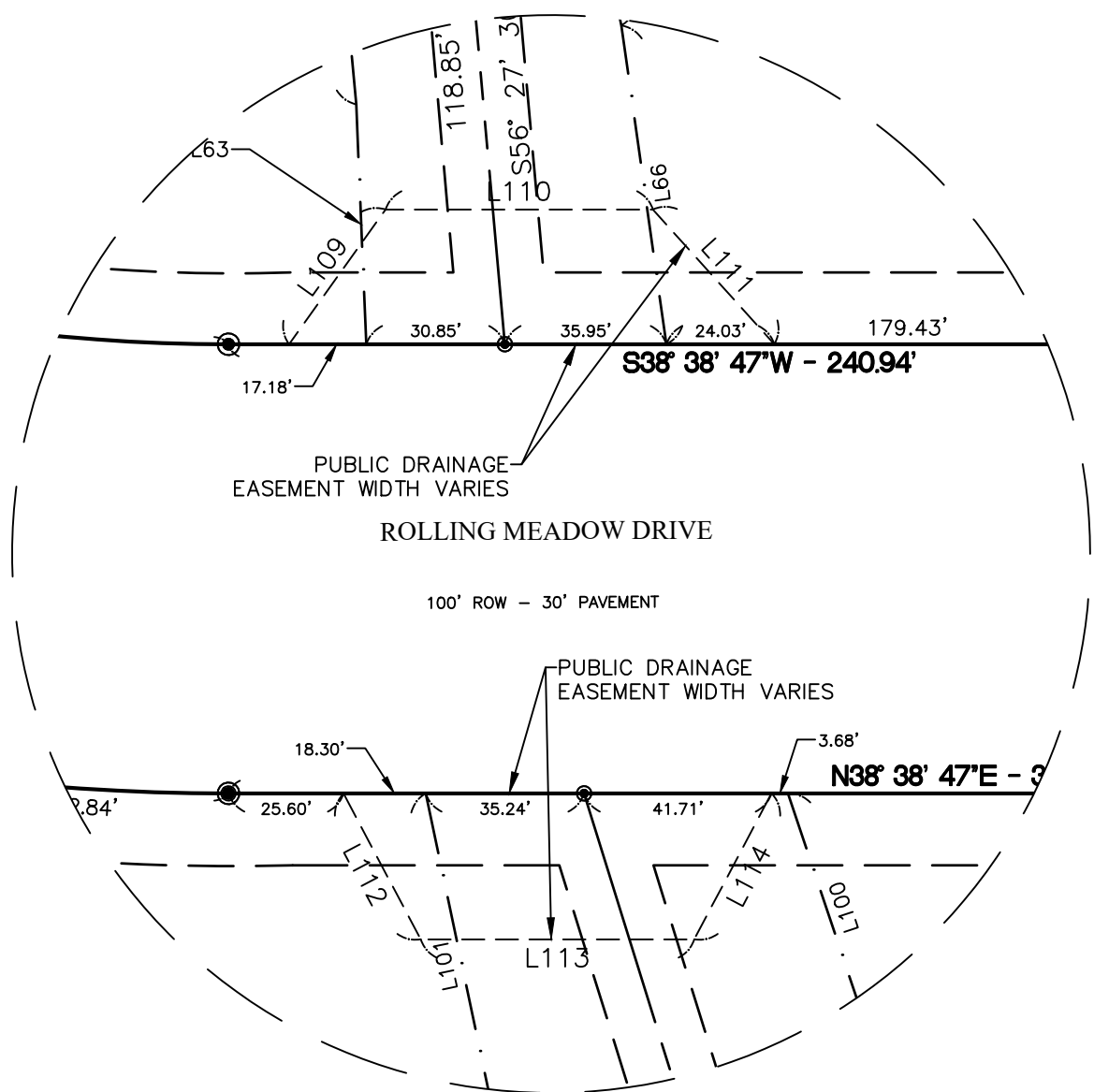
25. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS SHALL BE IN ACCORDANCE WITH THE TEXAS TRANSPORTATION CODE. THE DESIGN OF THE ROADS SHALL BE IN ACCORDANCE WITH THE COMMISSIONER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR TO MAKE ANY CONNECTION THEREWITH, IF THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING A ROAD SYSTEM.

26. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO LIABILITY FOR THE PLATING OF THIS TRACT OF LAND, NOR DOES THE COUNTY ASSUME ANY LIABILITY FOR THE PLATING OF THIS TRACT OF LAND. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL, AT THEIR OWN CHANGE, IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL, AT THEIR OWN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

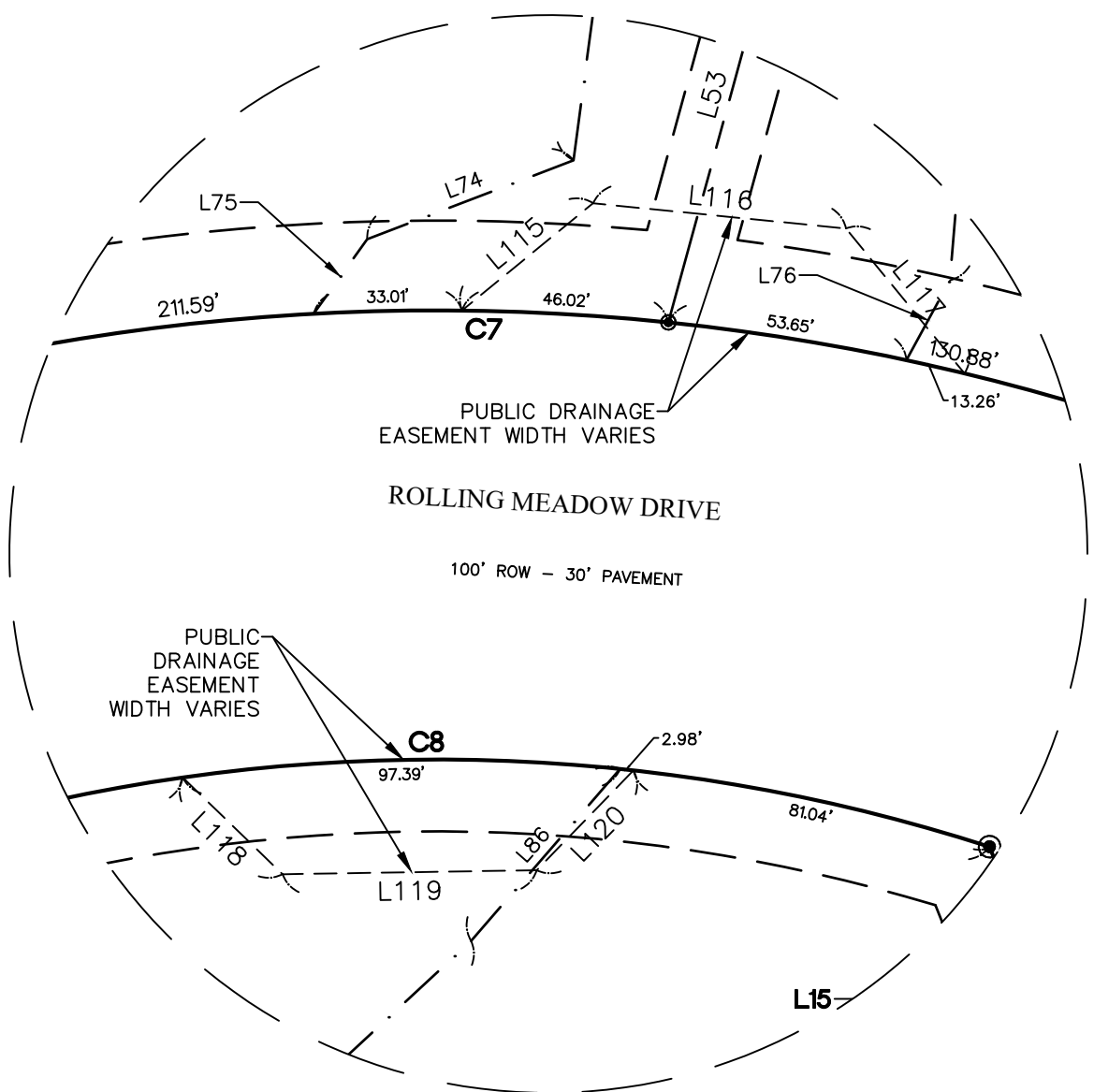
27. A BLOCK LENGTH WAIVER WAS APPROVED FOR BLOCK 4 BY THE PLANNING & ZONING COMMISSION ON MARCH 5, 2018.

## SHEET 1 OF 2

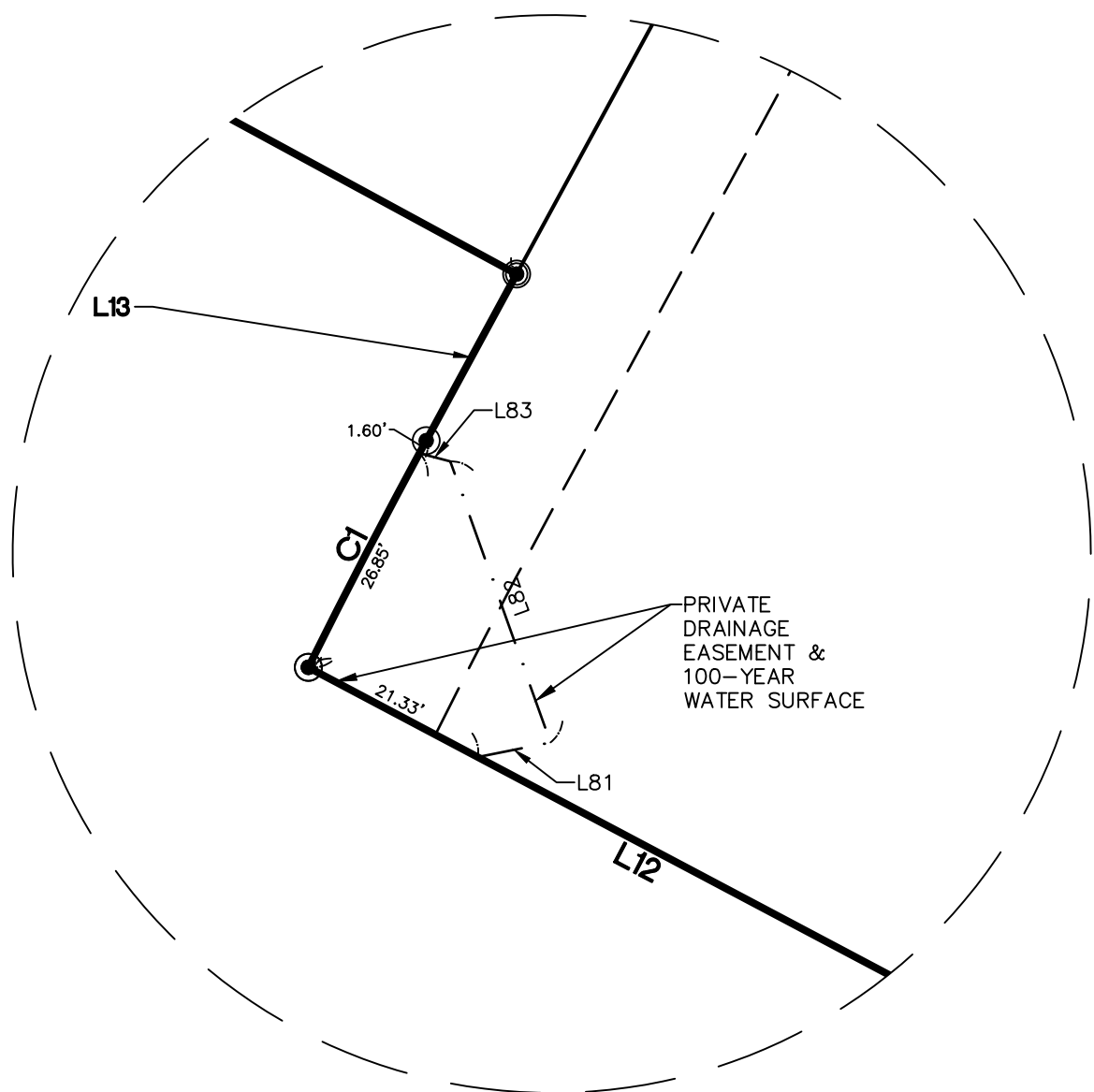




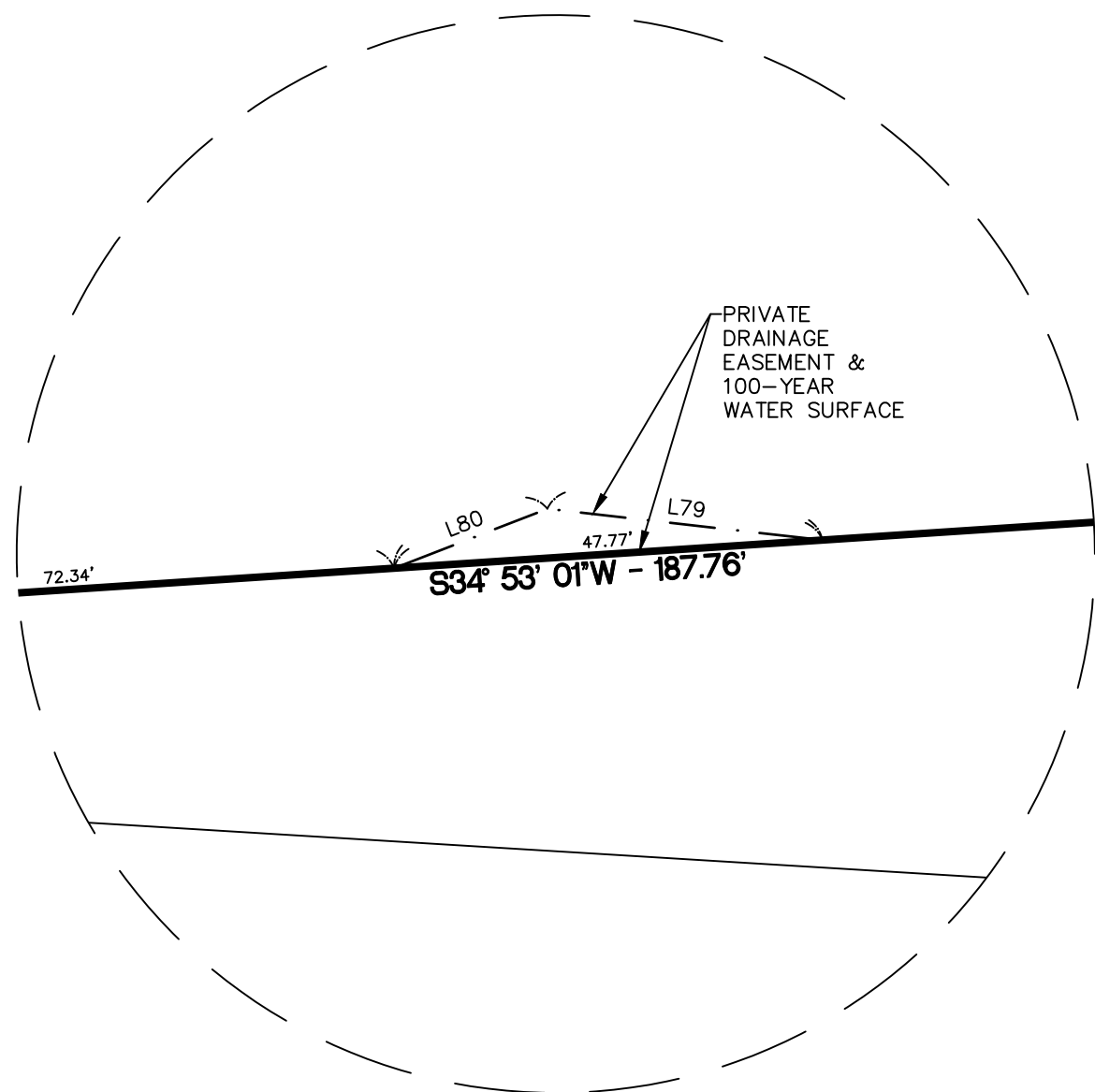
INSET "A"  
1" = 40'



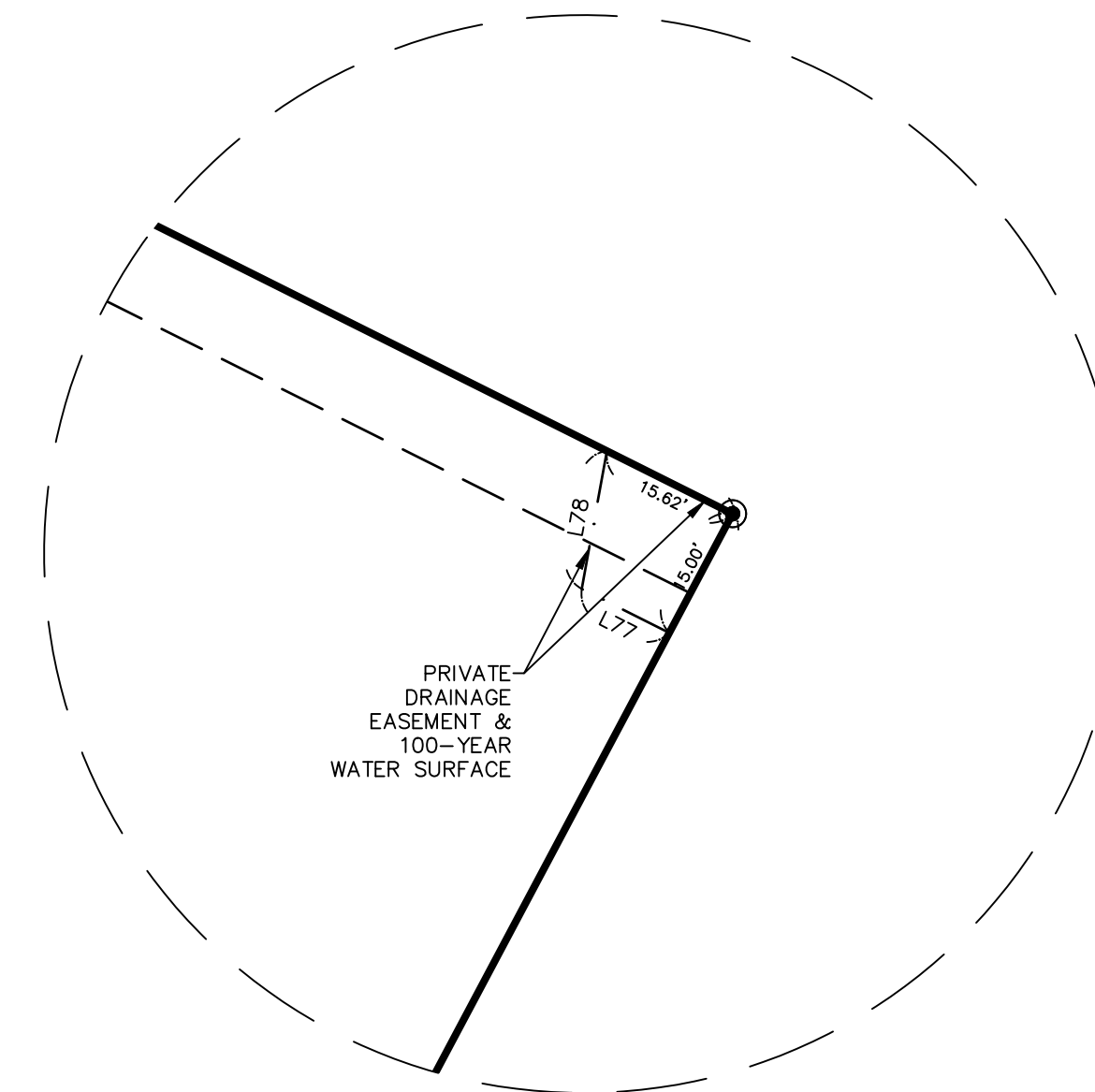
INSET "B"  
1" = 40'



INSET "C"  
1" = 20'



INSET "D"  
1" = 20'



INSET "E"  
1" = 20'

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L1         | 100.00' | N6° 01' 09"W  |
| L2         | 30.15'  | N75° 31' 44"E |
| L3         | 34.92'  | N87° 47' 06"E |
| L4         | 45.57'  | S25° 10' 40"E |
| L5         | 60.12'  | S33° 05' 33"E |
| L6         | 76.61'  | S60° 42' 38"E |
| L7         | 38.97'  | N74° 18' 14"E |
| L8         | 97.07'  | N8° 19' 57"E  |
| L9         | 90.24'  | N29° 34' 51"E |
| L10        | 109.20' | N28° 41' 26"W |
| L11        | 105.00' | N87° 08' 49"E |
| L12        | 85.20'  | S66° 32' 51"W |
| L13        | 21.09'  | N22° 51' 11"W |
| L14        | 105.00' | S87° 08' 49"W |
| L15        | 21.09'  | S22° 51' 11"E |
| L16        | 96.81'  | S86° 59' 02"W |
| L17        | 13.77'  | S83° 27' 57"W |
| L18        | 42.28'  | S85° 44' 43"W |
| L19        | 12.28'  | S5° 54' 58"E  |
| L20        | 24.72'  | S13° 02' 45"E |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L21        | 63.62'  | S24° 10' 32"E |
| L22        | 50.62'  | S32° 02' 17"E |
| L23        | 57.69'  | S13° 20' 48"E |
| L24        | 65.77'  | S6° 20' 15"E  |
| L25        | 47.21'  | S0° 20' 15"W  |
| L26        | 25.93'  | S29° 27' 55"W |
| L27        | 110.09' | S46° 03' 54"W |
| L28        | 31.09'  | S60° 15' 41"W |
| L29        | 21.42'  | S87° 05' 28"W |
| L30        | 44.92'  | N85° 53' 52"W |
| L31        | 45.57'  | S59° 13' 02"W |
| L32        | 28.38'  | S22° 23' 32"W |
| L33        | 41.66'  | S12° 51' 09"W |
| L34        | 18.58'  | S2° 43' 44"W  |
| L35        | 123.70' | S78° 27' 28"W |
| L36        | 89.89'  | N53° 55' 43"W |
| L37        | 2.35'   | N83° 58' 51"E |
| L38        | 39.82'  | N14° 08' 55"W |
| L39        | 114.32' | N66° 56' 36"W |
| L40        | 19.17'  | N89° 29' 34"W |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L41        | 19.17'  | S44° 23' 38"E |
| L42        | 117.06' | S66° 56' 36"E |
| L43        | 33.40'  | N75° 46' 22"E |
| L44        | 34.79'  | S20° 08' 47"W |
| L45        | 32.96'  | S18° 22' 57"W |
| L46        | 38.46'  | S73° 08' 17"E |
| L47        | 34.79'  | N20° 08' 47"E |
| L48        | 34.92'  | N87° 47' 06"E |
| L49        | 82.92'  | S87° 49' 23"E |
| L50        | 68.90'  | S89° 37' 33"E |
| L51        | 44.48'  | N71° 34' 46"E |
| L52        | 61.98'  | S71° 52' 34"E |
| L53        | 103.19' | S36° 00' 32"E |
| L54        | 33.66'  | N12° 49' 27"W |
| L55        | 25.93'  | N27° 13' 59"W |
| L56        | 20.99'  | N47° 33' 56"W |
| L57        | 19.66'  | N76° 26' 20"W |
| L58        | 33.43'  | S80° 21' 32"W |
| L59        | 44.23'  | N82° 17' 53"W |
| L60        | 40.39'  | S87° 52' 02"E |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L61        | 84.12'  | N89° 24' 27"E |
| L62        | 71.68'  | S56° 36' 11"E |
| L63        | 53.42'  | S53° 44' 21"E |
| L64        | 60.00'  | N86° 19' 47"E |
| L65        | 85.03'  | S63° 14' 14"E |
| L66        | 71.68'  | S59° 22' 40"E |
| L67        | 27.74'  | S37° 09' 24"E |
| L68        | 83.37'  | S36° 43' 55"E |
| L69        | 117.14' | S69° 43' 33"E |
| L70        | 38.32'  | N67° 22' 15"E |
| L71        | 69.44'  | N19° 35' 28"E |
| L72        | 56.12'  | N68° 17' 54"E |
| L73        | 95.27'  | S43° 47' 27"E |
| L74        | 49.16'  | S17° 44' 16"W |
| L75        | 20.44'  | S15° 39' 50"E |
| L76        | 20.24'  | S22° 45' 31"E |
| L77        | 10.89'  | S85° 12' 46"W |
| L78        | 15.62'  | N40° 59' 26"W |
| L79        | 30.81'  | S45° 07' 57"W |
| L80        | 18.29'  | S17° 26' 49"W |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L81        | 8.26'   | N27° 20' 43"E |
| L82        | 33.21'  | N70° 57' 52"W |
| L83        | 3.56'   | S53° 27' 00"W |
| L84        | 3.48'   | N53° 27' 00"E |
| L85        | 61.25'  | S86° 11' 43"E |
| L86        | 50.68'  | S10° 25' 25"E |
| L87        | 100.53' | S4° 12' 54"E  |
| L88        | 14.46'  | S1° 54' 28"E  |
| L89        | 82.69'  | S48° 29' 11"E |
| L90        | 70.35'  | S40° 50' 38"E |
| L91        | 51.80'  | S22° 29' 21"E |
| L92        | 57.60'  | S49° 38' 15"E |
| L93        | 53.58'  | S38° 07' 26"E |
| L94        | 79.08'  | S9° 41' 06"E  |
| L95        | 57.87'  | S40° 06' 52"W |
| L96        | 56.07'  | S55° 36' 21"W |
| L97        | 48.94'  | S69° 30' 05"W |
| L98        | 60.81'  | S76° 11' 05"W |
| L99        | 51.92'  | N65° 52' 19"W |
| L100       | 55.81'  | N69° 54' 52"W |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L101       | 77.19' | S63° 16' 14"E |
| L102       | 29.17' | S80° 18' 38"E |
| L103       | 94.37' | S69° 17' 03"E |
| L104       | 88.75' | S50° 38' 28"E |
| L105       | 24.05' | S65° 06' 45"E |
| L106       | 26.16' | S30° 54' 54"W |
| L107       | 70.03' | S30° 08' 22"W |
| L108       | 36.98' | S25° 10' 09"W |
| L109       | 36.90' | N15° 44' 47"W |
| L110       | 59.49' | N38° 38' 47"E |
| L111       | 40.39' | N86° 37' 07"E |
| L112       | 36.76' | N79° 12' 52"W |
| L113       | 60.89' | S38° 38' 47"W |
| L114       | 36.76' | S23° 29' 35"E |
| L115       | 37.71' | N0° 38' 49"W  |
| L116       | 56.57' | N44° 21' 11"E |
| L117       | 41.67' | N89° 21' 11"E |
| L118       | 30.95' | S82° 44' 36"W |
| L119       | 56.57' | S37° 44' 36"W |
| L120       | 30.95' | S7° 15' 24"E  |

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L121       | 36.56' | N66° 50' 00"W |
| L122       | 17.62' | N31° 39' 16"W |
| L123       | 10.53' | N63° 56' 33"W |
| L124       | 35.44' | N65° 34' 56"W |
| L125       | 22.12' | N38° 12' 52"W |
| L126       | 24.69' | N61° 38' 32"W |
| L127       | 50.77' | N75° 03' 07"W |
| L128       | 31.70' | N55° 03' 12"W |

| Curve Table |         |         |            |         |         |                 |
|-------------|---------|---------|------------|---------|---------|-----------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD   | CHORD DIRECTION |
| C1          | 28.44'  | 797.50' | 002°02'36" | 14.22'  | 28.44'  | N23°52'29"W     |
| C2          | 267.17' | 902.50' | 016°57'41" | 134.57' | 266.20' | S31°20'01"E     |
| C3          | 316.49' | 400.00' | 045°20'04" | 167.05' | 308.30' | S61°18'49"W     |
| C4          | 282.95' | 60.00'  | 270°11'54" | 59.79'  | 84.71'  | S23°03'24"W     |
| C5          | 27.06'  | 335.00' | 004°37'44" | 13.54'  | 27.06'  | N64°37'44"W     |
| C6          | 95.74'  | 400.00' | 013°42'49" | 48.10'  | 95.51'  | S27°00'11"W     |
| C7          | 344.46' | 500.00' | 039°28'18" | 179.38' | 337.69' | S39°52'56"W     |
| C8          | 254.33' | 400.00' | 036°25'51" | 131.63' | 250.07' | N38°21'42"E     |
| C9          | 161.44' | 500.00' | 018°30'00" | 81.43'  | 165.74' | N29°23'47"E     |
| C10         | 395.62' | 500.00' | 045°20'04" | 208.82' | 385.38' | N61°18'49"E     |

#### LEGEND

|       |                                          |
|-------|------------------------------------------|
| ————— | PROPERTY BOUNDARY                        |
| ————— | RIGHT OF WAY (ROW)                       |
| ————— | LOT LINE                                 |
| ————— | PROPOSED PUBLIC UTILITY EASEMENT (PUE)   |
| ————— | PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)  |
| ————— | PROPOSED PRIVATE DRAINAGE EASEMENT (PDE) |
| ————— | EXISTING PUBLIC UTILITY EASEMENT (PUE)   |
| ————— | EXISTING PUBLIC DRAINAGE EASEMENT (PDE)  |
| ————— | EXISTING PRIVATE DRAINAGE EASEMENT (PDE) |
| ————— | EXISTING PUBLIC ACCESS EASEMENT (PAE)    |
| ●     | PROPERTY CORNER                          |

## FINAL PLAT WINDING CREEK ESTATES

###



**Final Plat  
for  
Winding Creek Estates Phase 3  
FP2019-000017**

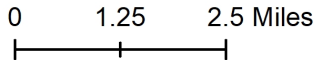
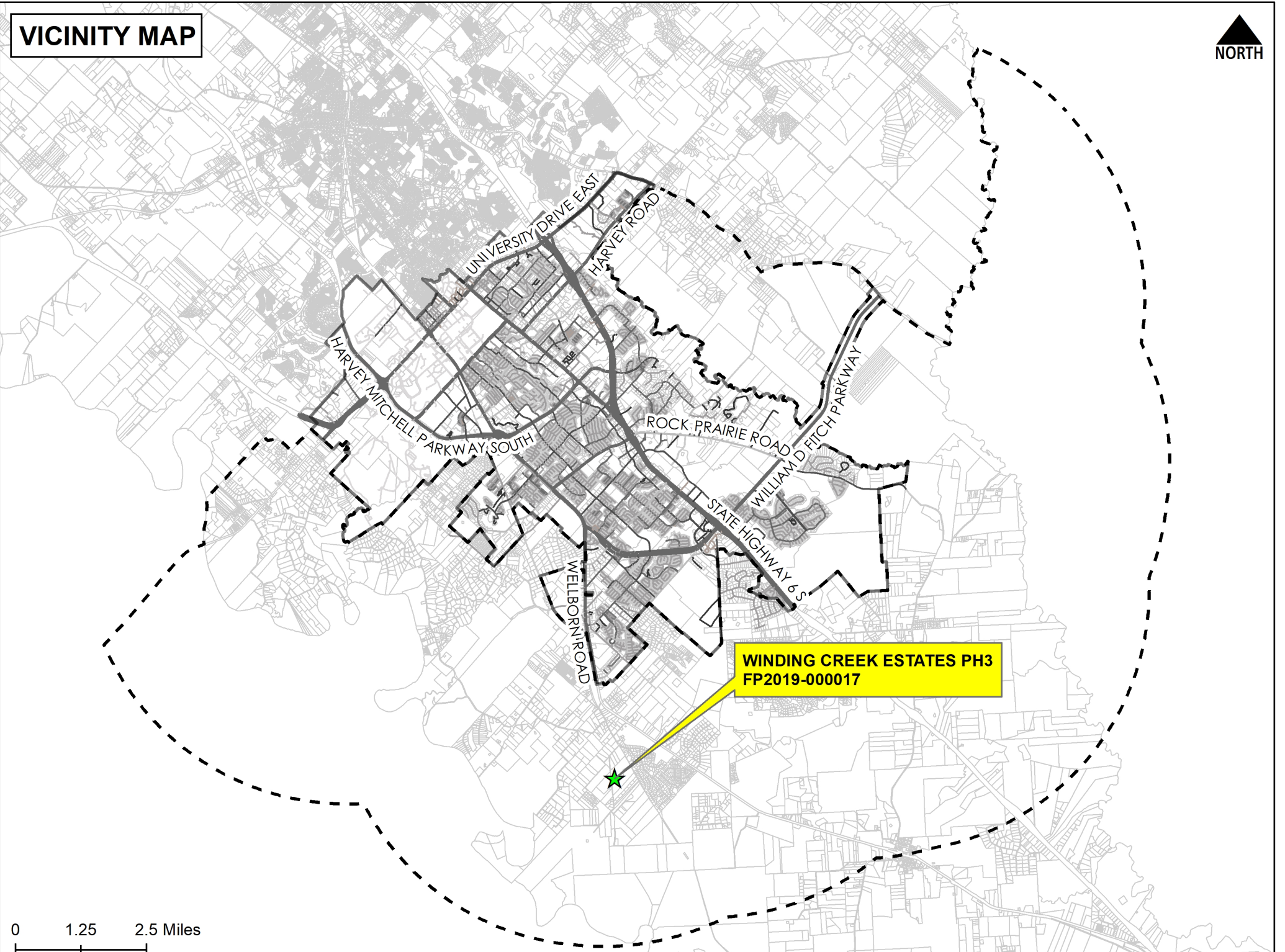
|                                                                                                     |                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Scale</b>                                                                                        | 18 single-family lots on approximately 24.9 acres                                                                                                                                                                                                                                                                             |
| <b>Location</b>                                                                                     | Generally located west of the existing Saddle Creek Subdivision                                                                                                                                                                                                                                                               |
| <b>Property Owner</b>                                                                               | Wellborn Winding Creek, LLC                                                                                                                                                                                                                                                                                                   |
| <b>Applicant</b>                                                                                    | Schultz Engineering, LLC                                                                                                                                                                                                                                                                                                      |
| <b>Project Manager</b>                                                                              | Ciarra Greer, Planning Technician<br><a href="mailto:cgreer@cstx.gov">cgreer@cstx.gov</a>                                                                                                                                                                                                                                     |
| <b>Project Overview</b>                                                                             | The proposed subdivision is located within the City of College Station Extraterritorial Jurisdiction as part of the Winding Creek Estates Preliminary Plan consisting of 87 lots and common area on approximately 145 acres. The proposed final plat is the third of six planned phases within the Winding Creek Subdivision. |
| <b>Preliminary Plan</b>                                                                             | April 2019                                                                                                                                                                                                                                                                                                                    |
| <b>Public Infrastructure</b>                                                                        | Total linear feet proposed<br>2068 Streets (Brazos County)<br>327 Storm Sewers (Brazos County)<br>359 Water Lines (Wellborn SUD)                                                                                                                                                                                              |
| <b>Parkland Dedication</b>                                                                          | \$625 per single-family dwelling unit will be required at the time of Final Plat                                                                                                                                                                                                                                              |
| <b>Traffic Impact Analysis</b>                                                                      | Not required                                                                                                                                                                                                                                                                                                                  |
| <b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b> | Yes                                                                                                                                                                                                                                                                                                                           |
| <b>Compliant with Subdivision Regulations</b>                                                       | Yes                                                                                                                                                                                                                                                                                                                           |
| <b>Staff Recommendation</b>                                                                         | Approval                                                                                                                                                                                                                                                                                                                      |

**Supporting Materials**

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



VICINITY MAP





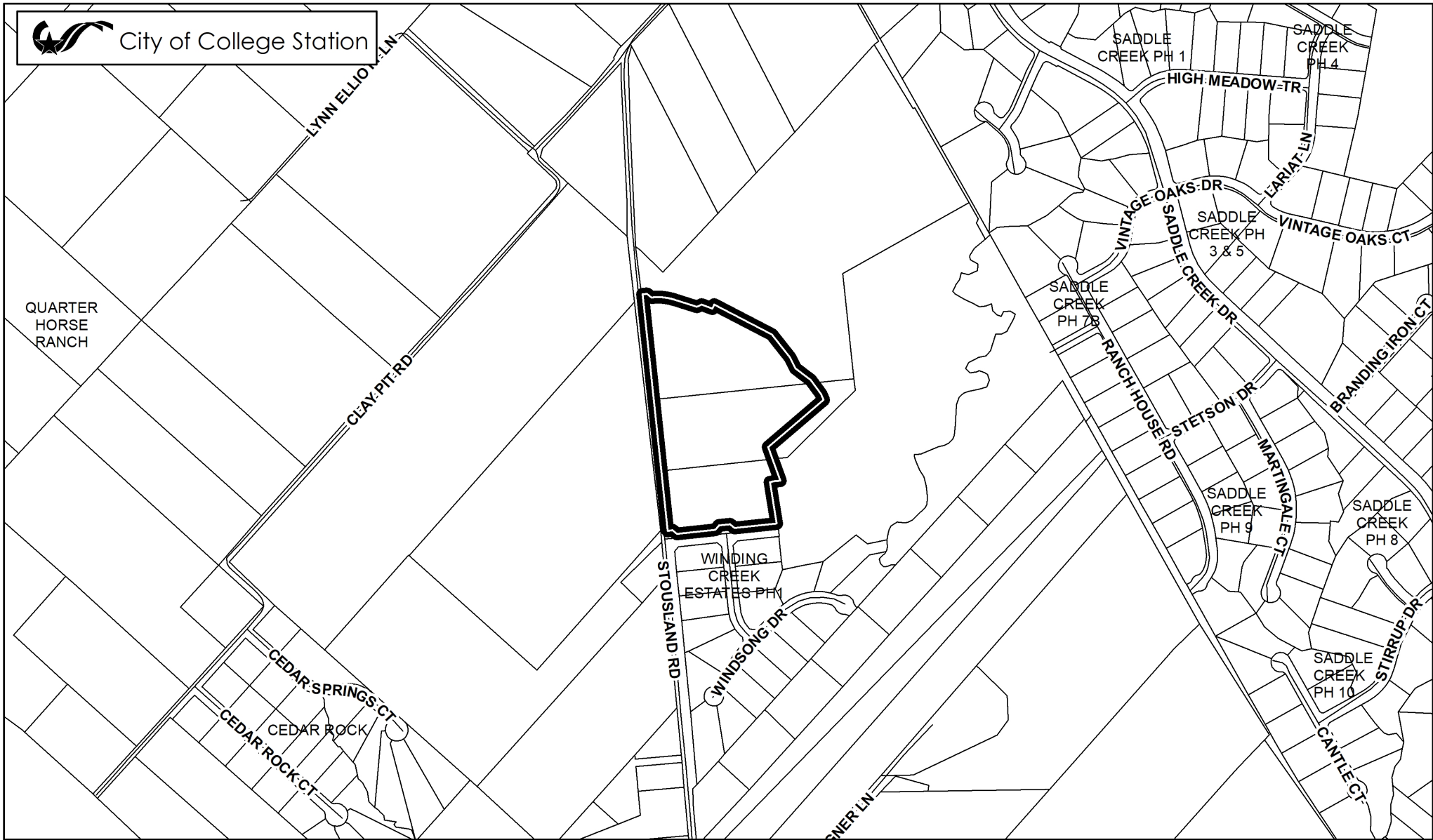


0 850 1,700 Feet

**WINDING CREEK ESTATES PH3**

Case: FINAL PLAT RESIDENTIAL  
FP2019-000017





**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          |

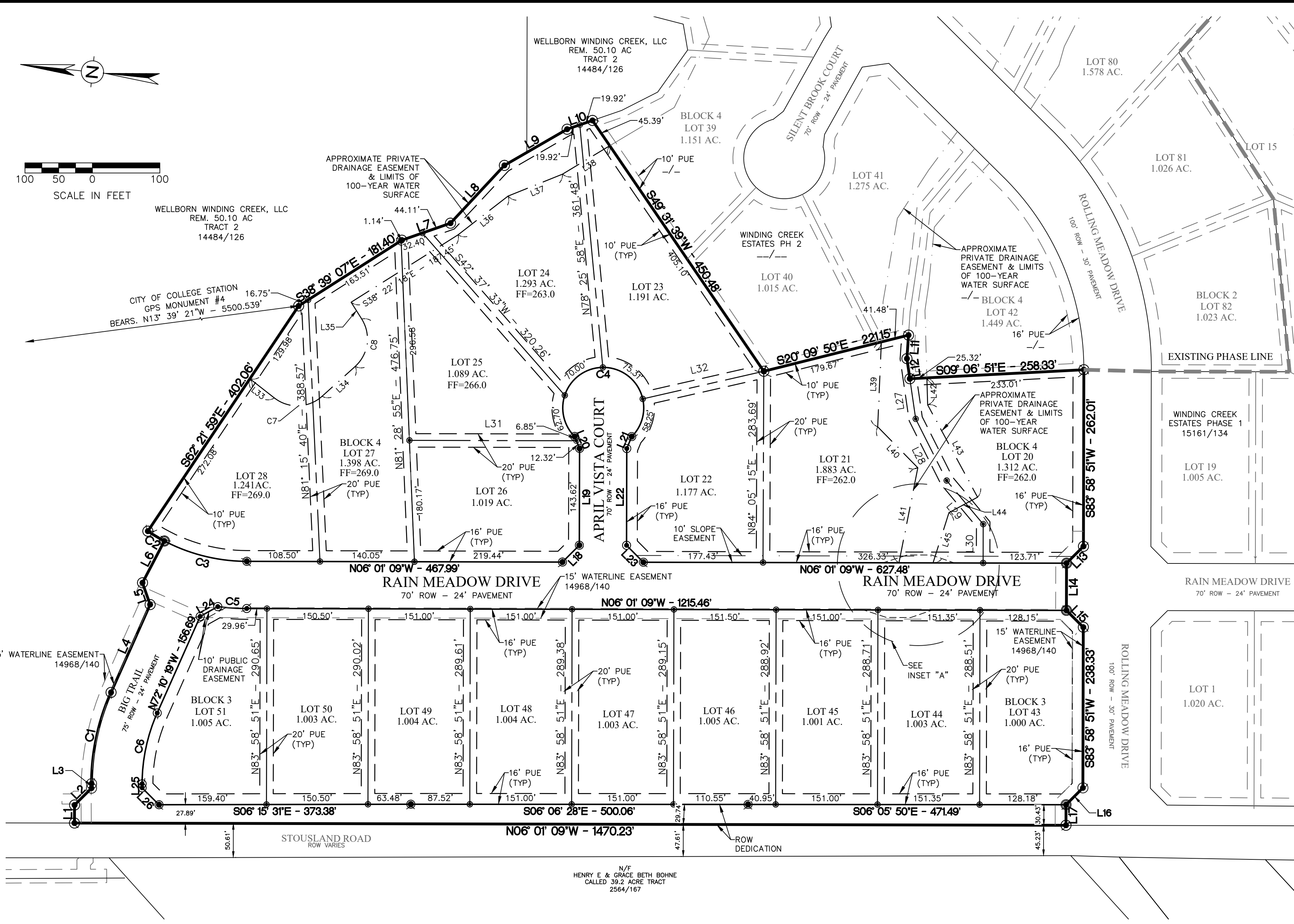


0 850 1,700 Feet

**WINDING CREEK ESTATES PH3**

Case: FINAL PLAT RESIDENTIAL  
FP2019-000017





#### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, M.L. Schehin, Wellborn Winding Creek, LLC, owner and developer of the land shown on this plat, and designated herein as the Winding Creek Estates, Phase 3, in Brazos County, 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 therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

M.L. Schehin  
Wellborn Winding Creek, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared M.L. Schehin, 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

#### 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 SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

#### CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

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

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

County Clerk  
Brazos County, Texas

#### CERTIFICATE OF APPROVAL

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

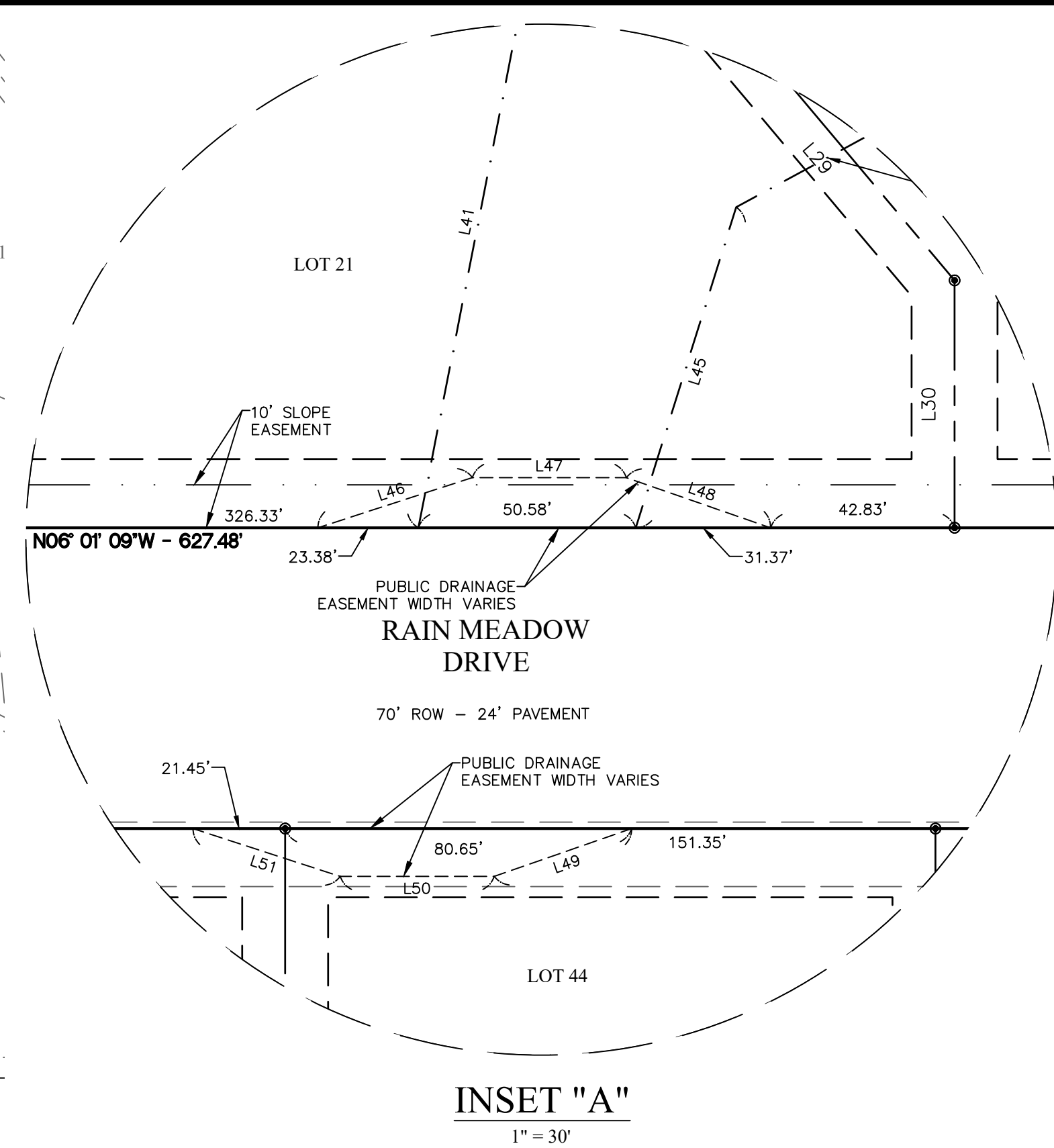
Signed this the day of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County

| Curve Table |         |         |           |         |         |                 |
|-------------|---------|---------|-----------|---------|---------|-----------------|
| CURVE #     | LENGTH  | RADIUS  | DELTA     | TANGENT | CHORD   | CHORD DIRECTION |
| C1          | 139.43' | 335.00' | 02°50'50" | 70.74'  | 138.43' | S84°05'44"E     |
| C2          | 28.54'  | 265.00' | 00°10'27" | 14.29'  | 28.54'  | N24°32'48"E     |
| C3          | 127.09' | 265.00' | 02°28'44" | 64.76'  | 125.86' | N07°43'13"E     |
| C4          | 282.95' | 60.00'  | 27°01'54" | 59.79'  | 84.71'  | N68°01'09"W     |
| C5          | 43.04'  | 335.00' | 00°21'41" | 21.55'  | 43.01'  | N02°20'19"W     |
| C6          | 108.22' | 260.00' | 02°50'50" | 54.90'  | 107.44' | N84°05'44"W     |
| C7          | 76.96'  | 55.00'  | 08°10'10" | 46.29'  | 70.63'  | S08°08'24"E     |
| C8          | 76.94'  | 55.00'  | 08°08'48" | 46.27'  | 70.61'  | S88°17'53"E     |

#### LEGEND

|           |                                            |
|-----------|--------------------------------------------|
| —————     | PROPERTY BOUNDARY                          |
| —————     | RIGHT OF WAY                               |
| - - - - - | LOT LINE                                   |
| - - - - - | PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)  |
| - - - - - | PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.) |
| - - - - - | PROPOSED PRIVATE DRAINAGE EASEMENT         |
| —————     | EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)  |
| —————     | EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.) |
| —————     | EXISTING PRIVATE DRAINAGE EASEMENT         |
| —————     | EXISTING PHASE LINE                        |
| ●         | PROPERTY CORNER                            |



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. C. STUTEVILLE SURVEY, ABSTRACT NO. 216, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 50.00 ACRE TRACT AS DESCRIBED BY A DEED TO WELLBORN WINDING CREEK, LLC RECORDED IN VOLUME 1429, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, A PORTION OF THE REMAINDER OF A CALLED 10.65 ACRE TRACT DESCRIBED AS TRACT ONE, AND A PORTION OF THE REMAINDER OF A CALLED 50.00 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO WELLBORN WINDING CREEK, LLC RECORDED IN VOLUME 1448, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

**BEGINNING** AT A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE EAST LINE OF STOUSLAND ROAD AND THE NORTH LINE OF ROLLING MEADOW DRIVE (10' P.U.E.) MARKING THE NORTHWEST CORNER OF WINDING CREEK ESTATES, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 1561, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A CONCRETE MONUMENT FOUND ON THE EAST LINE OF STOUSLAND ROAD MARKING AN ANGLE POINT IN SAID LINE BEARS S 89° 01' 09" E FOR A DISTANCE OF 107.86 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 TEXAS STATE PLAIN CENTRAL ZONE GRID NORTH BASED ON THE PUBLISHED COORDINATES OF THE CITY 27 OF COLLEGE STATION GEODETIC CONTROL STATION 1480U545778027 MON 4 (N-10771032.038, E-3567536.952) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000751045057 (CALCULATED USING GEOID12B).

**THENCE**: N 06° 01' 09" W ALONG THE EAST LINE OF STOUSLAND ROAD FOR A DISTANCE OF 1470.23 FEET TO THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE**: THROUGH SAID REMAINDER OF 50.00 ACRE TRACT, SAID REMAINDER OF 10.65 ACRE TRACT AND SAID REMAINDER OF 50.00 ACRE TRACT FOR THE FOLLOWING CALLS:

N 84° 11' 46" E FOR A DISTANCE OF 35.42 FEET;

S 50° 54' 41" E FOR A DISTANCE OF 35.42 FEET;

N 83° 58' 51" E FOR A DISTANCE OF 6.68 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 35.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 59' 50" FOR AN ARC DISTANCE OF 139.43 FEET (CHORD BEARS S 84° 05' 44" E - 138.43 FEET) TO THE END OF SAID CURVE;

S 72° 10' 19" E FOR A DISTANCE OF 142.62 FEET;

N 64° 39' 19" E FOR A DISTANCE OF 34.21 FEET;

S 68° 31' 04" E FOR A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 265.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 10' 27" FOR AN ARC DISTANCE OF 28.56 FEET (CHORD BEARS N 24° 32' 48" E - 28.54 FEET) TO THE END OF SAID CURVE;

S 62° 21' 59" E FOR A DISTANCE OF 402.06 FEET;

S 38° 39' 07" E FOR A DISTANCE OF 181.40 FEET;

S 25° 24' 23" E FOR A DISTANCE OF 76.51 FEET;

S 53° 09' 11" E FOR A DISTANCE OF 117.19 FEET;

S 36° 08' 32" E FOR A DISTANCE OF 107.33 FEET;

S 25° 10' 40" E FOR A DISTANCE OF 39.85 FEET;

S 49° 31' 39" W FOR A DISTANCE OF 450.48 FEET;

S 20° 09' 50" E FOR A DISTANCE OF 221.15 FEET;

S 87° 45' 06" W FOR A DISTANCE OF 34.92 FEET;

S 75° 31' 44" W FOR A DISTANCE OF 30.15 FEET;

S 09° 06' 51" E FOR A DISTANCE OF 258.33 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP FOUND MARKED "KERR 4502" FOUND ON THE NORTH LINE OF ROLLING MEADOW DRIVE MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE**: ALONG THE NORTH LINE OF ROLLING MEADOW DRIVE FOR THE FOLLOWING CALLS:

S 83° 58' 51" W FOR A DISTANCE OF 262.01 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

N 51° 01' 09" W FOR A DISTANCE OF 35.36 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 83° 58' 51" W FOR A DISTANCE OF 70.00 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 38° 58' 51" W FOR A DISTANCE OF 35.36 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 83° 58' 51" W FOR A DISTANCE OF 238.33 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

N 51° 30' 38" W FOR A DISTANCE OF 35.33 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND;

S 83° 58' 51" W FOR A DISTANCE OF 30.48 FEET TO THE POINT OF BEGINNING, CONTAINING 24.938 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

| DRIVEWAY CULVERT SUMMARY |                      |                     |
|--------------------------|----------------------|---------------------|
| BLOCK/LOT                | MINIMUM CULVERT SIZE | MINIMUM LENGTH (ft) |
| BLOCK 4 LOT 20           | 18"                  | 24                  |
| BLOCK 4 LOT 21           | 18"                  | 24                  |
| BLOCK 4 LOT 22           | 18"                  | 24                  |
| BLOCK 4 LOT 23           | 18"                  | 24                  |
| BLOCK 4 LOT 24           | 18"                  | 24                  |
| BLOCK 4 LOT 25           | 18"                  | 24                  |
| BLOCK 4 LOT 26           | 18"                  | 24                  |
| BLOCK 4 LOT 27           | 18"                  | 24                  |
| BLOCK 4 LOT 28           | 18"                  | 24                  |
| BLOCK 3 LOT 43           | 24"                  | 24                  |
| BLOCK 3 LOT 44           | 2 - 24"              | 24                  |
| BLOCK 3 LOT 45           | 2 - 24"              | 24                  |
| BLOCK 3 LOT 46           | 2 - 24"              | 24                  |
| BLOCK 3 LOT 47           | 2 - 24"              | 24                  |
| BLOCK 3 LOT 48           | 24"                  | 24                  |
| BLOCK 3 LOT 49           | 24"                  | 24                  |
| BLOCK 3 LOT 50           | 18"                  | 24                  |
| BLOCK 3 LOT 51           | 18"                  | 24                  |

## VICINITY MAP



- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION GEODETIC CONTROL STATION 1480U545778027 MON 4 (N-10771032.038, E-3567536.952) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCE MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000751045057 (CALCULATED USING GEOID12B).
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0375E, EFFECTIVE DATE: MAY 16, 2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO STOUSLAND ROAD.
- DRIVEWAY ACCESS ONTO ROLLING MEADOW DRIVE SHALL NOT BE PERMITTED FOR LOT 20, BLOCK 4 & LOT 43, BLOCK 3.
- DRIVEWAY CULVERTS SHALL COMPLY WITH CITY OF COLLEGE STATION DETAILS AND SPECIFICATIONS.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
- THE SUBDIVISION IS LOCATED IN THE COLLEGE STATION ISO.
- BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS ACCORDING TO BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. ADDITIONAL BUILDING SETBACKS MAY BE REQUIRED BY DEED RESTRICTIONS OR THIS PLAT.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- THE STREETS FOR THIS DEVELOPMENT WILL BE CONSTRUCTED TO THE RURAL STREET STANDARDS PER BRAZOS COUNTY REQUIREMENTS WITH THE ADDITIONAL REQUIREMENT THAT THE PAVEMENT SURFACE BE 2" OF HOT MIX ASPHALT CONCRETE TO MEET CITY OF COLLEGE STATION REQUIREMENTS.
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
- DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURES OR TO NATURAL DRAINAGE. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITION AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
- DRAINAGE FOR THIS PHASE WAS COVERED WITH THE MASTER DETENTION REPORT SUBMITTED WITH PHASE 2 OF THE SUBDIVISION TITLED "STORM WATER DETENTION ANALYSIS FOR THE WINDING CREEK ESTATES SUBDIVISION". NO DETENTION IS NEEDED IN THIS PHASE BECAUSE THE DETENTION POND DESIGNED IN PHASE 2 AND THE PROPOSED CULVERTS ACCOMMODATE ALL INCREASE IN PEAK FLOWS FOR THE ENTIRE SUBDIVISION.
- LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDERS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY. PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE, ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCLOSE THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATION AREAS AND PUBLIC UTILITY EASEMENTS.
- EXISTING UTILITIES LOCATED IN RIGHTS-OF-WAY DEDICATION AREAS WILL BE RELOCATED INTO THE ADJACENT PUBLIC UTILITY EASEMENT AT THE DEVELOPER'S EXPENSE.
- THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY WIRES NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENT.
- THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:
  - EASEMENT FROM FORREST G. WEST ET UX TO CITY OF BRYAN, DATED JANUARY 16, 1950 RECORDED IN VOL. 141, PG. 463, DEED RECORDS OF BRAZOS COUNTY, TX. (BLANKET)
  - EASEMENT FROM J. NEAL PRATT ET AL TO WELLBORN WATER SUPPLY CORPORATION, DATED NOVEMBER 10, 1972, RECORDED IN VOL. 303, PG. 338, DEED RECORDS OF BRAZOS COUNTY, TX. (BLANKET)
  - RIGHT-OF-WAY EASEMENT FROM J. NEAL PRATT ET UX TO CITY OF BRYAN, DATED MAY 28, 1985, RECORDED IN VOL. 802, PG. 476, OFFICIAL RECORDS OF BRAZOS COUNTY, TX. (BLANKET)
  - RIGHT-OF-WAY EASEMENT FROM J. NEAL PRATT TO WELLBORN WATER SUPPLY CORPORATION, DATED JUNE 21, 1985, RECORDED IN VOL. 809, PG. 319, OFFICIAL RECORDS OF BRAZOS COUNTY, TX.
  - EASEMENT FROM WELLBORN WINDING CREEK, LLC TO WELLBORN SPECIAL UTILITY DISTRICT, DATED SEPTEMBER 20, 2018, RECORDED IN VOL. 14968, PG. 140, OFFICIAL RECORDS OF BRAZOS COUNTY, TX. SHOWN.
- BRAZOS COUNTY WILL BE RESPONSIBLE FOR MAINTAINING PUBLIC DRAINAGE EASEMENTS. THE HOME OWNERS' ASSOCIATION (HOA) WILL MAINTAIN THE PRIVATE DRAINAGE EASEMENTS.
- THE PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS OR HOA. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENT.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOANED FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED, ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE MINIMUM FOOT COUNTER STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS ("NDCBU's"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBU's SHALL BE SHOWN ON CONSTRUCTION PLANS.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND PUBLIC THOROUGHFARES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED BY THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED BY THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT. IN CONNECTION THEREWITH, THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR REPRESENTATIVENESS OF THE PLAT, FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L1         | 26.77'  | N84° 11' 46"E |
| L2         | 35.42'  | S50° 54' 41"E |
| L3         | 6.68'   | N83° 58' 51"E |
| L4         | 142.62' | S72° 10' 19"E |
| L5         | 34.21'  | N64° 39' 19"E |
| L6         | 69.99'  | S68° 31' 04"E |
| L7         | 76.51'  | S25° 24' 23"E |
| L8         | 117.19' | S53° 09' 11"E |
| L9         | 107.33' | S36° 08' 32"E |
| L10        | 39.85'  | S25° 10' 40"E |
| L11        | 34.92'  | S87° 47' 06"W |
| L12        | 30.15'  | S75° 31' 44"W |
| L13        | 35.36'  | N51° 01' 09"W |
| L14        | 70.00'  | S83° 58' 51"W |
| L15        | 35.36'  | S38° 58' 51"W |
| L16        | 238.33' | N51° 03' 30"W |
| L17        | 30.48'  | S83° 58' 51"W |
| L18        | 35.36'  | N51° 01' 09"W |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L19        | 143.62' | S83° 58' 51"W |
| L20        | 19.17'  | S81° 25' 52"W |
| L21        | 19.17'  | S73° 28' 11"E |
| L22        | 143.62' | N83° 58' 51"E |
| L23        | 35.36'  | N38° 58' 51"E |
| L24        | 29.92'  | N35° 24' 53"W |
| L25        | 5.95'   | S83° 58' 51"W |
| L26        | 35.43'  | S38° 51' 40"W |
| L27        | 60.18'  | S75° 31' 44"W |
| L28        | 102.38' | S57° 13' 11"W |
| L29        | 84.36'  | S43° 54' 54"W |
| L30        | 57.57'  | S83° 58' 51"W |
| L31        | 247.57' | S6° 01' 09"E  |
| L32        | 184.20' | S19° 00' 05"E |
| L33        | 46.15'  | S31° 56' 41"W |
| L34        | 66.22'  | S48° 13' 29"E |
| L35        | 29.57'  | N51° 37' 42"E |
| L36        | 93.79'  | S43° 57' 29"E |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L37        | 87.02'  | S28° 05' 41"E |
| L38        | 81.74'  | N37° 09' 24"W |
| L39        | 126.05' | S86° 19' 47"W |
| L40        | 85.02'  | S39° 26' 24"W |
| L41        | 143.75' | N84° 55' 21"W |
| L42        | 40.07'  | S82° 12' 48"W |
| L43        | 155.64' | S55° 28' 38"W |
| L44        | 48.20'  | N34° 31' 22"W |
| L45        | 78.19'  | N78° 36' 58"W |
| L46        | 37.78'  | S24° 00' 55"E |
| L47        | 35.84'  | S6° 01' 09"E  |
| L48        | 55.54'  | S13° 09' 15"W |
| L49        | 33.88'  | N25° 11' 33"W |
| L50        | 35.84'  | N6° 01' 09"W  |
| L51        | 36.01'  | N11° 58' 37"E |

# FINAL PLAT WINDING CREEK ESTATES PHASE 3

BLOCK 4, LOTS 20-28  
BLOCK 3, LOTS 43-51

24.938 ACRES  
J.C. STUTEVILLE SURVEY, A-216  
BRAZOS COUNTY, TEXAS  
18 LOTS

SCALE 1" = 100'  
JULY 2020

#### OWNER/DEVELOPER:

Wellborn Winding Creek, LLC  
3000 Briarcrest Drive, Suite 302  
Bryan, TX 77802

#### SURVEYOR:

Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

ENGINEER:  
SCHULTZ  
Engineering, LLC

TPBE No. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
(979) 764-3900



**August 6, 2020**  
**Regular Agenda**  
**Rezoning – Summit Crossing Ph 3B & 3C PDD**

**To:** Planning & Zoning Commission

**From:** Jesse DiMeolo, Staff Planner

**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 T Townhouse to PDD Planned Development District on approximately 4 acres located at 3914 Alamosa Street, generally located west of Harvey Road and South of Summit Crossing Lane. Case # REZ2020-000005 (Note: Final action of this item will be considered at the August 27, 2020 City Council Meeting – Subject to change).

**Recommendation:** Staff recommends approval of the rezoning request and associated concept plan.

**Summary:** The applicant has proposed a PDD Planned Development District with a base zoning of GS General Suburban for approximately 4 acres located in the Summit Crossing Subdivision. The rezoning from T Townhouse to PDD is intended to address changes in the market and provide small-lot single-family homes intended as starter homes for families.

**REZONING REVIEW CRITERIA**

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as Urban. The Comprehensive Plan generally describes urban land uses as areas with a very intense level of development activities that tend to consist of townhomes, duplexes, and high-density apartments. The applicant is proposing a base zoning of GS General Suburban with modifications to setbacks and lots widths to remain consistent with the dense residential land uses identified in the urban designation of 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 adjacent to PDD Planned Development District zoning to the southwest that allows townhomes and duplexes, R Rural to the west, parkland and open space to the east that was dedicated to the City as Summit Crossing Park, and T Townhouse to the north. Much of the surrounding property is previous phases of the Summit Crossing Subdivision that consists of townhomes and duplexes. The proposed PDD zoning, allowing for small-lot, single-family detached homes, is compatible with the neighboring residential uses.

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

The applicant is proposing to rezone approximately 4 acres that are primarily located on Alamosa Street and Buena Vista. These areas are part of the larger Summit Crossing development and are suitable for development, fitting into the surrounding neighborhood and having access to Harvey Road.

**4. Whether there is available water, sanitary sewer, storm water, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:**

Water and sanitary sewer service are provided by the City of College Station. Water, sanitary sewer, drainage and transportation infrastructure were constructed with the previous phases of Summit Crossing. No new utility lines will be needed with this development. Due to the change from the more dense T Townhouse zoning to a GS General Suburban base zoning, there will be a decrease in anticipated water and sewer demands from the development than were previously accounted for and acceptable. Likewise, the anticipated traffic demand is a decrease from the originally proposed T Townhouse zoning.

**5. The marketability of the property:**

The property can be marketed under the current zoning of T Townhouse which allows for denser single-family attached residences. The applicant is requesting the PDD to allow for small-lot detached single-family homes with the intent of marketing these as affordable starter homes for families.

**REVIEW OF CONCEPT PLAN**

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

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

**Purpose, Intent and Community Benefit:**

The City's Comprehensive Plan establishes the intent of this area developing as an urban environment with an intense level of density for residential development that places residents in close proximity to



commercial corridors along Harvey Road and FM 158.

The applicant proposes the following enhancements in exchange for the requested modifications listed in the next section. Comparable densities to townhouse development will be required to meet the qualifications of the urban land use designation. The proposed PDD rezoning will result in approximately 9 dwelling units per acre compared to 10.75 dwelling units per acre for the current T townhouse zoning. This provides a density higher than the maximum allowed for GS General Suburban (8 dwelling units per acre) and slightly less than the current density of 10.75 dwelling units per acre. Another proposed community benefit is that each lot will be required to have a two car garage and a driveway minimum geometry of 18 feet wide by 20 feet deep. This will help meet the future parking demands of the community.

#### **Base Zoning District:**

The PDD Planned Development District zoning includes the following base zoning district and all requirements associated with the base zoning district shall apply except where specifically modified herein. The PDD Planned Development District zoning includes **base zoning district of GS General Suburban** with modifications (for the areas highlighted in the Concept Plan) to realize the high density, single-family residential proposal.

**Modifications:** The requested modifications are as follows:

- **Section 12-5.2 Residential Dimensional Standards**
  - Modifications to the General Suburban standards for the PDD Planned Development District area.

|                          | GS   | Proposed PDD |
|--------------------------|------|--------------|
| Min. Lot Width           | 50'  | 40'          |
| Min. Front Setback(H)    | 25'  | 20'          |
| Min. Side Setback        | 7.5' | 5'           |
| Max. Dwelling Units/Acre | 8    | 9            |

#### **Floodplain & Detention:**

This tract of land does not lie within the FEMA floodplain. Existing detention was constructed with the initial phase of Summit Crossing to adequately discharge site runoff to pre-development runoff rates. This proposed development will capture surface runoff and convey it, via existing underground storm sewer systems, to the existing detention facilities.

#### **Parkland:**

Parkland consisting of 8.81 acres was dedicated to the City of College Station in neighborhood park phase one of the Summit Crossing development, volume 9490, page 296. No additional land dedication is proposed with the PDD.

**STAFF RECOMMENDATION**

Staff recommends approval of the PDD Planned Development District rezoning request and associated Concept Plan.

**SUPPORTING MATERIALS**

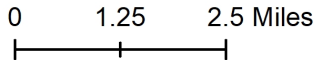
1. Vicinity, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Concept Plan



VICINITY MAP



SUMMIT CROSSING PHASE 3B & 3C  
REZ2020-000005







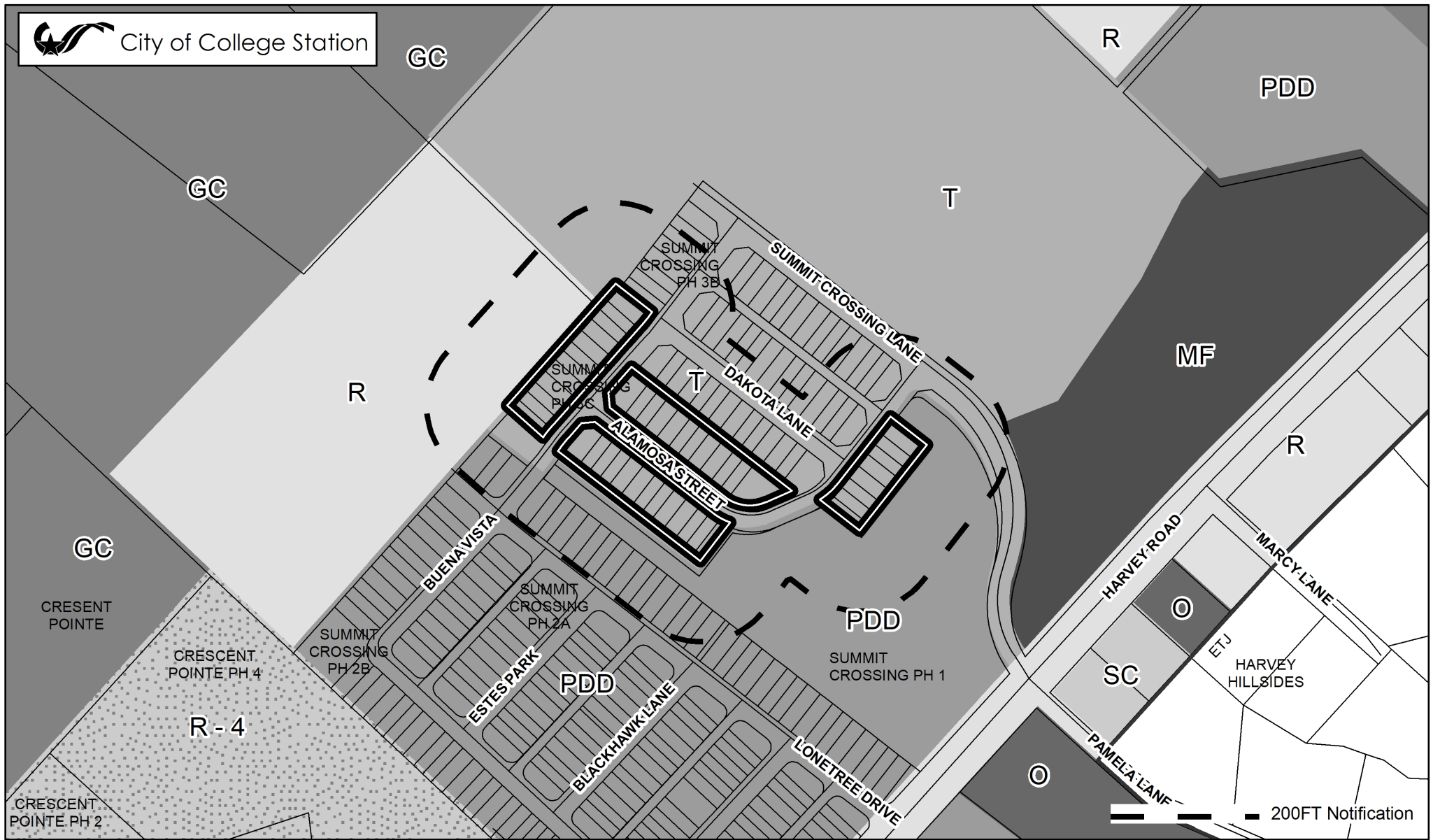
0 340 680 Feet

**SUMMIT CROSSING PHASE 3B & 3C**

Case:  
REZ2020-000005

**REZONING**





**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          |



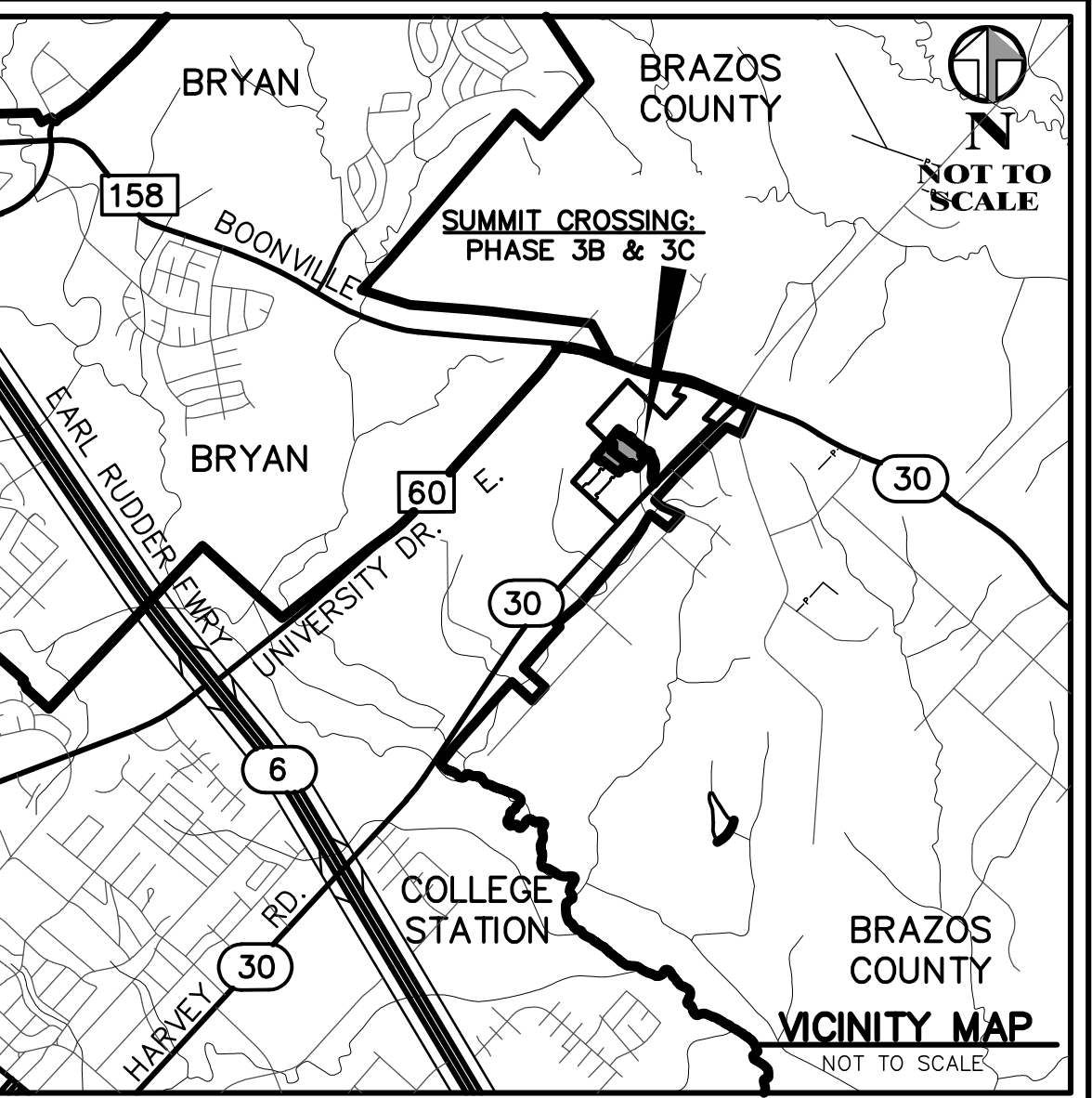
0 340 680 Feet

**SUMMIT CROSSING PHASE 3B & 3C**

Case:  
REZ2020-000005

**REZONING**





THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- COMMUNITY PANEL NO. 48041C 0220F, APRIL 2, 2014.

2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.

4. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.

5. THE EXISTING USE OF THIS TRACT IS VACANT.

6. FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:

- R = RURAL
- E = ESTATE
- O = OFFICE
- D = DUPLEX
- GC = GENERAL COMMERCIAL
- RS = RESTRICTED SUBURBAN
- GS = GENERAL SUBURBAN
- PDD = PLANNED DEVELOPMENT DISTRICT
- WDS = WELLBORN GENERAL SUBURBAN

7. AREAS DESIGNATED AS SINGLE FAMILY DETACHED SHALL CONFORM TO GENERAL SUBURBAN ZONING DISTRICT AND USES AND ALL DIMENSIONAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:

- MINIMUM FRONT SETBACK REDUCED FROM 25' TO 20' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
- MINIMUM SIDE SETBACK REDUCED FROM 7.5' TO 5' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
- MINIMUM LOT WIDTH OF 40'.
- MAXIMUM ALLOWABLE DENSITY IS 9 DWELLING UNITS PER ACRE;

8. PROPOSED BUILDING HEIGHTS WILL CONFORM WITH GENERAL SUBURBAN STANDARDS.

9. EACH LOT WILL BE REQUIRED A TWO (2) CAR GARAGE AND A DRIVEWAY WITH A MINIMUM GEOMETRY OF 18 FEET WIDE BY 20 FEET DEEP. ON-STREET PARKING IS RESTRICTED TO ONE SIDE OF THE ROAD PER ORDINANCE.

| BOUNDARY CURVE TABLE |         |             |            |               |              |
|----------------------|---------|-------------|------------|---------------|--------------|
| CURVE                | RADIUS  | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1                   | 375.00' | 3°55'02"    | 25.64'     | S 39°41'00" W | 25.63'       |
| C2                   | 425.00' | 4°45'23"    | 35.28'     | S 39°15'50" W | 35.27'       |
| C3                   | 375.00' | 4°45'23"    | 31.13'     | N 39°15'50" E | 31.12'       |
| C4                   | 150.00' | 18°46'25"   | 48.89'     | S 61°36'41" E | 48.67'       |
| C5                   | 100.00' | 61°32'54"   | 107.42'    | N 83°02'58" W | 102.33'      |
| C6                   | 175.00' | 19°39'21"   | 60.03'     | N 47°52'52" E | 59.74'       |



 SURVEYED BY: KERR SURVEYING, LLC  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

BLOCK THREE, LOTS 1-8 & BLOCK FOUR, LOTS 15-26  
BLOCK FIVE, LOTS 9-20 & BLOCK SIX, LOTS 1-13  
**TOTAL: 4.187 ACRES**  
J.W. SCOTT SURVEY, A-49  
COLLEGE STATION, BRAZOS COUNTY, TEXAS



POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: [civil@rmengineer.com](mailto:civil@rmengineer.com)

OFFICE - (979) 764-0704  
FAX - (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-469.

|                                                                                                                                                                            |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>LANDOWNER INFORMATION</b><br>DWS DEVELOPMENT, INC.<br>c/o DAVID SCARMARDO<br>P.O. BOX 4508<br>BRYAN, TX 77803<br>OFF: (979) 229-5118<br>EMAIL: DAVID@DWSDEVELOPMENT.COM |                       |
| FILENAME: 0732R21A                                                                                                                                                         | SCALE: 1"=40'         |
| SUBMITTED DATE: 6/17/20                                                                                                                                                    |                       |
| REVISIONS: 7/2/20, 7/21/20                                                                                                                                                 |                       |
| DRAWN BY: R.A.M.                                                                                                                                                           | CHECKED BY: BRAD KERR |
| FIELD BOOK: N/A                                                                                                                                                            | PAGES: N/A            |
| <b>RME CONSULTING ENGINEERS</b><br>CLIENT NO. PROJECT NO.                                                                                                                  |                       |
| <b>298 - 0732</b>                                                                                                                                                          |                       |



## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: August 6, 2020

Advertised Council Hearing Date: August 27, 2020

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:

Summit Crossing HOA

Property owner notices mailed: 39  
Contacts in support: None at the time of this report  
Contacts in opposition: None at the time of this report  
Inquiry contacts: Seven at the time of this report

### ADJACENT LAND USES

| Direction | Comprehensive Plan | Zoning                           | Land Use    |
|-----------|--------------------|----------------------------------|-------------|
| North     | Urban              | T Townhouse                      | Undeveloped |
| South     | Urban              | PDD Planned Development District | Townhomes   |
| East      | Urban              | T Townhouse and MF Multi Family  | Undeveloped |
| West      | Urban              | R Rural                          | Undeveloped |

### DEVELOPMENT HISTORY

**Annexation:** 1980  
**Zoning:** A-O Agricultural Open upon annexation  
Rezoned from A-O to PDD Planned Development District (2003)  
Rezoned from PDD to T Townhouse (2016)  
**Final Plat:** FP2016-000043 (Phase 3B, Block 3)  
FP2016-000044 (Phase 3C, Blocks 4-6)  
**Site development:** Summit Crossing Phase 3B, Block 3 is undeveloped  
Summit Crossing Phase 3B, Blocks 1, 2, and 4 have townhomes under construction  
Summit Crossing Phase 3C, Blocks 4-6 are undeveloped

**REZONING SUPPORTING INFORMATION  
SUMMIT CROSSING – PHASE 3B & 3C**

**REQUIRED INFORMATION:**

**AREA CONDITIONS:**

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

The desired zoning would change the use of the proposed property from Townhomes – Single-Family (attached) to Single-Family (detached).

**COMPATIBILITY:**

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

This use and nature of development would conform to existing developments within the Summit Crossing development areas. Density of the proposed area will be similar in nature, Urban in nature, and consistent with the remainder of the Summit Crossing subdivision.

**COMPREHENSIVE PLAN:**

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

Yes. The current Townhome zoning has a base districts of Urban. The proposed zoning change would accommodate high-density residential that is comparable in nature and style.

**REZONING SUITABILITY:**

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

This type of development is a compatible fit for the existing uses adjacent and comparable to the surrounding existing developments.

**CURRENT SUITABILITY:**

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

Provide affordable “starter” homes for single-family uses.

**PROPERTY MARKETABILITY:**

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

Provide affordable “starter” homes for single-family uses.

**OTHER REASONS:**

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

The proposed PD Zoning and Concept Plan will generate the following desirable conditions and are as follows: (1) High-density Single-Family (attached) and consistent and supported by the existing infrastructure; (2) accommodate development similar in characteristic to the surrounding Summit Crossing subdivision and provide transitional zoning to neighboring developments (single-family to Multi-family, Office & Retail which are located within the regional area);



**REZONING SUPPORTING INFORMATION  
SUMMIT CROSSING – PHASE 3B & 3C**

**CONCEPT PLANS:**

**BUILDING HEIGHTS:**

*Provide the range of future building heights.*

Conform with Single-Family (detached) residential standards.

**PROPOSED DRAINAGE:**

*Provide a general statement regarding the proposed drainage.*

Existing detention was provided/construction with the initial phase to adequately discharge site runoff to pre-development runoff rates. This proposed development will capture surface runoff and convey it, via underground storm sewer systems, to the existing detention facilities.

**VARIOUS SOUGHT:**

*List the general bulk or dimensional variations sought.*

**Setbacks**

Single-Family Land Uses – Areas designated as single family detached shall conform to General Suburban zoning district land uses and all dimensional standards with the following exceptions:

- Minimum front setback reduced from 25' to 20'.
- Minimum side setback reduced from 7.5' to 5'.
- Minimum lot width of 40'.

**COMMUNITY BENEFITS:**

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

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

- Comparable densities with the approved Townhomes (single family-attached) to Single Family-detached with an actual density of 10.75 dwelling units per acre to approximately 9 DU/acre.
- Attached and/or detached two car garages are required with each dwelling unit.

**SUSTAINED STABILITY:**

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

This use and nature of development will generally conform to existing development that is adjacent.

**CONFORMITY:**

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

**REZONING SUPPORTING INFORMATION  
SUMMIT CROSSING – PHASE 3B & 3C**

Same as “Sustained Stability”.

**COMPATIBILITY w/USE:**

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

Same as “Sustained Stability”.

**ACCESS TO STREETS:**

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

Full access will be provided via Buena Vista, Alamosa Street & Summit Crossing Ln. These streets have access to Harvey Road East (SH 30).

**PUBLIC IMPROVEMENTS:**

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

Water and sanitary sewer is currently constructed and is provided by the City of College Station.

**PUBLIC HEALTH:**

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

Same as “Sustained Stability”.

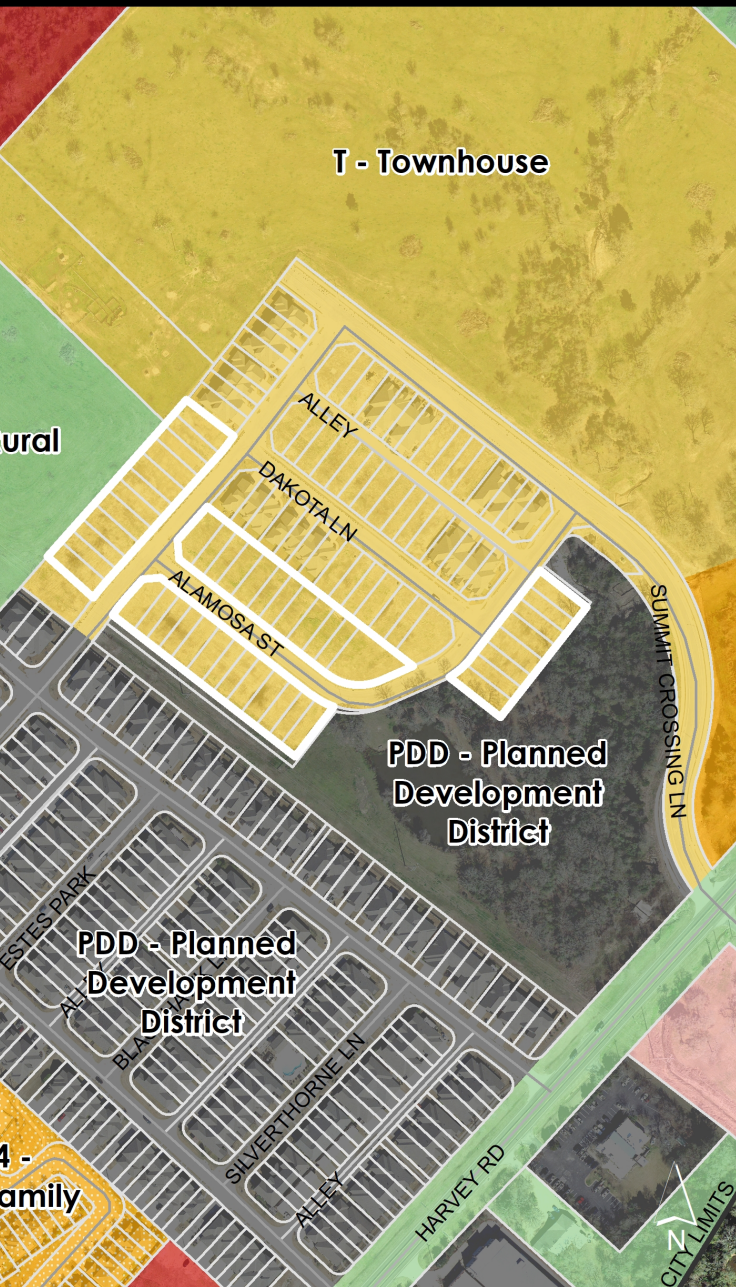
**SAFETY:**

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

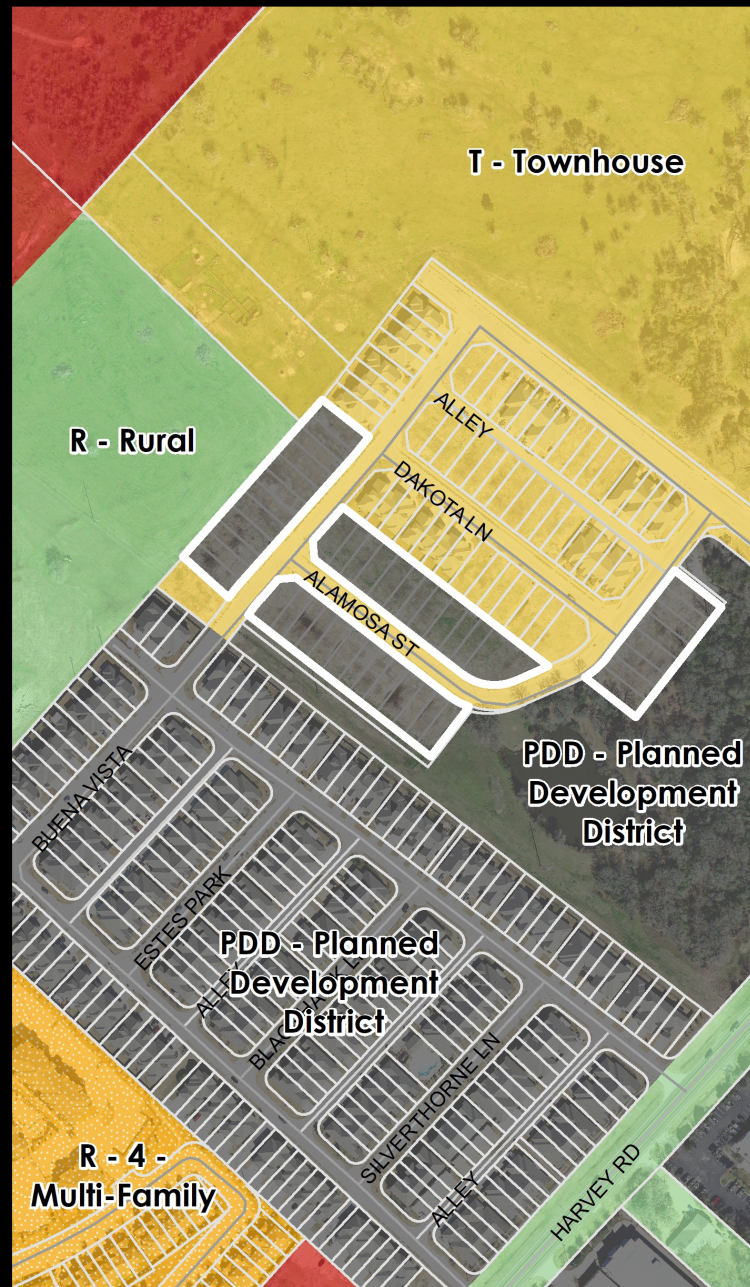
The total peak generation, anticipated for this project, is approximately 37.7 trips/hour. This is well within the capacity of the surrounding roadway infrastructure.



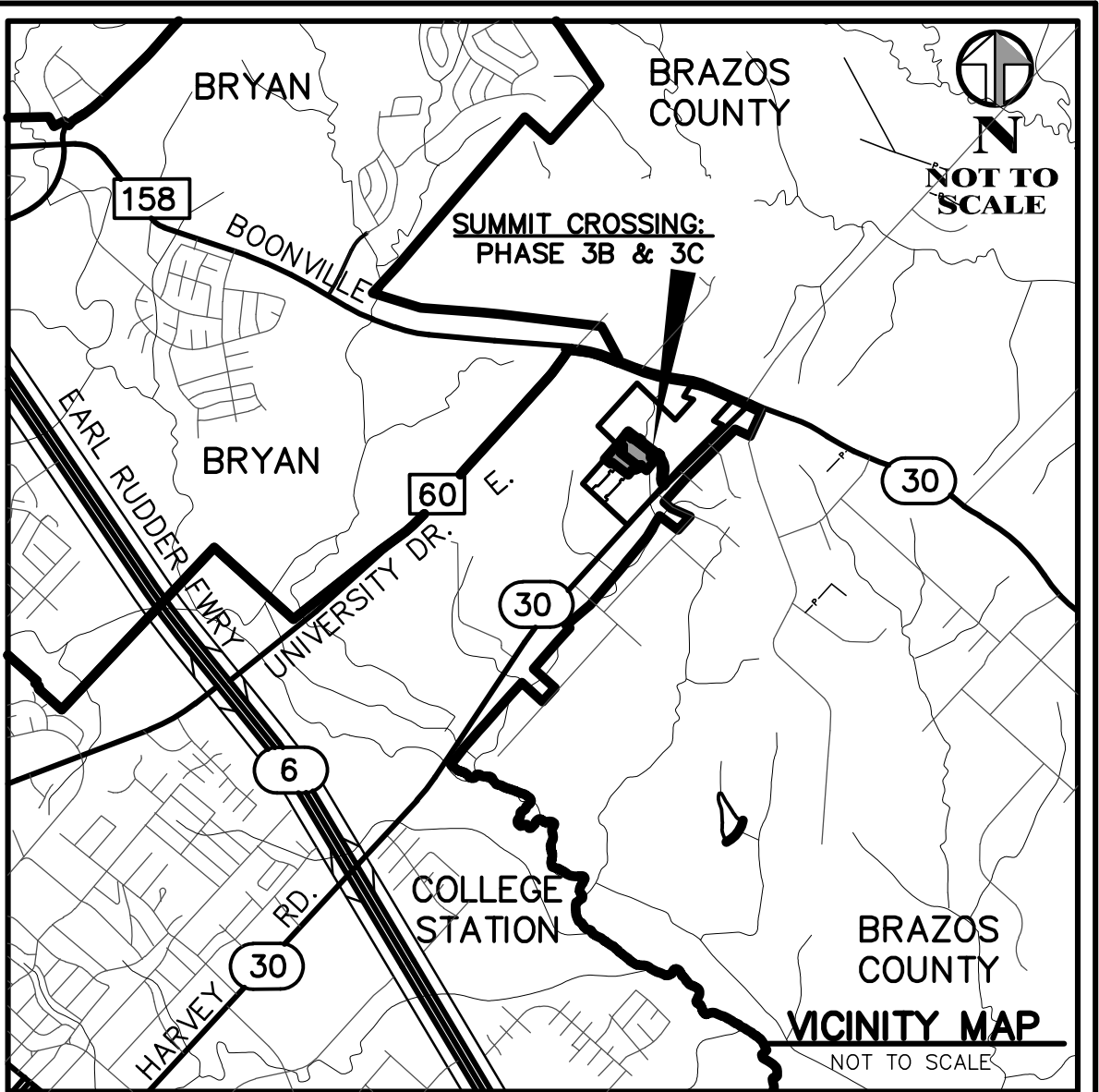
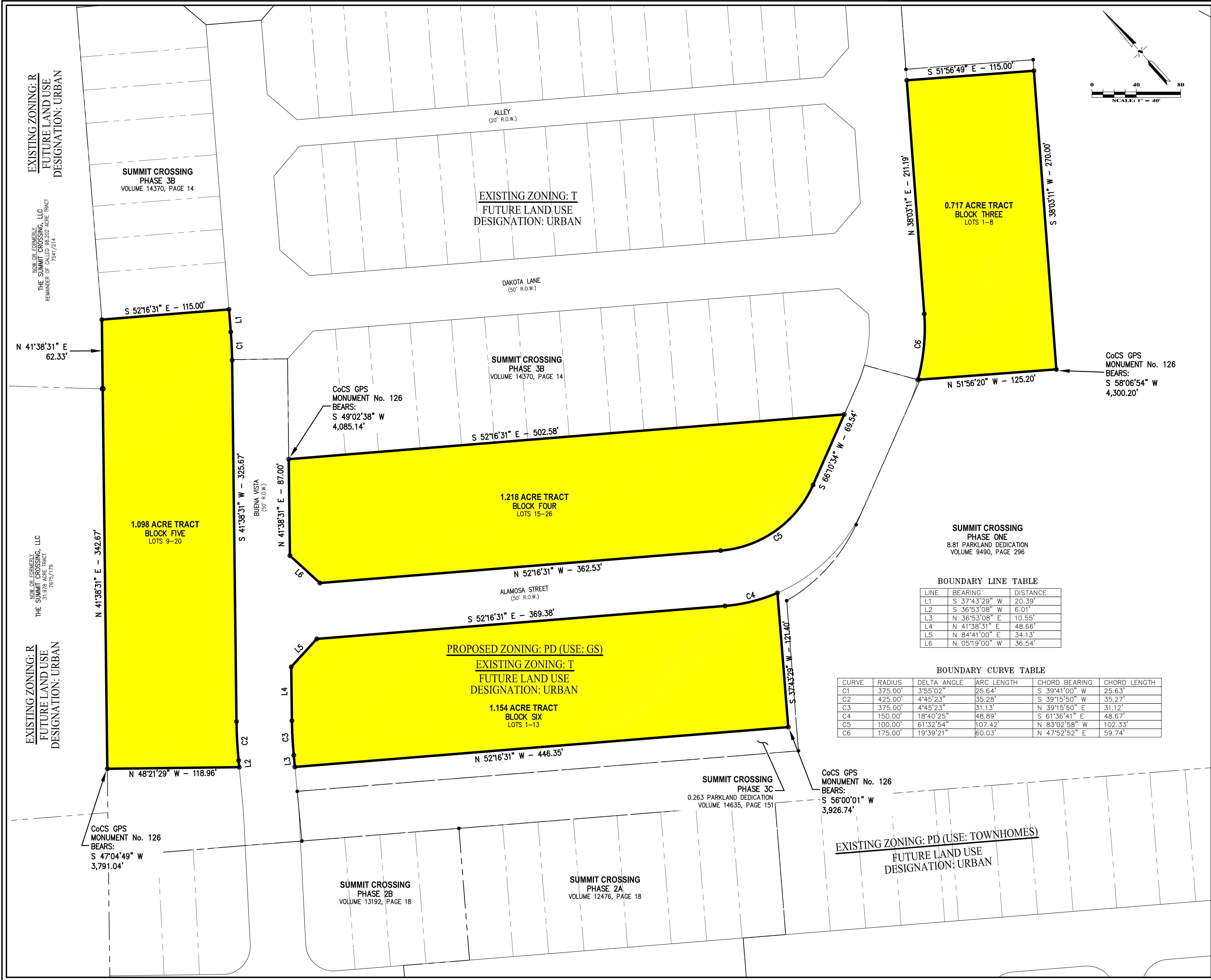
## EXISTING Zoning



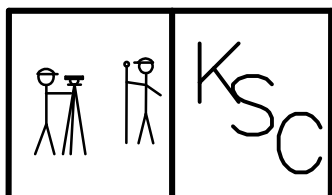
## PROPOSED Zoning







- REZONING NOTES:**
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0220F, APRIL 2, 2014.
  - BASIS OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
  - THE EXISTING USE OF THIS TRACT IS VACANT.
  - FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:  
R = RURAL  
E = ESTATE  
O = OFFICE  
D = DUPLEX  
GC = GENERAL COMMERCIAL  
RS = RESTRICTED SUBURBAN  
GS = GENERAL SUBURBAN  
PDD = PLANNED DEVELOPMENT DISTRICT  
WGS = WELLBORN GENERAL SUBURBAN
  - AREAS DESIGNATED AS SINGLE FAMILY DETACHED SHALL CONFORM TO GENERAL SUBURBAN ZONING DISTRICT LAND USES AND ALL DIMENSIONAL STANDARDS WITH THE FOLLOWING EXCEPTIONS:
    - MINIMUM FRONT SETBACK REDUCED FROM 25' TO 20' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
    - MINIMUM SIDE SETBACK REDUCED FROM 7.5' TO 5' TO CONFORM WITH PREVIOUSLY APPROVED MODIFICATIONS.
    - MINIMUM LOT WIDTH OF 40'.
    - MAXIMUM ALLOWABLE DENSITY IS 9 DWELLING UNITS PER ACRE;
  - PROPOSED BUILDING HEIGHTS WILL CONFORM WITH GENERAL SUBURBAN STANDARDS.
  - EACH LOT WILL BE REQUIRED A TWO (2) CAR GARAGE AND A DRIVEWAY WITH A MINIMUM GEOMETRY OF 18 FEET WIDE BY 20 FEET DEEP. ON-STREET PARKING IS RESTRICTED TO ONE SIDE OF THE ROAD PER ORDINANCE.

 SURVEYED BY: KERR SURVEYING, LLC  
409 NORTH TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

## PD CONCEPT PLAN

OF

# SUMMIT CROSSING

## PHASE 3B & 3C

BLOCK THREE, LOTS 1-8 & BLOCK FOUR, LOTS 15-26  
BLOCK FIVE, LOTS 9-20 & BLOCK SIX, LOTS 1-13  
**TOTAL: 4.187 ACRES**  
J.W. SCOTT SURVEY, A-49  
COLLEGE STATION, BRAZOS COUNTY, TEXAS



POST OFFICE BOX 9253  
COLLEGE STATION, TEXAS 77842  
EMAIL: civil@rmengineer.com

OFFICE - (979) 764-0704  
FAX - (979) 764-0704  
TEXAS FIRM REGISTRATION No. F-4695

**LANDOWNER INFORMATION**  
DWS DEVELOPMENT, INC.  
c/o DAVID SCARMARDO  
P.O. BOX 4508  
BRYAN, TX 77803  
OFF: (979) 229-5118  
EMAIL: DAVID@DWSDEVELOPMENT.COM

FILENAME: 0732R22A | SCALE: 1"=40'  
SUBMITTED DATE: 6/17/20  
REVISIONS: 7/2/20, 7/21/20

DRAWN BY: R.A.M. | CHECKED BY: BRAD KERR  
FIELD BOOK: N/A | PAGES: N/A

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**298 - 0732**