

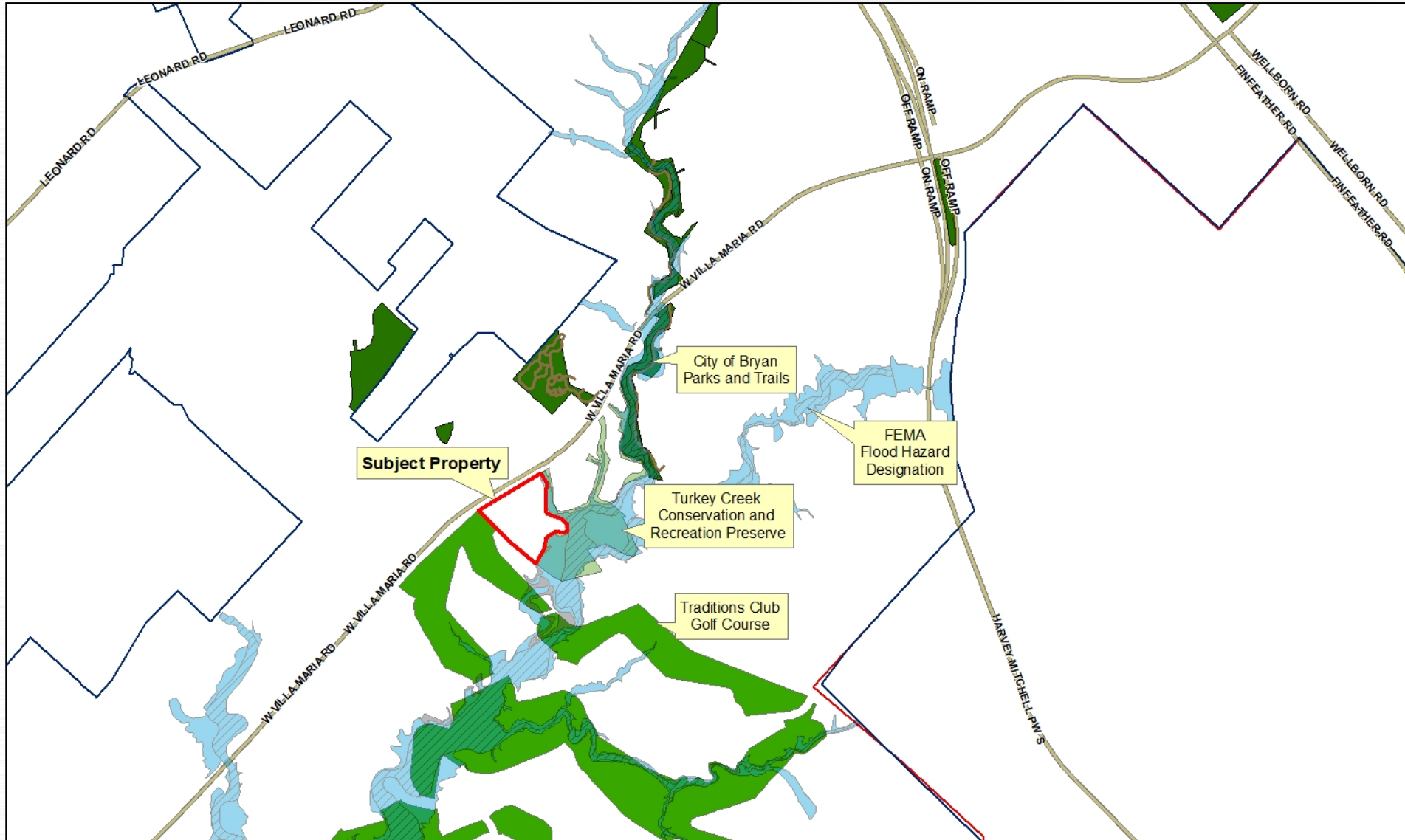
Rezoning Request RZ20-15

Public hearing, presentation and consideration of the first and only reading of an ordinance of the City of Bryan, Texas, amending Chapter 130, Zoning, of the City of Bryan Code of Ordinances, by amending a previously approved Planned Development – Mixed Use District (PD-M) on 10.29 acres of land out of the T.J. Wooten Tract, adjoining the south side of West Villa Maria Road between Autumn Lake and Kimmy Drives in Bryan, Brazos County, Texas.

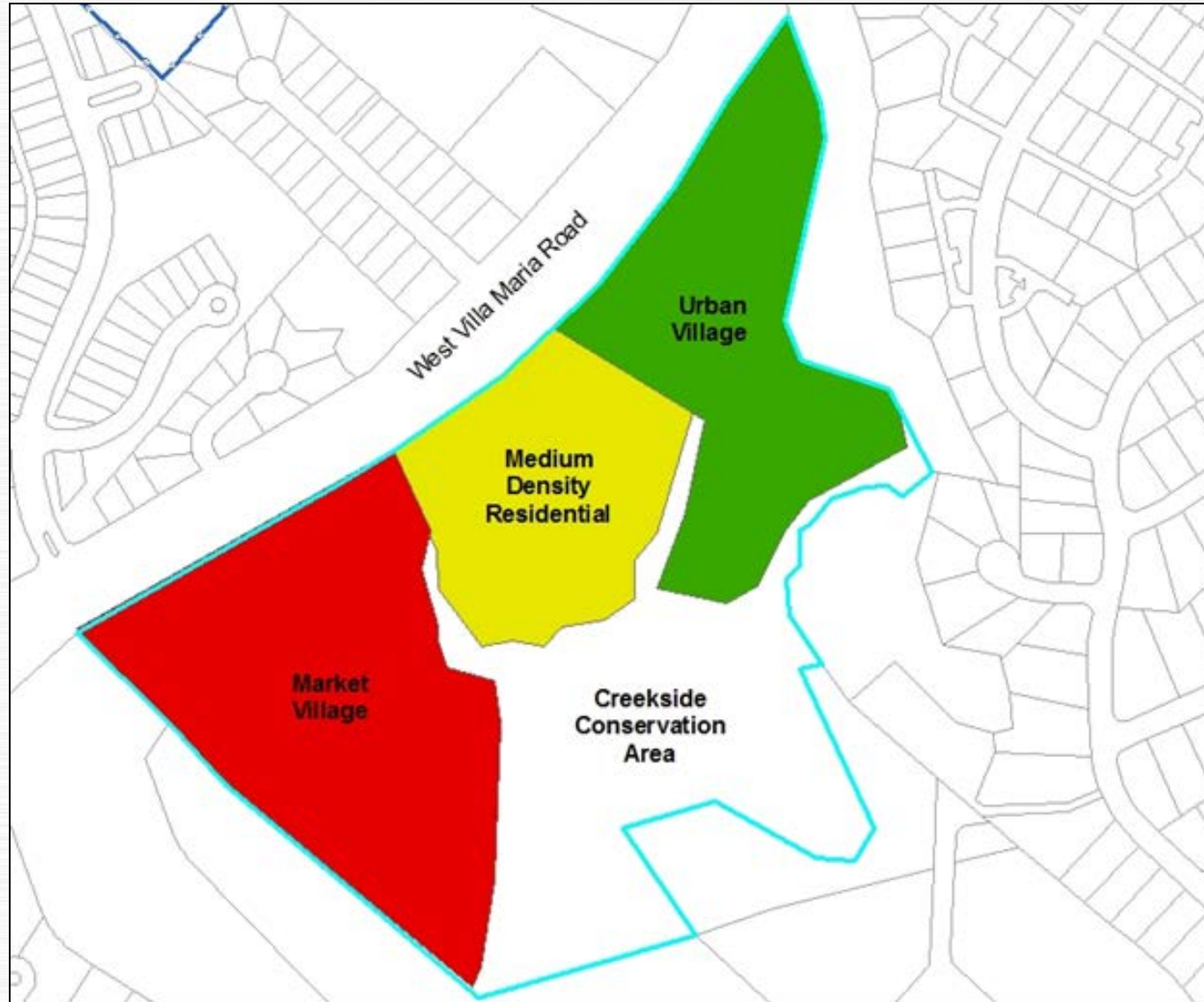
Rezoning RZ20-15: Ramiro Galindo

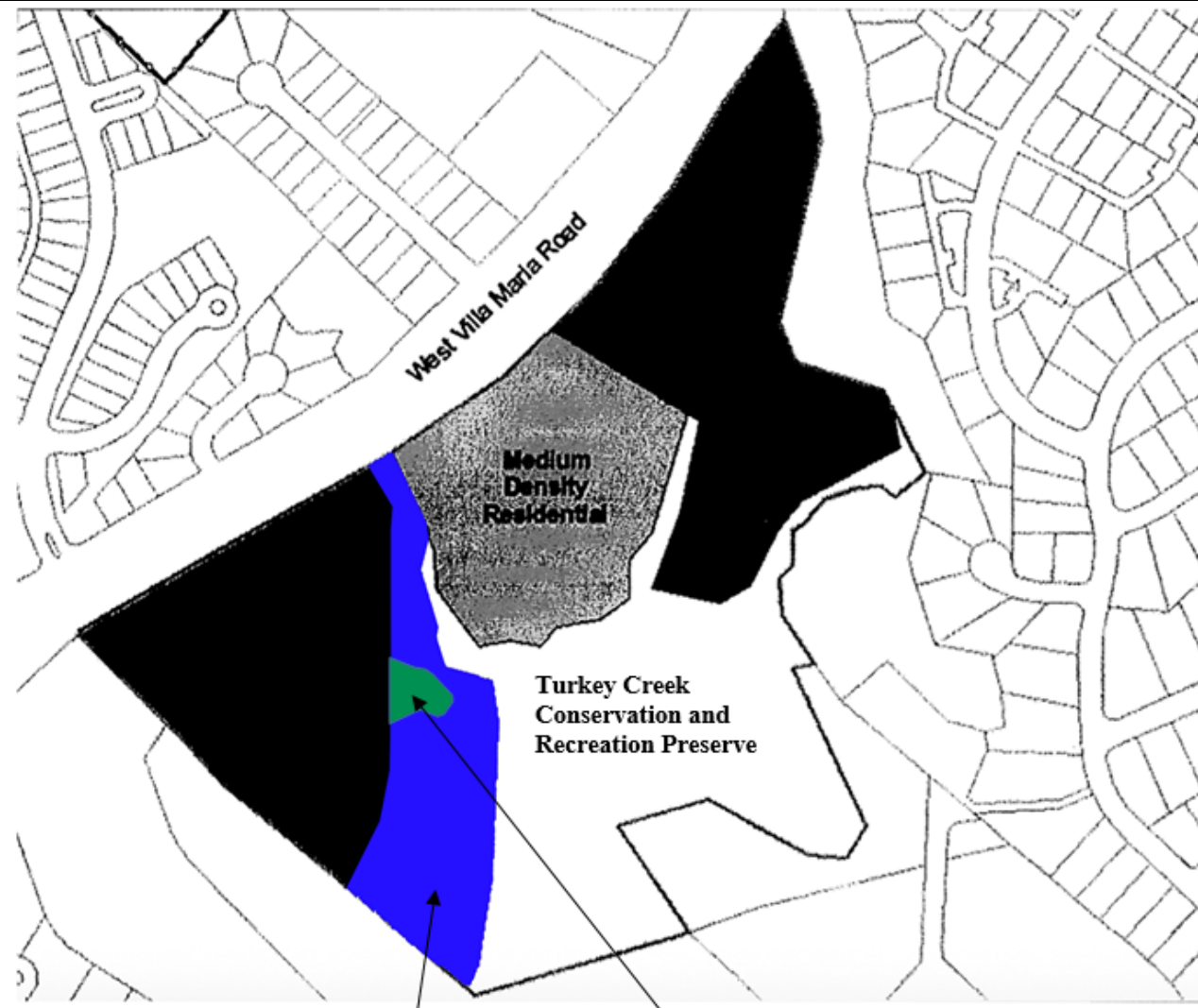


Rezoning RZ20-15: Ramiro Galindo



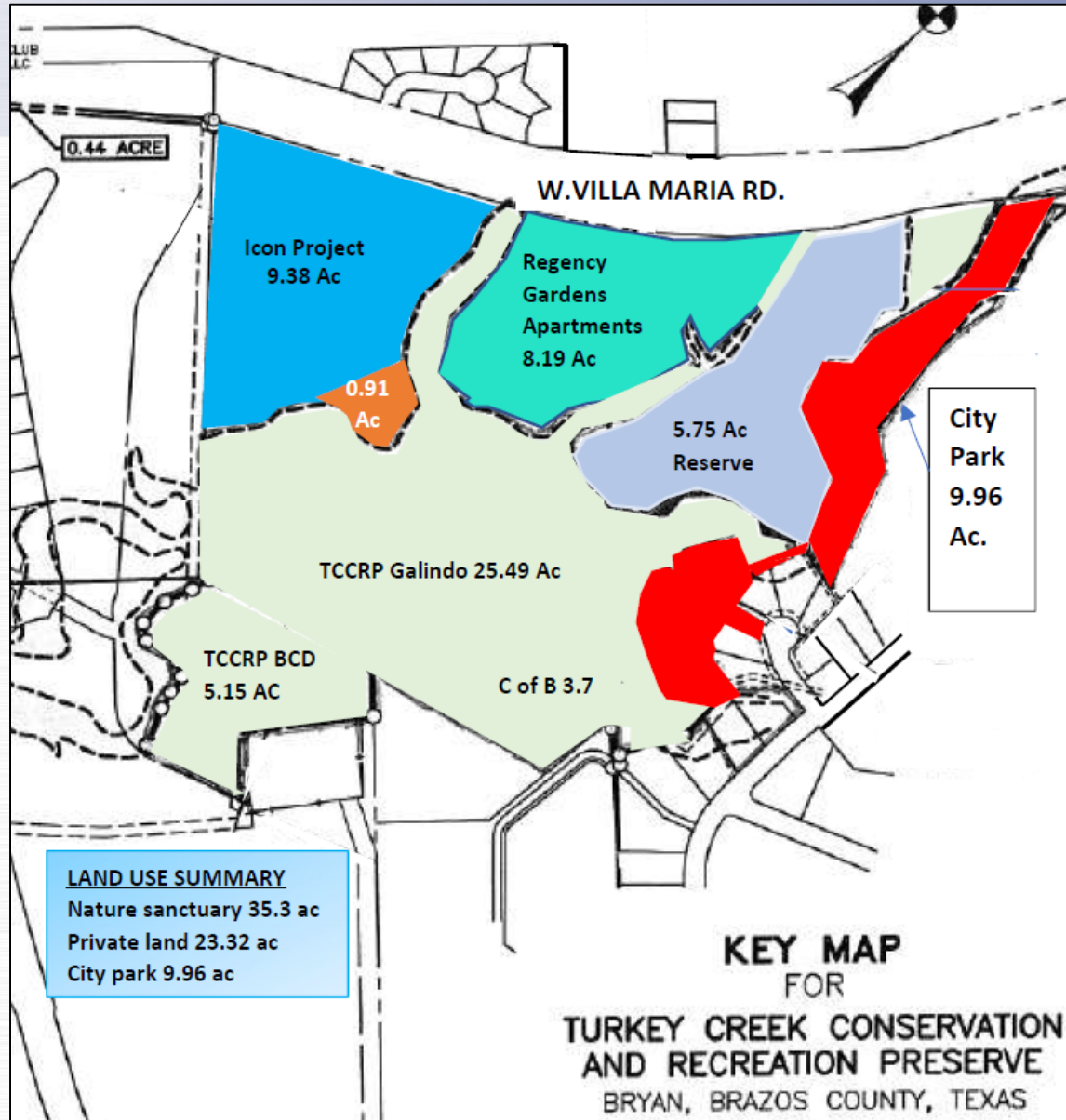
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4.24 Acres given to the Turkey Creek Conservation and Recreation Preserve (TCCRP)

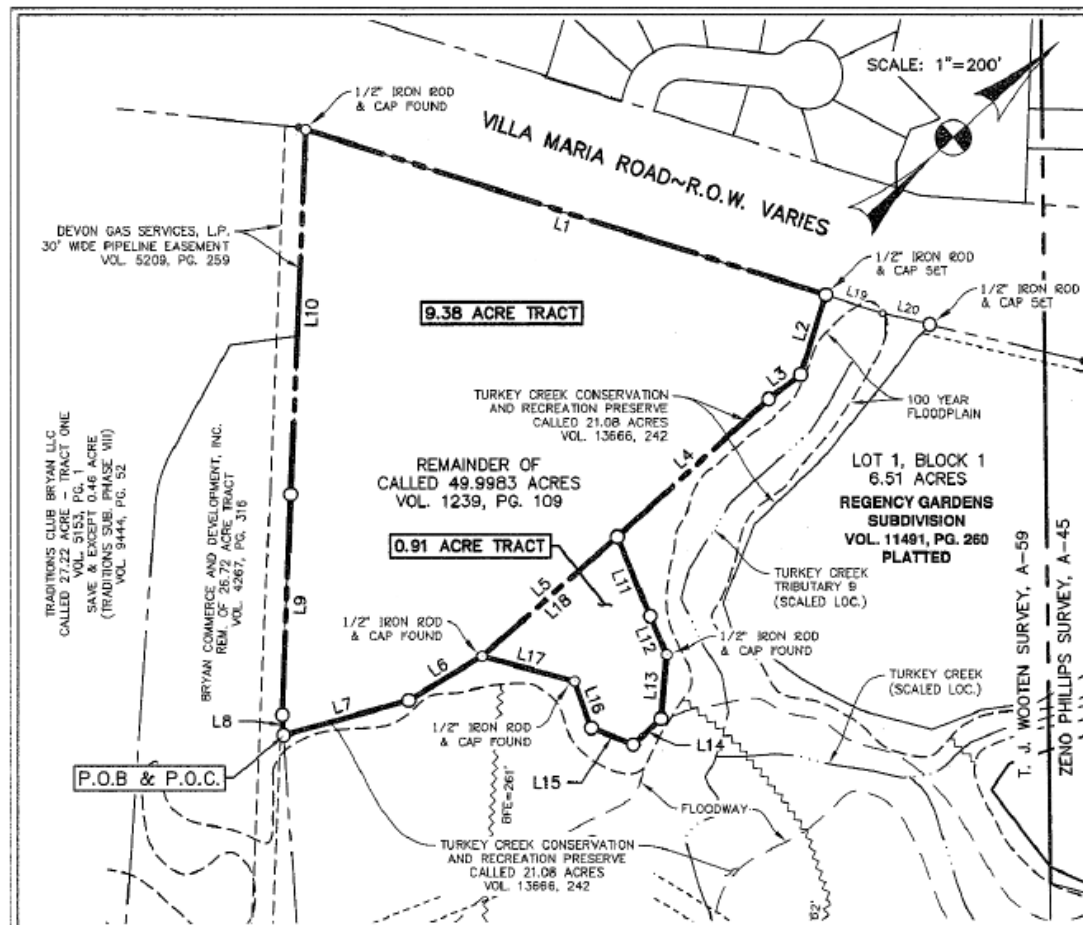
Currently, 0.91 Acres is not part of the Turkey Creek Conservation and Recreation Preserve (TCCRP). However, this tract is intended to be given to the TCCRP when proceedings are completed



Rezoning RZ20-15: Ramiro Galindo



Figure 2.7 – Traditions Golf Course – Location 5,
Building Height 200 ft



DEVON GAS SERVICES, L.P.
30' WIDE PIPELINE EASEMENT
VOL. 5209, PG. 259

TRADITIONS CLUB BRYAN LLC
CALLED 27.22 ACRE - TRACT ONE
VOL. 5153, PG. 1
SAVE & EXCEPT 0.46 ACRE
(TRADITIONS SUB PHASE VIII)
VOL. 9444, PG. 52

BRYAN COMMERCE AND DEVELOPMENT, INC.
REM. OF 26.72 ACRE TRACT
VOL. 4267, PG. 316

9.38 ACRE TRACT

REMAINDER OF
CALLED 49.9983 ACRES
VOL. 1239, PG. 109

0.91 ACRE TRACT

LOT 1, BLOCK 1
6.51 ACRES
REGENCY GARDENS
SUBDIVISION
VOL. 11491, PG. 260
PLATTED

P.O.B & P.O.C.

NOTES:

1. THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-27 DATUM, CONVERGENCE=02°01'56". DISTANCES ARE SURFACE. DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093).

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°36'01"E	794.03'
L2	S30°23'59"E	121.80'
L3	S04°27'56"W	58.27'
L4	S00°33'11"E	297.86'
L5	S00°30'43"W	263.95'
L6	S10°40'58"W	123.94'
L7	S26°18'20"W	188.12'
L8	N51°48'27"W	29.65'
L9	N46°00'11"W	322.53'
L10	N45°44'15"W	531.88'

LINE TABLE		
LINE	BEARING	LENGTH
L11	S70°26'04"E	125.31'
L12	S70°57'11"E	61.03'
L13	S43°02'08"E	93.79'
L14	S01°46'45"E	55.32'
L15	S63°51'14"W	65.93'
L16	N68°05'04"W	72.11'
L17	S57°08'13"W	140.20'
L18	N00°30'43"E	263.95'
L19	N59°36'01"E	86.89'
L20	N55°17'56"E	70.86'

GALINDO RANCH PARTNERSHIP

9.38 ACRE TRACT

0.91 ACRE TRACT

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=200' APRIL, 2015

GEC CIVIL ENGINEERING CONSULTANTS
1555 GREENS PRAIRIE ROAD WEST
COLLEGE STATION, TX 77845-(979)446-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 10042800

Rezoning RZ20-15: Ramiro Galindo



Questions