

August 27, 2020

Item No. 4.3.

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 boundary from T Townhouse to PDD Planned Development District on approximately 4 acres located at 3914 Alamosa Street, generally located west of Harvey Road and South of Summit Crossing Lane.

Sponsor: Jesse Dimeolo

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from T Townhouse to PDD Planned Development District on approximately 4 acres located at 3914 Alamosa Street, generally located west of Harvey Road and South of Summit Crossing Lane.

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): The Planning & Zoning Commission heard this item at their August 6, 2020, Regular meeting where they voted 6-0 to recommend approval. Staff recommends approval of the rezoning.

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

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as Urban. The Comprehensive Plan generally describes urban land uses as areas with a very intense level of development activities that tend to consist of townhomes, duplexes, and high-density apartments. The applicant is proposing a base zoning of GS General Suburban with modifications to setbacks and lots widths to remain consistent with the dense residential land uses identified in the urban designation of the Comprehensive Plan.

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

The subject property is adjacent to PDD Planned Development District zoning to the southwest that allows townhomes and duplexes, R Rural to the west, parkland and open space to the east that was dedicated to the City as Summit Crossing Park, and T Townhouse to the north. Much of the surrounding property is previous phases of the Summit Crossing Subdivision that consists of townhomes and duplexes. The proposed PDD zoning, allowing for small-lot, single-family detached homes, is compatible with the neighboring residential uses.

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

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

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

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

5. The marketability of the property:

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

Budget & Financial Summary: N/A

Reviewed & Approved by Legal: No

Attachments:

1. Ordinance
2. Background Information
3. Vicinity Map, Aerial and Small Area Map
4. Rezoning Exhibit
5. PDD Concept Plan

ORDINANCE NO. _____

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 T TOWNHOUSE TO PDD PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY 4 ACRES OF LAND LOCATED AT 3914 ALAMOSA STREET AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That 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, be amended as set out in **Exhibit "A"**, and **Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

PART 2: If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

PART 3: That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PART 4: This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to PDD Planned Development District:

BLOCK 3



Kerr Surveying, LLC
 409 N. Texas Avenue
 Bryan, Texas 77803
 TBPELS Firm Registration No. 10018500

**METES AND BOUNDS DESCRIPTION
 OF A
 0.717 ACRE TRACT
 LOTS 1-8, BLOCK 3
 SUMMIT CROSSING PHASE 3B
 JAMES W. SCOTT LEAGUE, A-49
 COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A 0.717 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1-8, BLOCK 3, SUMMIT CROSSING PHASE 3B AS SHOWN ON THE PLAT RECORDED IN VOLUME 14370, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 1.218 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF ALAMOSA STREET (50' R.O.W., 14370/14 O.P.R.B.C.T.) MARKING THE WEST CORNER OF SAID LOT 8 AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 175.00 FEET, FOR REFERENCE THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 BEARS: S 56° 31' 59" W A DISTANCE OF 4,258.83 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 (Y:10221519.22, X:3566228.08) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010995 [CALCULATED USING GEOID12B]);

THENCE: ALONG THE SOUTHEAST LINE OF ALAMOSA STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 39' 21" FOR AN ARC DISTANCE OF 60.03' (CHORD BEARS: N 47° 52' 52" E - 59.74 FEET) (PLAT CALL AND MEASURED, 14370/14 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

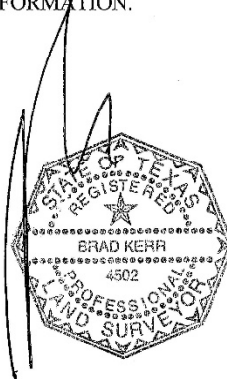
THENCE: N 38° 03' 11" E CONTINUING ALONG THE SOUTHEAST LINE OF ALAMOSA STREET AND ALONG THE NORTHWEST LINE OF SAID BLOCK 3 FOR A DISTANCE OF 211.19 FEET (PLAT CALL AND MEASURED, 14370/14 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE NORTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF A 0.026 ACRE PARKLAND DEDICATION AS SHOWN ON SAID PLAT, 14370/14 (O.P.R.B.C.T.);

THENCE: S 51° 56' 49" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID PARKLAND FOR A DISTANCE OF 115.00 FEET (PLAT CALL AND MEASURED, 14370/14 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE PARKLAND DEDICATION SHOWN ON THE PLAT OF SUMMIT CROSSING PHASE 1 RECORDED IN VOLUME 9490, PAGE 296 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE EAST CORNER OF SAID LOT 1;

THENCE: S 38° 03' 11" W ALONG THE SOUTHEAST LINE OF SAID BLOCK 3 AND THE NORTHWEST LINE OF SAID PARKLAND FOR A DISTANCE OF **270.00** FEET (PLAT CALL AND MEASURED, 14370/14 O.P.R.B.C.T.) TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 8 OF SAID BLOCK 3;

THENCE: N 51° 58' 20" W ALONG THE SOUTHWEST LINE OF SAID BLOCK 3 AND THE NORTHWEST LINE OF SAID PARKLAND FOR A DISTANCE OF **125.20** FEET (PLAT CALL AND MEASURED, 14370/14 O.P.R.B.C.T.) TO THE **POINT OF BEGINNING** CONTAINING **0.717 OF AN ACRE OF LAND (31,250 SQUARE FEET)** AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2020.

SEE PLAT PREPARED MAY 2020, FOR MORE DESCRIPTIVE INFORMATION.



BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
DATE: 05/15/2020

KERR SURVEYING, LLC | 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
979-268-3195 | BRAD@KERRSURVEYING.NET | TBPELS FIRM# 10018500

BLOCK 4



Kerr Surveying, LLC
 409 N. Texas Avenue
 Bryan, Texas 77803
 TBPELS Firm Registration No. 10018500

**METES AND BOUNDS DESCRIPTION
 OF A
 1.218 ACRE TRACT
 LOTS 15-26, BLOCK 4
 SUMMIT CROSSING PHASE 3C
 JAMES W. SCOTT LEAGUE, A-49
 COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A 1.218 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 15-26, BLOCK 4, SUMMIT CROSSING PHASE 3C AS SHOWN ON THE PLAT RECORDED IN VOLUME 14635, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 1.218 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF BUENA VISTA (STREET) (50' R.O.W., 14635/151 O.P.R.B.C.T.) MARKING THE NORTH CORNER OF SAID LOT 26 AND THE WEST CORNER OF LOT 1, BLOCK 4, SUMMIT CROSSING PHASE 3B AS SHOWN ON THE PLAT RECORDED IN VOLUME 14370, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 BEARS: S 49° 02' 39" W A DISTANCE OF 4,085.13 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 (Y:10221519.22, X:3566228.08) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010995 [CALCULATED USING GEOID12B]);

THENCE: S 52° 16' 31" E THROUGH SAID BLOCK 4 AND ALONG THE COMMON LINE OF SAID PHASE 3B AND 3C FOR A DISTANCE OF **502.58 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST LINE OF ALAMOSA STREET (50' R.O.W., 14635/151 O.P.R.B.C.T.) MARKING THE EAST CORNER OF LOT 15 AND THE SOUTH CORNER OF LOT 14 OF SAID BLOCK 4;

THENCE: S 66° 10' 34" W ALONG THE SOUTHEAST LINE OF SAID BLOCK 4 AND THE NORTHWEST LINE OF SAID ALAMOSA STREET FOR A DISTANCE OF **69.54 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

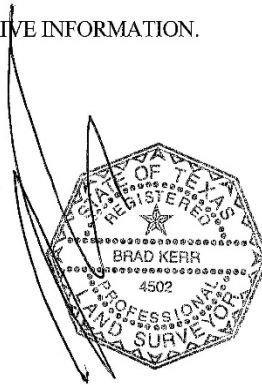
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **61° 32' 54"** FOR AN ARC DISTANCE OF **107.42'** (CHORD BEARS: N 83° 02' 58" W – **102.33 FEET**) (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

THENCE: N 52° 16' 31" W ALONG THE NORTHEAST LINE OF ALAMOSA STREET AND THE SOUTHWEST LINE OF SAID BLOCK 4 FOR A DISTANCE OF **362.53 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

THENCE: N 05° 19' 00" W FOR A DISTANCE OF **36.54 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF BUENA VISTA;

THENCE: N 41° 38' 31" E ALONG THE SOUTHEAST LINE OF BUENA VISTA AND THE NORTHWEST LINE OF SAID BLOCK 4 FOR A DISTANCE OF **87.00 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO THE **POINT OF BEGINNING CONTAINING 1.218 ACRES OF LAND (53,053 SQUARE FEET)** AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2020.

SEE PLAT PREPARED MAY 2020, FOR MORE DESCRIPTIVE INFORMATION.



BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
DATE: 05/15/2020

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BLOCK 5



Kerr Surveying, LLC
 409 N. Texas Avenue
 Bryan, Texas 77803
 TBPELS Firm Registration No. 10018500

**METES AND BOUNDS DESCRIPTION
 OF A
 1.098 ACRE TRACT
 LOTS 9-20, BLOCK 5
 SUMMIT CROSSING PHASE 3C
 JAMES W. SCOTT LEAGUE, A-49
 COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A 1.098 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 9-20, BLOCK 5, SUMMIT CROSSING PHASE 3C AS SHOWN ON THE PLAT RECORDED IN VOLUME 14635, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 1.098 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE WEST CORNER OF SAID LOT 20 AND THE NORTH CORNER OF COMMON AREA 'J' OF SAID PHASE 3C, FOR REFERENCE THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 BEARS: S 47° 04' 49" W A DISTANCE OF 3,791.04 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 (Y:10221519.22, X:3566228.08) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010995 [CALCULATED USING GEOID12B]);

THENCE: N 41° 38' 31" E ALONG THE NORTHWEST LINE OF SAID BLOCK 5 AND THE SOUTHEAST LINE OF A CALLED 31.978 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE SUMMIT CROSSING, LLC RECORDED IN VOLUME 7675, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS FOR A DISTANCE OF **342.67 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO THE EAST CORNER OF SAID 31.978 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 98.202 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THE SUMMIT CROSSING, LLC RECORDED IN VOLUME 7541, PAGE 214 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD WITH CAP STAMPED 'M MCCLURE RPLS 2859' FOUND BEARS: S 84° 30' 26" W A DISTANCE OF 0.21 FEET;

THENCE: N 41° 38' 31" E CONTINUING ALONG THE NORTHWEST LINE OF SAID BLOCK 5 AND ALONG THE SOUTH LINE OF SAID REMAINDER OF 98.202 ACRE TRACT FOR A DISTANCE OF **62.33 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD FOUND BENT MARKING THE NORTH CORNER OF SAID LOT 9 AND THE WEST CORNER OF LOT 8, BLOCK 5, SUMMIT CROSSING PHASE 3B AS SHOWN ON THE PLAT RECORDED IN VOLUME 14370, PAGE 14 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 52° 16' 31" E ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 FOR A DISTANCE OF **115.00 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE NORTHWEST LINE OF BUENA VISTA (STREET) (50' R.O.W., 14635/151 O.P.R.B.C.T.) MARKING THE EAST CORNER OF SAID LOT 9 AND THE SOUTH CORNER OF SAID LOT 8;

THENCE: ALONG THE NORTHWEST LINE OF BUENA VISTA AND THE SOUTHEAST LINE OF SAID BLOCK 5 FOR THE FOLLOWING CALLS:

S 37° 43' 29" W FOR A DISTANCE OF **20.39 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A CLOCK WISE CURVE HAVING A RADIUS OF 375.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **03° 55' 02"** FOR AN ARC DISTANCE OF **25.64'** (CHORD BEARS: **S 39° 41' 00" W – 25.63 FEET**) (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

S 41° 38' 31" W FOR A DISTANCE OF 325.67 FEET (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 425.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **04° 45' 23"** FOR AN ARC DISTANCE OF **35.28'** (CHORD BEARS: **S 39° 15' 50" W – 35.27 FEET**) (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

S 36° 53' 08" W FOR A DISTANCE OF 6.01 FEET (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF SAID LOT 20 AND THE EAST CORNER OF SAID COMMON AREA 'J';

THENCE: N 48° 21' 29" W ALONG THE COMMON LINE OF SAID LOT 20 AND SAID COMMON AREA FOR A DISTANCE OF **118.96 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO THE **POINT OF BEGINNING** CONTAINING **1.098 ACRES OF LAND (47,842 SQUARE FEET)** AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2020.

SEE PLAT PREPARED MAY 2020, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502
 DATE: 05/14/2020



KERR SURVEYING, I.L.C | 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 979-268-3195 | BRAD@KERRSURVEYING.NET | TBPELS FIRM# 10018500

BLOCK 6

Kerr Surveying, LLC
 409 N. Texas Avenue
 Bryan, Texas 77803
 TBPELS Firm Registration No. 10018500

**METES AND BOUNDS DESCRIPTION
 OF A
 1.154 ACRE TRACT
 LOTS 1-13, BLOCK 6
 SUMMIT CROSSING PHASE 3C
 JAMES W. SCOTT LEAGUE, A-49
 COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A 1.154 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JAMES W. SCOTT LEAGUE, ABSTRACT NO. 49, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1-13, BLOCK 6, SUMMIT CROSSING PHASE 3C AS SHOWN ON THE PLAT RECORDED IN VOLUME 14635, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 1.154 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF BUENA VISTA (STREET) (50' R.O.W., 14635/151 O.P.R.B.C.T.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF THE 0.263 ACRE PARKLAND DEDICATION AS SHOWN ON SAID PLAT, 14635/151 (O.P.R.B.C.T.), FOR REFERENCE THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 BEARS: S 49° 36' 50" W A DISTANCE OF 3,810.42 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-126 (Y:10221519.22, X:3566228.08) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010995 [CALCULATED USING GEOID12B]);

THENCE: ALONG THE SOUTHEAST LINE OF BUENA VISTA AND THE NORTHWEST LINE OF SAID BLOCK 6 FOR THE FOLLOWING CALLS:

N 36° 53' 08" E FOR A DISTANCE OF **10.55 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 375.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **04° 45' 23"** FOR AN ARC DISTANCE OF **31.13'** (CHORD BEARS: **N 39° 15' 50" E - 31.12 FEET**) (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;

N 41° 38' 31" E FOR A DISTANCE OF **48.66 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND;

N 84° 41' 00" E FOR A DISTANCE OF **34.13 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF ALAMOSA STREET (50' R.O.W., 14635/151 O.P.R.B.C.T.);

THENCE: ALONG THE SOUTHWEST LINE OF ALAMOSA STREET AND THE NORTHEAST LINE OF SAID BLOCK 6 FOR THE FOLLOWING CALLS:

S 52° 16' 31" E FOR A DISTANCE OF **369.38 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 150.00 FEET;

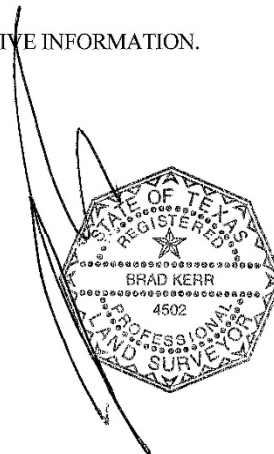
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF **18° 40' 25"** FOR AN ARC DISTANCE OF **48.89'** (CHORD BEARS: **S 61° 36' 41" E - 48.637 FEET**) (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE EAST CORNER OF SAID BLOCK 6 AND A NORTH CORNER OF SAID PARKLAND DEDICATION;

THENCE: **S 37° 43' 29" W** ALONG THE SOUTHEAST LINE OF SAID BLOCK 6 FOR A DISTANCE OF **121.40 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF SAID BLOCK 6;

THENCE: **N 52° 16' 31" W** ALONG THE SOUTHWEST LINE OF SAID BLOCK 6 FOR A DISTANCE OF **446.35 FEET** (PLAT CALL AND MEASURED, 14635/151 O.P.R.B.C.T.) TO THE **POINT OF BEGINNING** CONTAINING **1.154 ACRES OF LAND (50,289 SQUARE FEET)** AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2020.

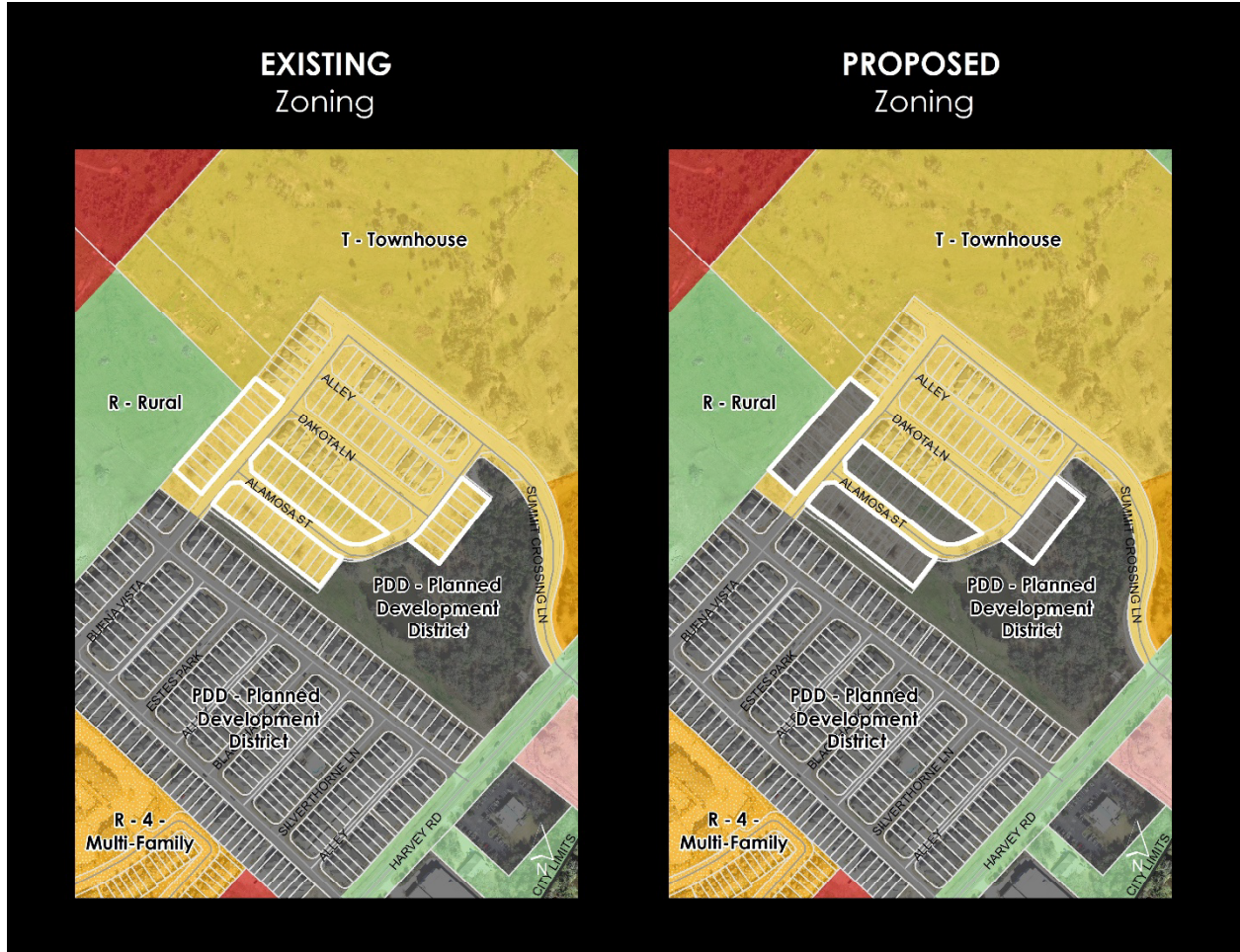
SEE PLAT PREPARED MAY 2020, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
DATE: 05/15/2020



KERR SURVEYING, LLC | 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
979-268-3195 | BRAD@KERRSURVEYING.NET | TBPELS FIRM# 10018500

Exhibit B



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 6, 2020

Advertised Council Hearing Date: August 27, 2020

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

Summit Crossing HOA

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

ADJACENT LAND USES

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

DEVELOPMENT HISTORY

Annexation: 1980

Zoning: A-O Agricultural Open upon annexation
 Rezoned from A-O to PDD Planned Development District (2003)
 Rezoned from PDD to T Townhouse (2016)

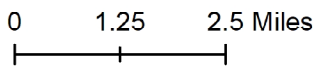
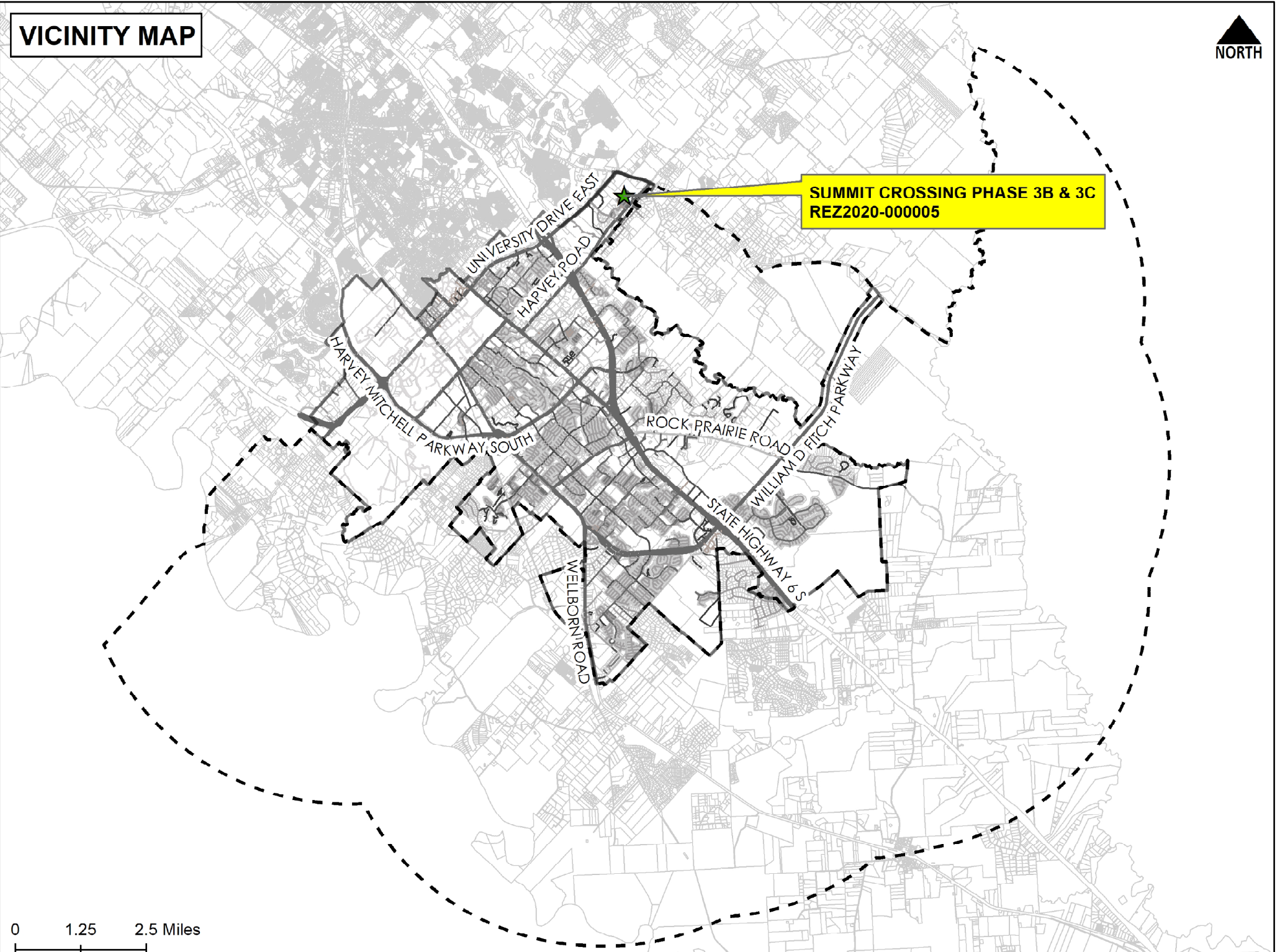
Final Plat: FP2016-000043 (Phase 3B, Block 3)
 FP2016-000044 (Phase 3C, Blocks 4-6)

Site development: Summit Crossing Phase 3B, Block 3 is undeveloped
 Summit Crossing Phase 3B, Blocks 1, 2, and 4 have townhomes under construction
 Summit Crossing Phase 3C, Blocks 4-6 are undeveloped

VICINITY MAP



**SUMMIT CROSSING PHASE 3B & 3C
REZ2020-000005**



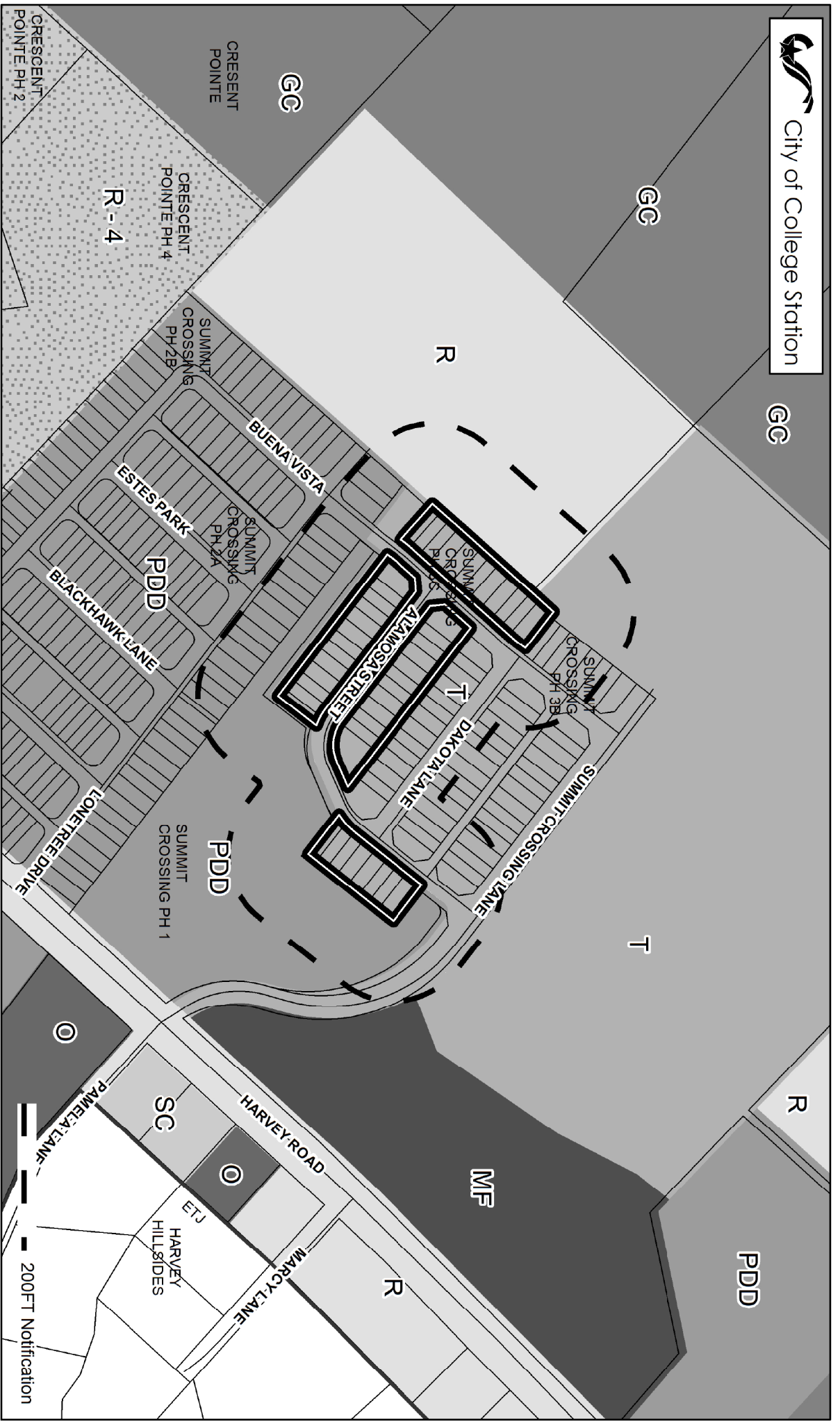


0 340 680 Feet

SUMMIT CROSSING PHASE 3B & 3C

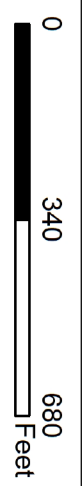
Case: REZ2020-000005

REZONING



ZONING DISTRICTS (in Gray/scale)

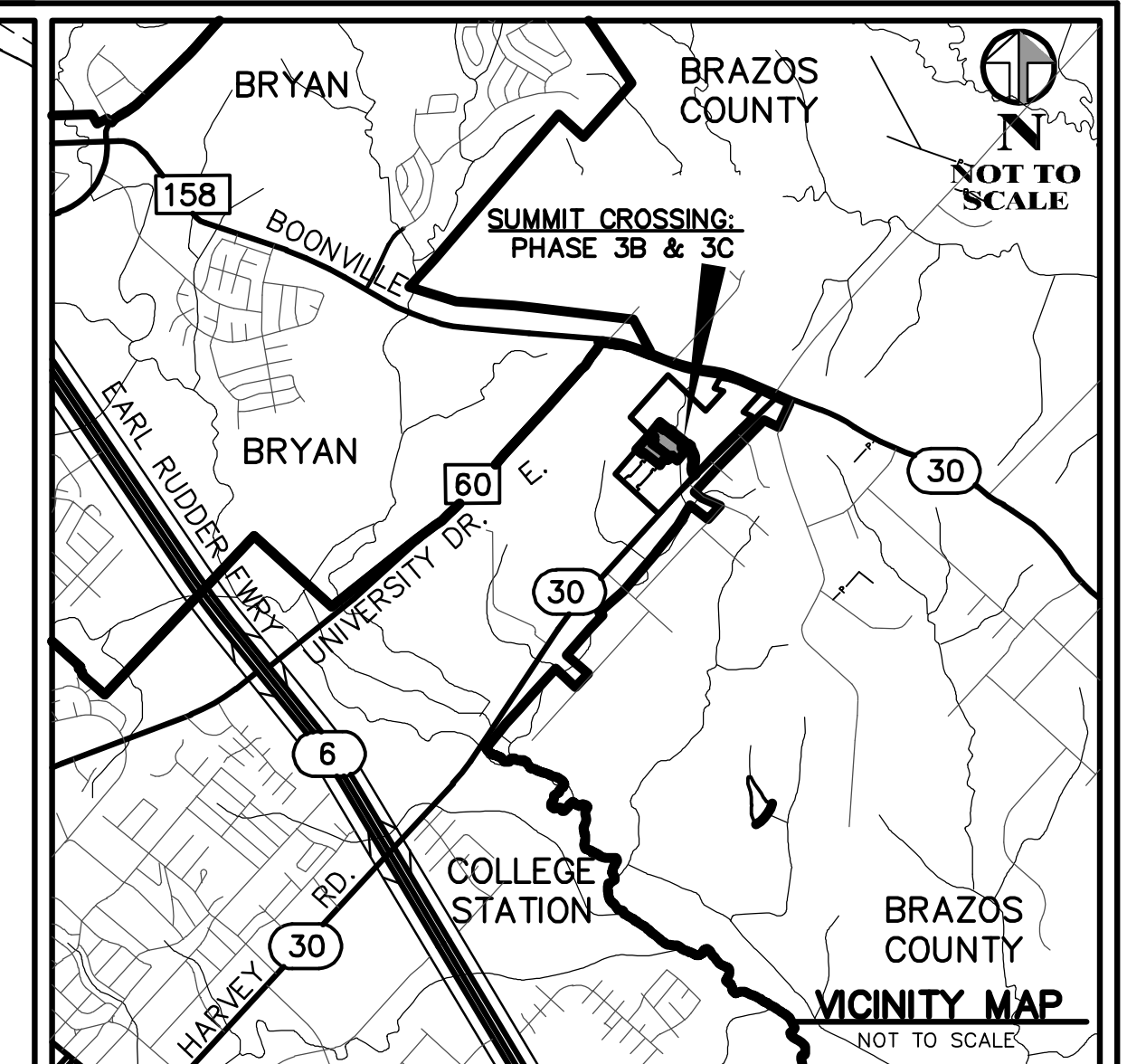
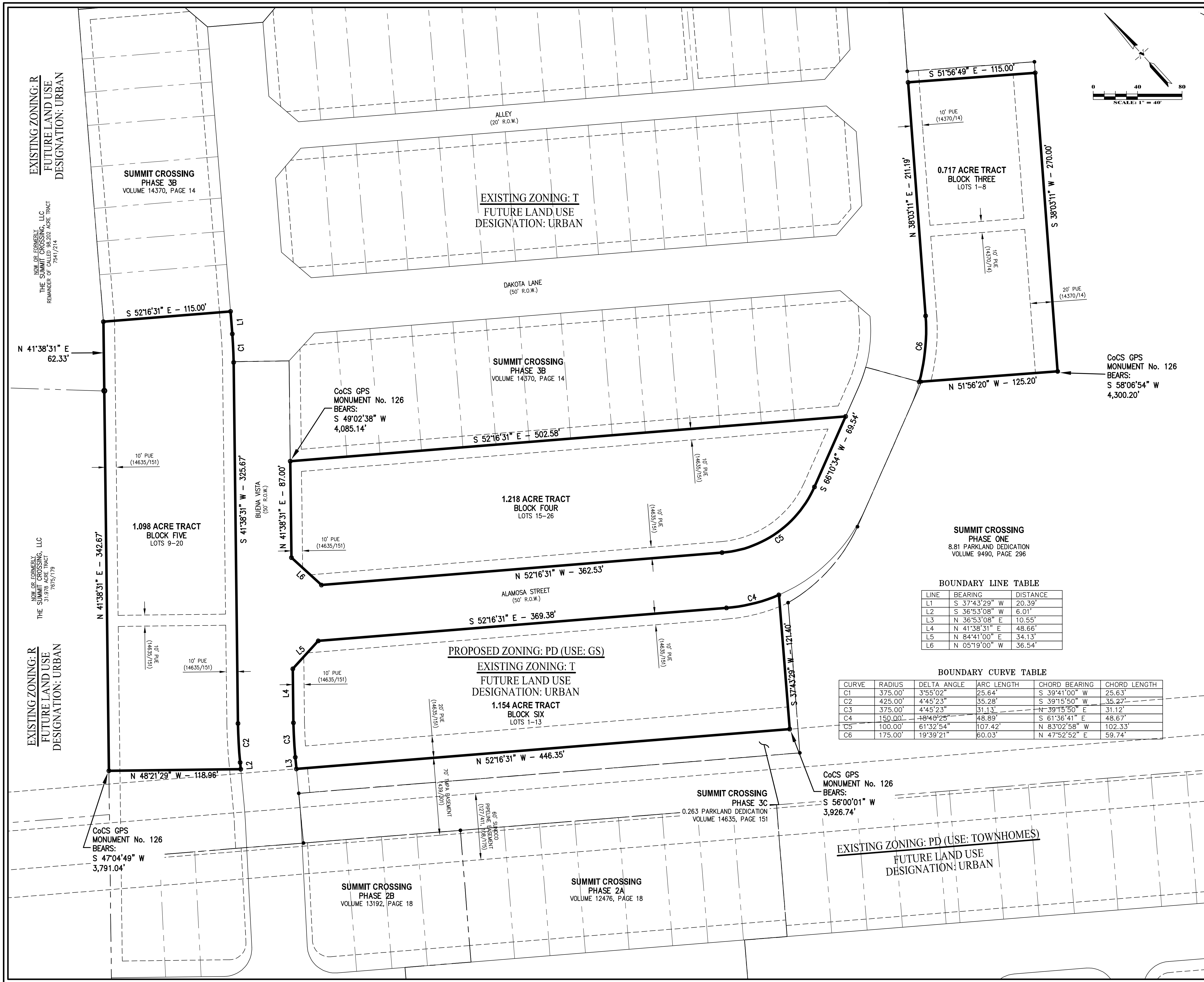
Residential	MF	Multi-Family	Non-Residential	NAP	Natural Area Protected	Planned Districts	P-MUD	Planned Mixed-Use Dist.	Overlay Districts	OV	Corridor Ovr.	Retired Districts	R-1B	Single Family Residential
R	Rural	MU	Mixed-Use	O	Office	PDD	Planned Develop. Dist.	RDD	Redevelopment District	R-4	Multi-Family	R-6	High Density Multi-Family	
WE	Wellborn Estate	MHP	Manufactured Home Pk.	SC	Suburban Commercial	WPC	Wolf Pen Creek Dev. Cor.	NPO	Nbrhd. Prevailing Ovr.	NCO	Nbrhd. Conservation Ovr.	RD	Research and Dev.	
E	Estate			WC	Wellborn Commercial	NG-1	Core Northgate	HP	Historic Preservation Ovr.	M-1	Light Industrial	M-2	Heavy Industrial	
WRS	Wellborn Restricted Suburban			CI	General Commercial	NG-2	Transitional Northgate							
RS	Restricted Suburban			BP	Business Park	NG-3	Residential Northgate							
GS	General Suburban			BPI	Business Park Industrial									
D	Duplex			C-U	College and University									
T	Townhome													



SUMMIT CROSSING PHASE 3B & 3C

Case: REZ2020-000005

REZONING



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

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°43'29" W	20.39'
L2	S 36°53'08" W	6.01'
L3	N 36°53'08" E	10.55'
L4	N 41°38'31" E	48.66'
L5	N 84°41'00" E	34.13'
L6	N 05°19'00" W	36.54'

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	375.00'	3°55'02"	25.64'	S 39°41'00" W	25.63'
C2	425.00'	4°45'23"	35.28'	S 39°15'50" W	35.27'
C3	375.00'	4°45'23"	31.13'	N 39°15'50" E	31.12'
C4	150.00'	18°48'25"	48.89'	S 61°36'41" E	48.67'
C5	100.00'	61°32'54"	107.42'	N 83°02'58" W	102.33'
C6	175.00'	19°39'21"	60.03'	N 47°52'52" E	59.74'

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

REZONING EXHIBIT

OF

SUMMIT CROSSING

PHASE 3B & 3C

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

RME Consulting Engineers

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

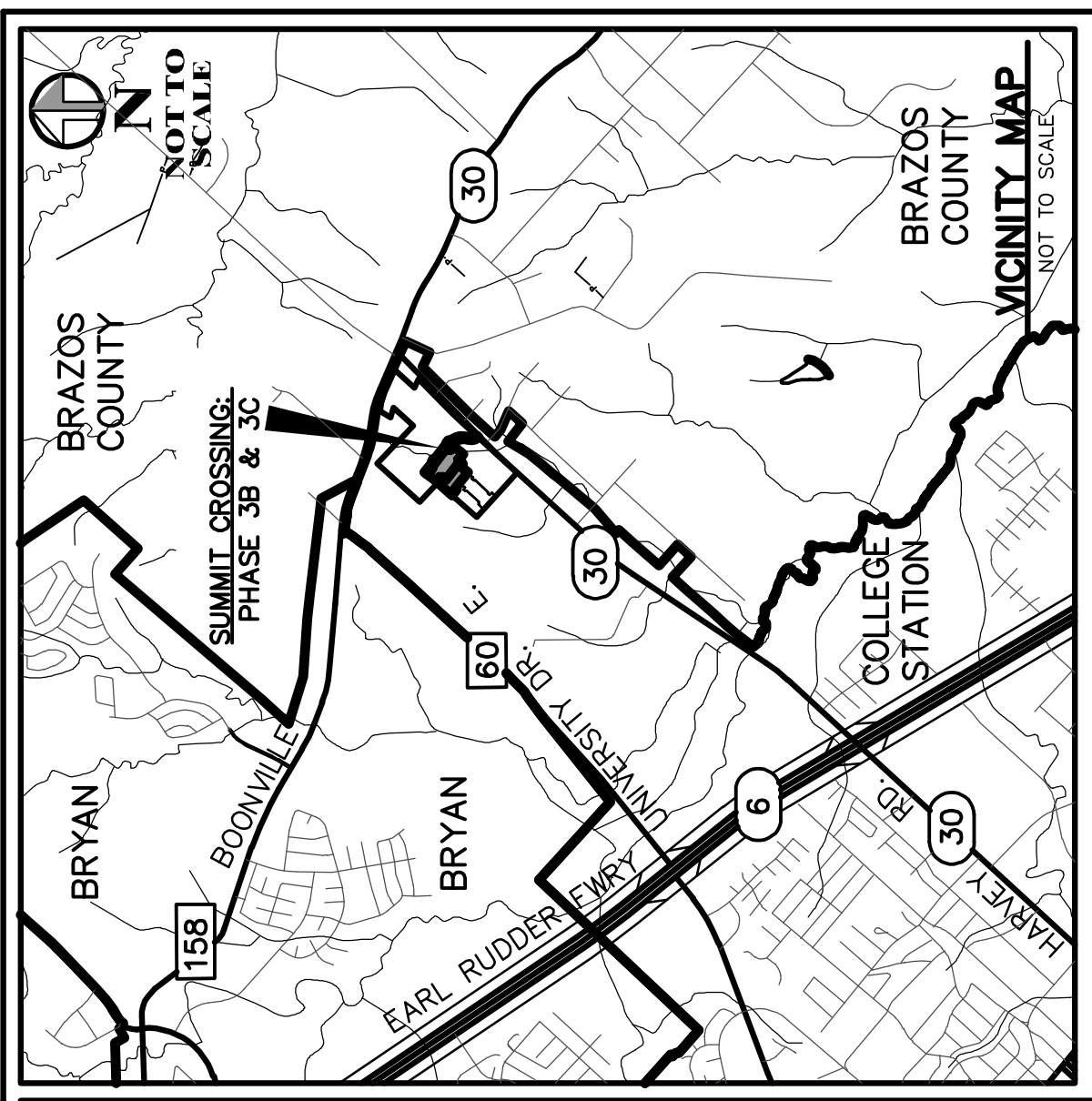
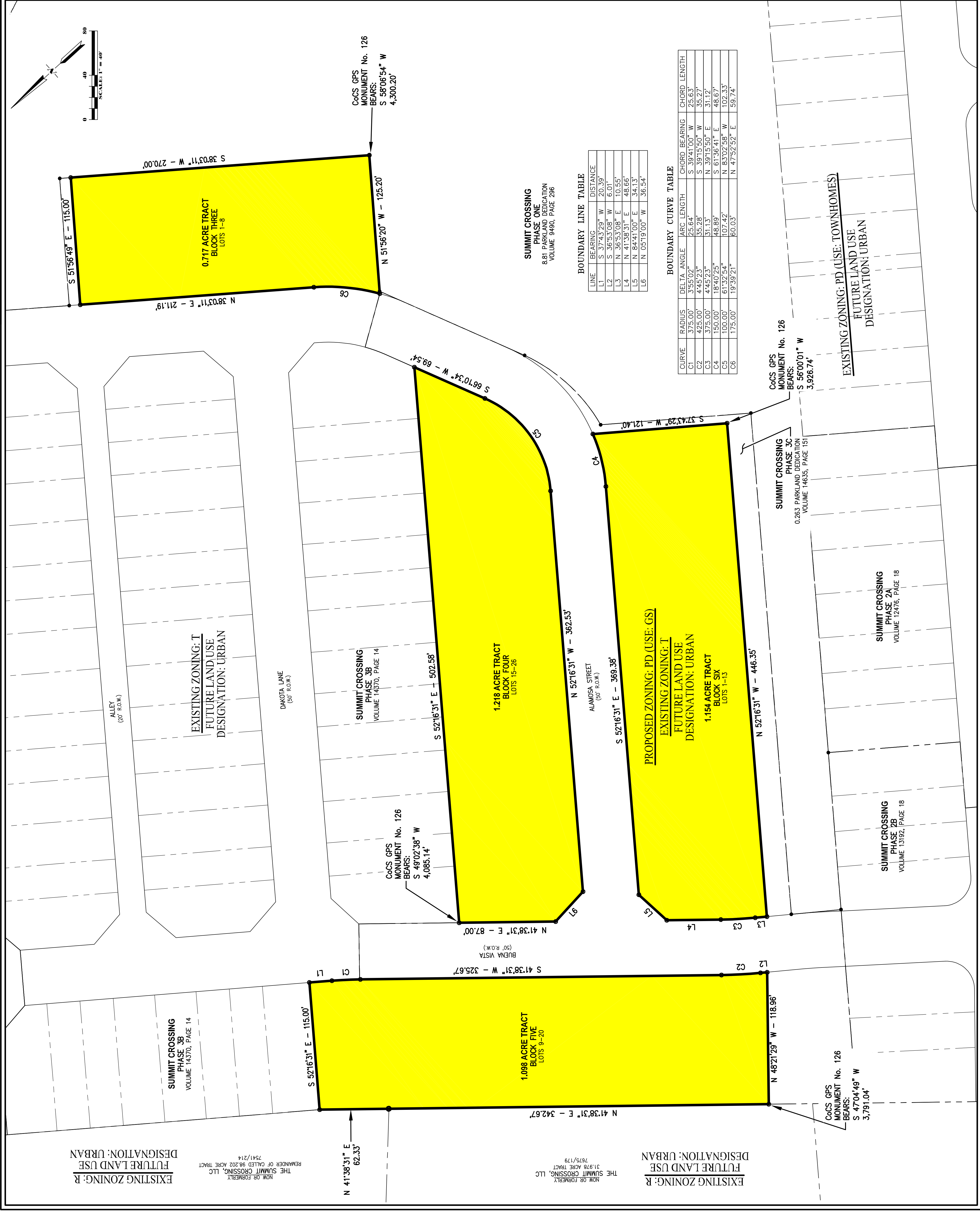
OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

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

FILENAME: 0732R21A | SCALE: 1"=40'
 SUBMITTED DATE: 6/17/20
 REVISIONS: 7/2/20, 7/21/20

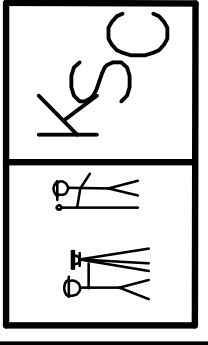
DRAWN BY: R.A.M. | CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A

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



REZONING NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 4864C (22AP, APRIL 2, 2014).
2. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
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5. THE EXISTING USE OF THIS TRACT IS VACANT.
6. FUTURE LAND USE DESIGNATION & ZONING NAMING CONVENTION:
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 409 NORTH TEXAS AVENUE
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PD CONCEPT PLAN
 OF
SUMMIT CROSSING
PHASE 3B & 3C
 BLOCK THREE, LOTS 1-8 & BLOCK FOUR, LOTS 15-26
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TOTAL: 4.187 ACRES
 J.W. SCOTT SURVEY, A-49
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

ARME Consulting Engineers
 LANDWATER INFORMATION
 DWS DEVELOPMENT, INC.
 676 DAVID SCARMARDO
 BRYAN, TX 77803
 OFF: (979) 229-5118
 EMAIL: DAVID@DWSDEVELOPMENT.COM
 FILENAME: 0732822A SCALE: 1"=40'
 SUBMITTED DATE: 6/17/20
 REVISIONS: 7/2/20, 7/21/20
 DRAWN BY: R.A.M. | CHECKED BY: BRAD KERR
 FIELD BOOK: N/A | PAGES: N/A
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SUMMIT CROSSING
PHASE ONE
 8.81 PARKLAND DEDICATION
 VOLUME 9490, PAGE 296

EXISTING ZONING: PD (USE: TOWNHOMES)
FUTURE LAND USE
DESIGNATION: URBAN

SUMMIT CROSSING
PHASE 2A
 VOLUME 12476, PAGE 18

SUMMIT CROSSING
PHASE 2B
 VOLUME 13192, PAGE 18

CoCS GPS
MONUMENT No. 126
BEARS:
 S 47°04'49" W
 37,91.04'

CoCS GPS
MONUMENT No. 126
BEARS:
 S 56°00'01" W
 3,926.74'

CoCS GPS
MONUMENT No. 126
BEARS:
 S 49°02'58" W
 4,085.14'

CoCS GPS
MONUMENT No. 126
BEARS:
 S 58°06'54" W
 4,300.20'

EXISTING ZONING: R
FUTURE LAND USE
DESIGNATION: URBAN

EXISTING ZONING: T
FUTURE LAND USE
DESIGNATION: URBAN

EXISTING ZONING: R
FUTURE LAND USE
DESIGNATION: URBAN