



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 287 510 910 141 59 | Passcode: S2Dc7PU7

Phone: 833-240-7855 | Phone Conference ID: 608 651 190#

The City Council may or may not attend this meeting.

August 20, 2026

6:00 PM

City Hall Council Chambers

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

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

2. Hear Visitors.

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

3. Consent Agenda

All matters listed under the Consent Agenda are considered routine by the meeting body and will be enacted by one motion. 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 meeting body regarding one or more items on the Consent Agenda may address the meeting body at this time as well. If any member desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. August 6 2026

Speaker Protocol

An individual who desires to address the Planning & Zoning Commission regarding any agenda item must register with the Commission Secretary two (2) hours before the meeting being called to order. Individuals shall register to speak or provide written comments at <https://forms.cstx.gov/Forms/CSCouncil> or provide a name and phone number by calling 979-764-3570. 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. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. Comments should not personally attack other speakers, Commissioners, or staff. Each speaker's remarks are limited to three

(3) minutes. Any speaker addressing the Planning & Zoning Commission using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

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

5. Regular Agenda.

- 5.1. Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.3.E.6 'Dead-End Streets' and public hearing, presentation, discussion, and possible action regarding a Final Plat for Southland Addition, Lot 23R, Block 1, being a Replat of Southland Addition Lots 23 and 24, Block 1 and a 0.057-acre portion of O.M. Ball's Subdivision, Lots C and D, on approximately 0.306 acres of land, generally located at the terminus of Southland Street.

Sponsors: Gabriel Schrum

Attachments: 1. Staff Report
2. Waiver Request
3. Replat

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

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

- Thursday, August 27, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, September 3, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, September 10, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, September 17, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on August 13, 2026 at 5:00 p.m.



City Secretary

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

**Minutes
Planning and Zoning Commission
Regular Meeting
August 6, 2026**

COMMISSIONERS PRESENT: Chairperson Jason Cornelius, Aron Collins, Tre Watson, Marcus Chaloupka, David Higdon, Michael Buckley, and Warren Finch (via TEAMS)

COUNCILMEMBERS PRESENT: William Wright

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Long Range Planning Administrator Christine Leal, Staff Planners Garrett Segraves and Joe Allen, Senior Assistant City Attorney Aaron Longoria, Development Coordinator Kristen Hejny, and Technology Services Specialist Jeremy Halling

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- July 16, 2026

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

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

Agenda Items #5.1 and #5.2 were heard together.

- 5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Business Center to General Commercial for approximately 106 acres generally located east of the intersection of Midtown Drive and Corporate Parkway. Case #CPA2026-000009

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A , Unified Development Ordinance, Article 4, “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from M-1 Light Industrial to GC General Commercial for approximately 92.88 acres generally located east of the intersection of Midtown Drive and Corporate Parkway. Case #REZ2026-000010

Senior Planner Howell presented the Comprehensive Plan Amendment and rezoning requests, recommending approval of both.

Commissioner Collins asked whether baseball field developments require GC General Commercial zoning.

Senior Planner Howell explained that the GC General Commercial zoning district permits a broader range of commercial uses, including sports fields, which are not permitted in the M-1 Light Industrial zoning district.

Chairperson Cornelius asked whether the surrounding property would retain its M-1 Light Industrial zoning.

Senior Planner Howell confirmed that the surrounding property would remain M-1 Light Industrial.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Commissioner Chaloupka moved to recommend approval of the Comprehensive Plan Amendment, Commissioner Buckley seconded the motion; the motion passed 7-0.

Commissioner Chaloupka moved to recommend approval of the rezoning, Commissioner Buckley seconded the motion; the motion passed 7-0.

- 5.3 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from PDD Planned Development District to T Townhouse on approximately 9.75 acres generally located west of the intersection of Harvey Road and Boonville Road. Case #REZ2026-000002

Staff Planner Segraves presented the rezoning to the Commission recommending approval.

Commissioner Watson asked about the target audience for the development.

Staff Planner Segraves deferred the question to the applicant.

Commissioner Collins asked about the adjacent property uses.

Staff Planner Segraves confirmed that the property is bordered by a multi-family development and a convenience store.

Chairperson Cornelius asked for clarification regarding the proposed TH Townhouse zoning.

Staff Planner Segraves explained that the existing PDD Planned Development District zoning was intended for duplex development, the developer is now proposing townhomes.

Jesse Durden, Applicant, Caprock Development, was available to address questions from the Commission.

Commissioner Higdon asked for clarification on tree preservation for the development.

Mr. Durden clarified that tree removal has not yet been discussed.

Commissioner Watson asked for the target audience of the development.

Mr. Durden clarified the development will be townhomes.

Commissioner Watson asked if there are any plans to widen Harvey Road.

Administrator Schubert stated that the Texas Department of Transportation (TxDOT) and Brazos County are developing a conceptual design for widening Harvey Road within the next ten years.

Commissioner Chaloupka asked whether Sara Lane would be extended into the development.

Mr. Durden clarified that Sara Lane would continue to Ascend Lane to align the roadways.

Chairperson Cornelius opened the public hearing.

Steve Smith, Summit Crossing Subdivision, College Station, addressed the Commission with concerns of tree preservation within the development.

Chairperson Cornelius closed the public hearing.

Commissioner Chaloupka asked about the northern corner of the development and its exclusion from the rezoning.

Staff Planner Segraves explained that the exclusion resulted from an initial GIS drawing error and that the corner will be correctly shown as GC General Commercial with approval of the TH Townhouse rezoning.

Chairperson Cornelius asked if the adjacent townhouse and multi-family developments are currently undeveloped.

Staff Planner Segraves confirmed the surrounding properties are currently undeveloped.

Chairperson Cornelius asked for clarification on the Harvey Road widening plan.

Administrator Schubert confirmed that the widening is included in TxDOT's 10-year plan.

Commissioner Collins asked if a PDD Planned Development District zoning guarantees tree preservation.

Staff Planner Segraves clarified that PDD zoning does not guarantee preservation of trees or vegetation.

Commissioner Collins asked for clarification that water mitigation plans will be evaluated by staff during the site planning process.

Staff Planner Segraves confirmed that water mitigation plans will be evaluated by staff during the site planning process.

Commissioner Watson moved to recommend approval of the rezoning, Commissioner Higdon seconded the motion; the motion passed 7-0.

- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Active Transportation Master Plan to remove the future extension of Corporate Parkway, a Major Collector, between Midtown Drive and William D. Fitch Parkway including associated future bike lanes and sidewalks along with the realignment of the future Spring Creek trail to the existing Lick Creek trail. Case #CPA2026-000010

Administrator Schubert presented the Comprehensive Plan Amendment to the Commission recommending approval.

Commissioner Higdon asked about the removal of the future Corporate Parkway extension and its original alignment.

Administrator Schubert explained that the extension was originally planned to loop around the property through an undeveloped area.

Commissioner Higdon asked whether ballpark traffic would be limited to Midtown Drive.

Administrator Schubert confirmed the ballpark traffic would utilize Midtown Drive.

Commissioner Watson asked whether Lakeway Drive would be expanded.

Administrator Schubert stated that the Traffic Impact Analysis (TIA) identified potential intersection congestion and the need for improvements along William D. Fitch Parkway, with additional connections anticipated in the future.

Commissioner Chaloupka asked whether intersection improvements would occur as part of the ballpark construction.

Administrator Schubert clarified that the TIA did not identify any intersection improvements associated with the baseball field construction.

Commissioner Chaloupka expressed concern regarding potential future intersection improvements.

Commissioner Collins asked whether the Lick Creek Park trail would be impacted.

Administrator Schubert confirmed that it would not.

Commissioner Collins asked whether the ballparks would create a need for a connection between Midtown Drive and Spearman Drive.

Administrator Schubert stated that a connection between Midtown Drive and Pebble Creek is anticipated.

Chairperson Cornelius expressed concerns regarding additional development, the removal of planned connections, and potential traffic impacts.

Director Armstrong clarified that if the Commission shares concerns about the Comprehensive Plan Amendment, staff can provide those comments to the City Council.

Commissioner Higdon asked whether the removal was intended to expedite ballpark construction or maintain continuity with bicycle and pedestrian paths.

Administrator Schubert explained that the removal was related to development activities associated with platting, Comprehensive Plan Amendments, and the Thoroughfare Plan.

Chairperson Cornelius opened the public hearing.
No visitors spoke.

Chairperson Cornelius closed the public hearing.

The Commission shared general concerns about traffic impacts.

Commissioner Chaloupka moved to recommend approval of the Comprehensive Plan Amendment, Commissioner Buckley seconded the motion; the motion passed 7-0.

- 5.5 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Chapter 2 “Administration,” Article I “In General,” Section 2-3 “City Boards, Commissions, and Committees,” and Appendix A, Unified Development Ordinance, Article 2 “Development Review Bodies,” Sections 2.1.B.1 “Appointments” and 2.6 “Bicycle, Pedestrian, and Greenways Advisory Board,” Article 3 “Development Review Procedures,” Section 3.5.C “Concept Plan Approval Process,” Article 8 “Subdivision Design and Improvements,” Sections 8.3.K.2 “Required Sidewalks,” 8.3.K.3 “Sidewalk Exceptions,” 8.3.L.2 “Timing,” 8.3.V.1 “General Requirements,” and 8.4.T “Private Streets and Gating of Roadways,” and Article 11 “Definitions,” Section 11.2 “Defined Terms” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections related to the name, membership, and duties of the Bicycle, Pedestrian, and Greenways Advisory Board and references to the Bicycle, Pedestrian, and Greenways Master Plan. Case #ORDA2026-000010

Staff Planner Allen presented the Comprehensive Plan Amendment to the Commission recommending approval.

Commissioner Higdon asked where oversight would reside following removal of the Environmental/Ecological Sciences position.

Staff Planner Allen explained that oversight of greenways and floodplains has been transferred to the Parks and Recreation Department.

Director Armstrong clarified that the listed qualifications are not specific positions, but desired areas of expertise for Board representation.

Commissioner Buckley asked about the proposed Board name change.

Staff Planner Allen explained that the broader name reflects a wider range of transportation modes and alternatives and aligns with the City’s adoption of the Active Transportation Plan.

Commissioner Buckley requested staff define “micromobility”.

Staff Planner Allen explained that micromobility includes electric scooters, bicycles, unicycles, and other transportation modes with automated components.
Chairperson Cornelius expressed concern that the new Board name could cause confusion.

Staff Planner Allen reiterated that the name change aligns with the City's Active Transportation Plan.

Commissioner Chaloupka asked about adding event and program management as a Board qualification.

Staff Planner Allen explained that the goal is to encourage additional community events.

Commissioner Chaloupka asked whether this would overlap with the Parks and Recreation Department.

Staff Planner Allen clarified that while staff and the Board collaborate with Parks and Recreation on events, the proposed events would be specific to the Board.

Director Armstrong further clarified that position requirements are not actual positions, but more a background in certain criteria to serve as a representative on the Board.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Commissioner Collins moved to recommend approval of the ordinance amendment, Commissioner Watson seconded the motion; the motion passed 7-0.

6. Informational Agenda

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

There was no discussion.

- 6.2 Presentation and discussion regarding an update on items heard:

- An ordinance amending the Comprehensive Plan by amending the Future Land Use & Character Map from General Commercial to Urban Residential for approximately 7.2 acres generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. The Planning and Zoning Commission heard this item on June 18, 2026, and voted (4-2) to recommend approval. The City Council heard this item on July 9, 2026, and voted (7-0) to approve the request.
- A rezoning request for approximately 8.029 acres of land from GC General Commercial & OV Corridor Overlay to MF Multi-Family (7.20 acres) & NAP Natural Areas Protected (0.829 acres) generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. The

Planning and Zoning Commission heard this item on June 18, 2026, and voted (4-2) to recommend approval. The City Council heard this item on July 9, 2026, and voted (7-0) to approve the request.

- An ordinance amending Appendix A, Unified Development Ordinance, Article 6 “Types of Use”, Section 6.3.C “Use Table” and Section 6.4 “Specific Use Standards” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to use requirements and specific standards for Vehicular Sales within the WPC Wolf Pen Creek District. The Planning and Zoning Commission heard this item on June 18, 2026, and voted (1-5) to recommend approval, resulting in a recommendation of denial forwarded to City Council. The City Council heard this item on July 9, 2026, and voted (4-3) to approve the request.

There was no discussion.

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

- Thursday, August 13, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, August 20, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 27, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, September 3, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.4 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, and Impact Fee Advisory Committee.

Commissioner Higdon asked for the original intent of the Design Review Board and BioCorridor Board.

7. **Discussion and possible action on future agenda items.**

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:54 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services



**Final Plat
of
Southland Addition Lot 23R Block 1
Being a Replat
of
Southland Addition, Lot 23 and Lot 24, Block 1
FP2025-000024**

Scale	1 residential lot on approximately 0.306 acres
Location	Generally, at the termination of Southland St and Oney Hervey Dr in the City of College Station
Property Owner	D CONTRERAS ENTERPRISES LTD
Applicant	Kerr Surveying
Project Manager	Gabriel Schrum, Staff Planner gschrum@cstx.gov
Project Overview	This plat will consolidate two residential lots and a small remainder of another tract into one lot. There is a large amount of flood plain and associated drainage easements found on these lots. The property is in the City limits and zoned General Suburban. The property is subject to UDO Section 8.3.E.6 'Streets - Dead-End Streets 'and the applicant is required to provide temporary turnarounds for stubs of more than one hundred (100) feet in length or the depth of one (1) lot, whichever is less. Dead-end streets are prohibited except for short stubs to permit future extensions. The two lots are respectively 44' and 50' in width and approximately 123' in depth. The applicant has provided the required supporting information and plat exhibit demonstrating the issue of meeting the outlined standards. Discretionary approval is needed to waive the requirement for this turnaround and instead provide the road extension as proposed.
Preliminary Plan	Not required
Public Infrastructure	4 linear feet of sewer line, 12 linear feet of water line, and 27' of pavement along Southland St.
Parkland Dedication	Not required
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	The proposed plat meets the minimum requirements of the subdivision regulations for lots within the General Suburban zoning district and requirements of UDO Section 8.3 with one exception: 1) the

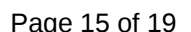
	requirement for a temporary turnaround or compliant alternative at the end of the dead end street.
Public Input	None
Staff Recommendation	Approval of the waiver to allow for an exception to UDO Section 8.3.E.6 'Streets - Dead-End Streets ' for Lot 23R to not provide a temporary turnaround and to instead provide an approximately 27' x 40' section of pavement of Southland St in front of the lot.

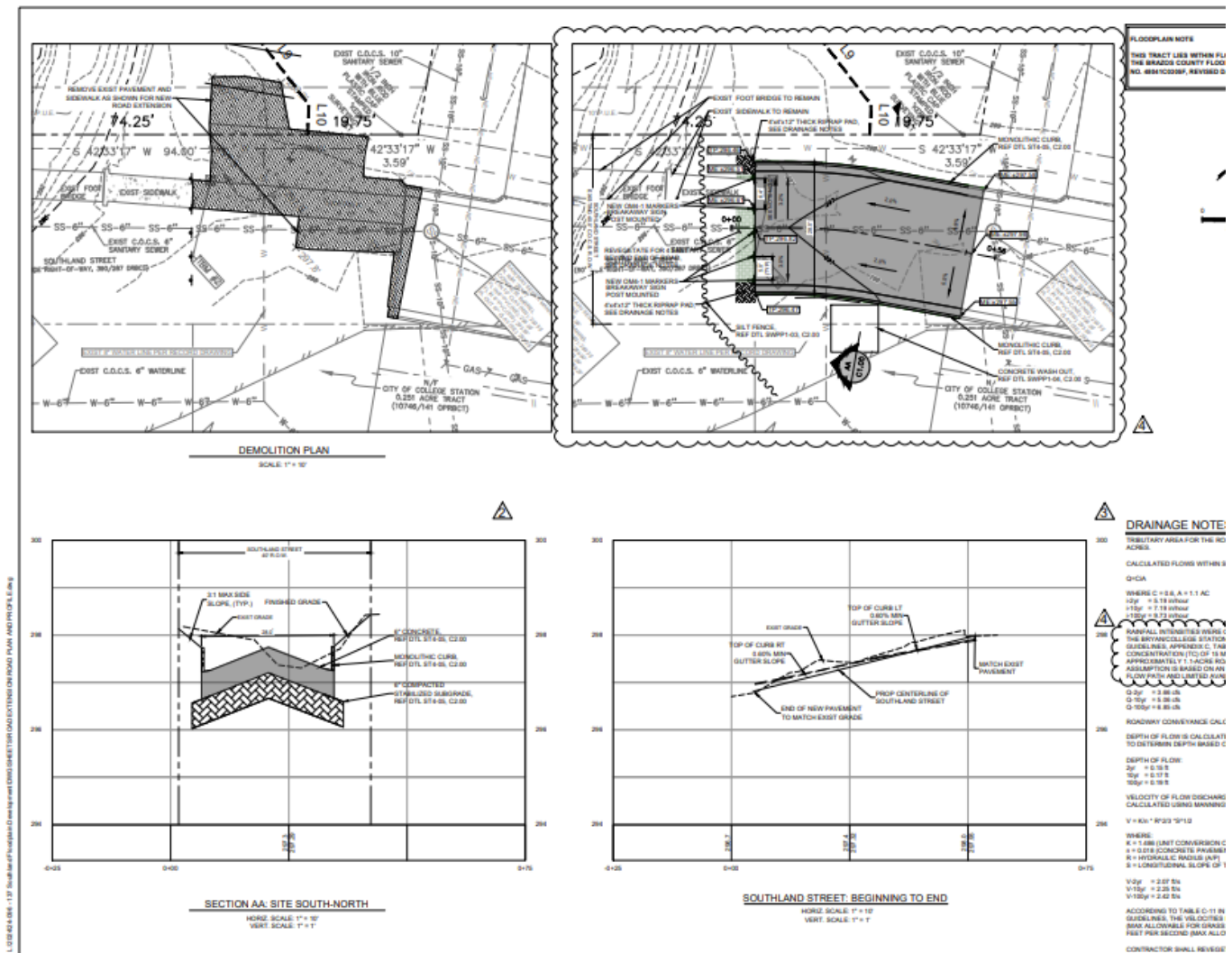
Supporting Materials

1. Waiver Request
2. Replat

The proposed Final Plat is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver request:

The applicant states that “providing a compliant turnaround would result in the demolition of the existing pedestrian bridge as well as requiring extensive work in the floodway resulting in the new dead-end bridging above the creek.” The applicant is requesting the approval of this waiver with the proposed roadway construction due to the existing site conditions and the burden of providing the temporary turnaround.





Proposed applicant alternative for the roadway improvements being a 40' section of road to allow access to the consolidated lots instead of a compliant temporary turnaround.

The applicant is requesting this waiver as their intention is to provide a replatted single-family lot by adding a small portion of a remainder tract within the City limits. The applicant states that granting of the waivers will not affect the subdivision of the adjacent property as there are only 2 other lots being serviced by Southland St and the rest of the subdivisions on either side of the subject lot will still be able to be utilized as single family lots with the proposed alternative.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of

the reasonable use of his land;

The applicant is proposing a replat of the lots and the inclusion of a remainder tract into one lot. There are special circumstances or conditions on these pieces of property as they are lots with large amounts of floodplain and a drainage easement taking up a sizable amount of the area. The UDO states that when subdividing, dead end streets are prohibited, and a temporary turnaround is to be provided. The applicant has indicated that that the existing dead-end street does not provide sufficient access to their lot and would like to provide an approximately 28' wide, and 40' long road extension along Southland St instead of the temporary turn around that would meet city standards. The public temporary turnaround is a large burden to incur on the applicant with the scale of the proposed replat and overall project.

2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;

If the waiver is not granted, the subject property can still be subdivided and used as a single-family lot. The proposed property may be configured to still meet the requirements of the Unified Development Ordinance with the required temporary turnaround. The applicant has provided that the request waiver is necessary to provide access to the subject lots by making a minor extension instead of the city's compliant turnaround. The temporary turnaround would be a large construction task and cost for a single lot to bear.

3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and

The granting of these waivers would not be detrimental to the public health, safety, or welfare of other properties in the area as this development will comply with all other standards and requirements found in the subdivision standards of the Unified Development Ordinance as they apply to all properties located within the City of College Station.

The applicant has stated the waivers will not be detrimental to the public because the existing conditions of the adjacent properties and their access to the road will be unaffected. The proposed road extension instead of the turnaround will provide a point of access to the applicant's property from Southland St. While fire access and protection will remain adequate, the limited acreage and consolidation of these lots will not generate enough traffic to create circulation or access issues.

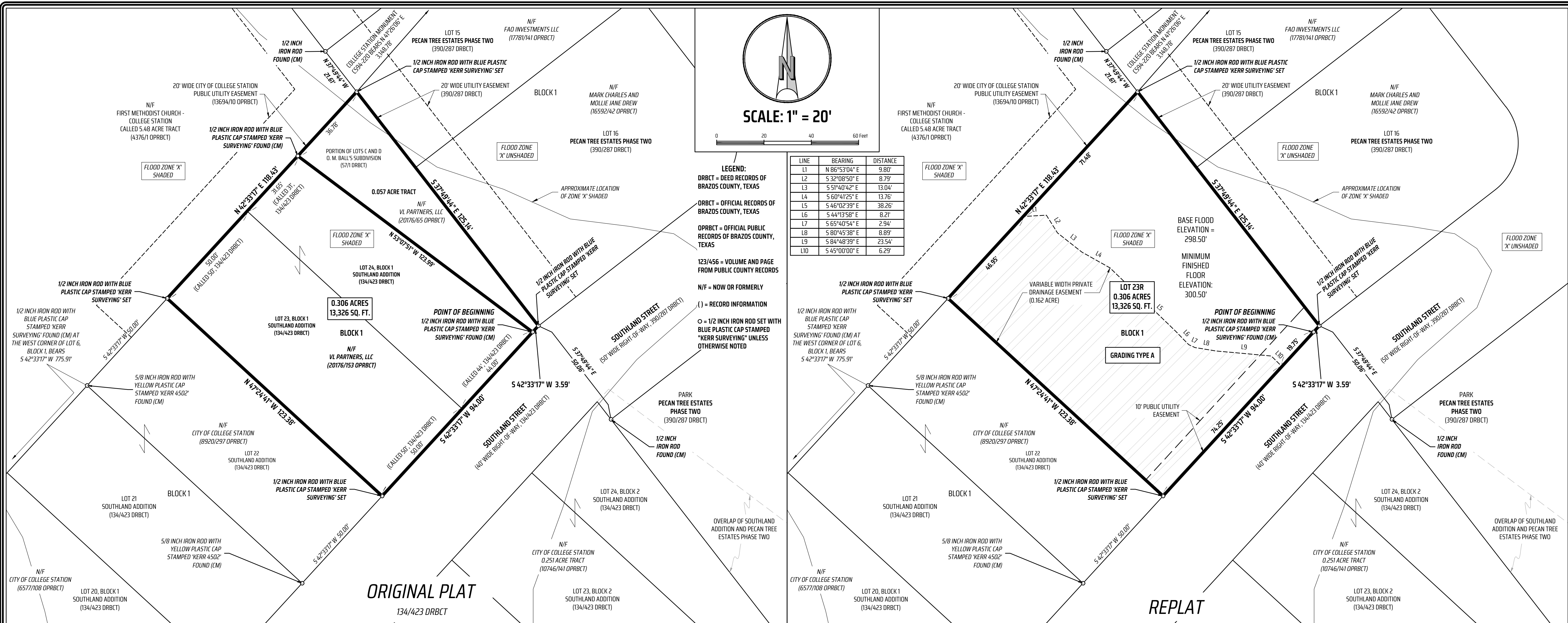
4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

These waivers will not have a negative effect on the orderly subdivision of land in the area. Public access is still encompassed with the proposed road extension and the existing subdivisions/adjacent properties will still be able to function in accordance of the UDO. With the exception of the waivers requested, they will be meeting the requirements of the Unified Development Ordinance.

If the Commission approves the waiver, the Commission shall incorporate the findings of

the waiver into the official minutes of the meetings at which such waiver is granted. If the waiver is denied, then the final plat is also denied. For this final plat to be approved as proposed, the waiver needs to be accepted. Waivers may be granted only when in harmony with the general purpose and intent of this UDO so that public health, safety, and welfare may be secured and substantial justice done.

Staff is recommending approval of the waiver request.



GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001032711118 (CALCULATED USING GEOID12B).
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' SHADED AND FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0305F, REVISED DATE: 04-02-2014.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2404932CS, EFFECTIVE DATE: 04-27-2025. ITEMS LISTED ON SCHEDULE B ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY AND IMPROVEMENTS ARE NOT SHOWN.
- PRODUCT TYPE TO BE ONE (1) SINGLE FAMILY UNIT. ZONING FOR THIS LOT IS GENERAL SUBURBAN (GS). LOT WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH IT LIES.
- ELECTRIC SERVICE AND WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES (CSU).
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS COLLEGE STATION UTILITIES. 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 OWNER OF LOT 23R, BLOCK 1 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, John Caleb Venable, Sr., Manager of VL PARTNERS, LLC, the owner and developer of the land shown on this plat, and designated herein as the LOT 23R, BLOCK 1, SOUTHLAND ADDITION Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

VL PARTNERS, LLC

By: John Caleb Venable, Sr., Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Caleb Venable, Sr., Manager of VL Partners, LLC, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

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

Notary Public, Brazos County, Texas

11. LOT 23R WILL BE GRADING TYPE A.

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

Planning and Zoning Commission Chair, City of College Station

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael Konetski, R.P.L.S. No. 6531

FIELD NOTES DESCRIPTION
OF A
0.306 ACRE TRACT
CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT No. 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.306 ACRES IN THE CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT No. 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 23 AND LOT 24, BLOCK 1, SOUTHLAND ADDITION RECORDED IN VOLUME 134, PAGE 423 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), A PORTION OF LOTS C AND D OF O. M. BALL'S SUBDIVISION RECORDED IN VOLUME 57, PAGE 1 (DRBCT), SAID PORTION OF LOTS C AND D LYING BETWEEN SAID SOUTHLAND ADDITION AND THE PECAN TREE ESTATES (SUBDIVISION), PHASE TWO, FILED IN VOLUME 390, PAGE 287 (DRBCT); SAID 0.306 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with blue plastic cap stamped "KERR SURVEYING" found on the northwest right-of-way line of Southland Street (40' wide right-of-way, 134/423), at the east corner of Lot 24, Block 1 of said Southland Addition;

THENCE, with said right-of-way of Southland Street and the southeast lines of said Lots 24 and 23, Block 1, **5 42° 33' 17" W** a distance of **94.00 feet** to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped "KERR SURVEYING") on said right-of-way marking the east corner of Lot 22, Block 1, Southland Addition and the south corner of said Lot 23, Block 1; from which a 5/8 inch iron rod with yellow plastic cap stamped "KERR 4502" found at the south corner of Lot 22 of said Block 1 bears **5 42° 33' 17" W**, a distance of 50.00 feet;

THENCE, with the northeast line of said Lot 22, Block 1, **N 47° 24' 41" W**, for a distance of **123.38 feet** to a 1/2 inch iron rod set on the southeast line of a called 5.48 acre tract of land described in a deed to the First Methodist Church - College Station recorded in Volume 4376, Page 1 of the Official Public Records of Brazos County, Texas (OPRBCT) marking the north corner of said Lot 22 and the west corner of said Lot 23; from which a 5/8 inch iron rod found with yellow plastic cap stamped "KERR 4502" bears **5 42° 33' 17" W** a distance of 50.00 feet, from which a 1/2 inch iron rod found with blue plastic cap stamped "KERR SURVEYING" bears **5 42° 33' 17" W** a distance of 775.91 feet;

THENCE, with the southeast line of said Church 5.48 acre tract, **N 42° 33' 17" E**, for a distance of **118.43 feet** to a 1/2 inch iron rod set in the southwest line of Lot 15, Block 1 of said Pecan Tree Estates Phase Two for the north corner hereof, from which a 1/2 inch iron rod found at the west corner of said Lot 15 bears **N 37° 49' 44" W**, a distance of 21.61 feet; for reference the College Station monument C594-220 bears **N 41° 26' 06" E** a distance of 3,148.78 feet;

THENCE, with the southwest line of said Pecan Tree Estates Phase Two, **S 37° 49' 44" E**, for a distance of **125.14 feet** to a 1/2 inch iron rod set on the northwest line of Southland Street (50' wide right-of-way, 390/287 DRBCT), for the south corner of Lot 16, Block 1 of said Pecan Tree Estates Phase Two and the east corner hereof, from which a 1/2 inch iron rod found at the west corner of the Park tract shown on said plat of Pecan Tree Estates Phase Two, on the southeast line of Southland Street (390/287 DRBCT) bears **S 37° 49' 44" E**, a distance of 50.00 feet;

THENCE, with the extension of Southland Street, **S 42° 33' 17" W**, for a distance of **3.59 feet** to the **POINT OF BEGINNING** hereof and containing **0.306 acres**, more or less.

CERTIFICATE OF THE COUNTY CLERK

COUNTY CLERK, BRAZOS COUNTY, TEXAS

ENGINEER:

H2B, INC.
Texas Firm Registration No. 8856
1225 N Loop W, Suite 800
HOUSTON, TX 77008
713.884.2800

FINAL PLAT
OF
SOUTHLAND ADDITION
LOT 23R, BLOCK 1
BEING A REPLAT OF SOUTHLAND ADDITION, LOT 23 AND LOT 24, BLOCK 1
VOLUME 134, PAGE 423, DRBCT
AND A 0.057 ACRE PORTION OF LOTS C AND D, O.M. BALL'S SUBDIVISION
VOLUME 57, PAGE 1, DRBCT
0.306 ACRES
CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT No. 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-07-2025 | PLAT DATE: 08-05-2026
JOB #: 25-0328 | CAD NAME: 25-0328-5 RP137Southland
POINT FILE: SW000-GRID (cont); 24-1367-ALL 6 25-0327 (job)
DRAWN BY: TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"