



## College Station, TX

### Meeting Agenda

Planning and Zoning Commission  
1101 Texas Ave, College Station, TX 77840  
Internet: <https://us06web.zoom.us/j/89968858046>  
Phone: 888 475 4499 Webinar ID: 899 6885 8046

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

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May 18, 2023

6:00 PM

City Hall Council Chambers

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

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

#### 2. Hear Visitors

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

#### 3. Consent Agenda

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

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

Attachments: 1. May 4 2023

##### 3.2. Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Section 111 on approximately 5.024 acres of land, generally located along Southern Pointe Parkway. Case #FP2022-000009

Sponsors: Robin Macias

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

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

## 5. Regular Agenda

5.1. Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.4.C.8.a, 'Geometric Standards, Street Design Criteria' and presentation, discussion, and possible action regarding a Preliminary Plan for College Station West Subdivision on approximately 41.8 acres of land, generally located northeast of the intersection of Jones Road and Raymond Stotzer Parkway. Case #PP2022-000015.

Sponsors: Jeff Howell

Attachments: 1. Staff Report

2. Waiver Request

3. Applicant's Supporting Information

4. Vicinity Map and Aerial

5. Preliminary Plan

5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4 "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.4 acres of land at 1100 Dexter Drive South, generally located south of the intersection of Holleman Drive and Dexter Drive South. Case #REZ2023-000004 (Note: Final action of this item will be considered at the June 12, 2023 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

Attachments: 1. Vicinity, Aerial, and Small Area Map

2. Rezoning Exhibit

3. Background Information

4. Applicant's Supporting Information

5. Existing Future Land Use Map

6. Rezoning Map

## 6. Informational Agenda

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

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

6.2. Discussion of Minor / Amending Plats approved by Staff:

- Aggieland Business Park Phase 3A ~ Case #FPCO2023-000005
- Williams Creek Subdivision Phase 6 ~ Case #FP2023-000003

Sponsors: Jeff Howell, Robin Macias

Attachments: None

6.3 Presentation and discussion regarding the College Station Parks Foundation.

Sponsors: Michael Ostrowski

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

- Thursday, May 25, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 1, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- Monday, June 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 15, 2023 ~ P&Z Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

6.5. 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 May 12, 2023 at 5:00 p.m.

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City Secretary

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

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

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

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

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



**Minutes**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**May 4, 2023**

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**COMMISSIONERS PRESENT:** Chairperson Dennis Christiansen, Commissioners Jason Cornelius, Bobby Mirza, Melissa McIlhaney, David White, Marcus Chaloupka, and Aron Collins

**COUNCIL MEMBERS PRESENT:** Councilmember Dennis Maloney

**CITY STAFF PRESENT:** Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Assistant City Engineer Erika Bridges, Transportation Planning Coordinator Jason Schubert, Long Range Planning Administrator Alyssa Halle-Schramm, Senior Planner Matthew Ellis, Staff Planner Naomi Sing, Graduate Engineer II Katherine Beaman-Jamael, Deputy City Attorney Leslie Tipton-Whitten, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

Chairperson 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.

- April 20, 2023

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

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

No items were removed from the Consent Agenda for discussion.

## 5. **Regular Agenda**

5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 4, “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 27.1 acres of land, being 39 lots within Southwood Phase 21, Block 3 and 4, generally located along Bee Creek Drive and Southwood Drive. Case #REZ2023-000007 (Note: Final action of this item will be considered at the May 25, 2023 City Council Meeting – Subject to change).

Staff Planner Sing presented the Rezoning to the Commission recommending approval.

Commissioner Collins presented scenarios that may be prohibited under the Restricted Occupancy Overlay (ROO), asking for clarification on their allowance under this neighborhood’s overlay.

Staff Planner Sing confirmed that none of the circumstances would meet the overlay requirements or the City’s definition of a family, and therefore would not be allowed under this overlay.

Administrator Halle-Schramm clarified that the scenarios with only one additional person, would be allowed within this overlay district. Ms. Halle-Schramm also explained that the Commission is to decide if this ROO is appropriate and applicable to this neighborhood.

Commissioner Collins asked if two separate family units within one dwelling unit would be acceptable.

Staff Planner Sing clarified that a family would be one single family unit and the individual outside of the family unit would then be the other unrelated person.

Commissioner Cornelius asked for the number of homes that would be over the occupancy limitations if this ROO is approved.

Staff Planner Sing stated that staff does not have the current occupancy information for the homes in this area.

Commissioner Cornelius asked if any occupancy citations have been issued in this area.

Staff Planner Sing clarified that staff does not have the citation information for this area.

Commissioner White asked for the City’s definition of an authorized caretaker.

Administrator Halle-Schramm clarified that the ordinance is written so that an authorized caretaker would involve a live-in situation, with a home-health aide, that would need to be on-premise 24-hours a day.

Commissioner McIlhaney clarified that the Commission is being asked to evaluate the current application according to the current regulations, to decide if the application meets the set criteria, and that it is not for the Commission to evaluate the current definition or the merits of a ROO.

Staff Planner Sing clarified that the Commission is making a recommendation on whether this is an appropriate zoning change overlay for this neighborhood.

Chairperson Christiansen clarified that a ROO is an available zoning by City ordinance. Mr. Christiansen stated that this rezoning is a question of a ROO being an appropriate zoning for the subdivision.

Commissioner Collins asked if this rezoning is legal and appropriate, and stated that this rezoning would have a disproportionate impact on people based on race.

Staff Planner Sing clarified that this policy was enacted by the City Council and staff is enforcing the policy based upon the ordinance that was written.

Commissioner Chaloupka asked if the Commission is looking at whether or not the subdivision has met the criteria for a ROO.

Staff Planner Sing confirmed that the Commission is providing a recommendation on whether this is an appropriate zoning for the neighborhood and stated that the Commission can recommend as they see fit.

Commissioner Cornelius stated that the Commission can look at whether or not this rezoning is necessary and needed for this particular area.

Commissioner McIlhaney stated that, by definition, it is going to be neighborhoods who are proactive about unrelated occupancy that will meet the criteria, stating that the criteria would be harder to meet if the area was heavily occupied by unrelated individuals.

Commissioner Mirza stated that there may be different scenarios for families in the area, but there must still be enforcement by the City.

Chairperson Christiansen opened the public hearing.

Roy Hartman, Petition Committee Member, Southwood Subdivision, College Station, spoke in favor of the Rezoning citing concerns for student-based neighborhoods, and expressing favor for the quiet and the safety of the neighborhood.

Sherron McKenzie, Petition Committee Member, Southwood Subdivision, College Station, spoke in favor of the Rezoning citing the preservation of the area.

Harold Boas, Petition Committee Member, Southwood Subdivision, College Station, spoke in favor of the Rezoning.

Chairperson Christiansen closed the public hearing.

Commissioner Cornelius expressed his concerns for a ROO.

Commissioner White asked for the number of homes that would be affected by this ROO.

Staff Planner Sing stated that this ROO encompasses 39 lots.

Commissioner McIlhaney spoke in favor of the ROO stating that the neighborhood is using the tools available to protect the neighborhood and its values. Ms. McIlhaney also spoke in favor of MH Middle Housing zoning districts as a better, long-term solution.

Commissioner Mirza expressed his support for the ROO.

Chairperson Christiansen expressed his support for the ROO, stating that the neighborhood has used the ordinance, followed the procedures, and met the petition criteria.

**Commissioner Chaloupka motioned to recommend approval of the Rezoning, Commissioner McIlhaney seconded the motion, the motion passed 5-2, with Commissioners Collins and Cornelius voting in the negative.**

## 6. Informational Agenda

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

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

There was no discussion.

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

- Monday, May 15, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 18, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 25, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 1, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.3 Presentation and discussion regarding an update on items heard:

- A Rezoning of approximately 8 acres of land located at 3197 Holleman Drive South from R Rural & GS General Suburban to T Townhouse. The Planning & Zoning Commission heard this item on April 6, 2023 and voted (7-0) to recommend approval. The City Council heard this item on April 27, 2023 and voted (7-0) to approve the request.
- A Rezoning of approximately 5 acres of land generally located at the intersection of State Highway 6 Frontage Road East and Venture Drive. The Planning & Zoning Commission heard this item on April 20, 2023 and voted (5-0) to recommend approval. The City Council heard this item on April 27, 2023 and voted (7-0) to approve the request.

There was no discussion.

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

- None

There was no discussion.

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

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:45 p.m.

**Approved:**

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Dennis Christiansen, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Board Secretary  
Planning & Development Services



CITY OF COLLEGE STATION

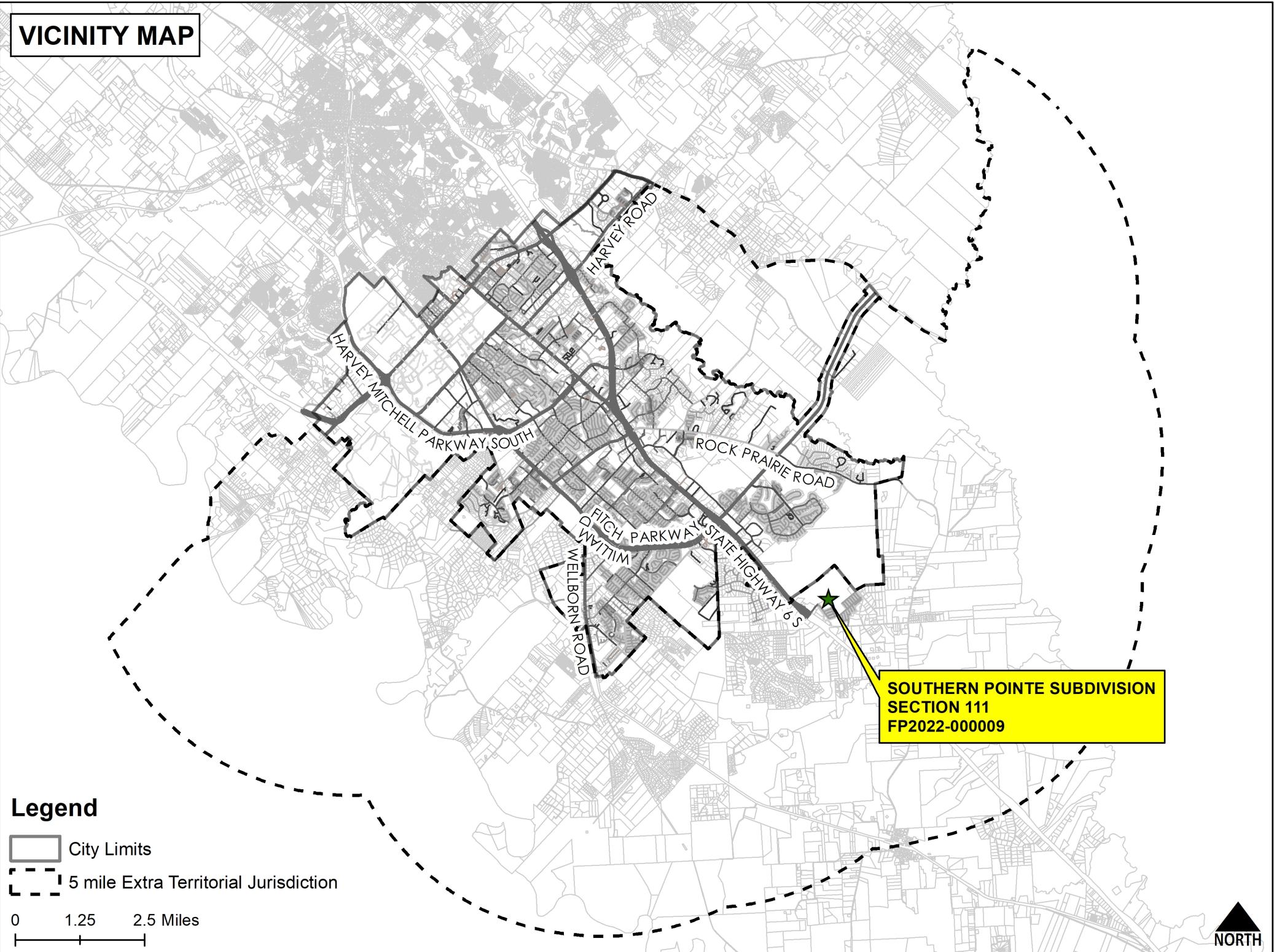
Final Plat  
for  
Southern Pointe Section 111  
FP2022-000009

<b>Scale</b>	Construction of Southern Pointe Pkwy and Mather Pkwy on approximately 5.024 acres
<b>Location</b>	Extension of Southern Pointe Pkwy
<b>Property Owner</b>	Phillips 3 Land Holdings, LLC
<b>Applicant</b>	Schultz Engineering, LLC
<b>Project Manager</b>	Robin Macias, Staff Planner rmacias@cstx.gov
<b>Project Overview</b>	This plat is one phase of a 552.9-acre multi-phase subdivision in the ETJ which includes residential, multi-family and commercial lots. The Southern Pointe Subdivision is a redevelopment of the Texas World Speedway property and the first Municipal Utility District in Brazos County. The Southern Pointe Subdivision is located within the City of College Station's ETJ, but as a Municipal Utility District is required to develop according to the adopted development agreement. This agreement specifies development occur in a manner which complies with Unified Development Ordinance Section 8.3 General Requirements and Minimum Standards of Design for Subdivisions within the City Limits in anticipation of a future annexation. This phase includes the extension of Southern Pointe Pkwy and the construction of a portion of Mather Pkwy.
<b>Preliminary Plan</b>	The original Preliminary Plan was approved with waivers for UDO Section 8.3.E.3.a 'Street Projections'; Section 8.3.G.2.a 'Block Length'; Section 8.3.G.2.b 'Block Length'; Section 8.3.G.2.c 'Block Length'; Section 8.3.G.4.b 'Block Perimeter'; Section 8.3.J.2 'Access Ways'; Section 8.3.W 'Single-Family Residential Parking Requirements for Platting,' and Section 8.8 'Requirements for Parkland Dedication'. It has since been revised in December 2017, August 2018, January 2020, January 2021, April 2022, and January 2023.
<b>Public Infrastructure</b>	Total linear feet proposed: 3,860 Streets (Brazos County) 1,631 Sanitary Sewer Lines 5,656 Sidewalks (Brazos County) 3,123 Water Lines 2,082 Storm Sewer Lines (BC MUD #1)
<b>Parkland Dedication</b>	N/A
<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





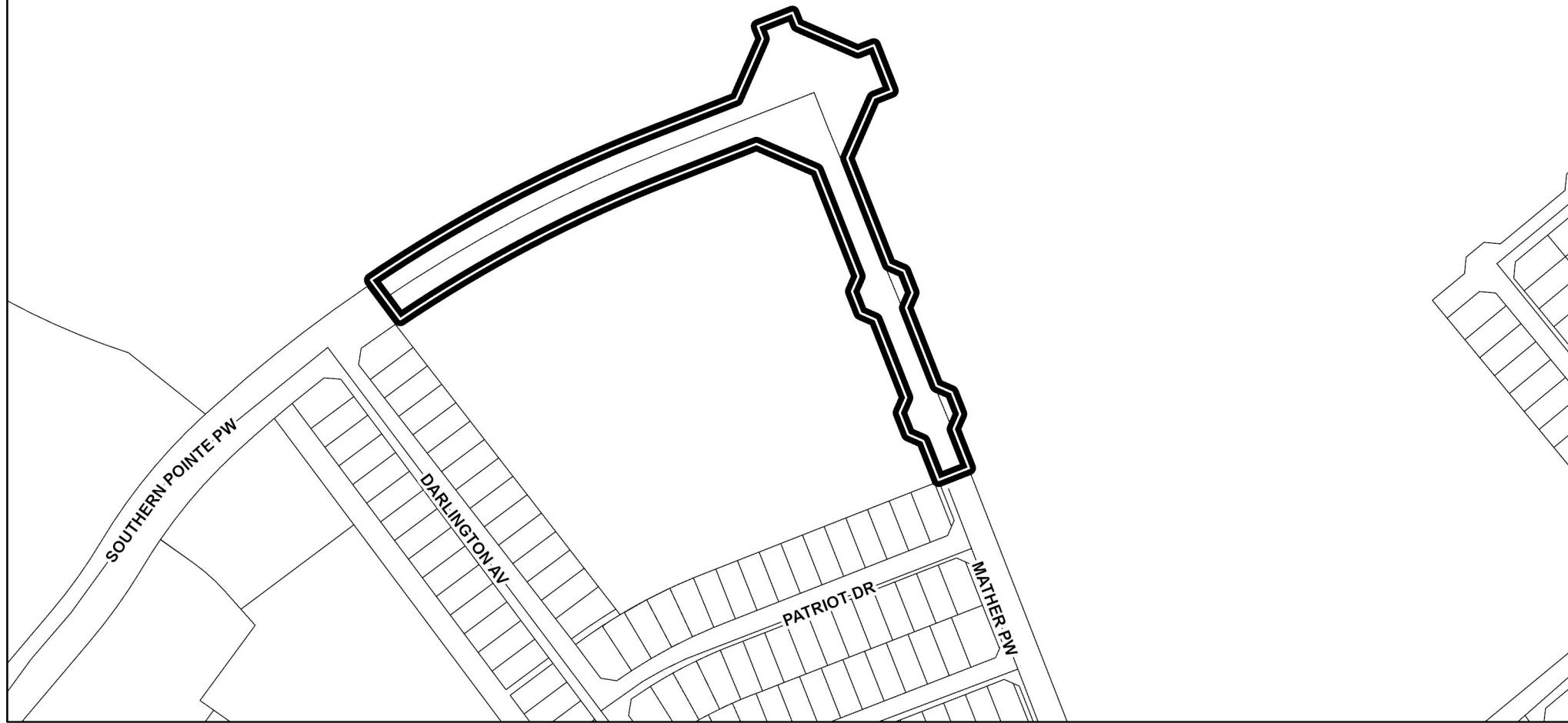
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290

580

Feet

**SOUTHERN POINTE  
SUBDIVISION SECTION 111**Case: FINAL PLAT RESIDENTIAL  
FP2022-000009


**ZONING DISTRICTS (In Grayscale)**

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

**Non-Residential**

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

**Planned Districts**

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

**Design Districts**

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

**Overlay Districts**

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

**Retired Districts**

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



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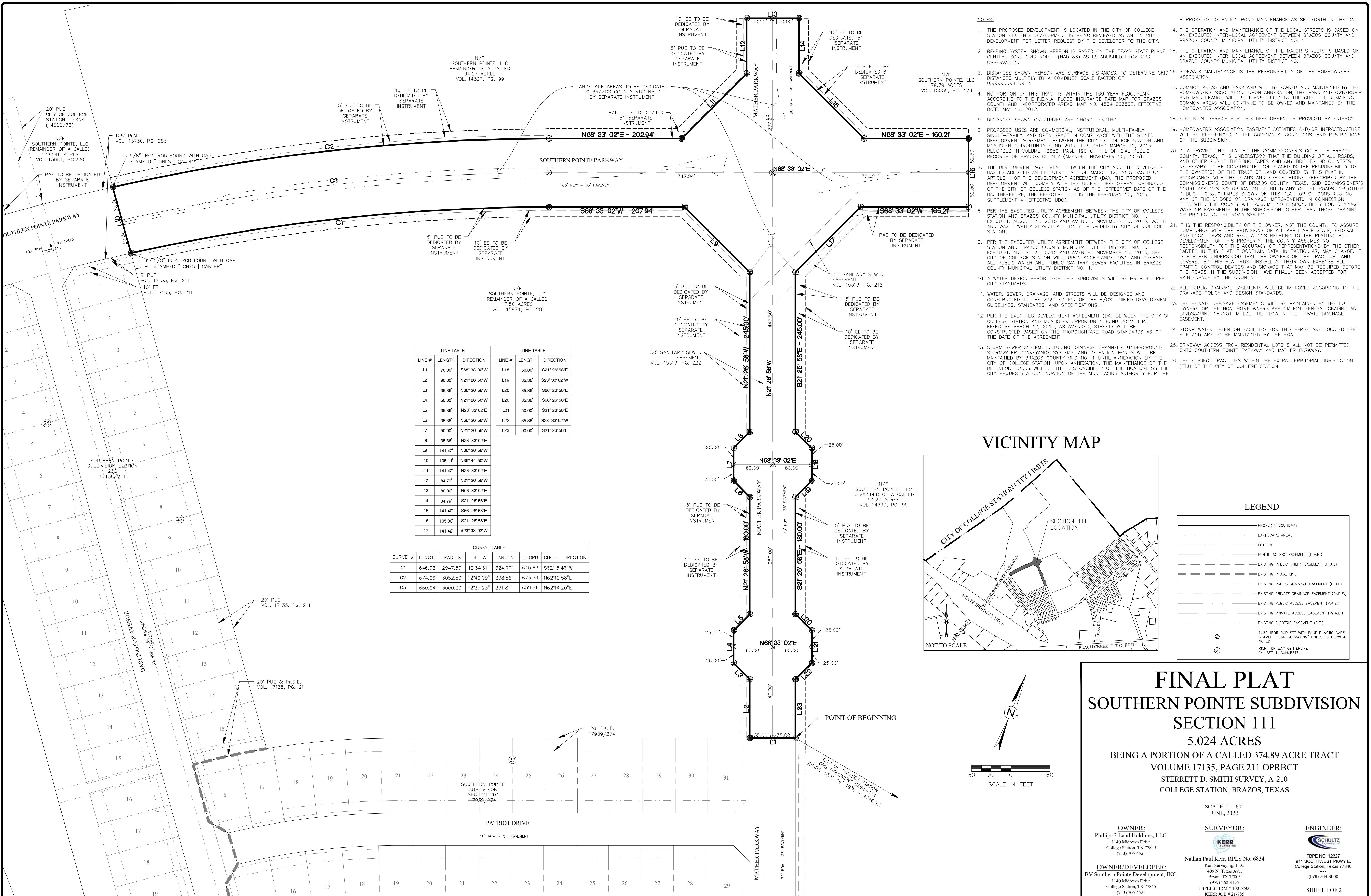
320

640

Feet

**SOUTHERN POINTE  
SUBDIVISION SECTION 111**

 Case: FINAL PLAT RESIDENTIAL  
 FP2022-000009



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Wallace Phillips, Manager of Phillips 3 Land Holdings, LLC, owner(s) and developer(s) of the land shown on the plan and designated herein as the Southern Pointe Subdivision, Section 111, in Brazos County, 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. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips  
Phillips 3 Land Holdings, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips, 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 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 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 APPROVAL

This subdivision plat 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

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 Official Public 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 THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

R.P.L.S. No. 6834

A FIELD NOTES DESCRIPTION OF 5.024 ACRES IN THE STERRETT D. SMITH SURVEY, ABSTRACT 210, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 374.89 ACRE "TRACT 1" CONVEYED TO PHILLIPS 3 LAND HOLDINGS LLC IN VOLUME 17376, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 5.024 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set (all 1/2 inch iron rods mentioned herein to be set with blue plastic caps stamped "KERR SURVEYING") within said 374.89 acre tract, on the northeast right-of-way line of Mother Parkway (70.00 foot right-of-way) marking the easternmost north corner of Southern Pointe, Section 200, as depicted on a plat recorded in Volume 17135, Page 211 (OPRBC), and marking the east corner hereof; for reference, the City of College Station GPS monument CS94-154 bears S 81° 14' 19" E a distance of 4,746.72 feet;

THENCE, through said 374.89 acre tract for the following thirteen (13) courses and distances:

- 1) S 68° 33' 02" W, with a northwest line of said Southern Pointe, Section 200, through said Mother Parkway, passing at 35.00 feet the east corner of said 17.56 acre tract, and continuing on with said common line for a total distance of 70.00 feet to a 1/2 inch iron rod set on the southwest right-of-way of said Mother Parkway;
- 2) N 21° 26' 58" W, a distance of 90.00 feet to a 1/2 inch iron rod set on said southwest right-of-way of Mother Parkway;
- 3) N 66° 26' 58" W, a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 4) N 21° 26' 58" W, a distance of 50.00 feet to a 1/2 inch iron rod set for angle point;
- 5) N 23° 33' 02" E, a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 6) N 21° 26' 58" W, a distance of 180.00 feet to a 1/2 inch iron rod set for angle point;
- 7) N 66° 26' 58" W, a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 8) N 21° 26' 58" W, a distance of 50.00 feet to a 1/2 inch iron rod set for angle point;
- 9) N 23° 33' 02" E, a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 10) N 21° 26' 58" W, a distance of 245.00 feet to a 1/2 inch iron rod set for angle point;
- 11) N 66° 26' 58" W, with a transition between said southwest right-of-way of Mother Parkway and the southeast right-of-way of Southern Pointe Parkway (105.00 foot right-of-way) a distance of 141.42 feet to a 1/2 inch iron rod set on the southeast right-of-way;
- 12) S 68° 33' 02" W, with said southeast right-of-way a distance of 207.94 feet to a 1/2 inch iron rod set marking a point of curvature;
- 13) With said southeast right-of-way, with a curve to the left, having a radius of 2,947.50 feet, an arc length of 646.92 feet, a delta angle of 12° 34' 31", a tangent of 324.77 feet, and a chord which bears S 62° 15' 46" W, a distance of 645.63 feet to 5/8 inch iron rod found with red plastic cap stamped "JONES | CARTER" on said southeast right-of-way and on a northeast line of said Southern Pointe, Section 200 (Volume 17135, Page 211 OPRBC);

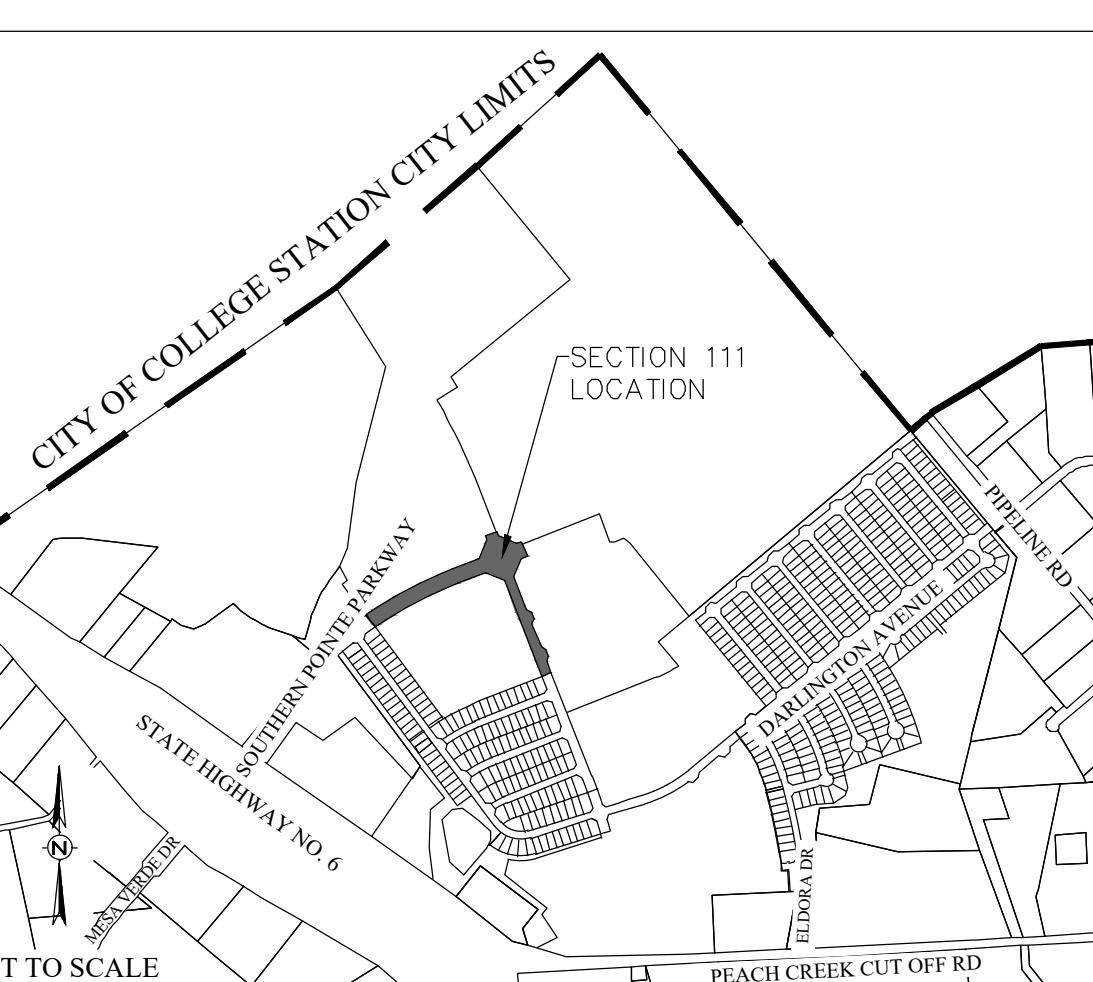
THENCE, through said right-of-way of Southern Pointe Parkway, with a southwest line of said 374.89 acre tract, N 36° 44' 50" W a distance of 105.11 feet to a 5/8 inch iron rod found with red plastic cap stamped "JONES | CARTER" on the northwest right-of-way of Southern Pointe Parkway.

THENCE, through said 374.89 acre tract for the following twenty (20) courses and distances:

- 1) With said northwest right-of-way of Southern Pointe Parkway, with a curve to the right, having a radius of 3,052.50 feet, an arc length of 674.96 feet, a delta angle of 12° 40' 09", a tangent of 338.86 feet, and a chord which bears N 62° 12' 58" E, a distance of 673.59 feet to 1/2 inch iron rod set on said northwest right-of-way;
- 2) N 68° 33' 02" E a distance of 202.94 feet to a 1/2 inch iron rod set on said northwest right-of-way;
- 3) N 23° 33' 02" E with a transition between said northwest right-of-way of Southern Pointe Parkway and said southwest right-of-way of Mother Parkway (80.00 foot right-of-way at this point), a distance of 141.42 feet to a 1/2 inch iron rod set;
- 4) N 21° 26' 58" W with said southwest right-of-way of Mother Parkway, a distance of 84.79 feet to a 1/2 inch iron rod set;
- 5) N 68° 33' 02" E through said right-of-way of Mother Parkway, a distance of 80.00 feet to a 1/2 inch iron rod set on said northeast right-of-way of Mother Parkway;
- 6) S 21° 26' 58" E with said northeast right-of-way of Mother Parkway, a distance of 84.79 feet to a 1/2 inch iron rod set on said northeast right-of-way of Mother Parkway;
- 7) S 66° 26' 58" E with a transition between said northeast right-of-way of Mother Parkway and said northwest right-of-way of Southern Pointe Parkway, a distance of 141.42 feet to a 1/2 inch iron rod set;
- 8) N 68° 33' 02" E with said northwest right-of-way of Southern Pointe Parkway, a distance of 160.21 feet to a 1/2 inch iron rod set;
- 9) S 21° 26' 58" E through said right-of-way of Southern Pointe Parkway, a distance of 105.00 feet to a 1/2 inch iron rod set on said southeast right-of-way of Southern Pointe Parkway;
- 10) S 68° 33' 02" W with said southeast right-of-way of Southern Pointe Parkway, a distance of 165.21 feet to a 1/2 inch iron rod set on said southeast right-of-way of Southern Pointe Parkway;
- 11) S 23° 33' 02" W with a transition between said southeast right-of-way of Southern Pointe Parkway and said northeast right-of-way of Mother Parkway, a distance of 141.42 feet to a 1/2 inch iron rod set on said northeast right-of-way of Mother Parkway (70.00 foot right-of-way at this point);
- 12) S 21° 26' 58" E with said northeast right-of-way of Mother Parkway, a distance of 245.00 feet to a 1/2 inch iron rod set;
- 13) S 66° 26' 58" E a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 14) S 21° 26' 58" E a distance of 50.00 feet to a 1/2 inch iron rod set for angle point;
- 15) S 23° 33' 02" W a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 16) S 21° 26' 58" E a distance of 180.00 feet to a 1/2 inch iron rod set for angle point;
- 17) S 66° 26' 58" E a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 18) S 21° 26' 58" E a distance of 50.00 feet to a 1/2 inch iron rod set for angle point;
- 19) S 23° 33' 02" W a distance of 35.36 feet to a 1/2 inch iron rod set for angle point;
- 20) S 21° 26' 58" E with said northeast right-of-way of Mother Parkway a distance of 90.00 feet to the POINT OF DIVISION hereof and containing 5.024 acres of land, more or less.

Surveyed on the ground February 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation. Distances described herein are surface distances. To obtain grid distances (not grid areas) multiply by a combined scale factor of 0.9999059410912 (calculated using GEOD12B).

VICINITY MAP



FINAL PLAT  
SOUTHERN POINTE SUBDIVISION  
SECTION 111  
5.024 ACRES

BEING A PORTION OF A CALLED 374.89 ACRE TRACT  
VOLUME 17135, PAGE 211 OPRBC

STERRETT D. SMITH SURVEY, A-210  
COLLEGE STATION, BRAZOS, TEXAS

SCALE 1" = 60'  
JUNE, 2022

OWNER:  
Phillips 3 Land Holdings, LLC.  
1140 Midtown Drive  
College Station, TX 77845  
(713) 705-4525

SURVEYOR:

KERR  
SURVEYING, LLC

Nathan Paul Kerr, RPLS No. 6834  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3196  
TPPEL FIRM # 10018500  
(713) 705-4525

ENGINEER:  
SCHULTZ  
Engineering, LLC

TPPEL NO. 16297  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
\*\*\*  
(979) 764-3900  
TPPEL FIRM # 10018500  
KERR JOB # 21-785

SHEET 2 OF 2



**Preliminary Plan  
for  
College Station West  
PP2022-000015**

<b>Scale</b>	Three residential (multifamily) lots, one commercial lot and an open space/detention area lot on approximately 41.8 acres of land
<b>Location</b>	Generally located east of the intersection of Jones Road and Raymond Stotzer Parkway, on the south side of Raymond Stotzer Parkway in the city's extraterritorial jurisdiction (ETJ).
<b>Applicant</b>	Lexie England
<b>Project Manager</b>	Jeff Howell, Senior Planner <a href="mailto:jhowell@cstx.gov">jhowell@cstx.gov</a>
<b>Project Overview</b>	<p>This preliminary plan is for a development consisting of multi-family residential and commercial development located along a proposed Freeway/Expressway and adjacent to a future Minor Arterial thoroughfare, which is partially being dedicated as part of this Preliminary Plan. Waivers are being requested for right-of way width, as well as the cross-section for rural residential street standards. The preliminary plan layout shows three privately maintained roadways (50' R.O.W) to be projected off the extension of Health Science Center Parkway.</p> <p>Towards the middle of the development, Mandy Lane and Scott Street are proposed to have a reduced right-of-way width (50') with 27' of pavement, which includes a raised curb and gutter and a 5' sidewalk. Robin Road at the end of the development is also proposed to have a reduced right-of-way width (50') with 24' of pavement and no shoulder. Therefore, the applicant is requesting modifications to both requirements for each roadway, which are to be privately maintained.</p> <p>Several waivers are requested to amend street standards found in UDO Section 8.4. In all, six subdivision regulation waivers are being requested to develop the multifamily community.</p>
<b>Parkland Dedication</b>	Parkland dedication fees will be paid prior to recording of the final plat at a rate of \$1,129 per bedroom.
<b>Traffic Impact Analysis</b>	A Traffic Impact Analysis (TIA) was not required.

<b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b>	The preliminary plan is not compliant with the newly updated Comprehensive Plan Future Land Use and Character Map, however this property is located outside of the City limits in the extra-territorial jurisdiction where the City has no land use authority.
<b>Compliant with Subdivision Regulations</b>	Yes, with the exception of six waiver requests, the first three related to the rural residential street standards regarding right-of-way width in UDO Section 8.4.C.8.a Geometric Standards, Street Design Criteria requirements. The last three waivers related to the details of the cross-section of the rural residential street standards found in the 2020 B/CS Unified Design Guidelines for the same roadways.
<b>Staff Recommendation</b>	Staff recommends approval of the waivers and the Preliminary Plan.

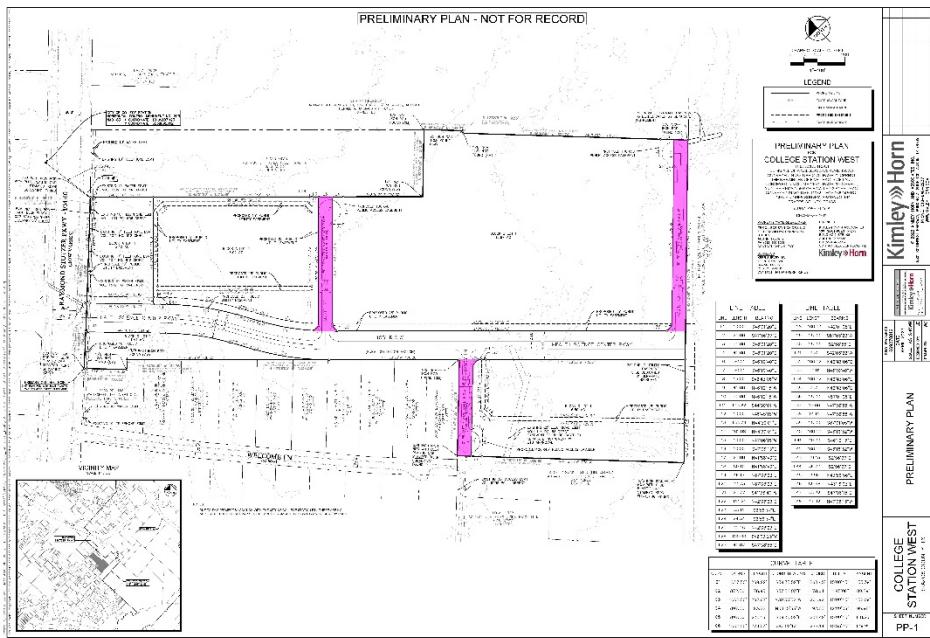
### **Supporting Materials**

1. Waiver Request
2. Applicants Supporting Information
3. Vicinity Map and Aerial
4. Preliminary Plan

## SUBDIVISION WAIVER REQUESTS

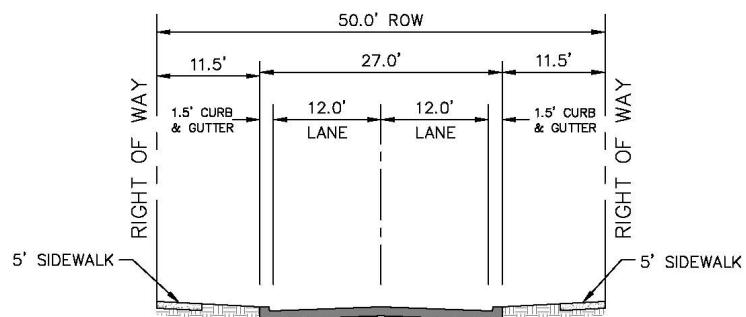
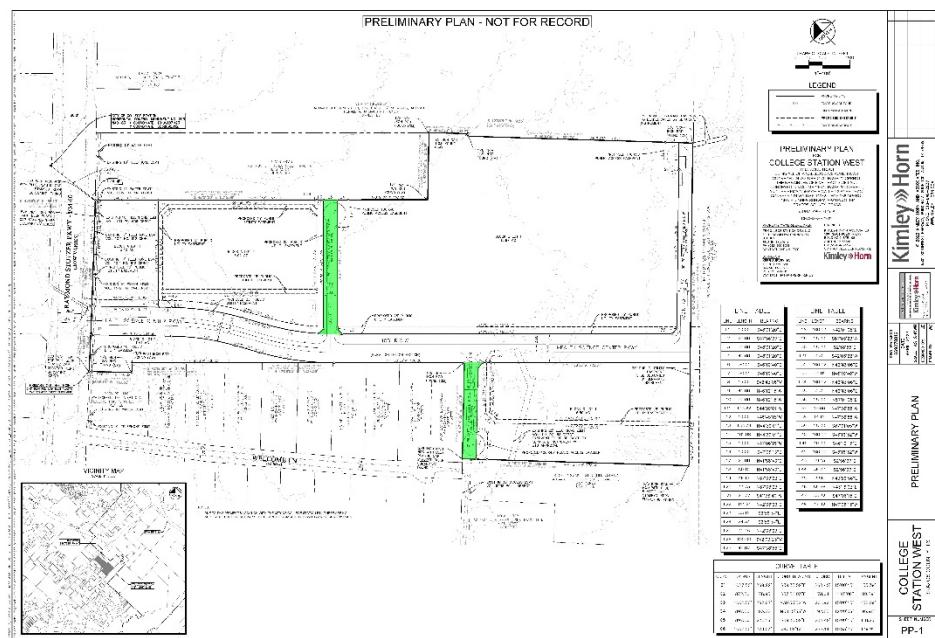
The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver requests:

**UDO Section 8.4.C.8.a 'Geometric Standards, Street Design Criteria'** - Per the requirements of this section, right-of-way width for the rural residential street should be 70'. As shown in the attached waiver requests, the first waiver requests are for right-of-way width for Mandy Lane, Scott Street, and Robin Road along the extension of Health Science Center Parkway. This request is to reduce the right-of-way width to 50'. This is below the requirement by 20 feet. The applicant is requesting these waivers as their intention is to increase the developable area and provide pedestrian access for multifamily communities.



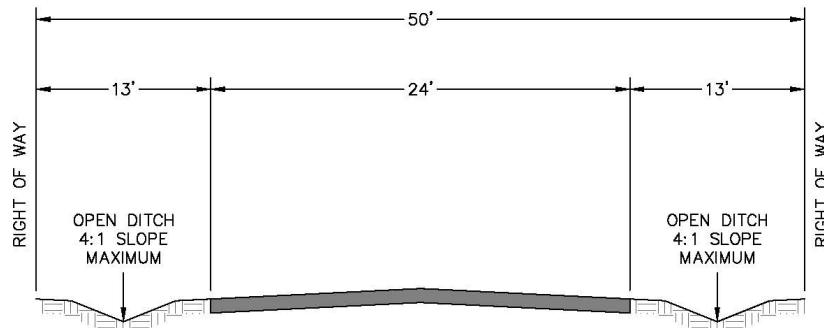
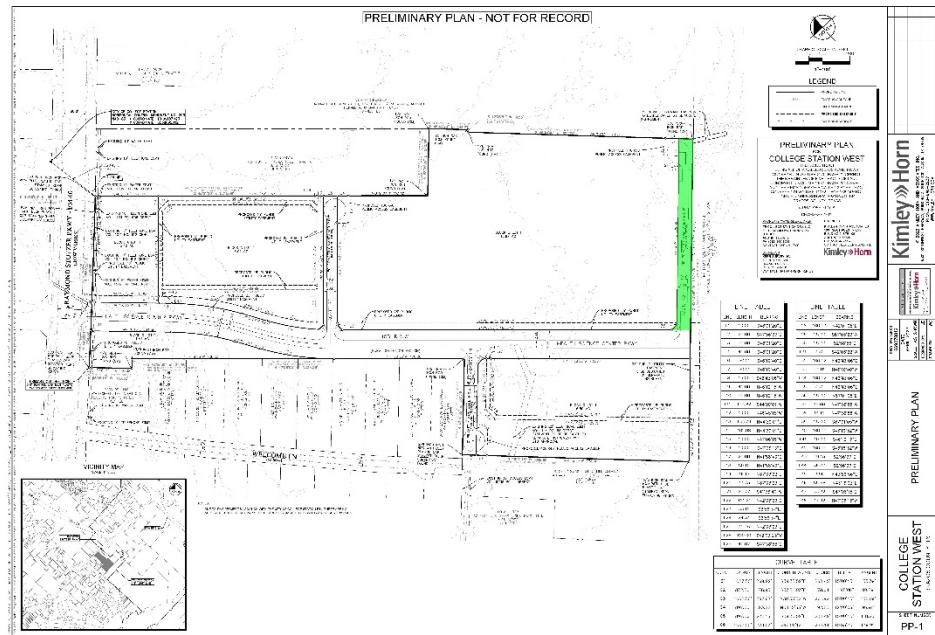
**UDO Section 8.4.C.8.a 'Geometric Standards, Street Design Criteria'** -Per the requirements of UDO Section 8.4.C.8, streets shall be constructed to the rural residential standard. As indicated in the 2020 B/CS Unified Design Guidelines, rural residential streets are to have 24' of pavement width with a 2' shoulder (ribbon curb) and no sidewalks on either side. As shown in the attached waiver requests, the next waiver requests are for the cross-section for Mandy Lane, Scott Street, and Robin Road connecting to the extension of Health Science Center Parkway.

Mandy Lane and Scott Street are proposed to have 27' of pavement width, which includes 24' of pavement for drive lanes, 1.5' pavement to include a curb (raised) and gutter, and a detached 5' sidewalk on both sides. This is meeting the 24' pavement width requirement, however a raised curb, gutter, and sidewalk (urban street design elements) are proposed.



**RESIDENTIAL**  
(PRIVATELY MAINTAINED)

Robin Road is proposed to have with 24' of pavement with no shoulder. This is below the pavement requirement by 3 feet and provides no shoulder.



ROBIN RD SECTION  
(PRIVILEGELY MAINTAINED)

The applicant is requesting these waivers as their intention is to provide pedestrian access for a multifamily community, while providing right-of-way to meet block length requirements. The applicant states that they are to construct a non-standard, privately maintained road section with curb, gutter, and sidewalks to provide desired frontage for residents of future multifamily communities (Scott St. and Mandy Ln.). Also, that in the case of the minimal roadway section at the end of the development (Robin Rd.), it is not an access road for residents and is intended for maintenance.

If the requirements were met, the developable area would be reduced and sidewalks providing additional access for residents would not be provided. Rather than provide wider right-of-way areas with roadways that do not include sidewalk for residents, the applicant is proposing to make the development more accessible and include a more desirable frontage for residents that will be privately maintained.

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;**

*As this property is located in the extraterritorial jurisdiction, the right-of-way is being dedicated to Brazos County in order to meet the block length requirements. To increase the amount of developable area for future residents, the applicant is proposing modified roadway width, along with a modified cross-sections (which includes sidewalk, curb and gutter) that is more desirable for the proposed multifamily development. While sidewalks are not included and these are not the standard sections of the rural residential street, Brazos County has determined the privately maintained roadway sections are acceptable and have reviewed the Preliminary Plan as well.*

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

*If the waivers are not granted, the subject property can still be subdivided. However, the applicant has stated that granting the waivers are necessary for the increase in developable area, as well as to make a more desirable frontage for future residents. They have also indicated that the other modified cross-section (Robin Rd.) will help signal that this particular roadway is not to be used as an access drive for residents.*

- 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 properties in the extraterritorial jurisdiction.*

*The applicant has stated that the roadways will still meet the functional requirements of the rural residential street standard, while also providing sidewalks on those specific streets for future residents. Since the roadways being privately maintained, there is also no cost burden to the City or County for the modified sections.*

*Based on the 2020 B/CS Unified Design Guidelines, the proposed streets in which waivers are being requested are more closely aligned with those standards for typical urban streets found within the City limits, particularly for Residential and Neo-Traditional Design (NTD) Residential streets.*

- 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. The right-of-way for these modified streets is being provided in order to meet the block length requirements, which provides for future connection to adjacent un-platted properties to the north and south of the subject property.*



# PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

**NAME OF PROJECT:** SUBDIVISION FOR A PROPOSED MIXED USE DEVELOPMENT

**Address:**

**Applicant::** Lexie England

**Property Owner:** LIGHTSEY THOMAS WHITT ETAL

**Legal Description:** A014400, J H JONES (OCL), TRACT 4, 18.7 ACRES

**Total Acreage:** 41.83 **Total No. of Lots:** 5

**ROW Acreage:** 6.83 **Floodplain Acreage:** 0.00

**Number of requested waiver(s) to subdivision regulations, if applicable: 6**

**Requested waiver(s) to subdivision regulations and reason for same (if applicable):**

This waiver is for the proposed residential roadway referred to as Mandy Lane on the preliminary plan.

Section 8.4.C.8a of City of College Station Code of Ordinances - We're requesting a waiver for the minimum 70' ROW to reduce to 50' in order to accommodate a proposed privately maintained residential roadway section and increase the amount of developable area on this project and a waiver from the requirement to construct local streets to the rural residential street standards in order to construct a non-standard, privately maintained road section with curb, gutter, and sidewalk to provide desired frontage for residents of future multifamily communities.

**Regarding the waiver request, explain the following:**

- 1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.** The public right of way is being dedicated to Brazos County to meet College Station maximum block length requirements. The desired roadway section for the frontage of the proposed multifamily communities includes a sidewalk and curb and gutter. This section is not a Brazos County standard section but has been determined acceptable to Brazos County with a private maintenance agreement. The proposed section only requires a 50' ROW width.
- 2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

The proposed road section will offer a better experience to future residents of the multifamily communities and the reduction of ROW width will provide the property owner with more developable area for the multifamily lots.

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 subdivision regulations.**  
There are no negative consequences to public health and safety by reducing the ROW width for the residential roadway. The proposed road section meets all functional requirements of the Brazos County standard section (drainage, lane widths, pavement design, landscape buffer) and provides sidewalks for the residents. The road sections will be privately maintained so there will be no cost burden on the City or the County from the addition of curb and gutter and sidewalks.
4. **The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.**  
This project is meeting all block length requirements and providing required ROW frontage to adjoining lots. The project also complies with the MPO thoroughfare plan.

**Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):**

N/A

**Detailed explanation of condition identified above:**

**Requested Oversize Participation:**

**Parkland Dedication due prior to filing the Final Plat, if applicable:**

**Parkland Development Fee:**

**No. of acres to be dedicated:**

**No. of acres in floodplain:**

**No. of acres in detention:**

**No. of acres in greenways:**

**Parks & Recreation Advisory Board approval date:**



# PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

**NAME OF PROJECT:** SUBDIVISION FOR A PROPOSED MIXED USE DEVELOPMENT

**Address:**

**Applicant::** Lexie England

**Property Owner:** LIGHTSEY THOMAS WHITT ETAL

**Legal Description:** A014400, J H JONES (OCL), TRACT 4, 18.7 ACRES

**Total Acreage:** 41.83 **Total No. of Lots:** 5

**ROW Acreage:** 6.83 **Floodplain Acreage:** 0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 6

**Requested waiver(s) to subdivision regulations and reason for same (if applicable):**

This waiver is for the proposed maintenance roadway referred to as Robin Road on the preliminary plan.

Section 8.4.C.8a of City of College Station Code of Ordinances - We're requesting a waiver for the minimum 70' ROW to reduce to 50' in order to accommodate a proposed privately maintained residential roadway section and increase the amount of developable area on this project and a waiver from the requirement to construct local streets to the rural residential street standards to provide a privately maintained road section.

Regarding the waiver request, explain the following:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land

The public right of way is being dedicated to Brazos County to meet College Station maximum block length requirements. The proposed roadway will not provide residential access to the proposed development or any neighboring developments at this time. The proposed 24' wide asphalt section is not a Brazos County standard section but has been determined acceptable to Brazos County with a private maintenance agreement. The proposed section only requires a 50' ROW width.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

The proposed road section will provide the property owner with more developable area for the multifamily lots. Because the proposed roadway will not provide access to the residential development, the applicant prefers to keep a minimal road section to visually signal that it is not an access road for residents.

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 subdivision regulations.**  
There are no negative consequences to public health and safety by reducing the ROW width for the residential roadway. The proposed road section meets all functional requirements of the rural residential section (drainage, lane widths, pavement design, landscape buffer). The road sections will be privately maintained so there will be no cost burden on the City or the County for the road maintenance
4. **The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.**  
This project is meeting all block length requirements and providing required ROW frontage to adjoining lots. The project also complies with the MPO thoroughfare plan.

**Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):**

N/A

**Detailed explanation of condition identified above:**

**Requested Oversize Participation:**

**Parkland Dedication due prior to filing the Final Plat, if applicable:**

**Parkland Development Fee:**

**No. of acres to be dedicated:**

**No. of acres in floodplain:**

**No. of acres in detention:**

**No. of acres in greenways:**

**Parks & Recreation Advisory Board approval date:**



# PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

**NAME OF PROJECT:** SUBDIVISION FOR A PROPOSED MIXED USE DEVELOPMENT

**Address:**

**Applicant::** Lexie England

**Property Owner:** LIGHTSEY THOMAS WHITT ETAL

**Legal Description:** A014400, J H JONES (OCL), TRACT 4, 18.7 ACRES

**Total Acreage:** 41.83 **Total No. of Lots:** 5

**ROW Acreage:** 6.83 **Floodplain Acreage:** 0.00

**Number of requested waiver(s) to subdivision regulations, if applicable: 6**

**Requested waiver(s) to subdivision regulations and reason for same (if applicable):**

This waiver is for the proposed residential roadway referred to as Scott Street on the preliminary plan.

Section 8.4.C.8a of City of College Station Code of Ordinances - We're requesting a waiver for the minimum 70' ROW to reduce to 50' in order to accommodate a proposed privately maintained residential roadway section and increase the amount of developable area on this project and a waiver from the requirement to construct local streets to the rural residential street standards in order to construct a non-standard, privately maintained road section with curb, gutter, and sidewalk to provide desired frontage for residents of future multifamily communities.

**Regarding the waiver request, explain the following:**

1. **There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.** The public right of way is being dedicated to Brazos County to meet College Station maximum block length requirements. The desired roadway section for the frontage of the proposed multifamily communities includes a sidewalk and curb and gutter. This section is not a Brazos County standard section but has been determined acceptable to Brazos County with a private maintenance agreement. The proposed section only requires a 50' ROW width.
2. **The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

The proposed road section will offer a better experience to future residents of the multifamily communities and the reduction of ROW width will provide the property owner with more developable area for the multifamily lots.

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 subdivision regulations.**  
There are no negative consequences to public health and safety by reducing the ROW width for the residential roadway. The proposed road section meets all functional requirements of the Brazos County standard section (drainage, lane widths, pavement design, landscape buffer) and provides sidewalks for the residents. The road sections will be privately maintained so there will be no cost burden on the City or the County from the addition of curb and gutter and sidewalks.
4. **The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.**  
This project is meeting all block length requirements and providing required ROW frontage to adjoining lots. The project also complies with the MPO thoroughfare plan.

**Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):**

N/A

**Detailed explanation of condition identified above:**

**Requested Oversize Participation:**

**Parkland Dedication due prior to filing the Final Plat, if applicable:**

**Parkland Development Fee:**

**No. of acres to be dedicated:**

**No. of acres in floodplain:**

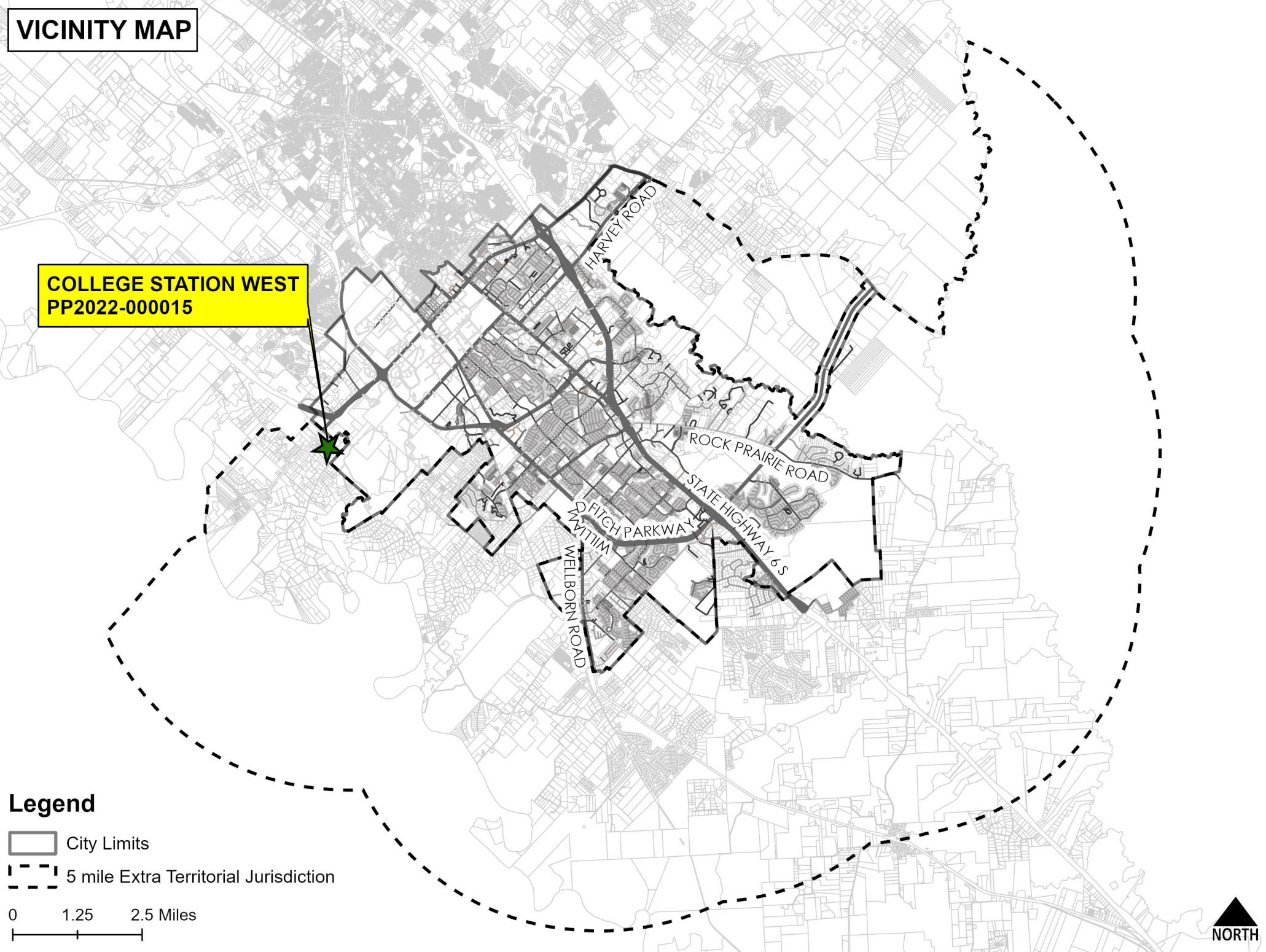
**No. of acres in detention:**

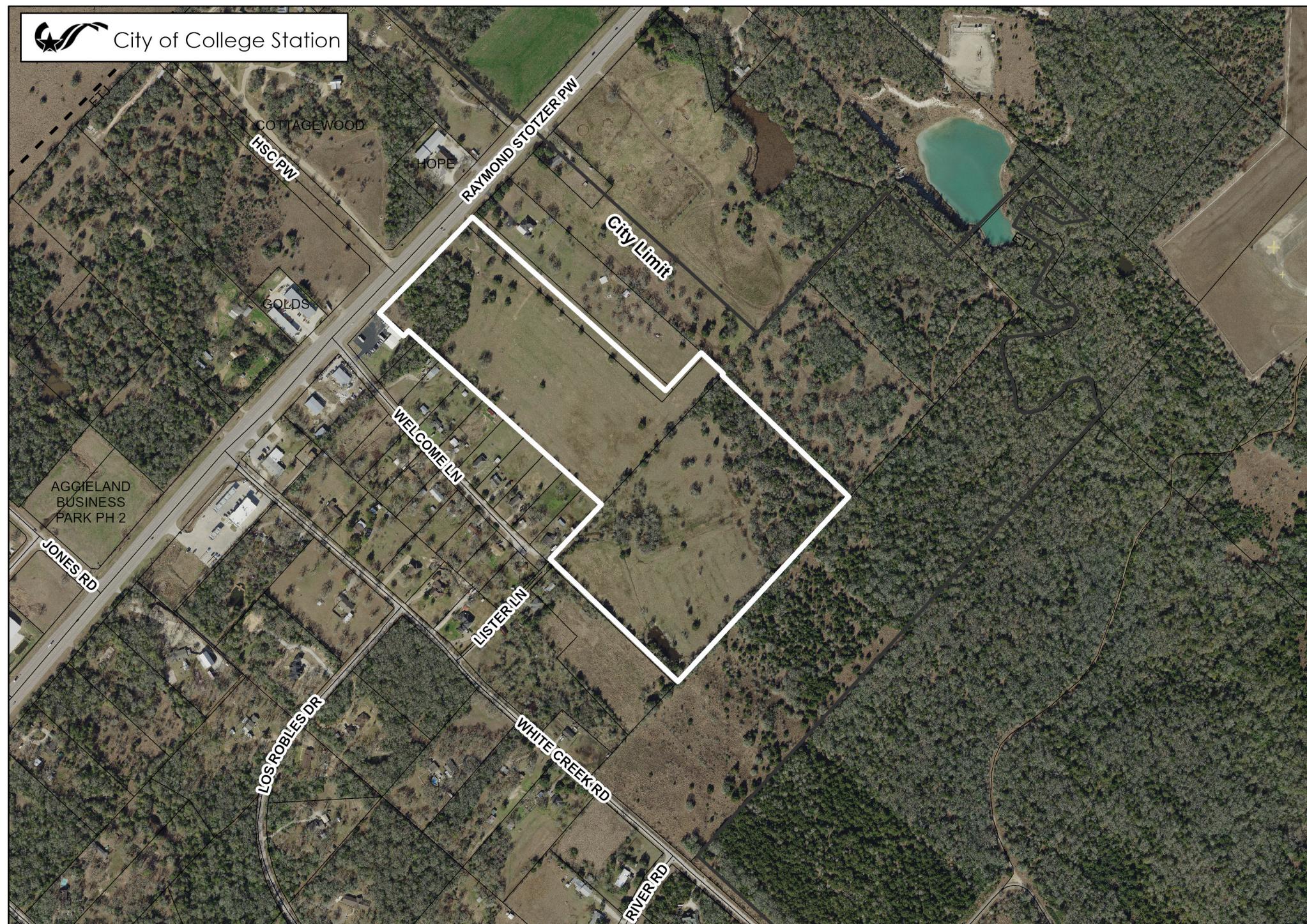
**No. of acres in greenways:**

**Parks & Recreation Advisory Board approval date:**

# VICINITY MAP

**COLLEGE STATION WEST**  
**PP2022-000015**





0 500 1,000 Feet

## COLLEGE STATION WEST

Case:  
PP2022-000015

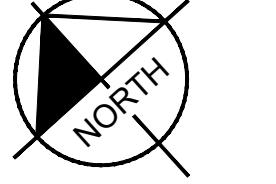
PRELIMINARY PLAN



# PRELIMINARY PLAN - NOT FOR RECORD

Created By: Connelly Wyler Date: April 21, 2023 00:07:01pm File Path: K:\SAU\_Civil\069278812\_Casata College Station\Cad\Preliminary Plan\PRELIM PLAN.dwg  
as an instrument of service is intended only for the specific purpose and client for which it was rendered. Reuse of and/or other reliance on this document without written authorization and/or alteration by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

<img alt="A detailed land survey map of a property in Raymond Stotzer Pkwy - FM 60. The map shows various lots, easements, and utility lines. Key features include: 
 - \*\*Lots and Ownerships:\*\* 
 - David Rivera (A014400, J H Jones (OCL), TRACT 7.11, 1.261 ACRES UNPLATTED) in the top left.
 - S&V PARTNERSHIP (A014401, J H JONES (OCL), TRACT 4 CS, 62.56 ACRES, A013901 J HERALD & A014400 J H JONES UNPLATTED) in the top center.
 - LU ANN ERVIN (A014400, J H JONES (OCL), TRACT 6, 6.83 ACRES UNPLATTED) in the center.
 - Block A Lot 1 (2.12 AC) and Block A Lot 2 (6.02 AC) in the middle left.
 - Block D Lot 1 (1.44 AC) in the middle left.
 - Block B Lot 1 (18.67 AC) in the middle right.
 - Block C Lot 1 (6.50 AC) in the bottom right.
 - \*\*Easements and Rights-of-Way (R.O.W.):\*\*
 - \*\*Proposed Easements:\*\* 
 - 10' PUBLIC UTILITY EASEMENT (existing 10' lines).
 - 15' PUBLIC UTILITY EASEMENT (proposed 15' lines).
 - 25' PUBLIC UTILITY EASEMENT (proposed 25' lines).
 - 100'X40' PUBLIC ACCESS EASEMENT (proposed 100'x40' lines).
 - 105' R.O.W. (RURAL COLLECTOR SECTION).
 - 50' PRIVATELY MAINTAINED R.O.W. (residential section).
 - 50' PRIVATELY MAINTAINED R.O.W. (R.O.B.N. RD SECTION).
 - 15' PRIVATE DRAINAGE EASEMENT (15' lines).
 - 100'X50' PUBLIC ACCESS EASEMENT (proposed 100'x50' lines).
 - 50' PRIVATELY MAINTAINED R.O.W. (ROBIN RD).
 - \*\*Existing Easements:\*\* 
 - 10' WATER ESMT VOL. 1302 PG. 344 ORBCT.
 - 10' TELEPHONE ESMT VOL. 1011 PG. 606 ORBCT.
 - 10' TELEPHONE ESMT VOL. 1011 PG. 612 ORBCT.
 - 20' ELECTRICAL ESMT VOL. 144 PG. 68 DRBC.
 - \*\*Roads and Sections:\*\* 
 - HEALTH SCIENCE CENTER PKWY running horizontally.
 - WELCOME LN (60' ROW) running vertically.
 - SCOTT ST running vertically.
 - ROBIN RD running vertically.
 - \*\*Other Labels:\*\* 
 - "PROPOSED 10' PUBLIC UTILITY EASEMENT" and "PROPOSED 15' PUBLIC UTILITY EASEMENT" are labeled multiple times across the map.
 - "EXISTING 10' WATER ESMT VOL. 1302 PG. 344 ORBCT" and "EXISTING 10' TELEPHONE ESMT VOL. 1011 PG. 606 ORBCT" are also labeled multiple times.
 - "EXISTING 20' ELECTRICAL ESMT VOL. 144 PG. 68 DRBC" is labeled near the bottom center.
 - "EXISTING 30' ACCESS ESMT 9738/1 OPRBCT" is labeled near the bottom center.
 - "EXISTING BUILDING TO BE REMOVED" is labeled near the bottom center.
 - "EXISTING POND TO BE FILLED" is labeled near the bottom center.
 - "THE TEXAS A&M UNIVERSITY SYSTEM (ROBIN RD SECTION)" is labeled on the far right.
 - "A014400, J H JONES (OCL), TRACT 13, 021-02-304" is labeled on the far right.
 - "A014400, J H JONES (OCL), TRACT 11, 5.04 ACRES UNPLATTED" is labeled near the bottom center.
 - "A014400, J H JONES (OCL), TRACT 11.3, 4.96 ACRES UNPLATTED" is labeled near the bottom center.
 - \*\*Scale:\*\* 
 - Various dimensions are marked in feet (e.g., 86.6', 86.7', 30.0', 24.8', 27.0', 50.0', 105.0', 308', 310', 312', 314', 316', 318', 320', 322', 324', 326', 328', 330', 332', 334', 336', 338', 340', 342', 344', 346', 348', 350', 352', 354', 356', 358', 360', 362', 364', 366', 368', 370', 372', 374', 376', 378', 380', 382', 384', 386', 388', 390', 392', 394', 396', 398', 400', 402', 404', 406', 408', 410', 412', 414', 416', 418', 420', 422', 424', 426', 428', 430', 432', 434', 436', 438', 440', 442', 444', 446', 448', 450', 452', 454', 456', 458', 460', 462', 464', 466', 468', 470', 472', 474', 476', 478', 480', 482', 484', 486', 488', 490', 492', 494', 496', 498', 500', 502', 504', 506', 508', 510', 512', 514', 516', 518', 520', 522', 524', 526', 528', 530', 532', 534', 536', 538', 540', 542', 544', 546', 548', 550', 552', 554', 556', 558', 560', 562', 564', 566', 568', 570', 572', 574', 576', 578', 580', 582', 584', 586', 588', 590', 592', 594', 596', 598', 600', 602', 604', 606', 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2664', 2666',



GRAPHIC SCALE IN FEET  
50 100 200

## LEGEND

<hr/>	PROPERTY LINE
— — — 500 — — —	EXISTING CONTOUR
— — — — —	EXISTING EASEMENT
— — — — — — —	PROPOSED EASEMENT
/// — — — — — //	EXISTING ROADWAY
	RESIDENTIAL LOT
	COMMERCIAL LOT
	OPEN SPACE/DETENTION/ DRAINAGE LOT
	PRIVATELY MAINTAINED ROAD

# PRELIMINARY PLAN FOR COLLEGE STATION WEST

41.83 ACRE TRACT  
BEING ALL OF A CALLED 22.172 ACRE TRACT  
CONVEYED IN VOLUME 3379, PAGE 21 OPRBCT,  
THE REMAINDER OF FIVE TRACTS OF LAND  
CONVEYED IN VOLUME 11072, PAGE 263 OPRBCT,  
AND THE REMAINDER OF A CALLED 2 ACRE TRACT  
CONVEYED IN VOLUME 11072, PAGE 266 OPRBCT  
JOHN H. JONES SURVEY, ABSTRACT 144  
BRAZOS COUNTY, TEXAS

**5 PROPOSED LOTS  
DECEMBER 2022**

RTY OWNER/DEVELOPER  
LEG STATION DEV, LLC  
W WILLIAM CANNON DR  
I  
, TX 78749  
(2) 800-4534  
CT: AARON LEVY

YOR  
URVEYING  
EXAS AVE  
TX 77803  
(2) 268-3195  
CE: AARON LEVY, P.E.

ENGINEER  
KIMLEY-HORN & ASSOCIATES  
5301 SOUTHWEST PKWY  
BUILDING 2, STE 100  
AUSTIN, TX 78735  
PH: (512) 646-2237  
CONTACT: LEXIE ENGLAND, P.E.

**Kimley»Horn**

# COLLEGE STATION WEST

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## PRELIMINARY LAND USE PLAN

COLLEGE STATION WEST LAND USE SUMMARY

CATEGORY	PRELIMINARY PLAN ACREAGE	PERCENTAGE OF TOTAL AREA
RESIDENTIAL (3 LOTS)	31.19	74.56%
COMMERCIAL (1 LOT)	2.12	5.07%
RETENTION/DRAINAGE/OPEN SPACE (1 LOT)	1.44	3.44%
RIGHT OF WAY	7.08	16.93%
<b>TOTAL</b>	<b>41.83</b>	<b>100.00%</b>

NOTES: 1. DUE TO THIS PROJECT'S LOCATION WITH THE CITY OF COLLEGE STATION ETJ, THERE ARE NO

SHEET NUMBER  
**PP-2**

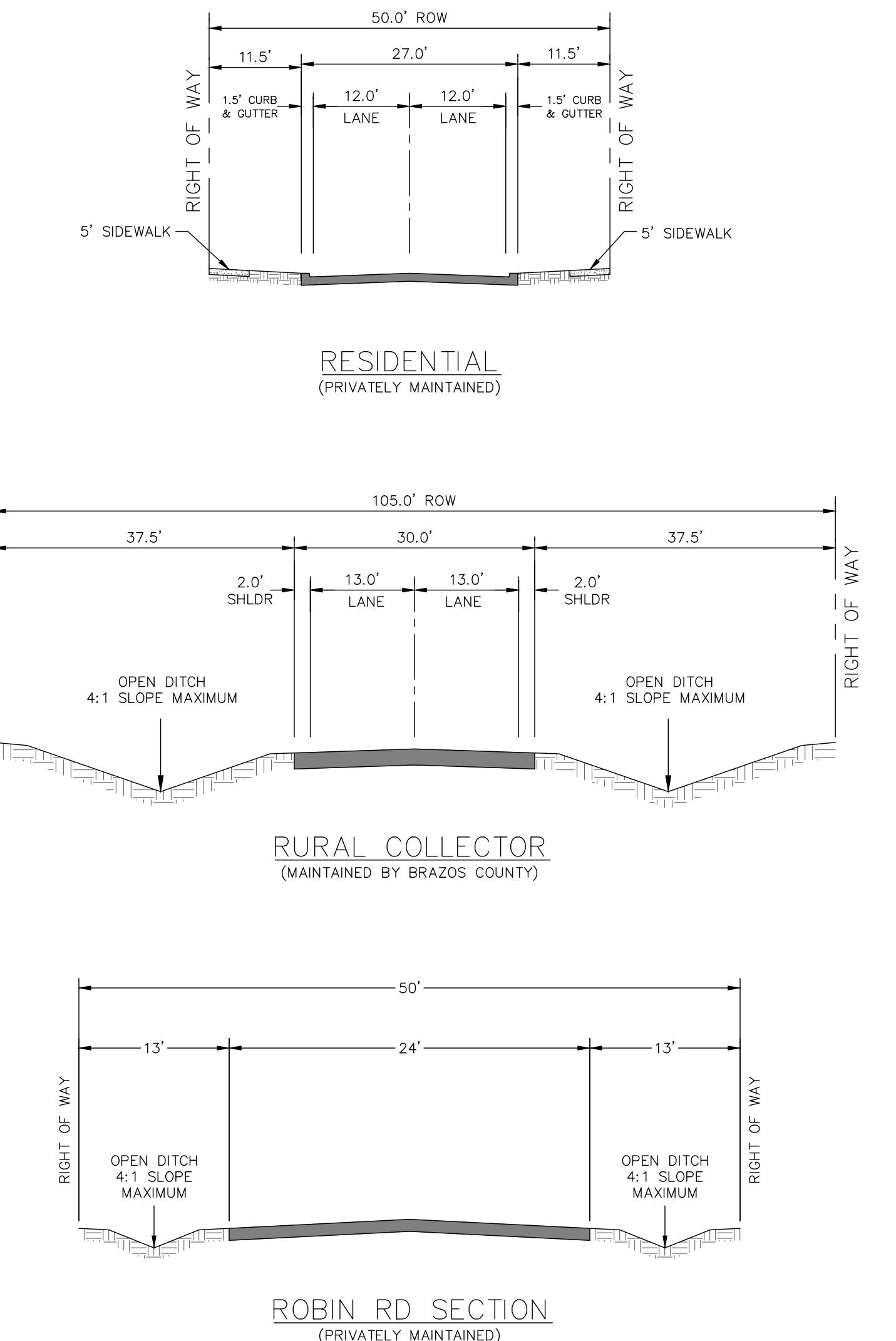
PP-2



# PRELIMINARY PLAN - NOT FOR RECORD

## ROADWAY TYPICAL SECTIONS

(NOT TO SCALE)



### GENERAL NOTES

1. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, MAP NO. 48041C0285E, EFFECTIVE DATE 05/10/2012, NO PART OF THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA.
2. EXISTING TOPOGRAPHY PROVIDED IS BASED ON CONTOURS DERIVED FROM LIDAR DATA COLLECTION.
3. THE EXISTING SITE IS UNDEVELOPED.
4. DUE TO THE SITE'S LOCATION WITHIN THE CITY OF COLLEGE STATION'S ETJ, IT DOES NOT HAVE A ZONING DESIGNATION.
5. THERE ARE NO PHASES PROPOSED WITH THIS PROJECT; THE ENTIRE DEVELOPMENT IS TO BE BUILT SIMULTANEOUSLY.
6. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED IN THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 8.4.S "OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES".
7. ALL PROPOSED IMPROVEMENTS ILLUSTRATED ON THESE PLANS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO FINAL DESIGN MODIFICATIONS WITH FINAL DESIGN AND PLATTING.
8. MAIL BOXES WILL BE ACCOMMODATED BY CLUSTER MAILBOXES LOCATED THROUGHOUT THE DEVELOPMENT. FINAL LOCATIONS WILL BE COORDINATED WITH THE UNITED STATES POSTAL SERVICE AND THE CITY OF COLLEGE STATION AS APPROPRIATE.
9. ALL LOTS SHALL BE GRADED SUCH AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. LOT GRADING SHALL BE PROVIDED AS SUCH TO AVOID DRAINING ONTO ADJACENT DEVELOPABLE LOTS OR PROPERTY. A DRAINAGE GRADING PLAN SHALL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS.
10. COORDINATE LAND SURVEY SYSTEM SHOULD BE 2008 TEXAS STATE PLANE (2008 STATE PLANE CENTRAL GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT NO. 203 AND ESTABLISHED BY GPS OBSERVATION.
11. THE EXISTING POND AS SHOWN ON THE PRELIMINARY PLAN (SHEET 2) IS TO REMAIN. THE EXISTING BUILDING REMAINS AS SHOWN PRELIMINARY PLAN (SHEET 2) ARE TO BE REMOVED.
12. BUILDING SETBACKS SHALL BE ESTABLISHED IN ACCORDANCE WITH THE BRAZOS COUNTY SUBDIVISION REGULATIONS, ARTICLE 7, SECTION A-2.

### WATER AND SANITARY SEWER NOTES

1. THIS SITE WILL RECEIVE WATER UTILITY SERVICES FROM THE WELLBORN SPECIAL UTILITY DISTRICT. ALL PROPOSED PUBLIC WATER LINES WILL BE OWNED, OPERATED AND MAINTAINED BY THE WELLBORN SPECIAL UTILITY DISTRICT UPON ACCEPTANCE OF SUCH.
2. ON-SITE SEWAGE DISPOSAL SYSTEMS (PRIVATE SEPTIC SYSTEMS) SHALL BE DESIGNED TO AND MEET ALL REQUIREMENTS OF THE LOCAL DEPARTMENT. THESE SYSTEMS SHALL BE LICENSED THROUGH THE SAME AGENCY AND THE LICENSE SHALL BE KEPT CURRENT.
3. WATER AND SANITARY SEWER SHOWN ON THE PRELIMINARY PLAN ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE. A MASTER HYDRAULIC ANALYSIS FOR EACH SYSTEM WILL BE PROVIDED AT THE FINAL STATES OF PLATTING WHICH WILL DETERMINE RESPECTIVE LINE SIZES.

### STORM DRAINAGE AND DETENTION NOTES

1. STORMWATER SWALES WILL BE OWNED AND CONVEYED AS SWALES AND UNDERGROUND STORM SEWER SYSTEMS. PROPOSED DETENTION FACILITIES (SITES FOR DETENTION PONDS) WILL BE DESIGNED AND CONSTRUCTED SUCH AS TO CONTROL THE PEAK RUNOFF DISCHARGE TO PRE-DEVELOPED SLOW RATES PER THE REQUIREMENTS OF THE 2012 BCS UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS UNLESS OTHERWISE INDICATED BY WAY OF A VARIANCE.
2. PRIVATE DRAINAGE SWALES, DETENTION FACILITIES, AND STORM SEWER BEYOND THE LIMITS OF RIGHT OF WAY WILL BE MAINTAINED BY THE DEVELOPER.

### PAVING NOTES

1. THE PROPOSED EXTENSION TO HEALTH SCIENCE CENTER PARKWAY (SEE RURAL COLLECTOR SECTION VIEW THIS SHEET) WILL BE OWNED, OPERATED, AND MAINTAINED BY BRAZOS COUNTY UPON ACCEPTANCE OF SUCH ALL REMAINING PROPOSED ROADWAYS, ALTHOUGH DESIGNATED AS PUBLIC, WILL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH ARTICLE 8 OF THE BRAZOS COUNTY SUBDIVISION REGULATIONS.
2. CUL-DE-SAIS PAVEMENT RADII WILL BE 40' IN DIAMETER, UNLESS OTHERWISE NOTED ON THE PLANS.
3. ALL PROPOSED STREETS ARE TO BE MADE OF ASPHALT PAVEMENT.

### EXISTING EASEMENT NOTES

1. ELECTRICAL EASEMENT TO THE CITY OF BRYAN (VOL. 144, PG. 68 DRBC) DOES AFFECT THE PORTION OF THIS TRACT CONVEYED IN DEED VOL. 3379 PG. 21 DRBC. THIS EASEMENT IS BLANKET IN NATURE AND CALLED TO BE 20' WIDE CENTERED ON AERIAL ELECTRIC LINES AS INSTALLED AND CANNOT BE PLOTTED AS NO EXISTING AERIAL ELECTRIC LINES WERE FOUND IN THIS AREA.
2. ELECTRICAL EASEMENT TO THE CITY OF BRYAN (VOL. 144, PG. 109 DRBC) DOES AFFECT THE PORTION OF THIS TRACT CONVEYED IN DEED VOL. 11072 PG. 263 DRBC. THIS EASEMENT IS BLANKET IN NATURE AND CALLED TO BE 20' WIDE CENTERED ON AERIAL ELECTRIC LINES AS INSTALLED AND CANNOT BE PLOTTED AS NO EXISTING AERIAL ELECTRIC LINES WERE FOUND IN THIS AREA.
3. WATERLINE EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST (VOL. 1011, PG. 608 DRBC) DOES AFFECT THE PORTION OF THIS TRACT CONVEYED IN DEED VOL. 11702 PG. 268 DRBC AS SHOWN HEREON.
4. TELEPHONE EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST (VOL. 1011, PG. 612 DRBC) DOES AFFECT THE PORTION OF THIS TRACT CONVEYED IN DEED VOL. 11702 PG. 263 DRBC AS SHOWN HEREON.
5. WATERLINE EASEMENT TO BRUSH WATER SUPPLY CORP. (VOL. 1302, PG. 341 DRBC) DOES AFFECT THE PORTION OF THIS TRACT CONVEYED IN DEED VOL. 11072 PG. 266 DRBC. THE DESCRIBED APPROXIMATE LOCATION OF THIS EASEMENT IS SHOWN HEREON. ACTUAL LOCATION OF EASEMENT IS CENTERED ON THE INSTALLED PIPE. BRUSHY WATER SUPPLY CORP ASSIGNED THIS EASEMENT TO WSUD IN VOL. 10359, PG. 62.
6. WATERLINE EASEMENT TO BRUSH WATER SUPPLY CORP. (VOL. 1302, PG. 263 DRBC) DOES AFFECT THE PORTION OF THIS TRACT CONVEYED IN DEED VOL. 11072 PG. 263 DRBC. THE DESCRIBED APPROXIMATE LOCATION OF THIS EASEMENT IS SHOWN HEREON. ACTUAL LOCATION OF EASEMENT TO CENTERED ON THE INSTALLED PIPE. BRUSHY WATER SUPPLY CORP ASSIGNED THIS EASEMENT TO WSUD IN VOL. 10359, PG. 62.

### PRIVately MAINTAINED STREETS NOTES:

1. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PRELIMINARY PLAN BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THE PRELIMINARY PLAN AS PRIVATELY MAINTAINED, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE BUILT, SHOWN OR PLACED IN SUCH STREETS, ROADS OR CULVERTS, SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER, HOMEOWNERS ASSOCIATION, PROPERTY OWNERS ASSOCIATION, OR OTHER MAINTENANCE ENTITY AND/OR APPLICANT OF THE TRACT OF LAND COVERED BY THIS PRELIMINARY PLAN, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. THE COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY STREETS, ROADS OR CULVERTS.
2. PRIVATELY MAINTAINED STREETS SHALL BE MAINTAINED TO SUCH A STANDARD WHICH WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROAD DESIGN SPEED IN PERPETUITY BY THE OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION.
3. CERTAIN COUNTY SERVICES MAY NOT BE PROVIDED FOR PRIVATELY MAINTAINED STREETS. AMONG THE SERVICES NOT PROVIDED ARE ROUTINE LAW ENFORCEMENT PATROLS, ENFORCEMENT OF TRAFFIC AND PARKING REGULATIONS, AND PREPARATION OF ACCIDENT REPORTS.
4. THE HOMEOWNERS ASSOCIATION/PROPERTY OWNERS ASSOCIATION OR DISTRICT, AS OWNER OF THE PRIVATELY MAINTAINED STREETS AND APPURTENANCES, AGREES TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS THE COUNTY, ANY OTHER GOVERNMENTAL ENTITY, AND ANY PUBLIC UTILITY ENTITY FOR DAMAGES TO PRIVATELY MAINTAINED STREETS, AND FOR INJURIES (INCLUDING DEATH) ARISING FROM THE CONDITION OF THE PRIVATELY MAINTAINED STREETS, USE OF ACCESS GATES OR CROSS-ARMS, OR USE OF THE SUBDIVISION BY THE COUNTY OR ANY OTHER GOVERNMENTAL OR UTILITY ENTITY.
5. EVERY DEED SHALL CONTAIN A NOTICE TO THE GRANTEE THAT THE PROPERTY OWNERS SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE OF ALL STREETS DESIGNATED AS PRIVATELY MAINTAINED, AND THAT THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.

### BRAZOS COUNTY SUBDIVISION REGULATIONS

#### APPENDIX G.4 - OWNER'S RESPONSIBILITIES

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 OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS 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.

## PRELIMINARY PLAN - NOT FOR RECORD

### FOR COLLEGE STATION WEST

41.63 ACRE TRACT  
BEING ALL OF A CALLED 22.172 ACRE TRACT  
CONVEYED IN VOLUME 3379, PAGE 21, OPRBC,  
THE REMAINDER OF FIVE TRACTS OF LAND  
CONVEYED IN VOLUME 11072, PAGE 263 OPRBC,  
AND THE REMAINDER OF A CALLED 2 ACRE TRACT  
CONVEYED IN VOLUME 11072, PAGE 266 OPRBC  
JOHN H. JONES SURVEY, ABSTRACT 144  
BRAZOS COUNTY, TEXAS

5 PROPOSED LOTS  
DECEMBER 2022

PROPERTY OWNER/DEVELOPER

TB COLLEGE STATION DEV, LLC  
6001-2 W WILLIAM CANNON DR  
STE 101  
AUSTIN, TX 78749  
PH: (512) 800-4534  
CONTACT: AARON LEVY

SURVEYOR  
KERR SURVEYING  
401 1/2 BURKE AVE  
BRYAN, TX 77803  
PH: (979) 268-3195  
CONTACT: NATHAN KERR, R.P.L.S.

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
5301 SOUTHWEST PARKWAY, BLDG. 3, SUITE 100, AUSTIN, TX 78735  
PHONE: 512-646-2237  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 069278812  
DATE APRIL 2023  
SCALE: AS SHOWN  
DESIGNED BY: LE  
DRAWN BY: WC  
CHECKED BY: LE

PLAT (100% DRAWN)  
FOR PUBLIC USE ONLY  
Not for Survey Purposes  
KHA Project Engaged  
File No. 069278812  
Eng. No. 242623  
E. E. No. 13395

GENERAL NOTES

COLLEGE STATION WEST  
BRAZOS COUNTY, TX

SHEET NUMBER  
PP-3

**May 18, 2023**  
**Item No. 5.2.**  
**Rezoning - 1100 Dexter Drive South**

**Sponsor:** Jeff Howell, Senior Planner

**Reviewed By CBC:** N/A

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4 "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.4 acres of land at 1100 Dexter Drive South, generally located south of the intersection of Holleman Drive and Dexter Drive South. Case #REZ2023-000004 (Note: Final action of this item will be considered at the June 12, 2023 City Council Meeting – Subject to change).

**Relationship to Strategic Goals:**

Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval of the request.

**Summary:** This request is to rezone approximately 0.4 acres of land generally located south of the intersection of Holleman Drive and Dexter Drive South from GS General Suburban to MH Middle Housing. The subject property is currently vacant and has not been platted. The applicant intends to develop the property and rezone to allow for a housing type permitted under the Middle Housing zoning district.

**REZONING REVIEW CRITERIA**

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

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

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

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. These areas also may serve as a buffer between multi-family and suburban residential areas.

The zoning districts that are generally appropriate within this land use include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

The proposed MH Middle Housing zoning district is designed to be flexible and provide a variety of housing options by right. It allows for detached single-family residences, duplexes, townhomes,

courtyard houses, small and medium multiplexes, and live-work units which are in line with the Comprehensive Plan. Shared housing is also an allowable use within this zoning district.

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

The subject property is surrounded by low to medium density residential development with detached single-family dwellings to the north, east and west, and townhome structures to the south. The MH Middle Housing zoning district enables an incremental increase in residential density on this vacant site, while also enabling the possible future redevelopment of this lot at an appropriate scale. In addition, the lot has frontage on Holleman Drive (a minor arterial). The residential uses permitted in MH Middle Housing zoning district are appropriate for the surrounding areas as it would allow for an increase in residential density in the area against the thoroughfare.

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

The size and location of the subject property is suitable for a housing product type permitted in the Middle Housing district, which allows for residential uses such as single-family, townhouses, and multiplex structures. Since this property has not been subdivided, replatting would be required in order to comply with the Middle Housing dimensional standards.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located at the intersection of Dexter Drive South and Holleman Drive. The residential lot may take access from Dexter Drive South, which is classified as a local street. However, depending on the use of the property, access may be allowed on Holleman Drive which is classified as a Minor Arterial on the Thoroughfare Plan. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

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

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that the single-family housing is permitted, but they indicate the property is prime for repurposing and located between other residential uses on an arterial thoroughfare.

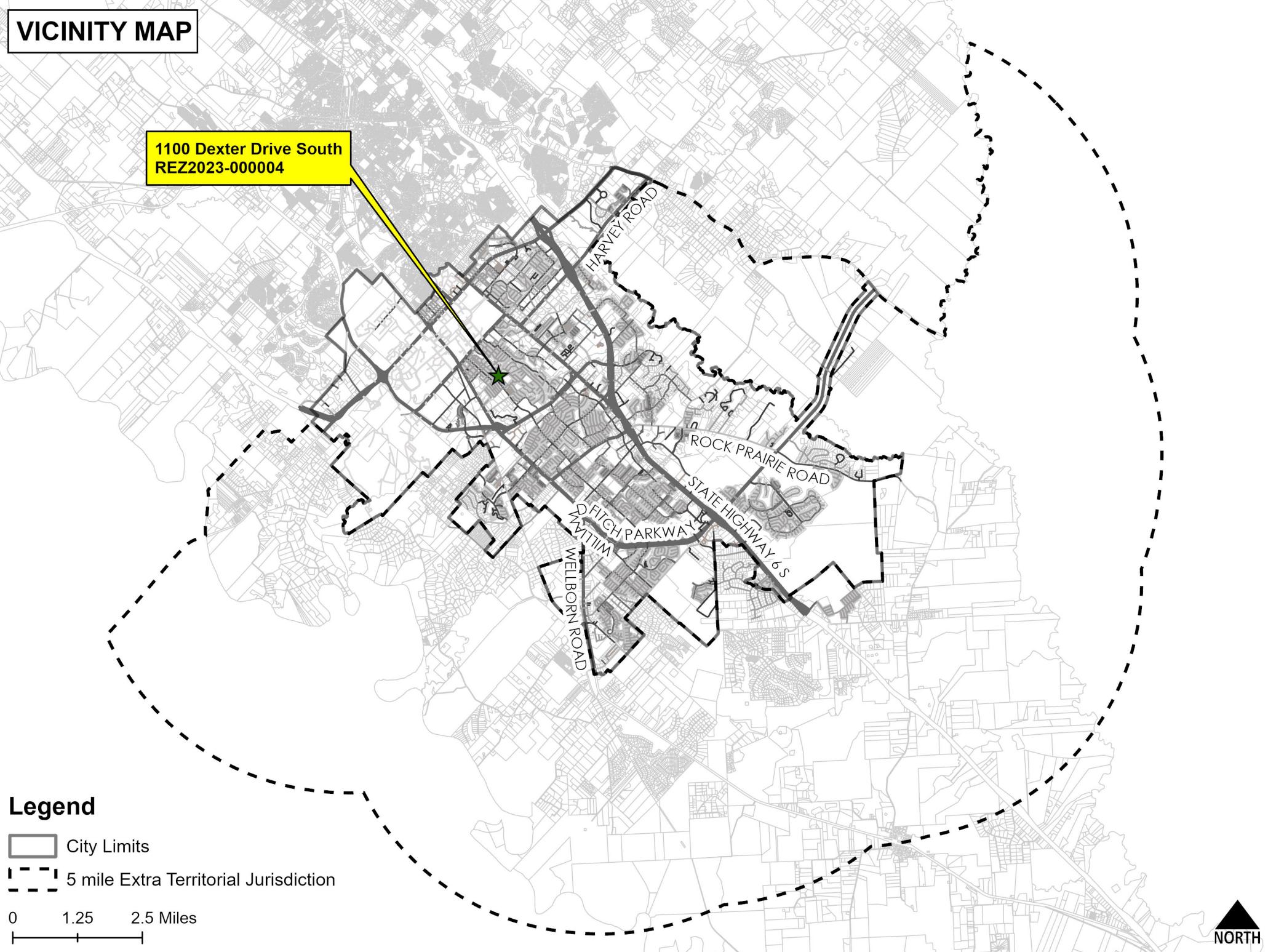
**Budget & Financial Summary:** N/A

**Attachments:**

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

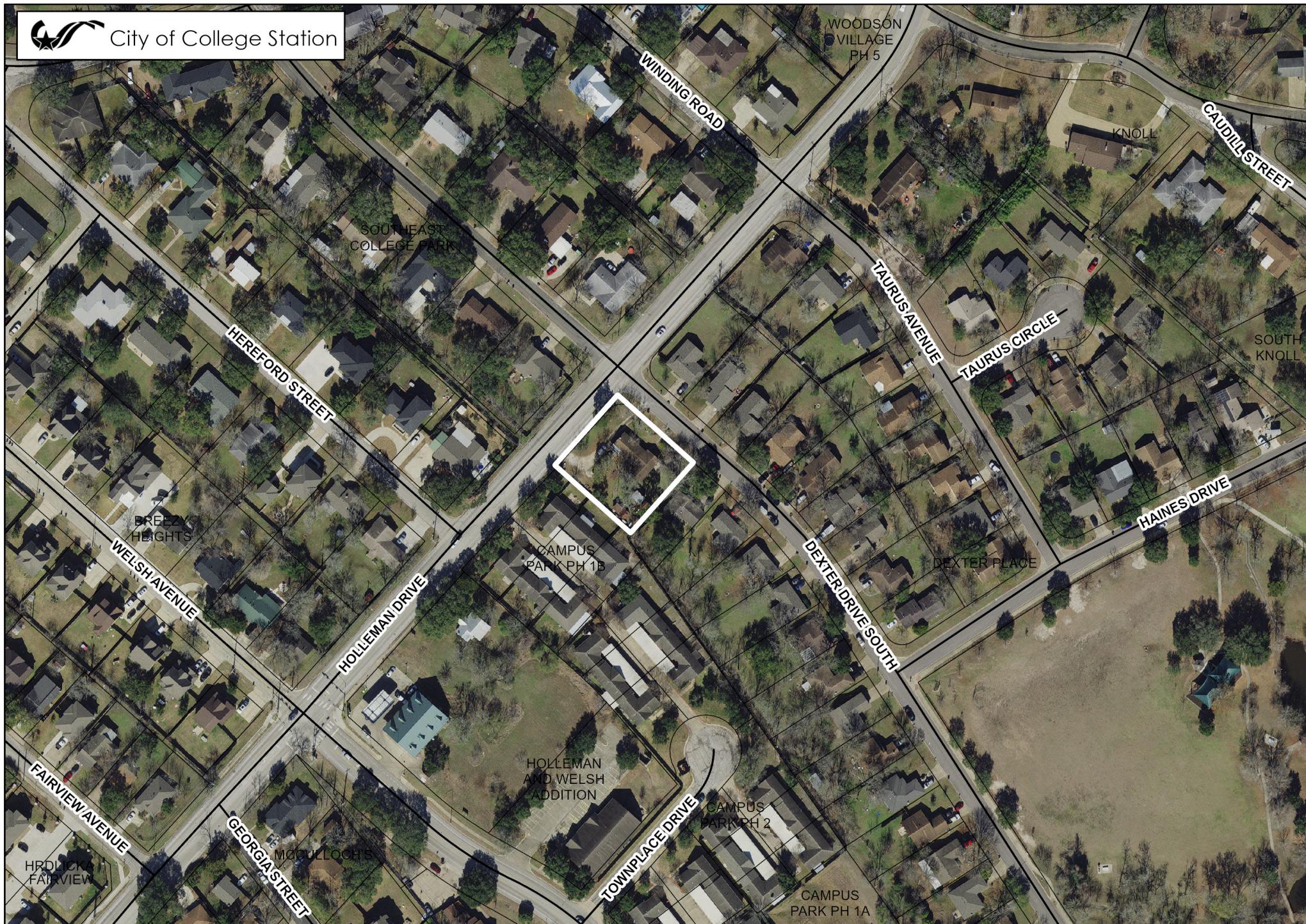
# VICINITY MAP

1100 Dexter Drive South  
REZ2023-00004





City of College Station



0

170

340

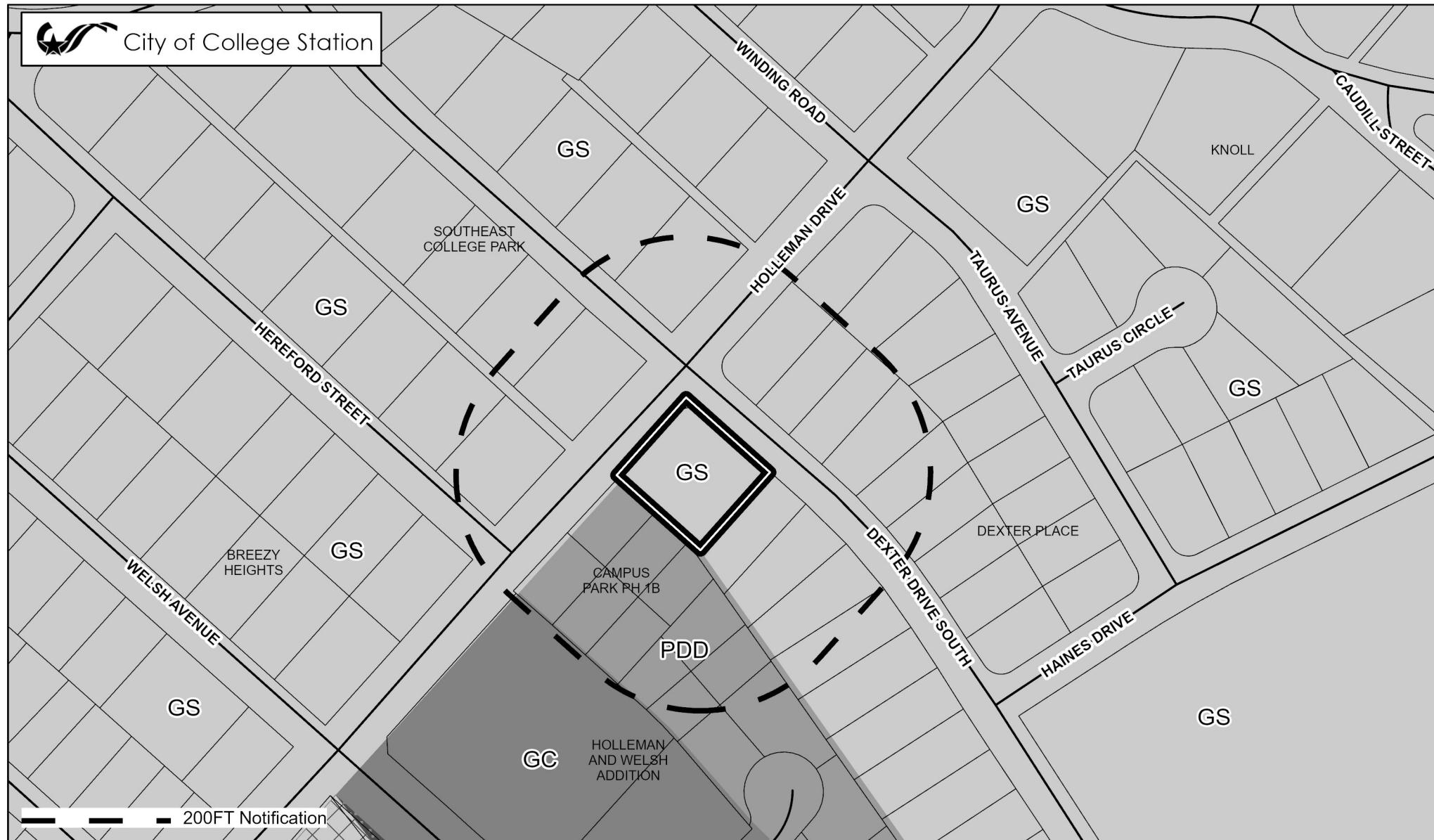
Feet

1100 Dexter Drive South

Case:  
REZ2023-000004

REZONING

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**ZONING DISTRICTS (In Grayscale)**

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

**Non-Residential**

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

**Planned Districts**

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
<b>Design Districts</b>	
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
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

**Retired Districts**

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



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170

340

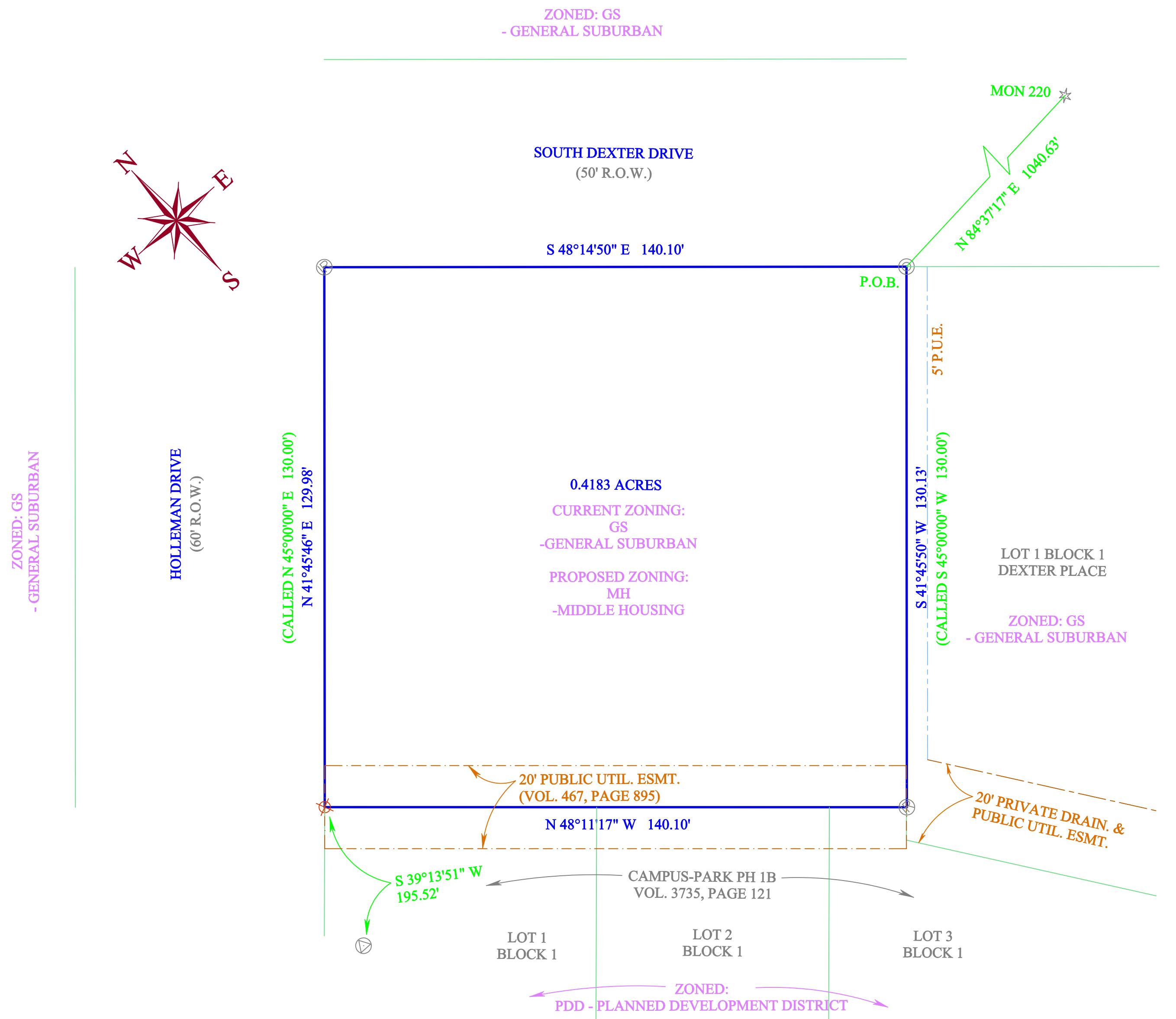
Feet

1100 Dexter Drive South

 Case:  
 REZ2023-000004

REZONING

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# ZONING MAP

## GENERAL NOTES

**GENERAL NOTES**

**1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
CENTRAL ZONE, NAD83(2011) EPOCH 2010**

# EXISTING ZONING GENERAL SUBURBAN (GS)

# PROPOSED ZONING MIDDLE HOUSING (MH)

OWNER:  
A VIDA, LLC, Series 1  
11 Wesleyan Court  
COLLEGE STATION, TX 77845

**SURVEYOR: ATM Surveying**  
P.O. Box 10313, College Station, TX 77840  
**PHONE: (979)209-9291 email:**  
**Adam@ATMsurveying.com**

PROJECT  
LOCATION

WINDING ROAD

DEXTER DRIVE

HEREFORD STREET

TAURUS AVENUE

HOLLEMAN DRIVE

VICINITY MAP  
NOT TO SCALE

# VICINITY MAP

NOT TO SCALE

SCAL F: 1" = 30"

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: May 18, 2023  
Advertised Council Hearing Date: June 12, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

The Knoll Neighborhood Association  
McCulloch Neighborhood Association

Property owner notices mailed: 34

Contacts in support: None at the time of this report

Contacts in opposition: 4 at the time of this report

Inquiry contacts: None at the time of this report

### ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northwest	Minor Arterial	GS General Suburban	Holleman Drive
Southwest	Mixed Residential	PDD Planned Development District	Townhomes
Northeast	Local Street	GS General Suburban	Dexter Drive South
Southeast	Mixed Residential	GS General Suburban	Single-family detached

### DEVELOPMENT HISTORY

**Annexed:** March 1956  
**Zoning:** R-1 Single Family Residential (upon annexation 1956)  
R-1 Single Family Residential renamed to GS General Suburban (2013)  
**Final Plat:** Unplatted  
**Site Development:** Vacant



## REZONING APPLICATION SUPPORTING INFORMATION

**Name of Project:** 1100 DEXTER DRIVE

**Address:** 1100 DEXTER DR S

**Legal Description:** A000701, CRAWFORD BURNETT (ICL), TRACT 25, 0.45 ACRES

**Total Acreage:** 0.4181

**Applicant::** Kurt Fisher

**Property Owner:** LALA VIDA LLC SERIES 1

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

Middle Housing, as a zone option, recently became available and best suits uses for this property.

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

Middle Housing for this property is supported by the current comprehensive plan, per Planning & Development Service Planners.

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

The current zoning supports only GS Single Family housing, though the surrounding areas have developed into many other uses and it is an increasing challenge to attract residents interested in having Holleman Drive as a side street nearby the property with townhomes bordering the rear of the property, and commercial property located on the next street corner (Welsh & Holleman, on land that was once a part of this property).

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

As explained in the "compatibility" section: "middle housing" perfectly compliments the various nearby property zones and uses including the now busy Holleman Drive, bordering the side of this property.

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

As explained in the "compatibility" section: "middle housing" perfectly compliments the various nearby property zones and uses including the now busy Holleman Drive, bordering the side of this property.

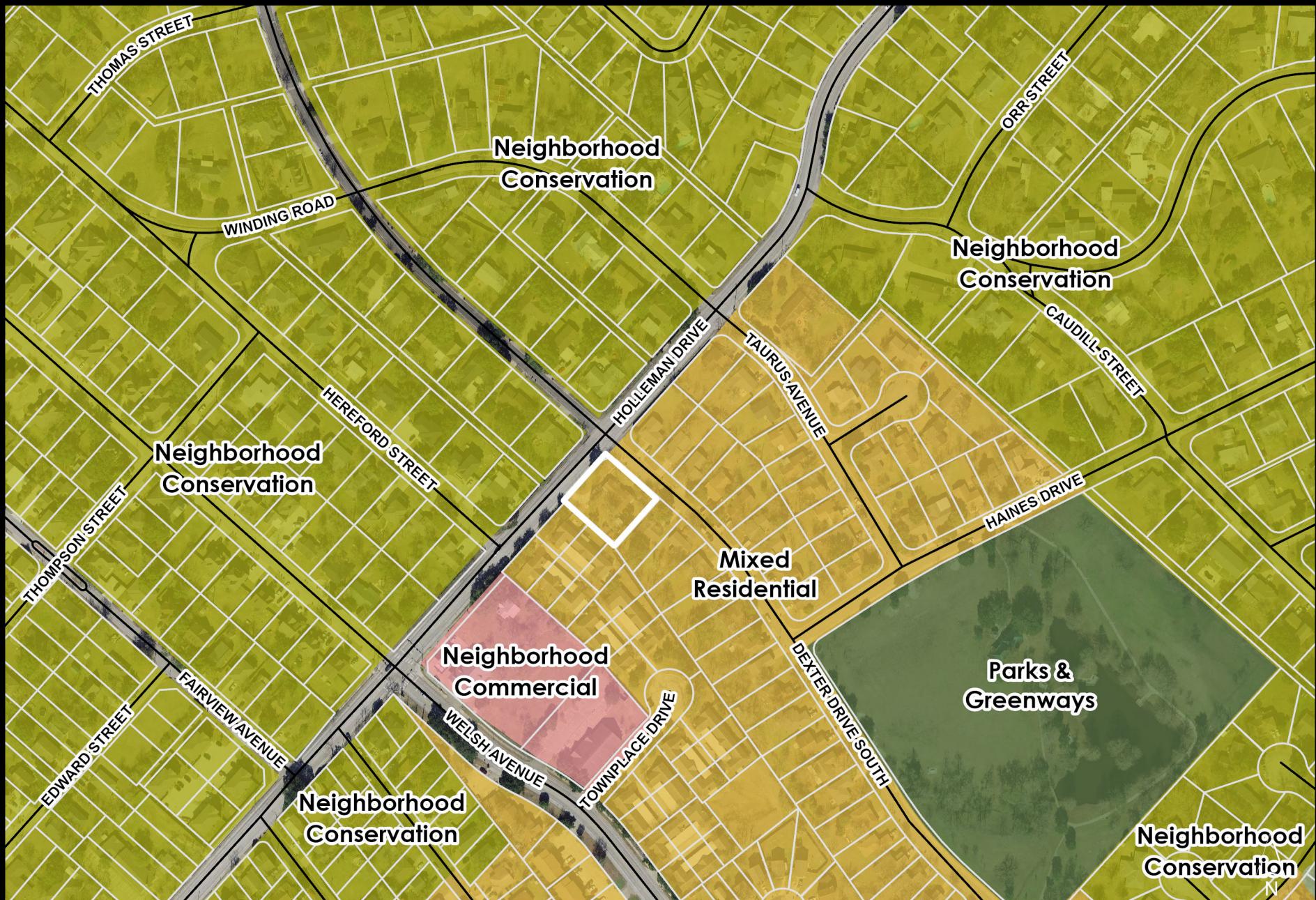
**Explain the marketability of the property for uses permitted by the current zoning district.**

The current zoning district permits the land to be used as single family general suburban housing. It is not part of any neighborhood. It is a stand-alone parcel, a "property island" in the middle of town, sandwiched between a row of smaller single family homes, larger single family homes across the street, nearby duplexes, townhomes in the rear of the property, and an arterial thoroughfare with ever-increasing traffic.

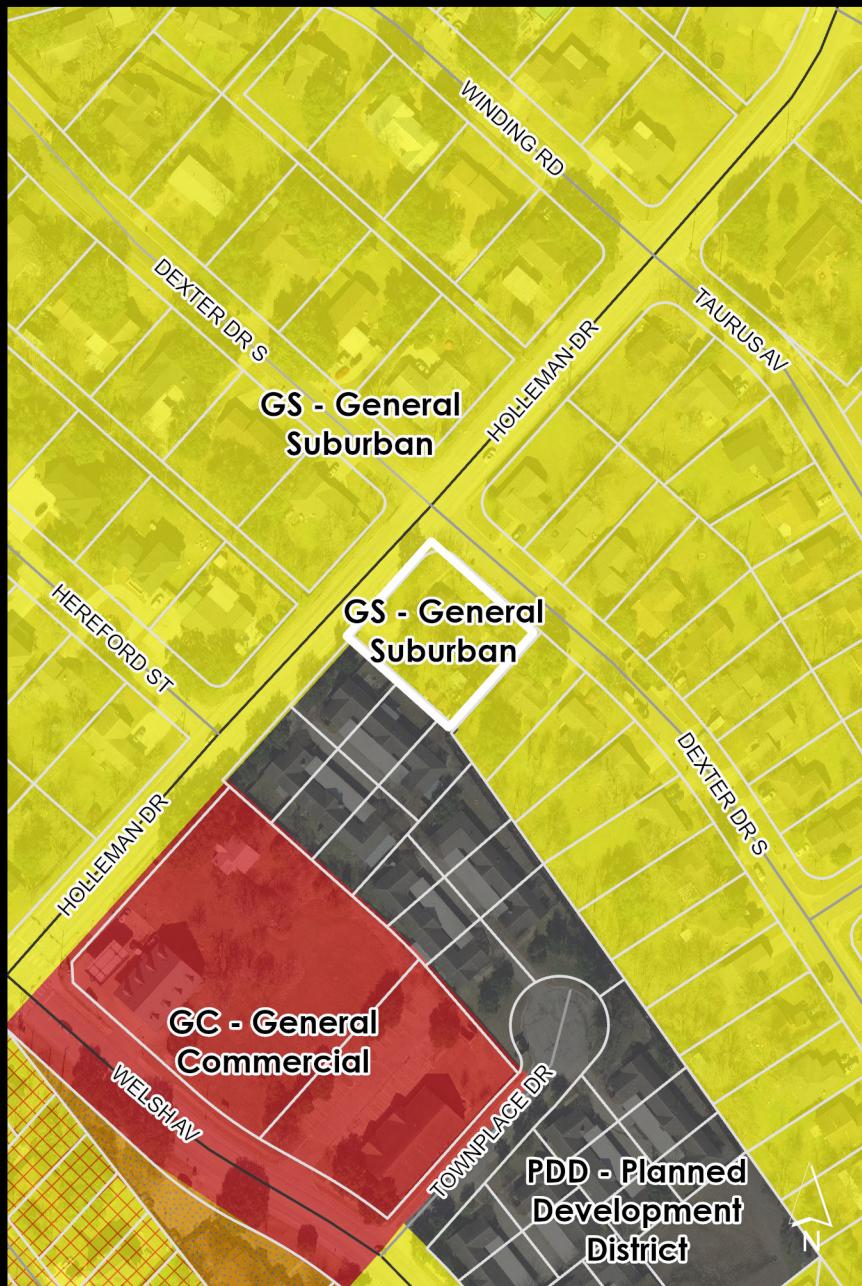
**List any other reasons to support this zone change.**

The prior owners sold this property as a double lot. Before purchasing the property, the current owner verified this with PDS and was told that a replat would not be an issue but changing to commercial and some other types of zones would require an amendment to the comprehensive plan. The prior owners deliberately neglected normal property maintenance on the past structure for the past ~10 years, knowing that this property, on the corner of an arterial thoroughfare and independent of any neighborhoods, was prime for repurposing. The current owner purchased the property and allowed the prior owner to rent it back until she found a "place in the country" reminiscent of how this property was, when it was a 40 acre farm with horses and cows. The current owner cleared the parcel and began the replat. During the replat, the city adopted new shared housing language in the UDO and added Middle Housing Zoning to the UDO and checked with PDS staff to verify that a change to Middle Housing does not require an amendment to the Comprehensive Plan. Looking at available options, the ideal use of this property, location and surroundings factored in, most accurately fits Middle Housing zoning, thus the re-zoning is now being requested.

## EXISTING Future Land Use



# EXISTING Zoning



# PROPOSED Zoning

