



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Workshop

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

Thursday, August 20, 2015

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
4. [15-0449](#) Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2015 P&Z Plan of Work](#)
5. [15-0463](#) Presentation, possible action, and discussion regarding an update on the City's economic development plans and activities. (N. Ruiz)
6. [15-0465](#) Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 27, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Warner)
*Thursday September 3, 2015 ~ P&Z Meeting ~ Council Chambers ~ Executive Session 5:00 p.m., Workshop 6:00 p.m. and Regular 7:00 p.m.
7. [15-0477](#) Presentation, possible action and discussion regarding an update on the following items:
*A rezoning of approximately 20.872 acres from R Rural to 17.14 acres of RS Restricted Suburban and 3.732 acres of SC Suburban Commercial, generally located at the northeast corner of Rock Prairie Road and Bird Pond Road. The Planning & Zoning Commission heard this item on June 18, 2015 and voted (5-0) to recommend approval. The City Council heard this item on August 13, 2015 and voted (6-0-1) to approve the request with conditions.
*A rezoning of approximately 4.73 acres from GC General Commercial and OV Corridor Overlay to GC General Commercial, generally located at the southwest corner of University Drive East and Glenhaven Drive. The Planning & Zoning Commission heard this item on July 16, 2015 and voted (4-0) to recommend approval. The City Council heard this item on August 13, 2015 and voted

(7-0) to approve the request.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force

9. 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.

10. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on _____, 20xx at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 15-0449 **Version:** 1 **Name:** 2015 P&Z Plan of Work Update
Type: Updates **Status:** Agenda Ready
File created: 8/7/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/20/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)
Sponsors:
Indexes:
Code sections:
Attachments: [2015 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items in the 2015 P&Z Plan of Work (see attached). (J. Schubert)

2015 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p> <p>3/4/15: Public meeting regarding the design of Langford Street and Guadalupe Drive sidewalks (South Knoll Area Plan).</p> <p>3/26/15: Council awarded contract to Freese & Nichols to update the Wastewater Master Plan.</p> <p>3/26/15: Council approved all-way stop at Lincoln Avenue and Tarrow Street (warrant study requested by Eastgate Plan).</p> <p>June 2015: Sidewalk constructed along Normand Drive between Rock Prairie Road and Pondersoa Drive (Central College Station Plan).</p> <p>June 2015: Bike lanes on Holleman Drive restriped (Southside and South Knoll Area Plans).</p> <p>July 2015: Sidewalk gap filled on Tarrow Street by Fire Station 6 (Eastgate Plan).</p> <p>7/9/15: Council approved all-way stop at Walton Drive and Francis Drive (warrant study requested by Eastgate Plan).</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going
<u>Five-Year Comprehensive Plan Report Implementation</u>	
<p>Summary:</p> <p>Implementation of general items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: On-going
<u>Annexation Task Force</u>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by creating a task force of elected officials, appointed officials, and staff to update timing and priorities of future annexations including the potential development of a three-year annexation plan.</p>	<p>Project Dates:</p> <p>5/28/15: Council adopted resolution to create Joint Annexation Task Force.</p> <p>6/4/15: P&Z appointed 3 members to Task Force.</p> <p>6/23/15: Initial Task Force meeting held.</p> <p>7/10/15: Task Force meeting.</p> <p>8/14/15: Task Force meeting.</p>
Staff Assigned: L. Simms	Anticipated Initiation: May 2015

Future Land Use and Character Map Assessments	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by evaluating the appropriateness of the existing Future Land Use and Character designations for five areas and recommend amendments as necessary. Priority will be given to Area A (Wellborn Road near Barron Road) and Area B (Greens Prairie Road at Greens Prairie Trail).</p>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Summer 2015

Harvey Mitchell District Plan	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by initiating the Harvey Mitchell District Plan as identified in the Comprehensive Plan.</p>	Project Dates:
Staff Assigned: J. Prochazka	Anticipated Initiation: Fall 2015

Land Use Inventory/Housing Needs	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by maintaining up-to-date percentages of available and utilized land and evaluating whether all of the City's future housing needs are being met.</p>	Project Dates:
Staff Assigned: M. Bombek	Anticipated Initiation: Summer 2015

Non-Residential Architectural Standards	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by revising the existing non-residential architectural requirements to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates:</p> <p>April 2015: Public comment period of draft ordinance.</p> <p>5/4/15: BPG Advisory Board recommended approval with minor changes.</p> <p>5/7/15: P&Z recommended approval of proposed ordinance.</p> <p>5/28/15: Council adopted proposed ordinance.</p>
Staff Assigned: J. Schubert	Item Completed: May 2015

<u>Thoroughfare Plan</u>	
<p>Summary:</p> <p>Implement the Five-Year Comprehensive Plan Report by updating the Thoroughfare Plan based on new traffic counts and capacity data and evaluate if changes are needed to the existing street section standards.</p>	<p>Project Dates:</p> <p>9/10/14: Entered into contract with Kimley-Horn and Associates, Inc to update Thoroughfare Plan.</p>
Staff Assigned: D. Singh	Anticipated Completion: Fall 2015

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Implement the Eastgate Neighborhood Plan by creating a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue.</p>	<p>Project Dates:</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2015

Wellborn Zoning Districts	
<p>Summary:</p> <p>Implement the Wellborn Community Plan by creating new or modified zoning districts as described in the Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Bullock	Anticipated Initiation: Summer 2015

Research, Education, and Other Items

<u>Bicycle, Pedestrian, and Greenways Master Plan</u> Update	
<p>Summary:</p> <p>Receive update on implementation of the plan and its framework for addressing bicycle and pedestrian needs on City-wide and neighborhood scales.</p>	<p>Project Dates:</p>
Staff Assigned: V. Garza	Anticipated Completion: Summer 2015

Easterwood Airport Master Plan	
<p>Summary:</p> <p>Receive a report on the Easterwood Airport Master Plan and consider potential implications of any future plans for expansion.</p>	<p>Project Dates:</p>
Staff Assigned: M. Hitchcock	Anticipated Completion: May 2015

Economic Development Master Plan Update	
<p>Summary:</p> <p>Receive an update regarding the components of the Economic Development Master Plan and its implementation.</p>	<p>Project Dates:</p> <p>4/16/15: Update provided at P&Z Workshop.</p>
Staff Assigned: N. Ruiz	Item Completed: April 2015

Parkland Dedication Basis	
<p>Summary:</p> <p>Discuss possibilities of revising parkland dedication requirements to be based on a per bedroom basis instead of per dwelling unit.</p>	<p>Project Dates:</p> <p>7/16/15: Discussion at P&Z Workshop.</p>
Staff Assigned: J. Prochazka/Legal Staff	Anticipated Completion: Summer 2015

Parkland Dedication Funds	
<p>Summary:</p> <p>Receive an update regarding the tracking and timing of expenditures in the various park zones.</p>	<p>Project Dates:</p>
Staff Assigned: Parks & Recreation Staff	Anticipated Completion: Summer 2015

Planning & Development Services Organizational Review	
<p>Summary:</p> <p>Review progress of implementation of the report that included policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p> <p>7/2/15: Update provided at P&Z Workshop.</p>
Staff Assigned: L. Simms	Item Completed: June 2015

Review of Adopted Plans	
<p>Summary:</p> <p>After action review of adopted planning areas, specifically Northgate, BioCorridor, and Medical Districts.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS/Economic Development Staff	Anticipated Initiation: Fall 2015

University Research Commercialization	
<p>Summary:</p> <p>Receive information regarding the vision and implementation of the commercialization of research-related output, including examples of successful efforts elsewhere.</p>	<p>Project Dates:</p>
Staff Assigned: City Staff	Anticipated Completion: Winter 2015



Legislation Details (With Text)

File #: 15-0463 **Version:** 1 **Name:**
Type: Updates **Status:** Agenda Ready
File created: 8/12/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/20/2015 **Final action:**

Title: Presentation, possible action, and discussion regarding an update on the City's economic development plans and activities. (N. Ruiz)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an update on the City's economic development plans and activities. (N. Ruiz)



Legislation Details (With Text)

File #: 15-0465 **Version:** 1 **Name:** P&Z Calendar
Type: Updates **Status:** Agenda Ready
File created: 8/12/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/20/2015 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
*Thursday, August 27, 2015 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and
Regular 7:00 p.m. (Warner)
*Thursday September 3, 2015 ~ P&Z Meeting ~ Council Chambers ~ Executive Session 5:00 p.m.,
Workshop 6:00 p.m. and Regular 7:00 p.m.

Sponsors:

Indexes:

Code sections:

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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
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Workshop 6:00 p.m. and Regular 7:00 p.m.



Legislation Details (With Text)

File #: 15-0477 **Version:** 1 **Name:** Updates
Type: Updates **Status:** Agenda Ready
File created: 8/14/2015 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/20/2015 **Final action:**
Title: Presentation, possible action and discussion regarding an update on the following items:
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Sponsors:

Indexes:

Code sections:

Attachments:

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Presentation, possible action and discussion regarding an update on the following items:
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 *A rezoning of approximately 4.73 acres from GC General Commercial and OV Corridor Overlay to GC General Commercial, generally located at the southwest corner of University Drive East and Glenhaven Drive. The Planning & Zoning Commission heard this item on July 16, 2015 and voted (4-0) to recommend approval. The City Council heard this item on August 13, 2015 and voted (7-0) to approve the request.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

Planning and Zoning Commission Regular

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

Thursday, August 20, 2015

7:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen 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.)

All matters listed under Item 4, 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. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1** [15-0466](#) Consideration, possible action, and discussion on Absence Request from meetings.
*Jodi Warner ~ August 6, 2015

Attachments: [Jodi Warner](#)

- 4.2** [15-0480](#) Consideration, possible action, and discussion to approve meeting minutes.
*August 6, 2015 ~ Workshop
*August 6, 2015 ~ Regular

Attachments: [August 6 2015 Workshop](#)
[August 6 2015 Regular](#)

Regular Agenda

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

6. [15-0448](#) Public hearing, presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 10B Lot 5, Block 2, Lots 1, 2 & 3, Block 3 including a replat of Tower Point Subdivision Phase 10A, Lot 4, Block 3 consisting of 5 lots on approximately 30.76 acres located at 4370 State Highway 6 South, generally located south of the intersection with Arrington Road. Case #FPCM2013-900211 (J. Schubert)

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

7. [15-0414](#) Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas. Case #REZ2015-000009 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)

Attachments: [Staff Report](#)
[Application Package](#)
[Neighborhood Conservation Study](#)

8. 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.

9. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on _____, 20xx at 5:00 p.m.

City Secretary

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Legislation Details (With Text)

File #: 15-0466 **Version:** 1 **Name:** Jodi Absence Request
Type: Absence Request **Status:** Agenda Ready
File created: 8/12/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 8/20/2015 **Final action:**
Title: Consideration, possible action, and discussion on Absence Request from meetings.
*Jodi Warner ~ August 6, 2015

Sponsors:

Indexes:

Code sections:

Attachments: [Jodi Warner](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Request from meetings.
*Jodi Warner ~ August 6, 2015



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Jodi Warner

Request Submitted on August 6, 2015

I will not be in attendance at the meeting on August 6, 2015
for the reason specified: (Date)

Previous Engagement

Signature Jodi Warner



Legislation Details (With Text)

File #: 15-0480 **Version:** 1 **Name:** P&Z Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 8/14/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 8/20/2015 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
*August 6, 2015 ~ Workshop
*August 6, 2015 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [August 6 2015 Workshop](#)
[August 6 2015 Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.
*August 6, 2015 ~ Workshop
*August 6, 2015 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 6, 2015, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Casey Oldham, Barry Moore, Jim Ross and Kirk Joseph

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Jennifer Prochazka, Jason Schubert, Danielle Singh, Jessica Bullock, Mark Bombek, Kevin Ferrer, Madison Thomas, Laura Walker, Carla Robinson, Bridgette George and Kristen Hejny

1. Call the meeting to order.

Chairperson Kee called the meeting to order at 6:30 p.m.

2. Discussion of consent and regular agenda items.

There was general discussion regarding Regular Agenda Items 7 & 8.

3. Discussion of Minor and Amending plats approved by Staff.

There was no discussion.

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

There was no discussion.

5. Presentation, possible action, and discussion on Landscaping and Tree Protection Requirements in single-family neighborhoods. (L. Walker)

Staff Planner Walker gave a brief presentation on this item to the Board.

There was general discussion amongst the Board.

6. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings:
 - * Thursday, August 13, 2015 ~ City Council Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (Liaison - Ross)
 - * Thursday, August 20, 2015 ~ P&Z Meeting ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Chairperson Kee reviewed upcoming meetings for the Planning & Zoning Commission.

7. Presentation, possible action and discussion regarding an update on the following item:
*A Conditional Use Permit for multi-family of the first floor for approximately 7.4 acres located at 614 Holleman Drive East. The Planning & Zoning Commission heard this item on July 2, 2015 and voted (4-0-1) to recommend approval Commissioner Oldham abstained. The City Council heard this item on July 23, 2015 and voted (5-1) to approve the request.

There was no discussion.

8. Discussion, review and possible action regarding the following meetings: Design Review Board, BioCorridor Board, Joint Annexation Task Force.

Chairperson Kee stated there was a Design Review Board meeting item approved for a new façade at Grand Station Entertainment.

The next Joint Annexation Task Force meeting is on August 14th.

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

Commissioner Oldham requested a future agenda item regarding mixed-use zoning developments, specifically focusing on the Northpoint Crossing development and the requirements of the developers.

10. Adjourn.

The meeting was adjourned at 6:55 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 6, 2015, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Jane Kee, Jerome Rektorik, Casey Oldham, Barry Moore, Jim Ross and Kirk Joseph

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Jennifer Prochazka, Jason Schubert, Danielle Singh, Jessica Bullock, Mark Bombek, Kevin Ferrer, Madison Thomas, Carla Robinson, Natalie Ruiz, Bridgette George and Kristen Hejny

1. Call Meeting to Order

Chairperson Kee called the meeting to order at 7:00 p.m.

2. **Pledge of Allegiance**

Boy Scout Matt Molloy, from Troop 271, was available to recite the Pledge of Allegiance.

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

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

*July 16, 2015 ~ Workshop

*July 16, 2015 ~ Regular

4.2 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 21 consisting of 12 residential lots and one common area on approximately 22.963 acres located at 3900 Makawee Court, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case #FP2015-900011 (M. Bombek)

4.3 Presentation, possible action, and discussion regarding a Final Plat for Indian Lakes Subdivision Phase 19 consisting of 16 residential lots and one common area on approximately 34.483 acres located at 3900 Mesa Verde Drive, generally located west of State Highway 6 and south of Deer Park Drive in the College Station Extraterritorial Jurisdiction. Case #FP2015-900012 (M. Bombek)

Commissioner Rektorik motioned to approve Consent Agenda Items 4.1 – 4.3. Commissioner

Joseph seconded the motion, motion passed (6-0).

Regular Agenda

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

No items were removed from the Consent Agenda.

6. Presentation, possible action, and discussion regarding an ordinance amending Chapter 12 “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban for approximately 1.57 acres being the east ½ of Lot 10, Bald Prairie Subdivision, according to the plat recorded in volume 321, page 571 of the deed records of Brazos County, Texas, and being the same tract of land and described by a deed to Jeffrey Joe Morgan Recorded in volume 3956, Page 223 of the Official Public Records of College Station, Brazos County, Texas. Generally located at 14015 Renee Lane, more generally located north of Barron Road and between Renee Lane and Victoria Avenue. Case#REZ2015-000007 (M. Bombek) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting-subject to change)

Staff Planner Bombek presented the rezoning and recommended approval.

Chairperson Kee opened the public hearing.

No visitors spoke at the public hearing.

Chairperson Kee closed the public hearing.

Commissioner Rektorik recommended approval of the rezoning. Commissioner Ross seconded the motion, motion passed (6-0)

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, “Unified Development Ordinance,” Section 12-4.2, “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial to PDD Planned Development District for approximately 12 acres being situated in the Robert Stevenson Survey, Abstract No. 54, College Station, Brazos County, Texas, and being part of Lot 3 – 15.81 acres, Barron Park Subdivision, according to the plat recorded in Volume 939, Page 209, of the Official Records of Brazos County, Texas, said Lot 3 being described in the following three deeds: to DWS Development, Inc., in Volume 3082, Page 297, and Volume 4735, Page 142, both of the Official Records of Brazos County, Texas, and to Mel Formby in Volume 4802, Page 89, of the Official Records of Brazos County, Texas, located on the northern boundary of Christ United Methodist Church along State Highway 6 South. Case # REZ2015-000008 (J. Bullock) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting – subject to change)

Staff Planner Bullock presented the rezoning and recommended approval.

There was general discussion amongst the Commission regarding the rezoning.

Commissioner Joseph asked if the property touched future Lakeway Drive, and if so, is the developer going to dedicate a portion of the right-of-way.

Staff Planner Bullock stated that Lakeway drive was anticipated to be along the property and some right-of-way would be dedicated.

Commissioner Joseph asked for a clarification on the parking requirements for Medical Facilities.

Staff Planner Bullock stated that the parking requirements for this development would be ½ parking spaces per bedroom.

Chairperson Kee opened the public hearing.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, was available to present this item to the Commission and answer questions.

Commissioner Joseph asked Ms. Morgan if the visitor parking spaces were counted separately as part of the development.

Ms. Morgan stated that the parking spaces for visitors are counted separately.

Ron Jenette the applicant with Crestview Retirement Community was available to answer questions from the Commission. Mr. Jenette stated that there will be at least one parking space under the building for each unit.

Commissioner Oldham asked what the size of the out-parcel would be, and if the development would have control of the land.

Mr. Jenette stated the out-parcel consists of 3.5 acres and the development would not have control over the land.

Commissioner Ross asked if there are any restrictions on overnight or visitor parking.

Mr. Jenette stated that the contract is for long term occupants only, but visitors and short stays would be allowed.

Chairperson Kee closed the public hearing.

Commissioner Oldham recommended approval of the rezoning. Commissioner Rektorik seconded the motion, motion passed (6-0).

8. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries for approximately 2.429 acres from O Office and GC General Commercial to PDD Planned Development District for a hotel development, being located in the Richard Carter Survey, Abstract

No. 8, College Station, Brazos County, Texas. Said tract being all of Lot 1, Black Eyed Pea Addition, according to the plat recorded in Volume 1233, Page 531 of the Official Records of Brazos County, Texas, and all of Lots 3-11 and a portion of Lot 2, Block "A", College Heights, according to the plat recorded in Volume 124, Page 259 of the Deed Records of Brazos County, Texas; being located at 201 University Drive East, 403, 405, 409 Jane Street, and 400, 402, 406 A&B, 408 Eisenhower Street, and being more generally located north of University Drive East between Jane Street and Eisenhower Street. Case #REZ2015-000010 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting – subject to change)

Principal Planner Prochazka presented the rezoning to the Commission and recommended approval.

Commissioner Moore asked where the proposed infrastructure improvements would take place.

Principal Planner Prochazka stated that the improvements would include water and sewer.

Veronica Morgan, 3204 Earl Rudder Freeway South, College Station, Texas, was available to represent the applicant and present an overview of this item to the Commission.

Commissioner Ross asked if the entrance to the building would be off of Jane Street and if the development required a Traffic Impact Analysis (TIA).

Ms. Morgan stated that entrance to the building would be off of Jane Street.

Transportation Planning Coordinator Singh stated that the development did not meet the requirements of needing a TIA and that a University Drive median project will create a right turn only lane.

Commissioner Rektorik asked how many rooms this development would have.

Ms. Morgan stated that they development would contain 162 rooms.

Chairperson Kee opened the public hearing.

Glenn Hudson, 2020 Oakwood Trail, College Station, Texas, was available to express his concerns regarding the impact of the development on his adjacent rental properties.

Chairperson Kee asked if there were any residential protection standards for this area.

Principal Planner Prochazka stated that there are not residential protection standards for an O Office or GC General Commercial zoning such as this area.

Ted Ent, 11757 Katy Freeway #1500, Houston, Texas, was available to answer questions from the Commission.

Chairperson Kee asked if there is any alternate location for the dumpster.

Mr. Ent stated, there is not alternate location for the dumpster.

Commissioner Oldham asked if there would be any screening on the north end of the garage.

Mr. Ent stated there would be a green screen on the north end of the garage.

Chairperson Kee closed the public hearing.

Commissioner Rektorik recommend approval of the rezoning. Commissioner Ross seconded the motion, motion passed (6-0).

9. Public hearing, presentation, possible action, and discussion regarding an amendment to Chapter 12, “Unified Development Ordinance,” Article 8 “Subdivision Design and Improvements,” Section 12-8.3 “General Requirements and Minimum Standards of Design for Subdivisions within the City Limits,” Section W “Single-Family Residential Parking Requirements for Platting,” and Chapter 12, “Unified Development Ordinance,” Article 11 “Definitions” Section 11.2 “Defined Terms” of the Code of Ordinances of the City of College Station, Texas, regarding Single-Family Residential Parking Requirements for Platting. Case #ORDA2015-000002 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting – subject to change)

Principal Planner Prochazka presented the Ordinance Amendment to the Commission and recommended approval.

Chairperson Kee opened the public hearing.

No one spoke during the public hearing

Chairperson Kee closed the public hearing.

Commissioner Rektorik recommended approval of the Ordinance Amendment. Commissioner Ross seconded the motion, motion approved (6-0).

10. 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.

Chairperson Kee requested updates on the legal memos, regarding platting in older residential areas.

11. Adjourn

The meeting adjourned at 8:19 p.m.

Approved:

Attest:

Jane Kee, Chairperson
Planning & Zoning Commission

Kristen Hejny, Admin. Support Specialist
Planning & Development Services



Legislation Details (With Text)

File #: 15-0448 **Version:** 1 **Name:** Tower Point Phase 10B Final Plat-Replat
Type: Replat **Status:** Agenda Ready
File created: 8/7/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 8/20/2015 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 10B Lot 5, Block 2, Lots 1, 2 & 3, Block 3 including a replat of Tower Point Subdivision Phase 10A, Lot 4, Block 3 consisting of 5 lots on approximately 30.76 acres located at 4370 State Highway 6 South, generally located south of the intersection with Arrington Road. Case #FPCM2013-900211 (J. Schubert)

Sponsors:

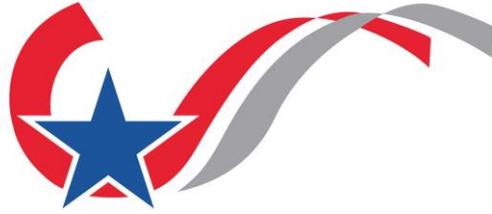
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding a Final Plat for Tower Point Subdivision Phase 10B Lot 5, Block 2, Lots 1, 2 & 3, Block 3 including a replat of Tower Point Subdivision Phase 10A, Lot 4, Block 3 consisting of 5 lots on approximately 30.76 acres located at 4370 State Highway 6 South, generally located south of the intersection with Arrington Road. Case #FPCM2013-900211 (J. Schubert)



CITY OF COLLEGE STATION

FINAL PLAT
for
Tower Point Subdivision Phase 10B Lot 5, Block 2, Lots 1, 2 & 3, Block 3
Including a Replat of
Tower Point Subdivision Phase 10A, Lot 4, Block 3
FPCM2013-900211

- SCALE:** Five lots on approximately 30.67 acres
- LOCATION:** 4370 State Highway 6 South, south of the intersection with Arrington Road
- ZONING:** GC General Commercial, R Rural and OV Corridor Overlay
- APPLICANT:** Charles A. Ellison, The Ellison Firm
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- PROJECT OVERVIEW:** The proposed Final Plat creates four new lots, with Phase 10B Lot 5, Block 2 being the water detention area for the subdivision, replats 0.08 acres of Phase 10A Lot 4, Block 3 to part of Phase 10B Lot 5, Block 2. A 30-foot wide public access easement is also dedicated to accommodate a future multi-use path along Spring Creek.
- RECOMMENDATION:** Staff recommends approval of the Final Plat.



FINAL PLAT
& REPLAT

Case: 13-211

TOWER POINT PH 10B & PH 10A LOT 4



DEVELOPMENT HISTORY

- Annexation:** Majority in 1983 with remaining portion in 1993.
- Zoning:** A-O Agricultural-Open (upon annexation), portion rezoned C-1 General Commercial (1984), additional portion rezoned C-1 General Commercial (2001), OV Corridor Overlay added (2006), C-1 General Commercial renamed GC General Commercial (2012), A-O Agricultural-Open renamed R Rural (2013)
- Preliminary Plan:** The subject property is part of the Crowley Tract Master Plan originally approved in 1997 and has had subsequent revision. A Preliminary Plat was originally approved in 2006 with revised Preliminary Plans approved in subsequent years with the most recent approved in December 2012.
- Site Development:** Vacant with water detention facilities in Phase 10B Lot 5, Block 2

COMMENTS

- Parkland Dedication:** N/A
- Greenways:** N/A
- Pedestrian Connectivity:** Sidewalks exist along Arrington Road. With approval of the Preliminary Plan in September 2009, the Commission granted a waiver to a sidewalk along State Highway 6 with the condition that each lot be required to meet the pedestrian connectivity requirements between buildings with the site plan as required by the Non-Residential Architectural Standards and that a 30-foot wide public access easement be dedicated along the detention area for the future multi-use path.
- Bicycle Connectivity:** Bicycle lane exists along Arrington Road and a 30-foot wide public access easement is dedicated along the detention area for the future multi-use path. No additional bicycle connectivity is required.
- Impact Fees:** The property is located in the Spring Creek Sewer Impact Fee Area and will be required to pay \$98.39 per LUE at time of building permit.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the Subdivision Requirements contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY
CASE NO.: 13.211
DATE SUBMITTED: 10.11.13
TIME: 1:50
STAFF: PK

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Tower Point Ph. 10B Lot 5, Blk 2, Lots 1,2,3, Blk 3 & Replat of Ph. 10A, Lot 4, Blk 3 - 30.67 acres

ADDRESS Arrington Road and S.H. No. 6 (Earl Rudder Freeway S)

SPECIFIED LOCATION OF PROPOSED PLAT:

Earl Rudder Freeway S and Arrington Road turnabout adjacent to HEB

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Charles A. (Chuck) Ellison E-mail chuck@ellisonlaw.com

Street Address 302 Holleman Drive East, Suite 76

City College Station State TX Zip Code 77840

Phone Number 979-696-9889 Fax Number 979-693-8819

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name College Station Marketplace, LP. E-mail andyweiner@rockstepcap.com
Street Address 1445 North Loop West, Suite 625
City Houston State TX Zip Code 77008
Phone Number 713-554-7608 Fax Number 713-554-7600

ARCHITECT OR ENGINEER'S INFORMATION:

Name Kling Engineering a Division of Civil Engineering Consultants E-mail skling@cectexas.com
Street Address 4101 S. Texas Ave. Suite A
City Bryan State TX Zip Code 77802
Phone Number 979-846-6212 Fax Number 979-846-8252

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 30.67 Acres Total No. of Lots 5 R-O-W Acreage none

Existing Use vacant Proposed Use _____

Number of Lots By Zoning District 1 / A-O 4 / GC/OV _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

_____ / _____ _____ / _____ _____ / _____ _____ / _____

Floodplain Acreage 16.76 Acres

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: Tower Point Subdivision

City Project Number (if known): 09-169

Date / Timeframe when submitted: August, 2009 to January, 2012

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

n/a

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

n/a

Regarding the waiver request, explain how:

- 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.

n/a

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

n/a

- 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.

n/a

- 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.

n/a

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

- 1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
- 2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
- 3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
- 4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
- 5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

n/a

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation n/a

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p>_____ Streets</p> <p>_____ Sidewalks</p> <p>_____ Sanitary Sewer Lines</p> <p>_____ Water Lines</p> <p>_____ Channels</p> <p>_____ Storm Sewers</p> <p>_____ Bike Lanes / Paths</p>	<p style="text-align: center;">Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE:</p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p style="text-align: center;">OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

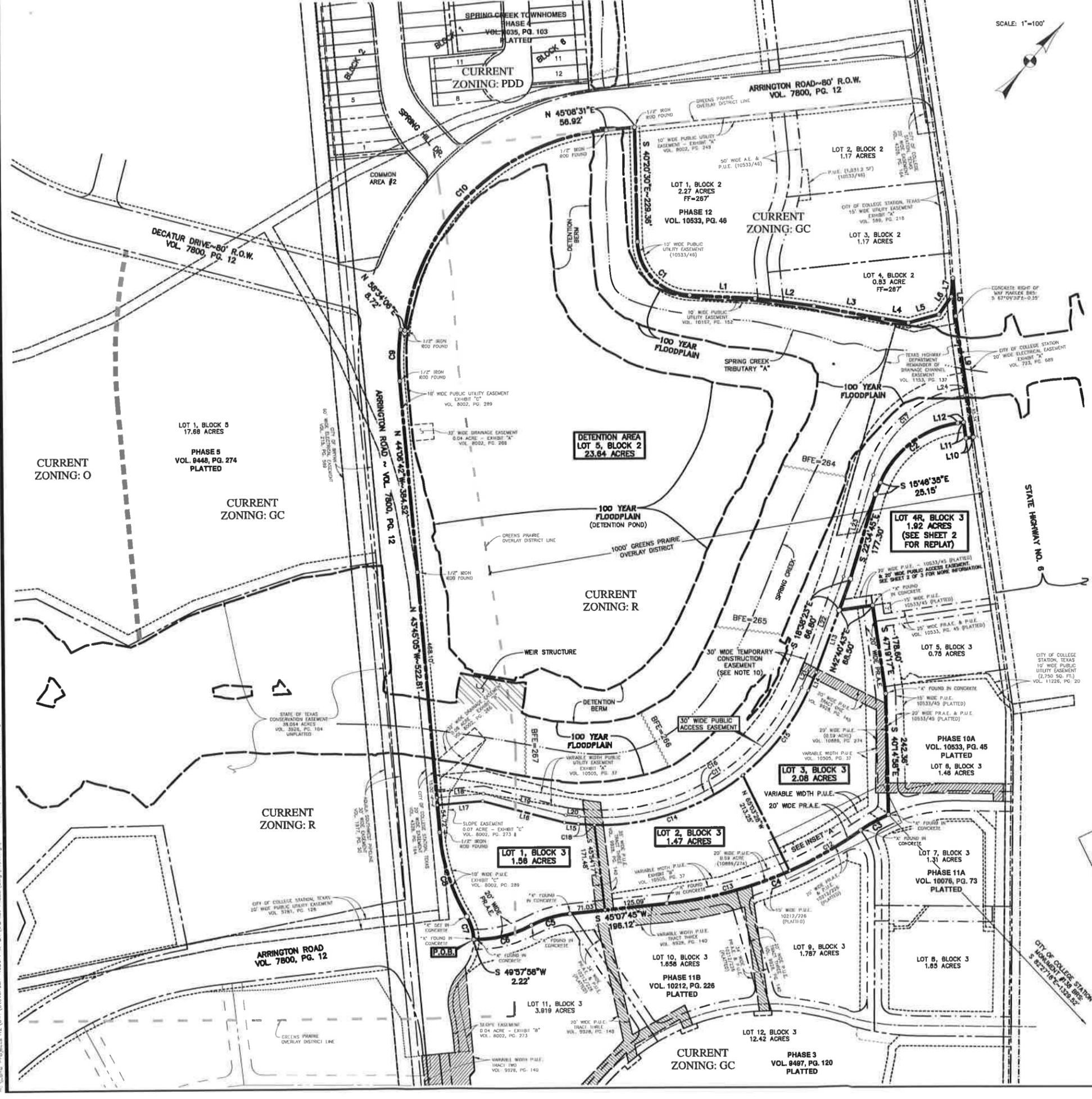


 Signature and title *authorized agent*

10.11.13

 Date

C:\Users\j22\OneDrive\Projects\2013\04\Stevenson Robert A-54\Tower Point\Phase 10B\Final\Phase 10B Final Plat.dwg 8/11/2015 10:43:33 AM CDT



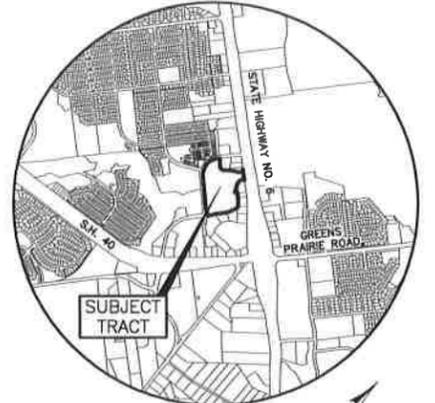
SCALE: 1"=100'



PHASE 10B PERIMETER METES:

LINE TABLE:			
LINE	BEARING	DISTANCE	LINE BEARING DISTANCE
L1	N53°48'45"E	130.87'	L7 N33°37'50"W 37.05'
L2	N58°11'30"E	119.40'	L8 S43°01'56"E 75.98'
L3	N61°30'38"E	140.18'	L9 S47°19'17"E 244.80'
L4	N60°13'43"E	52.08'	L10 S42°40'43"W 15.00'
L5	N35°35'30"E	62.95'	L11 N47°19'17"W 32.42'
L6	N04°05'52"W	43.63'	L12 S42°40'43"W 12.13'

CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	184.78'	110.00'	85°49'45"	S 83°15'23"E-149.80'
C2	204.05'	200.00'	58°27'18"	S 13°27'04"W-195.31'
C3	64.32'	326.00'	11°18'19"	S 21°28'37"W-64.22'
C4	421.96'	825.00'	29°18'17"	S 30°28'36"W-417.37'
C5	80.89'	215.00'	21°33'25"	S 34°21'02"W-80.41'
C6	117.47'	255.00'	28°23'38"	S 36°46'09"W-116.43'
C7	48.46'	91.00'	30°30'43"	N 55°17'23"W-47.89'
C8	179.58'	384.00'	15°47'39"	S 57°08'55"W-177.94'
C9	102.91'	465.00'	12°40'48"	N 37°46'18"W-102.70'
C10	615.13'	455.00'	77°27'35"	N 06°24'44"E-569.34'



VICINITY MAP
NOT TO SCALE

30' WIDE PUBLIC ACCESS EASEMENT

LINE TABLE:			
LINE	BEARING	DISTANCE	LINE BEARING DISTANCE
L18	N46°14'55"E	94.35'	
L19	N65°43'18"E	170.69'	
L20	N56°47'27"E	26.96'	
L21	N14°41'45"W	39.64'	
L22	N18°38'23"W	198.39'	
L23	N22°34'43"W	212.91'	
L24	N42°45'36"E	4.65'	

CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C15	551.47'	442.00'	71°29'12"	N 21°02'51"E-516.39'
C17	256.59'	225.00'	65°20'21"	N 10°05'28"E-242.91'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C11	570.19'	457.00'	71°29'12"	S 21°02'51"W-533.92'
C12	165.41'	825.00'	11°29'15"	S 21°34'05"W-165.13'
C13	256.55'	825.00'	17°49'02"	S 36°13'13"W-255.52'
C14	321.09'	457.00'	40°15'24"	N 32°35'38"E-314.53'
C15	216.84'	457.00'	27°09'41"	N 01°06'55"W-214.62'
C16	551.47'	442.00'	71°29'12"	N 21°02'51"E-516.39'
C17	256.59'	225.00'	65°20'21"	N 10°05'28"E-242.91'
C18	32.45'	457.00'	4°04'07"	N 54°45'23"E-32.45'

LINE TABLE:

LINE	BEARING	DISTANCE	LINE BEARING DISTANCE
L13	S18°38'23"E	132.62'	
L14	S14°41'45"E	40.16'	
L15	S56°47'27"W	28.13'	
L16	S65°43'18"W	169.28'	
L17	S46°14'55"W	91.78'	

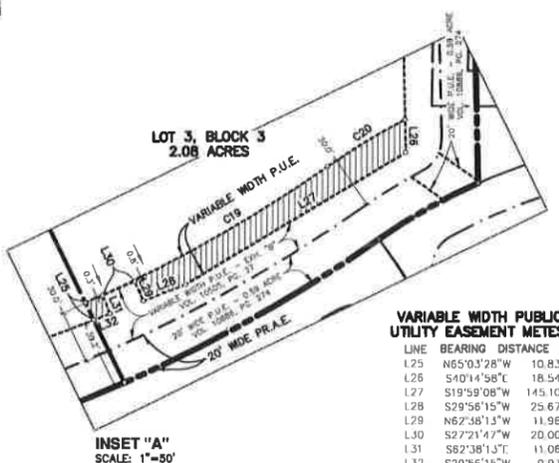
LEGEND
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.A.E. = PRIVATE ACCESS EASEMENT

LEGEND - PERIMETER METES:
 (UNLESS OTHERWISE SPECIFIED)
 ○ 1/2" IRON ROD & CAP SET
 ○ 1/2" IRON ROD & CAP FOUND

FINAL PLAT

OF
TOWER POINT SUBDIVISION
PHASE 10B
LOT 5, BLOCK 2
LOTS 1, 2 & 3, BLOCK 3
INCLUDING A
REPLAT
OF
TOWER POINT SUBDIVISION
PHASE 10A
LOT 4, BLOCK 3
30.67 ACRES

ROBERT STEVENSON SURVEY, A-54
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 OWNED AND DEVELOPED BY:
 COLLEGE STATION MARKETPLACE L.P.
 1445 NORTH LOOP W. - SUITE 625
 HOUSTON, TX 77008
 SCALE: 1"=100' JULY, 2015
 SHEET 1 OF 3



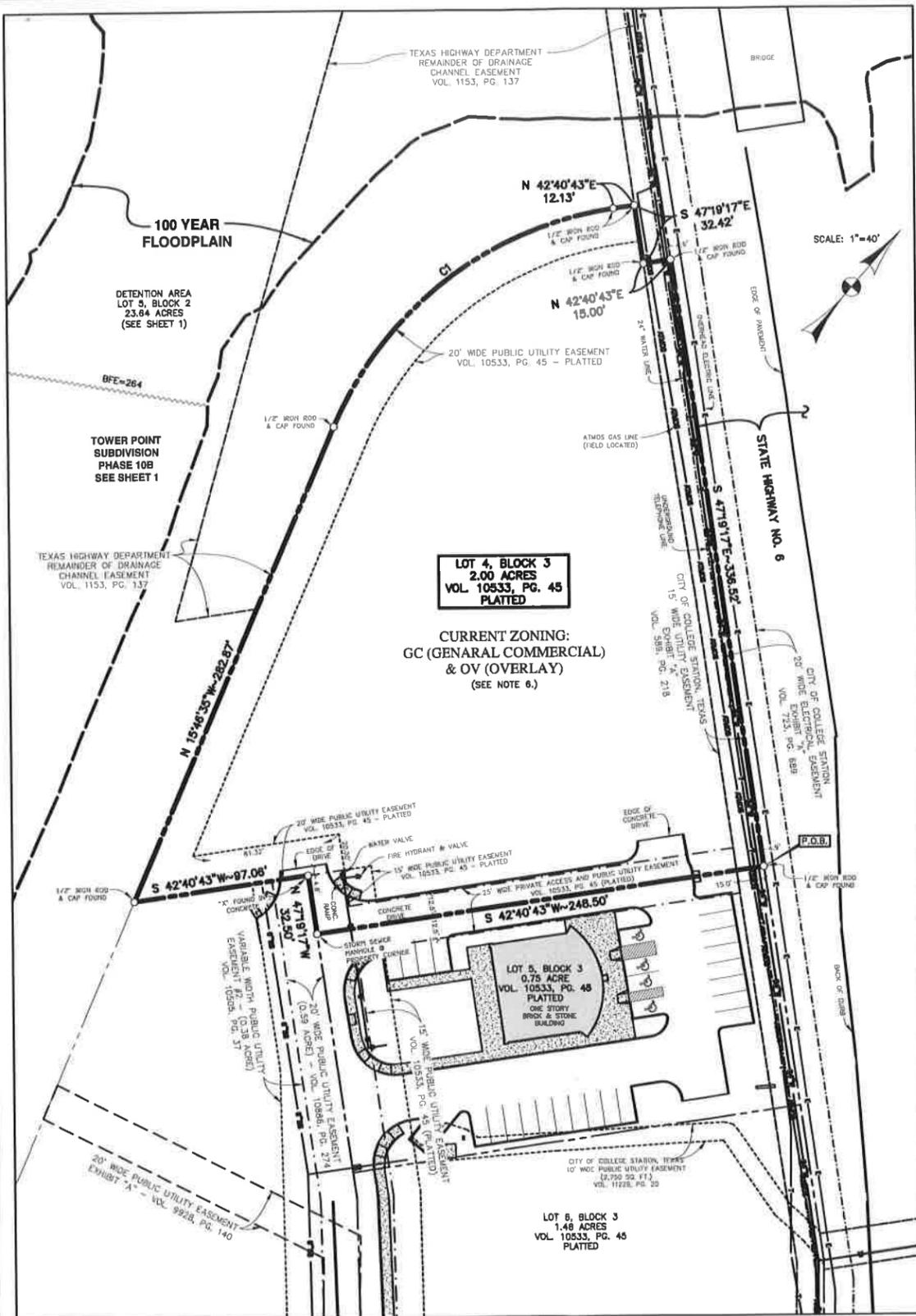
INSET "A"
SCALE: 1"=30'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C19	157.45'	775.00'	11°38'26"	N 21°38'40"E-157.18'
C20	51.08'	376.00'	7°48'59"	N 19°42'57"E-51.04'

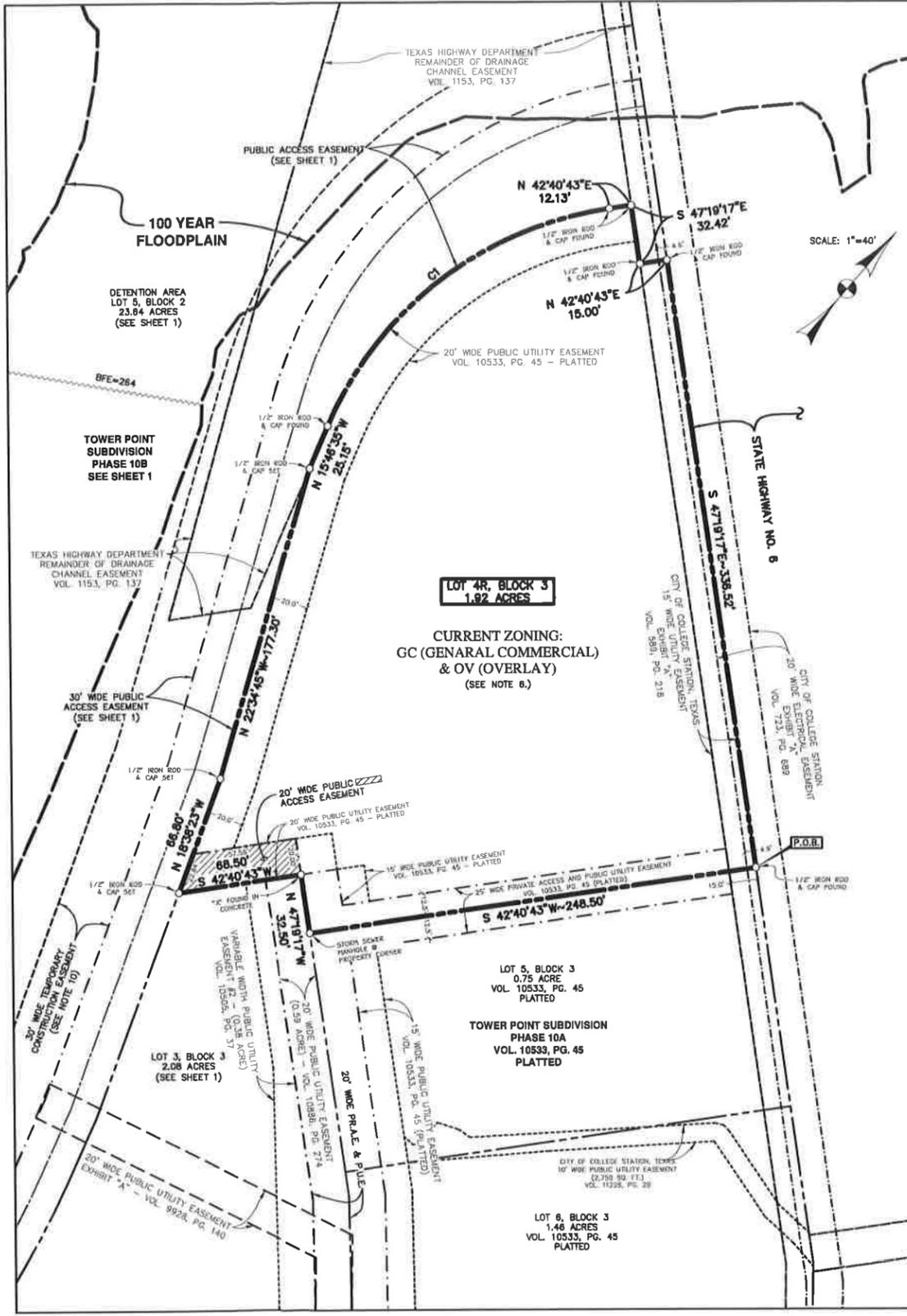
SEE SHEET 3 OF 3 FOR NOTES, CERTIFICATIONS, AND FIELD NOTE DESCRIPTIONS.

FPCM2013-9100211
 08/11/15
 3:30
 PJ

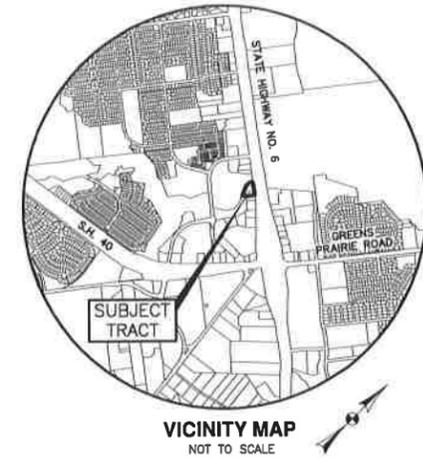


ORIGINAL PLAT

VOL. 10533, PG. 45



REPLAT



CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	204.05'	200.00'	58°27'16"	N 132°7'04"E - 195.31'

FINAL PLAT
OF
**TOWER POINT SUBDIVISION
PHASE 10B**
LOT 5, BLOCK 2
LOTS 1, 2 & 3, BLOCK 3
INCLUDING A
REPLAT
OF
**TOWER POINT SUBDIVISION
PHASE 10A**
LOT 4, BLOCK 3
30.67 ACRES

ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
COLLEGE STATION MARKETPLACE L.P.
1445 NORTH LOOP W. - SUITE 625
HOUSTON, TX 77008

SCALE: 1"=40' JULY, 2015
SHEET 2 OF 3

SEE SHEET 3 OF 3 FOR
NOTES, CERTIFICATIONS, AND
FIELD NOTE DESCRIPTIONS.

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
8101 S. TEXAS AV. STE. 404 DRYDEN, TX 77989-8746-8273



Legislation Details (With Text)

File #: 15-0414 **Version:** 1 **Name:** McCulloch Single-Family Overlay
Type: Rezoning **Status:** Agenda Ready
File created: 7/24/2015 **In control:** Planning and Zoning Commission Regular
On agenda: 8/20/2015 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas. Case #REZ2015-000009 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)

Sponsors:

Indexes:

Code sections:

- Attachments:** [Staff Report](#)
[Application Package](#)
[Neighborhood Conservation Study](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by adding a NCO Neighborhood Conservation Overlay zoning district for approximately 32 acres, being located in the single-family portion of the McCulloch Subdivision, an area generally bordered to the north by Holleman Drive, to the south by Nevada Street, to the west by Pecan Tree Estates Subdivision, Phases 1 and 2, and to the east by lots fronting the southwest side of Georgia Street (1112 through 1228 Georgia), and including a portion of the lots fronting the north end of Georgia Street (1100 through 1113 Georgia) in College Station, Brazos County, Texas. Case #REZ2015-000009 (J. Prochazka) (Note: Final action on this item is scheduled for the August 27, 2015 City Council meeting - subject to change.)



CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
McCulloch Subdivision
REZ2015-000009**

REQUEST: NCO Neighborhood Conservation Overlay for the single-family properties in the subdivision

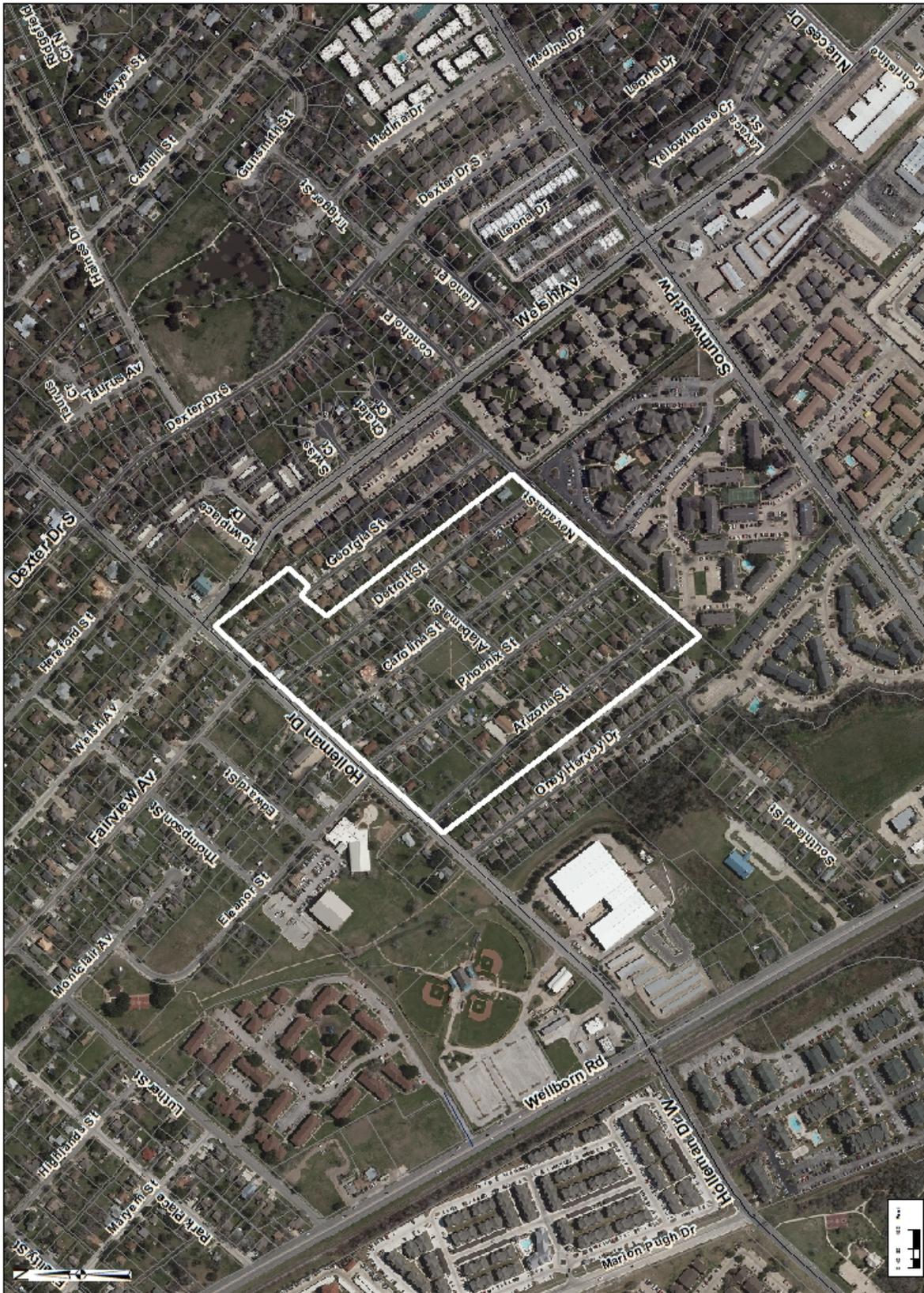
SCALE: Approximately 32 acres

LOCATION: McCulloch Subdivision, generally located south of Holleman Drive, west of Welsh Avenue, north of Nevada Street, and east of the Pecan Tree Estates phases 1 and 2.

APPLICANT: Timothy Campbell, McCulloch Subdivision Representative

PROJECT MANAGER: Jennifer Prochazka, AICP, Principal Planner
jprochazka@cstx.gov

RECOMMENDATION: Staff recommends approval of the NCO Neighborhood Conservation Overlay.



REZONING

Case: REZ2015-000009

MCCULLOCH-NEIGHBORHOOD
CONSERVATION OV

DEVELOPMENT REVIEW



NOTIFICATIONS

Advertised Commission Hearing Date: August 20, 2015

Advertised Council Hearing Dates: August 27, 2015

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:

N/A

Property owner notices mailed: 176

Contacts in support: 16 at the time of the staff report. Reasons included affordability, preserving community, parking issues, new structures too tall, and neighborhood integrity.

Contacts in opposition: 8 at the time of the staff report. Concerns related to limiting development potential and investment opportunities, limiting students, and too much regulation already exists.

Inquiry contacts: 9 at the time of the staff report.

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North (across Holleman Drive)	Neighborhood Conservation	GS General Suburban	Lincoln Center, Lincoln House of Hope, single-family homes
South	Urban	R-4 Multi-Family	Apartment Complex
East	Urban	D Duplex, R-6 High-Density Multi-Family	Apartment Complex
West	Urban	D Duplex	Duplexes

DEVELOPMENT HISTORY

Annexation: 1956

Zoning: R-3 Apartment Building District (on or around the time of annexation)
R-1 Single-Family Residential (1976)
R-1 renamed GS General Suburban (2013)

Final Plat: 1946 McCulloch Subdivision

Site development: Single-family homes

PROPOSAL

Representatives from the McCulloch Subdivision submitted a petition signed by the majority of property owners requesting a Neighborhood Conservation Overlay (NCO) zoning, one of the City's Single-Family Overlay districts. The request is in response to large homes recently constructed in and around the neighborhood.

NCO is a type of zoning district that can be placed "over" the existing GS General Suburban zoning to provide additional standards for development in the area of the overlay. NCO is intended

to help protect established neighborhoods from inappropriate infill development by prescribing setbacks, lot coverage, building height, or other controls based on the existing character of the neighborhood. If approved, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of property.

The proposed overlay includes the following additional single-family restrictions:

1. Maximum one-story structures;
2. Minimum 25-foot front setback; and
3. Maximum 31% lot coverage (including impervious surfaces such as structures and driveways/parking).

Additional information can be found in the attached Neighborhood Conservation Study.

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The McCulloch Subdivision is designated as “Neighborhood Conservation” on the City’s Future Land Use & Character Map. This area was included in the Southside Area Neighborhood Plan, adopted as an amendment to the City’s Comprehensive Plan in 2012. During the neighborhood planning process, area residents expressed a desire to protect the neighborhood from infill development that is out of character with the surrounding neighborhood. The Future Land Use & Character designation for this area was changed from General Suburban to Neighborhood Conservation with the adoption of the Southside Area Neighborhood Plan.
- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The intent of the Neighborhood Conservation Overlay is to protect and preserve neighborhoods through a district that is focused on the specific needs of the neighborhood. The NCO is intended to protect the distinct character and unique assets of the McCulloch Subdivision. The underlying GS General Suburban district will remain the same. Proposed NCO restrictions are intended to ensure that new development and redevelopment are in keeping with the character of the existing structures in the neighborhood.
- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** Because the base GS General Suburban district will remain in place, the permitted uses will not change with the proposed overlay. The overlay proposes to limit the size of structures in the neighborhood by limiting the height, setback, and overall lot coverage for new development and redevelopment in the neighborhood.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** Because the base GS General Suburban district will remain in place, the permitted uses will not change with the proposed overlay.
- 5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The permitted uses will not change with the proposed overlay zone. The properties are marketable for single-family use permitted by the GS General Suburban zoning on the property.

- 6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The area is currently developed as a single-family neighborhood. Because the area was platted and developed in the 1940s there are narrow street right-of-ways and pavement. There are no sidewalks in the area.

STAFF RECOMMENDATION

Staff recommends approval of the NCO Neighborhood Conservation Overlay.

SUPPORTING MATERIALS

1. Application Package
2. Neighborhood Conservation Study



FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

ZONING MAP AMENDMENT (REZONING) APPLICATION SINGLE-FAMILY OVERLAY DISTRICTS

(Check one)

- Neighborhood Prevailing Overlay (NPO) Neighborhood Conservation Overlay (NCO)

MINIMUM SUBMITTAL REQUIREMENTS:

- \$1,165 Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Copy of Subdivision Plat (if applicable).
- Map of proposed area.
- List of all lots to be included in the overlay (by legal description).
- List of contact information for all Neighborhood or Homeowner Association officers.
- List of six (6) property owners serving on the Neighborhood Stakeholder Committee (NCO only).
- Signed petition by fifty percent (50%) plus one person of all property owners in the neighborhood.

NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.

Date of Required Preapplication Conference May 11, 2015

Date of Required Neighborhood Meeting June 1, 2015

NAME OF PROJECT McCulloch's Addition Neighborhood Overlay

ADDRESSES:

See attached petition for addresses in the area.

LEGAL DESCRIPTION (Lot, Block, Subdivision) See attached petition for legal descriptions in the area

TOTAL ACREAGE Approximately 33 acres

APPLICANT'S/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Timothy W. Campbell E-mail Tcamp1914@aol.com

Street Address 1204 Carolina Street

City College Station State Texas Zip Code 77840

Phone Number 979-492-1880 Fax Number N/A

PROPERTY OWNER'S INFORMATION:

Name _____ E-mail _____
Street Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____

REZONING SUPPORTING INFORMATION

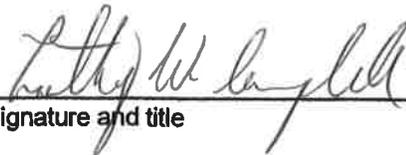
1. List the changed or changing conditions in the area or in the City which make this zone change necessary.
 1. Multi Story homes that are not single family dwellings places neighborhoods at risk of increased property taxes. In addition, the historical Lincoln Recreational Center is located in this district. Increasing the traffic flow where our children play, walk to school, ride their bikes, and have a desire to live in a safe community would not be ideal for a residential community. The McCulloch District is also home to four Historical African American Churches
 2. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

2. Purposed changes would keep the neighborhood as an Historical African American Neighborhood and not allow multi-story homes to be built that house students. It will also define the true definition of "single-family" homes.

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

3. You can build Homes in a matter of months, However it takes a lifetime to build a community. Some residents were born, raised, and returned to live in the McCulloch District. We know one another on a first name basis. Our children attend schools together and we worship together.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.



Signature and title

070215

Date

June 12, 2015

To the City of College Station

Planning and Zoning

We the citizens and homeowners of the McCulloch subdivision are petitioning for a single family overlay. According to the City Of College Station single-family overlays are intended to promote development that is compatible with the existing character of the neighborhood. First, we the homeowners are asking for a fixed minimum front setback from the curb to be 25 feet. Second, we the homeowners are asking for one "single story only" buildings to be developed in the McCulloch subdivision. Third, we the homeowners are asking for maximum lot coverage on all new buildings to include a minimum of 7.5 feet on both sides of foundation and 25 feet away from back of property line and maximum lot coverage of 30% including the driveway.

McCulloch Subdivision Homeowners

THE STATE OF TEXAS:
COUNTY OF BRAZOS:

KNOW ALL MEN BY THESE PRESENTS: That I, George McCulloch, of Brazos County, Texas, do hereby and by these presents declare and publish that the map or plat of which this is a part is my subdivision of the lands belonging to me lying south and east of the Campus of A & M College of Texas, being a part of the Crawford Burnett Survey, Brazos County, Texas, containing forty (40) acres of land, more or less, and being the same land conveyed to me by deed from Robert G. McClain, et ux, dated March 18, 1944, of record in Volume 115, page 461, of the Deed Records of Brazos County, Texas.

I further declare that said plat or subdivision shall from this day be known as McCulloch's Subdivision and I further dedicate to the use of the public all streets shown on said plat.

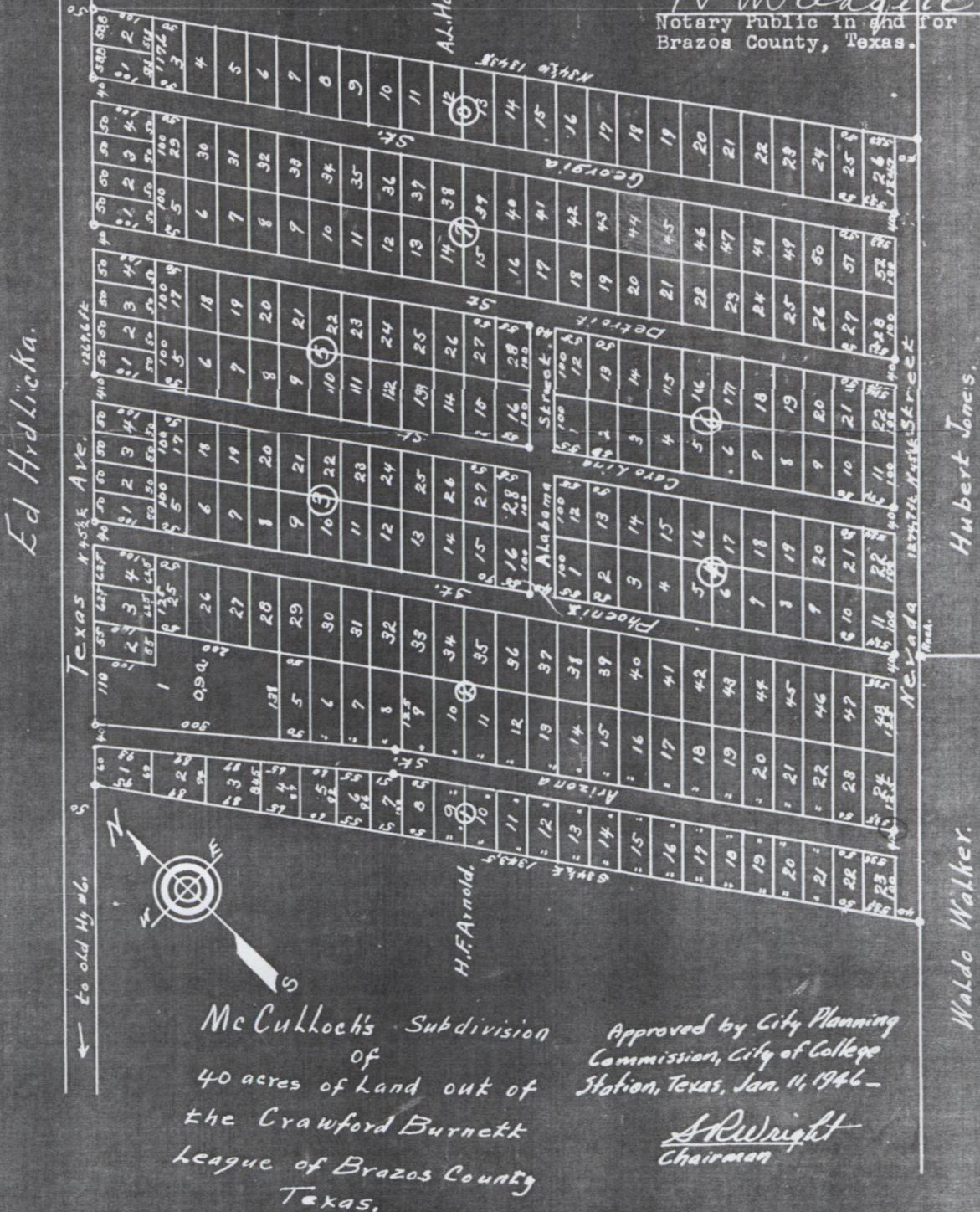
Witness my hand at Bryan, Texas, this the 11th day of January, 1946.

George W. McCulloch

THE STATE OF TEXAS:
COUNTY OF BRAZOS:

Be fore me the undersigned authority, a Notary Public in and for Brazos County Texas, on this day personally appeared George McCulloch, 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 purposes and considerations therein expressed Given under my hand and seal of office this the 11th day of January, 1946.

A. Wedgett
Notary Public in and for
Brazos County, Texas.



McCulloch's Subdivision
of
40 acres of land out of
the Crawford Burnett
League of Brazos County
Texas.

Approved by City Planning
Commission, City of College
Station, Texas, Jan. 11, 1946.

A. R. Wright
Chairman

scale 1 inch = 200 feet.

The foregoing is a true copy of the original instrument which was filed for record on the 14th day of Jany A.D. 1946 at 2:30 o'clock p.m. and duly recorded on the 14th day of Jany A.D. 1946 at 4:50 o'clock p.m. to which I certify

A. B. Syptak, C.C.C.B.C.
Eva Shedd Shedd Deputy



Lincoln Center

Holleman Drive

Georgia St

Detroit St

Welsh Ave

Carolina St

Phoenix St

Alabama St

Arizona St

Nevada St

Neighborhood Stakeholder Committee

Timothy W. Campbell

James Brown

Robert Carroll

Ann Cashaw

Kimmie Daily

Towanna Ford

Moe Merchant

Roshonda Merchant

Sharon Merchant

Thomas Merchant



June 22, 2015

Dear Property Owner,

This letter is to inform you that neighborhood representatives in the McCulloch Subdivision are pursuing a rezoning for a Single-Family Overlay District. Our records indicate that you own property in this area.

An overlay is a type of zoning district that can be placed over traditional zoning districts and provide additional standards for development in the area of the overlay. A Single-Family Overlay is intended to help protect established neighborhoods from inappropriate infill development. An overlay does not change any uses allowed on the property, but it will impact how you can expand or redevelop your property through setback, lot coverage, building height, or other controls.

If approved by the City Council, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of your property. If you have any questions about how these standards may impact you, please discuss these issues with your neighborhood or homeowner association representatives, and feel free to contact me to discuss your options and rights in this process.

Your neighborhood representatives should provide you a copy of the standards for you to review. If you choose to sign the petition accompanying the proposed standards, you will be supporting the rezoning application for the neighborhood overlay zoning.

If you have any additional questions regarding Single-Family Overlays, please contact me at (979)-764-3826.

Thank you,

Jennifer Prochazka, AICP
Principal Planner
Planning and Development Services
City of College Station

Planning & Development Services

P.O. BOX 9960 • 1101 TEXAS AVENUE • COLLEGE STATION • TEXAS • 77842

TEL. 979.764.3570 • FAX. 979.764.3496

cstx.gov/devservices

2015 McCulloch District Petition

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
1	Thomas, Esther R. Steen	1100 Arizona St.	McCulloch's (CS), Block 1, Lot 1		
2	Clark, AC, III & Betty Guillory	1118 Arizona St.	McCulloch's (CS), Block 1, Lot 10		
3	Clark, AC, III & Betty Guillory	1122 Arizona St.	McCulloch's (CS), Block 1, Lot 11		
4	Clark, AC, III & Betty Guillory	Arizona St.	McCulloch's (CS), Block 1, Lot 12		2-14-38-38(4)
5	Peterson, Ashley Laverne	Arizona St.	McCulloch's (CS), Block 1, Lot 13		
6	Peterson, Ashley Laverne	1126 Arizona St.	McCulloch's (CS), Block 1, Lot 14		
7	Tucker, Kabricia Y.	1202 Arizona St.	McCulloch's (CS), Block 1, Lot 15		
8	Conant, Carol S.	1206 Arizona St.	McCulloch's (CS), Block 1, Lot 16		
9	Hardy, Kendra	1208 Arizona St.	McCulloch's (CS), Block 1, Lot 17		
10	Whitley, Sterling, Sr.	1210 Arizona St.	McCulloch's (CS), Block 1, Lot 18	<i>Sterling Whitley</i>	6-22-2015
11	Whitley, Sterling, Sr.	1212 Arizona St.	McCulloch's (CS), Block 1, Lot 19	<i>Sterling Whitley</i>	6-22-2015
12	Stewart, Marcellus	1102 Arizona St.	McCulloch's (CS), Block 1, Lot 2		
13	Pyle, Mark H. & Terri L.	1214 Arizona St.	McCulloch's (CS), Block 1, Lot 20		
14	Pyle, Mark H. & Terri L.	1214 Arizona St.	McCulloch's (CS), Block 1, Lot 21		
15	Cashaw, Melina Ann	1218 Arizona St.	McCulloch's (CS), Block 1, Lot 22		
16	Cashaw, Melina Ann	1220 Arizona St.	McCulloch's (CS), Block 1, Lot 23		
17	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1104 Arizona St.	McCulloch's (CS), Block 1, Lot 3		
18	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1104 Arizona St.	McCulloch's (CS), Block 1, Lot 4		
19	Williams, Eunice E.	1108 Arizona St.	McCulloch's (CS), Block 1, Lot 5	<i>Eunice Williams</i>	6-20-15
20	Williams, Eunice E.	1110 Arizona St.	McCulloch's (CS), Block 1, Lot 6	<i>Eunice Williams</i>	6-20-15
21	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 7		
22	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 8		
23	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 9		
24	Lee, Billie Jean Etal	1103 Arizona St.	McCulloch's (CS), Block 2, Lot 1		
25	Stewart, Seth & Kyra Kenny-Osuna	1121 Arizona St.	McCulloch's (CS), Block 2, Lot 12		
26	Tri-Cap Realty Consultants, Inc.	1123 Arizona St.	McCulloch's (CS), Block 2, Lot 13		

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3	Clark, AC, III & Betty Guillory	1122 Arizona St.	McCulloch's (CS), Block 1, Lot 11	A.P. Clark III/Betty Clark	6/21/15
4	Clark, AC, III & Betty Guillory	Arizona St.	McCulloch's (CS), Block 1, Lot 12	A.P. Clark III/Betty Clark	6/21/15
5	Peterson, Ashley Laverne	Arizona St.	McCulloch's (CS), Block 1, Lot 13	A.P. Clark III/Betty Clark	6/21/15
6	Peterson, Ashley Laverne	1126 Arizona St.	McCulloch's (CS), Block 1, Lot 14		
7	Tucker, Kabricia Y.	1202 Arizona St.	McCulloch's (CS), Block 1, Lot 15		
8	Conant, Carol S.	1206 Arizona St.	McCulloch's (CS), Block 1, Lot 16		
9	Hardy, Kendra	1208 Arizona St.	McCulloch's (CS), Block 1, Lot 17		
10	Whitley, Sterling, Sr.	1210 Arizona St.	McCulloch's (CS), Block 1, Lot 18		
11	Whitley, Sterling, Sr.	1212 Arizona St.	McCulloch's (CS), Block 1, Lot 19		
12	Stewart, Marcellus	1102 Arizona St.	McCulloch's (CS), Block 1, Lot 2		
13	Pyle, Mark H. & Terri L.	1214 Arizona St.	McCulloch's (CS), Block 1, Lot 20		
14	Pyle, Mark H. & Terri L.	1214 Arizona St.	McCulloch's (CS), Block 1, Lot 21		
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18	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1104 Arizona St.	McCulloch's (CS), Block 1, Lot 4		
19	Williams, Eunice E.	1108 Arizona St.	McCulloch's (CS), Block 1, Lot 5		
20	Williams, Eunice E.	1110 Arizona St.	McCulloch's (CS), Block 1, Lot 6		
21	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 7		
22	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 8		
23	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 9		
24	Lee, Billie Jean Etal	1103 Arizona St.	McCulloch's (CS), Block 2, Lot 1		
25	Stewart, Seth & Kyra Kenny-Osuna	1121 Arizona St.	McCulloch's (CS), Block 2, Lot 12		
26	Tri-Cap Realty Consultants, Inc.	1123 Arizona St.	McCulloch's (CS), Block 2, Lot 13		

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6	Peterson, Ashley Laverne	1126 Arizona St.	McCulloch's (CS), Block 1, Lot 14		
7	Tucker, Kabricia Y.	1202 Arizona St.	McCulloch's (CS), Block 1, Lot 15	Kabricia Tucker	6/18/15
8	Conant, Carol S.	1206 Arizona St.	McCulloch's (CS), Block 1, Lot 16		
9	Hardy, Kendra	1208 Arizona St.	McCulloch's (CS), Block 1, Lot 17		
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14	Pyle, Mark H. & Terri L.	1214 Arizona St.	McCulloch's (CS), Block 1, Lot 21		
15	Cashaw, Melina Ann	1218 Arizona St.	McCulloch's (CS), Block 1, Lot 22	Melina Cashaw	6/19/15
16	Cashaw, Melina Ann	1220 Arizona St.	McCulloch's (CS), Block 1, Lot 23	Melina Cashaw	6/19/15
17	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1104 Arizona St.	McCulloch's (CS), Block 1, Lot 3		
18	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1104 Arizona St.	McCulloch's (CS), Block 1, Lot 4		
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23	Cornelius, Marilyn D.	1112 Arizona St.	McCulloch's (CS), Block 1, Lot 9		
24	Lee, Billie Jean Etal	1103 Arizona St.	McCulloch's (CS), Block 2, Lot 1	Billie Jean Lee	6-18-15
25	Stewart, Seth & Kyra Kenny-Osuna	1121 Arizona St.	McCulloch's (CS), Block 2, Lot 12	Seth Stewart	6/19/15
26	Tri-Cap Realty Consultants, Inc.	1123 Arizona St.	McCulloch's (CS), Block 2, Lot 13		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
27	Caldwell, Ruby N.	1201 Arizona St.	McCulloch's (CS), Block 2, Lot 14		
28	Elrod, Brad & Brian Babin	1203 Arizona St.	McCulloch's (CS), Block 2, Lot 15		
29	Okafor, Emmanuel, Jr.	1205 Arizona St.	McCulloch's (CS), Block 2, Lot 16		
30	Smith, Lawrence	1207 Arizona St.	McCulloch's (CS), Block 2, Lot 17	<i>Lawrence Smith</i>	6/29/2015
31	Terrell, Rosemarie	1209 Arizona St.	McCulloch's (CS), Block 2, Lot 18		
32	Mable, Valetta	1211 Arizona St.	McCulloch's (CS), Block 2, Lot 19		
33	Lindsay, Debbie	316 Holleman Dr.	McCulloch's (CS), Block 2, Lot 2		
34	Davis, Kimmie Lashawn	1213 Arizona St.	McCulloch's (CS), Block 2, Lot 20		
35	Duffie, Therman (Life Estate)	1215 Arizona St.	McCulloch's (CS), Block 2, Lot 21		
36	Montgomery, Towanna	1217 Arizona St.	McCulloch's (CS), Block 2, Lot 22		
37	Jones, Charlie Mae	1219 Arizona St.	McCulloch's (CS), Block 2, Lot 23		
38	Jones, Charlie Mae	1219 Arizona St.	McCulloch's (CS), Block 2, Lot 24		
39	Benavides, Jose G. & Maria T.	1102 Phoenix St.	McCulloch's (CS), Block 2, Lot 25		
40	Merchant, Malvonee	1104 Phoenix St.	McCulloch's (CS), Block 2, Lot 26		
41	Thompson, Leroy, Jr.	1106 Phoenix St.	McCulloch's (CS), Block 2, Lot 27		
42	Thompson, Leroy, Jr.	1106 Phoenix St.	McCulloch's (CS), Block 2, Lot 28		
43	Idlebird, Christie	1110 Phoenix St.	McCulloch's (CS), Block 2, Lot 29		
44	Sisson, W. L.	318 Holleman Dr.	McCulloch's (CS), Block 2, Lot 3		
45	Lister, Elmer ✕	1114 Phoenix St.	McCulloch's (CS), Block 2, Lot 30	<i>Elmer Lister</i>	6/27/2015
46	Lister, Elmer ✕	1114 Phoenix St.	McCulloch's (CS), Block 2, Lot 31	<i>Elmer Lister</i>	6/27/2015
47	McGruder, Walter & Charlie M.	1118 Phoenix St.	McCulloch's (CS), Block 2, Lot 32	<i>Walter M. McGruder + Charlie M. McGruder</i>	6-20-2015
48	McGruder, Walter & Charlie M.	1118 Phoenix St.	McCulloch's (CS), Block 2, Lot 33	<i>Walter M. McGruder + Charlie M. McGruder</i>	6-20-2015
49	Worth Acquisitions, LLC	1122 Phoenix St.	McCulloch's (CS), Block 2, Lot 35		
50	Williams, Mary L. Williams	1124 Phoenix St.	McCulloch's (CS), Block 2, Lot 36		
51	Sandoval, Miguel & Alejandro Veliz	1126 Phoenix St.	McCulloch's (CS), Block 2, Lot 37		
52	Sandoval, Miguel & Alejandro Veliz	1126 Phoenix St.	McCulloch's (CS), Block 2, Lot 38		
53	Wilson, Rudell	1202 Phoenix St.	McCulloch's (CS), Block 2, Lot 39		
54	Wilson, Rudell	1202 Phoenix St.	McCulloch's (CS), Block 2, Lot 40		

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33	Lindsay, Debbie ✕	316 Holleman Dr.	McCulloch's (CS), Block 2, Lot 2	Debbie Lindsay	6-21-15
34	Davis, Kimmie Lashawn	1213 Arizona St.	McCulloch's (CS), Block 2, Lot 20	KIMMIE DAVIS	07-7-15
35 ✕	Duffie, Therman (Life Estate)	1215 Arizona St.	McCulloch's (CS), Block 2, Lot 21		
36 ✕	Montgomery, Towanna	1217 Arizona St.	McCulloch's (CS), Block 2, Lot 22		
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44	Sisson, W. L.	318 Holleman Dr.	McCulloch's (CS), Block 2, Lot 3		
45 ✕	Lister, Elmer	1114 Phoenix St.	McCulloch's (CS), Block 2, Lot 30		
46 ✕	Lister, Elmer	1114 Phoenix St.	McCulloch's (CS), Block 2, Lot 31		
47 ✕	McGruder, Walter & Charlie M.	1118 Phoenix St.	McCulloch's (CS), Block 2, Lot 32		
48 ✕	McGruder, Walter & Charlie M.	1118 Phoenix St.	McCulloch's (CS), Block 2, Lot 33		
49	Worth Acquisitions, LLC	1122 Phoenix St.	McCulloch's (CS), Block 2, Lot 35		
50	Williams, Mary L. Williams	1124 Phoenix St.	McCulloch's (CS), Block 2, Lot 36		
51 ✕	Sandoval, Miguel & Alejandro Veliz	1126 Phoenix St.	McCulloch's (CS), Block 2, Lot 37		
52 ✕	Sandoval, Miguel & Alejandro Veliz	1126 Phoenix St.	McCulloch's (CS), Block 2, Lot 38		
53 ✕	Wilson, Rudell	1202 Phoenix St.	McCulloch's (CS), Block 2, Lot 39		
54 ✕	Wilson, Rudell	1202 Phoenix St.	McCulloch's (CS), Block 2, Lot 40		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
27	Caldwell, Ruby N.	1201 Arizona St.	McCulloch's (CS), Block 2, Lot 14		
28	Elrod, Brad & Brian Babin	1203 Arizona St.	McCulloch's (CS), Block 2, Lot 15		
29	Okafor, Emmanuel, Jr.	1205 Arizona St.	McCulloch's (CS), Block 2, Lot 16		
30	Smith, Lawrence	1207 Arizona St.	McCulloch's (CS), Block 2, Lot 17		
31	Terrell, Rosemarie	1209 Arizona St.	McCulloch's (CS), Block 2, Lot 18	<i>Rosemarie Terrell</i>	6-18-15
32	Mable, Valetta	1211 Arizona St.	McCulloch's (CS), Block 2, Lot 19	<i>Valetta Mable</i>	6-18-15
33	Lindsay, Debbie	316 Holleman Dr.	McCulloch's (CS), Block 2, Lot 2		
34	Davis, Kimmie Lashawn	1213 Arizona St.	McCulloch's (CS), Block 2, Lot 20		
35	Duffie, Therman (Life Estate)	1215 Arizona St.	McCulloch's (CS), Block 2, Lot 21	<i>Therman Duffie</i>	6-18-15
36	Montgomery, Towanna	1217 Arizona St.	McCulloch's (CS), Block 2, Lot 22	<i>Towanna Ford</i>	6/18/15
37	Jones, Charlie Mae	1219 Arizona St.	McCulloch's (CS), Block 2, Lot 23	<i>Charlie Mae Jones</i>	6/18/15
38	Jones, Charlie Mae	1219 Arizona St.	McCulloch's (CS), Block 2, Lot 24	<i>Charlie Mae Jones</i>	6/18/15
39	Benavides, Jose G. & Maria T.	1102 Phoenix St.	McCulloch's (CS), Block 2, Lot 25	<i>Maria Benavides</i>	6-18-15
40	Merchant, Malvonee	1104 Phoenix St.	McCulloch's (CS), Block 2, Lot 26	<i>Malvonee Merchant</i>	6-18-15
41	Thompson, Leroy, Jr.	1106 Phoenix St.	McCulloch's (CS), Block 2, Lot 27		
42	Thompson, Leroy, Jr.	1106 Phoenix St.	McCulloch's (CS), Block 2, Lot 28		
43	Idlebird, Christie	1110 Phoenix St.	McCulloch's (CS), Block 2, Lot 29	<i>Christie Idlebird</i>	6-19-15
44	Sisson, W. L.	318 Holleman Dr.	McCulloch's (CS), Block 2, Lot 3		
45	Lister, Elmer	1114 Phoenix St.	McCulloch's (CS), Block 2, Lot 30		
46	Lister, Elmer	1114 Phoenix St.	McCulloch's (CS), Block 2, Lot 31		
47	McGruder, Walter & Charlie M.	1118 Phoenix St.	McCulloch's (CS), Block 2, Lot 32		
48	McGruder, Walter & Charlie M.	1118 Phoenix St.	McCulloch's (CS), Block 2, Lot 33		
49	Worth Acquisitions, LLC	1122 Phoenix St.	McCulloch's (CS), Block 2, Lot 35		
50	Williams, Mary L. Williams	1124 Phoenix St.	McCulloch's (CS), Block 2, Lot 36		
51	Sandoval, Miguel & Alejandro Veliz	1126 Phoenix St.	McCulloch's (CS), Block 2, Lot 37	<i>Alejandro Veliz</i>	6-19-15
52	Sandoval, Miguel & Alejandro Veliz	1126 Phoenix St.	McCulloch's (CS), Block 2, Lot 38	<i>Alejandro Veliz</i>	6-19-15
53	Wilson, Rudell	1202 Phoenix St.	McCulloch's (CS), Block 2, Lot 39	<i>Rudell Wilson</i>	6-19-15
54	Wilson, Rudell	1202 Phoenix St.	McCulloch's (CS), Block 2, Lot 40	<i>Rudell Wilson</i>	6-19-15

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
55	Gordon, Cheryl	320 Holleman Dr.	McCulloch's (CS), Block 2, Lot 4		
56	LG Realty Invesco, LLC	1206 Phoenix St.	McCulloch's (CS), Block 2, Lot 41		
57	Taylor, Ross Joseph	1208 Phoenix St.	McCulloch's (CS), Block 2, Lot 42		
58	Ford, Robert L.	1210 Phoenix St.	McCulloch's (CS), Block 2, Lot 43		
59	Grays, Clarence E. & Rodessa	1212 Phoenix St.	McCulloch's (CS), Block 2, Lot 44		
60	Hardy, Ruthie Mae ✕	1214 Phoenix St.	McCulloch's (CS), Block 2, Lot 45		
61	Smith, Lawrence	1216 Phoenix St.	McCulloch's (CS), Block 2, Lot 46	<i>Lawrence Smith</i>	6/28/2015
62	Peterson, Eleanor	1220 Phoenix St.	McCulloch's (CS), Block 2, Lot 47		
63	Peterson, Eleanor	1220 Phoenix St.	McCulloch's (CS), Block 2, Lot 48		
64	Watson, Sandra	1107 Arizona St.	McCulloch's (CS), Block 2, Lot 5		
65	Lee, Billie Jean	1109 Arizona St.	McCulloch's (CS), Block 2, Lot 6		
66	Lee, Billie Jean	1109 Arizona St.	McCulloch's (CS), Block 2, Lot 7		
67	Peterson, Mary L.	1115 Phoenix St.	McCulloch's (CS), Block 3, Lot 10		
68	Peterson, Mary L.	1115 Phoenix St.	McCulloch's (CS), Block 3, Lot 11		
69	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 1		
70	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 2		
71	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 5		
72	Lopez, Mary Molina	1117 Phoenix St.	McCulloch's (CS), Block 3, Lot 12R		
73	Tucker, Kabrina Renee ✕	1119 Phoenix St.	McCulloch's (CS), Block 3, Lot 13R		
74	Sanchez, Margarita	1121 Phoenix St.	McCulloch's (CS), Block 3, Lot 14R		
75	Young, Shelvina	1123 Phoenix St.	McCulloch's (CS), Block 3, Lot 16		
76	Payton, Jackie Wiggins	1102 Carolina St.	McCulloch's (CS), Block 3, Lot 18		
77	Payton, Jackie Wiggins	1102 Carolina St.	McCulloch's (CS), Block 3, Lot 17		
78	Robinette, Lula E.	1106 Carolina St.	McCulloch's (CS), Block 3, Lot 19		
79	Hall, Charlie A. & Jocelyn V.	1108 Carolina St.	McCulloch's (CS), Block 3, Lot 20		
80	Hall, Charlie A. & Jocelyn V.	1108 Carolina St.	McCulloch's (CS), Block 3, Lot 21		
81	Taylor, Eula J.	1112 Carolina St.	McCulloch's (CS), Block 3, Lot 22		
82	Wilson, Joe F. & Brenda D.	1114 Carolina St.	McCulloch's (CS), Block 3, Lot 23		

Thelma Zucker 6/27/15

Jackie Wiggins Payton 6-22-15
Jackie Wiggins Payton 6-26-15

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
55	X Gordon, Cheryl	320 Holleman Dr.	McCulloch's (CS), Block 2, Lot 4		
56	LG Realty Invesco, LLC	1206 Phoenix St.	McCulloch's (CS), Block 2, Lot 41		
57	Taylor, Ross Joseph	1208 Phoenix St.	McCulloch's (CS), Block 2, Lot 42	<i>Robert R. Ford</i>	6-11-2016
58	Ford, Robert L.	1210 Phoenix St.	McCulloch's (CS), Block 2, Lot 43		
59	Grays, Clarence E. & Rodessa	1212 Phoenix St.	McCulloch's (CS), Block 2, Lot 44		
60	Hardy, Ruthie Mae	1214 Phoenix St.	McCulloch's (CS), Block 2, Lot 45		
61	X Smith, Lawrence	1216 Phoenix St.	McCulloch's (CS), Block 2, Lot 46		
62	X Peterson, Eleanor	1220 Phoenix St.	McCulloch's (CS), Block 2, Lot 47		
63	X Peterson, Eleanor	1220 Phoenix St.	McCulloch's (CS), Block 2, Lot 48		
64	Watson, Sandra	1107 Arizona St.	McCulloch's (CS), Block 2, Lot 5	<i>Sandra Watson</i>	6-23-15
65	X Lee, Billie Jean	1109 Arizona St.	McCulloch's (CS), Block 2, Lot 6		
66	X Lee, Billie Jean	1109 Arizona St.	McCulloch's (CS), Block 2, Lot 7		
67	X Peterson, Mary L.	1115 Phoenix St.	McCulloch's (CS), Block 3, Lot 10		
68	X Peterson, Mary L.	1115 Phoenix St.	McCulloch's (CS), Block 3, Lot 11		
69	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 1		
70	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 2		
71	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 5		
72	X Lopez, Mary Molina	1117 Phoenix St.	McCulloch's (CS), Block 3, Lot 12R		
73	X Tucker, Kabrina Renee	1119 Phoenix St.	McCulloch's (CS), Block 3, Lot 13R		
74	X Sanchez, Margarita	1121 Phoenix St.	McCulloch's (CS), Block 3, Lot 14R		
75	X Young, Shelvia	1123 Phoenix St.	McCulloch's (CS), Block 3, Lot 16		
76	X Payton, Jackie Wiggins	1102 Carolina St.	McCulloch's (CS), Block 3, Lot 18		
77	X Payton, Jackie Wiggins	1102 Carolina St.	McCulloch's (CS), Block 3, Lot 17	<i>James Brown</i>	6/17/15
78	Robinette, Lula E.	1106 Carolina St.	McCulloch's (CS), Block 3, Lot 19	<i>Hall Charles A. & Jocelyn V.</i>	6/18/15
79	Hall, Charlie A. & Jocelyn V.	1108 Carolina St.	McCulloch's (CS), Block 3, Lot 20	<i>Hall Charles A. & Jocelyn V.</i>	6/18/15
80	Hall, Charlie A. & Jocelyn V.	1108 Carolina St.	McCulloch's (CS), Block 3, Lot 21	<i>Paula Payne</i>	6/18/15
81	Taylor, Eula J.	1112 Carolina St.	McCulloch's (CS), Block 3, Lot 22	<i>Donald D. Taylor</i>	6/18/15
82	Wilson, Joe F. & Brenda D.	1114 Carolina St.	McCulloch's (CS), Block 3, Lot 23	<i>Donald D. Taylor</i>	6/18/15

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
55	Gordon, Cheryl	320 Holleman Dr.	McCulloch's (CS), Block 2, Lot 4	Cheryl E. Gordon	6/18/15
56	LG Realty Invesco, LLC	1206 Phoenix St.	McCulloch's (CS), Block 2, Lot 41		
57	Taylor, Ross Joseph	1208 Phoenix St.	McCulloch's (CS), Block 2, Lot 42		
58	Ford, Robert L.	1210 Phoenix St.	McCulloch's (CS), Block 2, Lot 43		
59	Grays, Clarence E. & Rodessa	1212 Phoenix St.	McCulloch's (CS), Block 2, Lot 44		
60	Hardy, Ruthie Mae	1214 Phoenix St.	McCulloch's (CS), Block 2, Lot 45		
61	Smith, Lawrence	1216 Phoenix St.	McCulloch's (CS), Block 2, Lot 46		
62	Peterson, Eleanor	1220 Phoenix St.	McCulloch's (CS), Block 2, Lot 47	Elvora Peterson	6-19-15
63	Peterson, Eleanor	1220 Phoenix St.	McCulloch's (CS), Block 2, Lot 48	Elvora Peterson	6-19-15
64	Watson, Sandra	1107 Arizona St.	McCulloch's (CS), Block 2, Lot 5		
65	Lee, Billie Jean	1109 Arizona St.	McCulloch's (CS), Block 2, Lot 6	Billie J. Lee	6-18-15
66	Lee, Billie Jean	1109 Arizona St.	McCulloch's (CS), Block 2, Lot 7	Billie J. Lee	6-18-15
67	Peterson, Mary L.	1115 Phoenix St.	McCulloch's (CS), Block 3, Lot 10	Ronald E. Peterson	6-18-15
68	Peterson, Mary L.	1115 Phoenix St.	McCulloch's (CS), Block 3, Lot 11	Ronald E. Peterson	6-18-15
69	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 1		
70	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 2		
71	Banuelos, Guillermina	400 Holleman Dr.	McCulloch's (CS), Block 3, Lot 5		
72	Lopez, Mary Molina	1117 Phoenix St.	McCulloch's (CS), Block 3, Lot 12R	Mary Lopez	6-19-15
73	Tucker, Kabrina Renee	1119 Phoenix St.	McCulloch's (CS), Block 3, Lot 13R		
74	Sanchez, Margarita	1121 Phoenix St.	McCulloch's (CS), Block 3, Lot 14R	Margarita Sanchez	6-20-15
75	Young, Shelvia	1123 Phoenix St.	McCulloch's (CS), Block 3, Lot 16	Shelvia Young	6-19-15
76	Payton, Jackie Wiggins	1102 Carolina St.	McCulloch's (CS), Block 3, Lot 18		
77	Payton, Jackie Wiggins	1102 Carolina St.	McCulloch's (CS), Block 3, Lot 17		
78	Robinette, Lula E.	1106 Carolina St.	McCulloch's (CS), Block 3, Lot 19		
79	Hall, Charlie A. & Jocelyn V.	1108 Carolina St.	McCulloch's (CS), Block 3, Lot 20		
80	Hall, Charlie A. & Jocelyn V.	1108 Carolina St.	McCulloch's (CS), Block 3, Lot 21		
81	Taylor, Eula J.	1112 Carolina St.	McCulloch's (CS), Block 3, Lot 22		
82	Wilson, Joe F. & Brenda D.	1114 Carolina St.	McCulloch's (CS), Block 3, Lot 23		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
83	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 24		
84	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 25		
85	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 26		
86	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 27		
87	Hitchcock, Daniel	1124 Carolina St.	McCulloch's (CS), Block 3, Lot 28		
88	Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 3		
89	Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 4		
90	Granville Lucille Estate	1105 Phoenix St.	McCulloch's (CS), Block 3, Lot 3 Undivided Interest 50.000000000000%		
91	Granville Lucille Estate	1105 Phoenix St.	McCulloch's (CS), Block 3, Lot 4 Undivided Interest 50.000000000000%		
92	Daily, Kimmie & Latonia Chambers	1103 Phoenix St.	McCulloch's (CS), Block 3, Lot 7		
93	Sanders, Miosha	1109 Phoenix St.	McCulloch's (CS), Block 3, Lot 8		
94	Calhoun, Darla	1111 Phoenix St.	McCulloch's (CS), Block 3, Lot 9		
95	White, Patricia Ann	1219 Phoenix St.	McCulloch's (CS), Block 4, Lot 10R	White, Patricia	6-28-15
96	Carroll, Robert C.	1200 Carolina St.	Undivided Interest 66.670000000000%		
97	Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 14		
98	Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 15		
99	Williams, Marquis & Natasha C.	1208 Carolina St.	McCulloch's (CS), Block 4, Lot 16		
100	Millsap, Leonard	1210 Carolina St.	McCulloch's (CS), Block 4, Lot 17		
101	Pasche, Robert Louis	1212 Carolina St.	McCulloch's (CS), Block 4, Lot 18		
102	Pasche, Robert Louis	1214 Carolina St.	McCulloch's (CS), Block 4, Lot 19		
103	Brown, Theresa	1201 Phoenix St.	McCulloch's (CS), Block 4, Lot 1R		
104	Wilborn, William J.	1216 Carolina St.	McCulloch's (CS), Block 4, Lot 20		
105	Yanez, Lorenzo P.	1218 Carolina St.	McCulloch's (CS), Block 4, Lot 21R	Lorenzo Yanez	6-22-15
106	Elbel, Janie R.	1205 Phoenix St.	McCulloch's (CS), Block 4, Lot 2R		
107	Preston, Lorenzo	1207 Phoenix St.	McCulloch's (CS), Block 4, Lot 4		
108	Merchant, Roshonda & Heshimo	1209 Phoenix St.	McCulloch's (CS), Block 4, Lot 5	Roshonda Merchant	6-20-15
109	Browder, Toni Latrice	1211 Phoenix St.	McCulloch's (CS), Block 4, Lot 6		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
83	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 24		
84	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 25		
85	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 26		
86	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 27		
87	Hitchcock, Daniel	1124 Carolina St.	McCulloch's (CS), Block 3, Lot 28		
88	Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 3		
89	Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 4		
90	Granville Lucille Estate	1105 Phoenix St.	McCulloch's (CS), Block 3, Lot 3 Undivided Interest 50.000000000000%		
91	Granville Lucille Estate	1105 Phoenix St.	McCulloch's (CS), Block 3, Lot 4 Undivided Interest 50.000000000000%		
92	Daily, Kimmie & Latonia Chambers	1103 Phoenix St.	McCulloch's (CS), Block 3, Lot 7		
93	Sanders, Miosha	1109 Phoenix St.	McCulloch's (CS), Block 3, Lot 8		
94	Calhoun, Darla	1111 Phoenix St.	McCulloch's (CS), Block 3, Lot 9	<i>Darla Calhoun</i>	<i>6/18/15</i>
95	White, Patricia Ann	1219 Phoenix St.	McCulloch's (CS), Block 4, Lot 10R		
96	Carroll, Robert C.	1200 Carolina St.	Undivided Interest 66.670000000000%		
97	Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 14		
98	Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 15		
99	Williams, Marquis & Natasha C.	1208 Carolina St.	McCulloch's (CS), Block 4, Lot 16		
100	Millsap, Leonard	1210 Carolina St.	McCulloch's (CS), Block 4, Lot 17		
101	Pasche, Robert Louis	1212 Carolina St.	McCulloch's (CS), Block 4, Lot 18		
102	Pasche, Robert Louis	1214 Carolina St.	McCulloch's (CS), Block 4, Lot 19		
103	Brown, Theresa	1201 Phoenix St.	McCulloch's (CS), Block 4, Lot 1R	<i>Theresa Brown</i>	<i>6-19-15</i>
104	Wilborn, William J.	1216 Carolina St.	McCulloch's (CS), Block 4, Lot 20		
105	Yanez, Lorenzo P.	1218 Carolina St.	McCulloch's (CS), Block 4, Lot 21R	<i>JR Yanez</i>	<i>6/19/15</i>
106	Elbel, Janie R.	1205 Phoenix St.	McCulloch's (CS), Block 4, Lot 2R		
107	Preston, Lorenzo	1207 Phoenix St.	McCulloch's (CS), Block 4, Lot 4		
108	Merchant, Roshonda & Heshimo	1209 Phoenix St.	McCulloch's (CS), Block 4, Lot 5	<i>Roshonda Merchant</i>	<i>6/19/15</i>
109	Browder, Toni Latrice	1211 Phoenix St.	McCulloch's (CS), Block 4, Lot 6		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
83	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 24		
84	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 25		
85	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 26		
86	Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 27		
87	Hitchcock, Daniel	1124 Carolina St.	McCulloch's (CS), Block 3, Lot 28		
88	Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 3		
89	Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 4		
90	Granville Lucille Estate	1105 Phoenix St.	Undivided Interest 50.000000000000%		
91	Granville Lucille Estate	1105 Phoenix St.	McCulloch's (CS), Block 3, Lot 4		
92	Daily, Kimmie & Latonia Chambers	1103 Phoenix St.	Undivided Interest 50.000000000000%	<i>Kimmie Daily</i>	6-17-15
93	Sanders, Miosha	1109 Phoenix St.	McCulloch's (CS), Block 3, Lot 8		
94	Calhoun, Darla	1111 Phoenix St.	McCulloch's (CS), Block 3, Lot 9		
95	White, Patricia Ann	1219 Phoenix St.	McCulloch's (CS), Block 4, Lot 10R		
96	Carrroll, Robert C.	1200 Carolina St.	Undivided Interest 66.670000000000%	<i>Robert Carrroll</i>	6-17-15
97	Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 14	<i>Timothy Wayne Campbell & Cheryl Denise Campbell</i>	6-17-15
98	Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 15	<i>Timothy Wayne Campbell & Cheryl Denise Campbell</i>	6-17-15
99	Williams, Marquis & Natasha C.	1208 Carolina St.	McCulloch's (CS), Block 4, Lot 16	<i>Natasha C. Williams</i>	6-17-15
100	Millsap, Leonard	1210 Carolina St.	McCulloch's (CS), Block 4, Lot 17		
101	Pasche, Robert Louis	1212 Carolina St.	McCulloch's (CS), Block 4, Lot 18		
102	Pasche, Robert Louis	1214 Carolina St.	McCulloch's (CS), Block 4, Lot 19		
103	Brown, Theresa	1201 Phoenix St.	McCulloch's (CS), Block 4, Lot 1R		
104	Wilborn, William J.	1216 Carolina St.	McCulloch's (CS), Block 4, Lot 20	<i>William J. Wilborn</i>	6-17
105	Yanez, Lorenzo P.	1218 Carolina St.	McCulloch's (CS), Block 4, Lot 21R		
106	Elbel, Janie R.	1205 Phoenix St.	McCulloch's (CS), Block 4, Lot 2R		
107	Preston, Lorenzo	1207 Phoenix St.	McCulloch's (CS), Block 4, Lot 4		
108	Merchant, Roshonda & Heshimo	1209 Phoenix St.	McCulloch's (CS), Block 4, Lot 5		
109	Browder, Toni Latrice	1211 Phoenix St.	McCulloch's (CS), Block 4, Lot 6		

OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 24		
Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 25		
Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 26		
Sims, Lois E.	1116 Carolina St.	McCulloch's (CS), Block 3, Lot 27		
Hitchcock, Daniel	1124 Carolina St.	McCulloch's (CS), Block 3, Lot 28		
Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 3		
Yanez, Vicente P.	1100 Carolina St.	McCulloch's (CS), Block 3, Lot 4		
Charville Lucile Estate	1105 Phoenix St.	Undivided Interest 50.000000000000%		
Granville Lucille Estate	1105 Phoenix St.	McCulloch's (CS), Block 3, Lot 4		
Granville Lucille Estate	1105 Phoenix St.	Undivided Interest 50.000000000000%		
Daily, Kimmie & Latonia Chambers	1103 Phoenix St.	McCulloch's (CS), Block 3, Lot 7		
Sanders, Miosha	1109 Phoenix St.	McCulloch's (CS), Block 3, Lot 8		
Callhoun, Darla	1111 Phoenix St.	McCulloch's (CS), Block 3, Lot 9	<i>Darla Callhoun</i>	6/18/15
White, Patricia Ann	1219 Phoenix St.	McCulloch's (CS), Block 4, Lot 10R		
Carroll, Robert C.	1200 Carolina St.	Undivided Interest 66.670000000000%		
Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 14		
Campbell, Timothy Wayne & Cheryl Denise	1204 Carolina St.	McCulloch's (CS), Block 4, Lot 15		
Williams, Marquis & Natasha C.	1208 Carolina St.	McCulloch's (CS), Block 4, Lot 16		
Milkap, Leonard	1210 Carolina St.	McCulloch's (CS), Block 4, Lot 17		
Pasche, Robert Louis	1212 Carolina St.	McCulloch's (CS), Block 4, Lot 18		
Pasche, Robert Louis	1214 Carolina St.	McCulloch's (CS), Block 4, Lot 19		
Brown, Theresa	1201 Phoenix St.	McCulloch's (CS), Block 4, Lot 1R	<i>Theresa Brown</i>	6-19-15
Wilborn, William J.	1216 Carolina St.	McCulloch's (CS), Block 4, Lot 20		
Yanez, Lorenzo P.	1218 Carolina St.	McCulloch's (CS), Block 4, Lot 21R		
Elbel, Janie R.	1205 Phoenix St.	McCulloch's (CS), Block 4, Lot 2R	<i>J. Elbel</i>	6/19/15
Preston, Lorenzo	1207 Phoenix St.	McCulloch's (CS), Block 4, Lot 4		
Merchant, Roshynda & Heshimo	1209 Phoenix St.	McCulloch's (CS), Block 4, Lot 5	<i>Roshynda & Heshimo</i>	6/19/15
Browder, Tomi Latrice	1211 Phoenix St.	McCulloch's (CS), Block 4, Lot 6	<i>Tomi Browder</i>	6/25/15

OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
Browder, Toni Latrice	1213 Phoenix St.	McCulloch's (CS), Block 4, Lot 7	<i>Toni Browder</i>	6/25/15
Browder, Cecilia Lavette	1215 Phoenix St.	McCulloch's (CS), Block 4, Lot 8		
Padron-Lopez, Benito	1217 Phoenix St.	McCulloch's (CS), Block 4, Lot 9R	<i>Benito Padron-Lopez</i>	6-20-2015
Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 1		
Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 2		
McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 30		
McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 11		
Warren, Trevor W.	1117 Carolina St.	McCulloch's (CS), Block 5, Lot 12		
Oftzarzak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 13		
Oftzarzak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 14		
Jurde, Alberta & Henry L.	1123 Carolina St.	McCulloch's (CS), Block 5, Lot 15		
Williams, Raymond - Etal	1125 Carolina St.	McCulloch's (CS), Block 5, Lot 16		
Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 17		
Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 18		
White, Marques D.	1106 Detroit St.	McCulloch's (CS), Block 5, Lot 19		
Harrison, Morris Wayne & Zavondria Migette	1108 Detroit St.	McCulloch's (CS), Block 5, Lot 20		
Whitley, Sterling, Sr.	1110 Detroit St.	McCulloch's (CS), Block 5, Lot 21		
Blaney, Jean	1112 Detroit St.	McCulloch's (CS), Block 5, Lot 22		
Garcia, Elisa Molina	1114 Detroit St.	McCulloch's (CS), Block 5, Lot 23		
Jones, Gladys Mae Brown	1116 Detroit St.	McCulloch's (CS), Block 5, Lot 24		
Whitley, Mary Alice	1118 Detroit St.	McCulloch's (CS), Block 5, Lot 25		
Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 26		
Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 27		
SBA Investment Group, Inc.	1124 Detroit St.	McCulloch's (CS), Block 5, Lot 28		
Graham, Jacqueline Faye	412 Holleman Dr.	McCulloch's (CS), Block 5, Lot 3		
Tuple Properties, LLC	414 Holleman Dr.	McCulloch's (CS), Block 5, Lot 4		
Tuple Properties, LLC	1103 Carolina St.	McCulloch's (CS), Block 5, Lot 5		
SBA Investment Group, Inc.	1105 Carolina St.	McCulloch's (CS), Block 5, Lot 6		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
110	Browder, Toni Latrice	1213 Phoenix St.	McCulloch's (CS), Block 4, Lot 7		
111	Browder, Cecilia Lavette	1215 Phoenix St.	McCulloch's (CS), Block 4, Lot 8		
112	Padron-Lopez, Benito	1217 Phoenix St.	McCulloch's (CS), Block 4, Lot 9R		
113	Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 1		
114	Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 2		
115	McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 10		
116	McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 11		
117	Warren, Trevor W.	1117 Carolina St.	McCulloch's (CS), Block 5, Lot 12		
118	Ofczarzak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 13		
119	Ofczarzak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 14		
120	Jurode, Alberta & Henry L.	1123 Carolina St.	McCulloch's (CS), Block 5, Lot 15		
121	Williams, Raymond - Etal	1125 Carolina St.	McCulloch's (CS), Block 5, Lot 16		
122	Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 17		
123	Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 18		
124	White, Marques D.	1106 Detroit St.	McCulloch's (CS), Block 5, Lot 19		
125	Harrison, Morris Wayne & Zavondria Migette	1108 Detroit St.	McCulloch's (CS), Block 5, Lot 20		
126	Whitley, Sterling, Sr.	1110 Detroit St.	McCulloch's (CS), Block 5, Lot 21	<i>Sterling Whitley</i>	6-22-2015
127	Blaney, Jean	1112 Detroit St.	McCulloch's (CS), Block 5, Lot 22		
128	Garcia, Elisa Molina	1114 Detroit St.	McCulloch's (CS), Block 5, Lot 23	<i>Elisa Molina</i>	6-20-15
129	Jones, Gladys Mae Brown	1116 Detroit St.	McCulloch's (CS), Block 5, Lot 24		
130	Whitley, Mary Alice	1118 Detroit St.	McCulloch's (CS), Block 5, Lot 25	<i>Mary Alice Whitley</i>	6-20-2015
131	Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 26		
132	Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 27		
133	SBA Investment Group, Inc.	1124 Detroit St.	McCulloch's (CS), Block 5, Lot 28		
134	Graham, Jacqueline Faye	412 Holleman Dr.	McCulloch's (CS), Block 5, Lot 3		
135	Tuple Properties, LLC	414 Holleman Dr.	McCulloch's (CS), Block 5, Lot 4		
136	Tuple Properties, LLC	1103 Carolina St.	McCulloch's (CS), Block 5, Lot 5		
137	SBA Investment Group, Inc.	1105 Carolina St.	McCulloch's (CS), Block 5, Lot 6		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
110	Browder, Toni Latrice	1213 Phoenix St.	McCulloch's (CS), Block 4, Lot 7		
111	Browder, Cecilia Lavette	1215 Phoenix St.	McCulloch's (CS), Block 4, Lot 8		
112	Padron-Lopez, Benito	1217 Phoenix St.	McCulloch's (CS), Block 4, Lot 9R	<i>Benito Padron-Lopez</i>	<i>6-20-2015</i>
113	Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 1		
114	Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 2		
115	McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 10		
116	McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 11		
117	Warren, Trevor W.	1117 Carolina St.	McCulloch's (CS), Block 5, Lot 12		
118	Ofczarzak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 13		
119	Ofczarzak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 14		
120	Jurode, Alberta & Henry L.	1123 Carolina St.	McCulloch's (CS), Block 5, Lot 15		
121	Williams, Raymond - Etal	1125 Carolina St.	McCulloch's (CS), Block 5, Lot 16		
122	Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 17		
123	Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 18		
124	White, Marques D. Harrison, Morris Wayne & Zavondria Migette	1106 Detroit St.	McCulloch's (CS), Block 5, Lot 19		
125		1108 Detroit St.	McCulloch's (CS), Block 5, Lot 20		
126	Whitley, Sterling, Sr.	1110 Detroit St.	McCulloch's (CS), Block 5, Lot 21		
127	Blaney, Jean	1112 Detroit St.	McCulloch's (CS), Block 5, Lot 22		
128	Garcia, Elisa Molina	1114 Detroit St.	McCulloch's (CS), Block 5, Lot 23		
129	Jones, Gladys Mae Brown	1116 Detroit St.	McCulloch's (CS), Block 5, Lot 24		
130	Whitley, Mary Alice	1118 Detroit St.	McCulloch's (CS), Block 5, Lot 25		
131	Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 26		
132	Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 27		
133	SBA Investment Group, Inc.	1124 Detroit St.	McCulloch's (CS), Block 5, Lot 28		
134	Graham, Jacqueline Faye	412 Holleman Dr.	McCulloch's (CS), Block 5, Lot 3		
135	Tuple Properties, LLC	414 Holleman Dr.	McCulloch's (CS), Block 5, Lot 4		
136	Tuple Properties, LLC	1103 Carolina St.	McCulloch's (CS), Block 5, Lot 5		
137	SBA Investment Group, Inc.	1105 Carolina St.	McCulloch's (CS), Block 5, Lot 6		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
110	Browder, Toni Latrice	1213 Phoenix St.	McCulloch's (CS), Block 4, Lot 7		
111	Browder, Cecilia Lavette	1215 Phoenix St.	McCulloch's (CS), Block 4, Lot 8	<i>Cecilia Browder</i>	6-17-15
112	Padron-Lopez, Benito	1217 Phoenix St.	McCulloch's (CS), Block 4, Lot 9R		
113	Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 1		
114	Frank, Chad J. & Erin E.	408 Holleman Dr.	McCulloch's (CS), Block 5, Lot 2		
115	McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 10		
116	McCall, Christopher & Cathy	1115 Carolina St.	McCulloch's (CS), Block 5, Lot 11		
117	Warren, Trevor W.	1117 Carolina St.	McCulloch's (CS), Block 5, Lot 12		
118	Ofczarak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 13		
119	Ofczarak, Alton E. II	1119 Carolina St.	McCulloch's (CS), Block 5, Lot 14		
120	Jurode, Alberta & Henry L.	1123 Carolina St.	McCulloch's (CS), Block 5, Lot 15	<i>Alberta, Henry & Jurode</i>	6-18-15
121	Williams, Raymond - Etal	1125 Carolina St.	McCulloch's (CS), Block 5, Lot 16		
122	Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 17	<i>Thomas & Sharon Merchant</i>	6-17-15
123	Merchant, Thomas & Sharon Renay	1102 Detroit St.	McCulloch's (CS), Block 5, Lot 18	<i>Thomas & Sharon Merchant</i>	6-17-15
124	White, Marques D. Harrison, Morris Wayne & Zavondria Migette	1106 Detroit St.	McCulloch's (CS), Block 5, Lot 19	<i>Marques D. White</i>	6-23-15
125		1108 Detroit St.	McCulloch's (CS), Block 5, Lot 20	<i>Sharon Merchant</i>	6-23-15
126	Whitley, Sterling, Sr.	1110 Detroit St.	McCulloch's (CS), Block 5, Lot 21	<i>Whitley, Sterling Sr.</i>	
127	Blaney, Jean	1112 Detroit St.	McCulloch's (CS), Block 5, Lot 22		
128	Garcia, Elisa Molina	1114 Detroit St.	McCulloch's (CS), Block 5, Lot 23		
129	Jones, Gladys Mae Brown	1116 Detroit St.	McCulloch's (CS), Block 5, Lot 24		
130	Whitley, Mary Alice	1118 Detroit St.	McCulloch's (CS), Block 5, Lot 25		
131	Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 26		
132	Guseman, Lawrence	1122 Detroit St.	McCulloch's (CS), Block 5, Lot 27		
133	SBA Investment Group, Inc.	1124 Detroit St.	McCulloch's (CS), Block 5, Lot 28		
134	Graham, Jacqueline Faye	412 Holleman Dr.	McCulloch's (CS), Block 5, Lot 3	<i>Jacqueline Graham</i>	6-18-15
135	Tuple Properties, LLC	414 Holleman Dr.	McCulloch's (CS), Block 5, Lot 4		
136	Tuple Properties, LLC	1103 Carolina St.	McCulloch's (CS), Block 5, Lot 5		
137	SBA Investment Group, Inc.	1105 Carolina St.	McCulloch's (CS), Block 5, Lot 6		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
138	Gillum, Mary	1107 Carolina St.	McCulloch's (CS), Block 5, Lot 7		
139	GNA Real Estate Holdings, LLC	1109 Carolina St.	McCulloch's (CS), Block 5, Lot 8		
140	GNA Real Estate Holdings, LLC	1109 Carolina St.	McCulloch's (CS), Block 5, Lot 9		
141	Pleasant Grove Baptist Church	1219 Carolina St.	McCulloch's (CS), Block 5, Lot 10		
142	Pleasant Grove Baptist Church	1221 Carolina St.	McCulloch's (CS), Block 5, Lot 11		
143	Lyons, Carolyn J.	1201 Carolina St.	McCulloch's (CS), Block 6, Lot 1		
144	Lyons, Carolyn J.	1201 Carolina St.	McCulloch's (CS), Block 6, Lot 2		
145	Peterson, Lucy T. Walker	1200 Detroit St.	McCulloch's (CS), Block 6, Lot 12		
146	Peterson, Lucy T. Walker	1200 Detroit St.	McCulloch's (CS), Block 6, Lot 13		
147	Weaver, Vickie	1204 Detroit St.	McCulloch's (CS), Block 6, Lot 14		
148	Moore, Roosevelt & Melvina	1206 Detroit St.	McCulloch's (CS), Block 6, Lot 15	<i>Moore, Roosevelt Melvina</i>	6-20-15
149	Moore, Roosevelt & Melvina	1208 Detroit St.	McCulloch's (CS), Block 6, Lot 16	<i>Moore, Roosevelt Melvina</i>	6-20-15
150	Waldon, Leonard	1210 Detroit St.	McCulloch's (CS), Block 6, Lot 17		
151	Waldon, Leonard	1210 Detroit St.	McCulloch's (CS), Block 6, Lot 18		
152	Brazos Valley Community Action Agency, Inc.	1205 Carolina St.	McCulloch's (CS), Block 6, Lot 3		
153	Whitley, Mary Alice	1207 Carolina St.	McCulloch's (CS), Block 6, Lot 4	<i>Mary Alice Whitley</i>	6-20-15
154	Jones, Bobbie Nell - Etal	1209 Carolina St.	McCulloch's (CS), Block 6, Lot 5		
155	Jones, Bobbie Nell - Etal	1209 Carolina St.	McCulloch's (CS), Block 6, Lot 6		
156	Whitley, Sterling	500 Holleman Dr.	McCulloch's (CS), Block 7, Lot 1	<i>Sterling Whitley</i>	6-22-2015
157	Blaney, Stephanie L.	1113 Detroit St.	McCulloch's (CS), Block 7, Lot 10		
158	Ford, Laquitta & Glenn Stringfellow	1119 Detroit St.	McCulloch's (CS), Block 7, Lot 13R		
159	Adams, Leveryi Arnold	1121 Detroit St.	McCulloch's (CS), Block 7, Lot 14		
160	Wilding, Charles	1123 Detroit St.	McCulloch's (CS), Block 7, Lot 15		
161	Hester, Geraldine J.	1125 Detroit St.	McCulloch's (CS), Block 7, Lot 16		
162	Turnbough, Roosevelt & Gladys Jones	1127 Detroit St.	McCulloch's (CS), Block 7, Lot 17		
163	Blakely, Eric A.	1201 Detroit St.	McCulloch's (CS), Block 7, Lot 18		
164	Daily, Kimmie & Latoria Chambers	1203 Detroit St.	McCulloch's (CS), Block 7, Lot 19		
165	Love, Tangolyn Nichole	504 Holleman Dr.	McCulloch's (C6), Block 7, Lot 2 & W 1/2		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
138	Gillum, Mary	1107 Carolina St.	McCulloch's (CS), Block 5, Lot 7	Mary Gillum	6/18/15
139	GNA Real Estate Holdings, LLC	1109 Carolina St.	McCulloch's (CS), Block 5, Lot 8		
140	GNA Real Estate Holdings, LLC	1109 Carolina St.	McCulloch's (CS), Block 5, Lot 9		
141	Pleasant Grove Baptist Church	1219 Carolina St.	McCulloch's (CS), Block 5, Lot 10		
142	Pleasant Grove Baptist Church	1221 Carolina St.	McCulloch's (CS), Block 5, Lot 11		
143	Lyons, Carolyn J.	1201 Carolina St.	McCulloch's (CS), Block 6, Lot 1	Carolyn J. Lyons	6-17-15
144	Lyons, Carolyn J.	1201 Carolina St.	McCulloch's (CS), Block 6, Lot 2	Carolyn J. Lyons	6-17-15
145	Peterson, Lucy T. Walker	1200 Detroit St.	McCulloch's (CS), Block 6, Lot 12	Lucy Peterson	6-18-15
146	Peterson, Lucy T. Walker	1200 Detroit St.	McCulloch's (CS), Block 6, Lot 13	Lucy Peterson	6-18-15
147	Weaver, Vickie	1204 Detroit St.	McCulloch's (CS), Block 6, Lot 14		
148	Moore, Roosevelt & Melvina	1206 Detroit St.	McCulloch's (CS), Block 6, Lot 15		
149	Moore, Roosevelt & Melvina	1208 Detroit St.	McCulloch's (CS), Block 6, Lot 16		
150	Waldon, Leonard	1210 Detroit St.	McCulloch's (CS), Block 6, Lot 17	Leonard Waldon	6/18/15
151	Waldon, Leonard Brazos Valley Community Action Agency, Inc.	1210 Detroit St.	McCulloch's (CS), Block 6, Lot 18	Leonard Waldon	6/18/15
152		1205 Carolina St.	McCulloch's (CS), Block 6, Lot 3		
153	Whitley, Mary Alice	1207 Carolina St.	McCulloch's (CS), Block 6, Lot 4		
154	Jones, Bobbie Nell - Etal	1209 Carolina St.	McCulloch's (CS), Block 6, Lot 5	Bobbie Nell Jones	6-26-15
155	Jones, Bobbie Nell - Etal	1209 Carolina St.	McCulloch's (CS), Block 6, Lot 6	Bobbie Nell Jones	6-26-15
156	Whitley, Sterling	500 Holleman Dr.	McCulloch's (CS), Block 7, Lot 1		
157	Blaney, Stephanie L.	1113 Detroit St.	McCulloch's (CS), Block 7, Lot 10		
158	Ford, Laquita & Glenn Stringfellow	1119 Detroit St.	McCulloch's (CS), Block 7, Lot 13R	Glenn Stringfellow Laquita Stringfellow	6-22-15 6-22-15
159	Adams, Leveryi Arnold	1121 Detroit St.	McCulloch's (CS), Block 7, Lot 14		
160	Wilding, Charles	1123 Detroit St.	McCulloch's (CS), Block 7, Lot 15		
161	Hester, Geraldine J.	1125 Detroit St.	McCulloch's (CS), Block 7, Lot 16		
162	Turnbough, Roosevelt & Gladys Jones	1127 Detroit St.	McCulloch's (CS), Block 7, Lot 17		
163	Blakely, Eric A.	1201 Detroit St.	McCulloch's (CS), Block 7, Lot 18		
164	Daily, Kimmie & Latonia Chambers	1203 Detroit St.	McCulloch's (CS), Block 7, Lot 19	Kimmie Daily Latonia Chambers	6-17-15
165	Love, Tangolyn Nichole	504 Holleman Dr.	McCulloch's (C6), Block 7, Lot 2 & W 1/2	Tangolyn Nichole	6-17-15

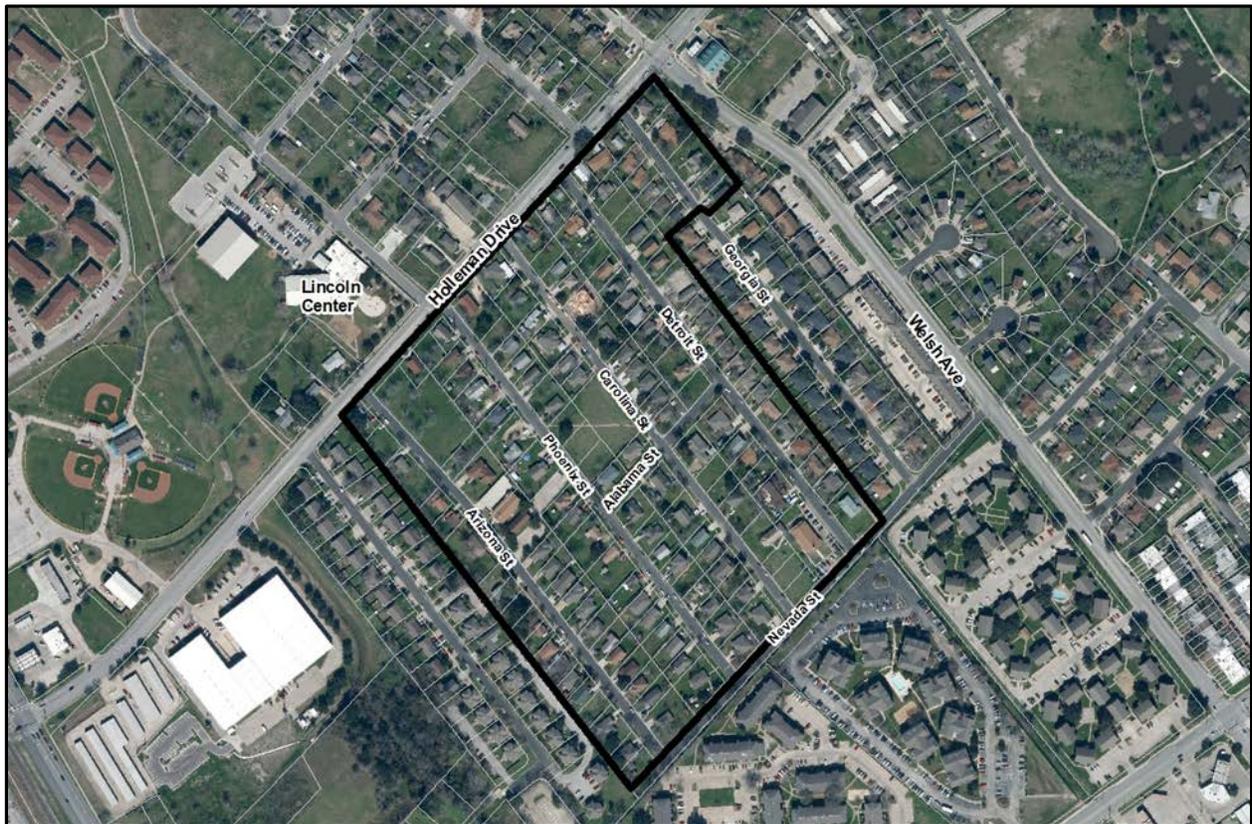
	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
166	Pharms, Willie B. Cooper	1205 Detroit St.	McCulloch's (CS), Block 7, Lot 20 & 15' 0		
167	Campbell, Minnie L.	1207 Detroit St.	McCulloch's (CS), Block 7, Lot 21 (35' OF) & 30' OF 22	Minnie L. Campbell	6-17-15
168	Guevara, Dianna Marie	1209 Detroit St.	(No Suggestions) (CS), Block 7, Lot 22 (20' OF & 45' OF 23		
169	Merchant, Andrew	1211 Detroit St.	McCulloch's (CS), Block 7, Lot 23 (5' OF) & 24 & 10" OF 25		
170	Stockton, Deshantis E.	1213 Detroit St.	McCulloch's (CS), Block 7, Lot 25 (40' OF) & 25' OF 26	Deshantis Stockton	6-18-15
171	Nguyen, Thu Thao	1219 Detroit St.	McCulloch's (CS), Block 7, Lot 26 (25' OF) & 27		
172	Nguyen, Thu Thao	1219 Detroit St.	McCulloch's (CS), Block 7, Lot 28		
173	Moore, John L.	1102 Georgia St.	McCulloch's (CS), Block 7, Lot 29		
174	Young, Lucile	1100 Georgia St.	McCulloch's (CS), Block 7, Lot 3 E 1/2 O		
175	Prilucik, Gladys	1104 Georgia St.	McCulloch's (CS), Block 7, Lot 30		
176	Scott Properties of Central Texas, LLC	1106 Georgia St.	McCulloch's (CS), Block 7, Lot 31		
177	Ford, Joann & Gwendolyn Rochelle	1108 Georgia St.	McCulloch's (CS), Block 7, Lot 32		
178	Georgia Street Properties, LLC	1110 Georgia St.	McCulloch's (CS), Block 7, Lot 33		
179	Payton, Johnnie & Crissunda	1103 Detroit St.	McCulloch's (CS), Block 7, Lot 5		
180	Moore, John L.	1105 Detroit St.	McCulloch's (CS), Block 7, Lot 6		
181	Sweed, Ardine	1107 Detroit St.	McCulloch's (CS), Block 7, Lot 7		
182	Ellis, Mamie Louise	1109 Detroit St.	McCulloch's (CS), Block 7, Lot 8	Mamie L. Ellis	6/22/2015
183	Smith, Raymonica L. McKenzie	1111 Detroit St.	McCulloch's (CS), Block 7, Lot 9	Raymonica L. McKenzie	6/22/2015
184	Owens, Voilonda	508 Holleman Dr.	McCulloch's (CS), Block 8, Lot 1	Voilonda Owens	6-18-15
185	Owens, Voilonda	508 Holleman Dr.	McCulloch's (CS), Block 8, Lot 2	Voilonda Owens	6-18-15
186	Moore, Roosevelt & Melvina	1103 Georgia St.	McCulloch's (CS), Block 8, Lot 3		
187	Moore, Roosevelt & Melvina	1103 Georgia St.	McCulloch's (CS), Block 8, Lot 4		
188	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1109 Georgia St.	McCulloch's (CS), Block 8, Lot 5		
189	Banks, Edgar L. & Doris J. 1999 Revocable Trust	1109 Georgia St.	McCulloch's (CS), Block 8, Lot 6		
190	Psaln 84 Investments, LLC	1111 Georgia St.	McCulloch's (CS), Block 8, Lot 7		
191	Psaln 84 Investments, LLC	1113 Georgia St.	McCulloch's (CS), Block 8, Lot 8		

	OWNER NAME(S)	SITE ADDRESS	LEGAL DESCRIPTION	OWNER SIGNATURE(S)	DATE
166	Pharms, Willie B. Cooper	1205 Detroit St.	McCulloch's (CS), Block 7, Lot 20 & 15' 0 McCulloch's (CS), Block 7, Lot 21 (35' OF) & 30' OF 22	Willie B. Cooper	6-20-15
167	Campbell, Minnie L.	1207 Detroit St.	(No Suggestions) (CS), Block 7, Lot 22 (20' OF & 45' OF 23	Dianna Quevara	6-20-15
168	Guevara, Dianna Marie	1209 Detroit St.	McCulloch's (CS), Block 7, Lot 23 (5' OF) & 24 & 10" OF 25	Andrew Mercier	6-20-15
169	Merchant, Andrew	1211 Detroit St.	McCulloch's (CS), Block 7, Lot 25 (40' OF) & 25' OF 26		
170	Stockton, Deshantis E.	1213 Detroit St.	McCulloch's (CS), Block 7, Lot 26 (25' OF) & 27		
171	Nguyen, Thu Thao	1219 Detroit St.			
172	Nguyen, Thu Thao	1219 Detroit St.	McCulloch's (CS), Block 7, Lot 28		
173	Moore, John L.	1102 Georgia St.	McCulloch's (CS), Block 7, Lot 29		
174	Young, Lucile	1100 Georgia St.	McCulloch's (CS), Block 7, Lot 3 E 1/2 O		
175	Prilucik, Gladys	1104 Georgia St.	McCulloch's (CS), Block 7, Lot 30		
176	Scott Properties of Central Texas, LLC	1106 Georgia St.	McCulloch's (CS), Block 7, Lot 31		
177	Ford, Joann & Gwendolyn Rochelle	1108 Georgia St.	McCulloch's (CS), Block 7, Lot 32	Joann Ford	6-20-15
178	Georgia Street Properties, LLC	1110 Georgia St.	McCulloch's (CS), Block 7, Lot 33	Shirley Pate	6-20-15
179	Payton, Johnnie & Shirley	1103 Detroit St. x	McCulloch's (CS), Block 7, Lot 5	Shirley Payton	6-20-15
180	Moore, John L.	1105 Detroit St.	McCulloch's (CS), Block 7, Lot 6		
181	Sweed, Ardine	1107 Detroit St.	McCulloch's (CS), Block 7, Lot 7		
182	Ellis, Mamie Louise	1109 Detroit St.	McCulloch's (CS), Block 7, Lot 8		
183	Smith, Raymonica L. McKenzie	1111 Detroit St.	McCulloch's (CS), Block 7, Lot 9		
184	Owens, Voilonda	508 Holleman Dr.	McCulloch's (CS), Block 8, Lot 1		
185	Owens, Voilonda	508 Holleman Dr.	McCulloch's (CS), Block 8, Lot 2		
186	Moore, Roosevelt & Melvina	1103 Georgia St. x	McCulloch's (CS), Block 8, Lot 3	Moore, Roosevelt Melvina	6-20-15
187	Moore, Roosevelt & Melvina Banks, Edgar L. & Doris J.	1103 Georgia St. x	McCulloch's (CS), Block 8, Lot 4	Moore, Roosevelt Melvina	6-20-15
188	1999 Revocable Trust Banks, Edgar L. & Doris J.	1109 Georgia St.	McCulloch's (CS), Block 8, Lot 5		
189	1999 Revocable Trust	1109 Georgia St.	McCulloch's (CS), Block 8, Lot 6		
190	Psalm 84 Investments, LLC	1111 Georgia St.	McCulloch's (CS), Block 8, Lot 7		
191	Psalm 84 Investments, LLC	1113 Georgia St.	McCulloch's (CS), Block 8, Lot 8		

McCulloch Subdivision Neighborhood Conservation Study

Summary

The McCulloch Subdivision is located just south of Holleman Drive and north of Nevada Street, generally between Welsh Avenue and Oney Hervey Drive. The neighborhood includes 139 single-family homes and is just south of the City's Lincoln Recreation Center.



Single-family portion of the McCulloch Subdivision

Neighborhood representatives in the McCulloch Subdivision have submitted an application to request a NCO Neighborhood Conservation Overlay zoning, one of the City's Single-Family Overlay districts. The request is in response to large homes intended for student occupancy being constructed in the neighborhood.

NCO is a type of zoning district that can be placed "over" the existing GS General Suburban zoning to provide additional standards for development in the area of the overlay. NCO is intended to help protect established neighborhoods from inappropriate infill development by prescribing setbacks, lot coverage, building height, or other controls based on the existing character of the neighborhood. If approved by the City Council, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of property. Neighborhood representatives have requested the

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following specific restrictions to help ensure that redevelopment and infill development is consistent with existing homes in the area:

- Maximum one-story single-family structures;
- Minimum 25-foot front building setback; and
- Maximum 31% lot coverage for single-family homes and associated parking.

The ordinance requires that a petition for a Single-Family Overlay District be signed by at least fifty (50) percent plus one (1) of property owners in the proposed district area. The petition submitted met this requirement and was verified by City staff using Brazos County Appraisal District (BCAD) data.

Compliance with the Comprehensive Plan and Unified Development Ordinance

The McCulloch Subdivision is designated as “Neighborhood Conservation” on the City’s Future Land Use and Character Map. According to the Comprehensive Plan, the “Neighborhood Conservation” designation is intended for areas that are generally built-out and were platted before current development regulations were in place often resulting in non-conforming situations. These areas are appropriate for overlays or zoning classifications that provide additional character protection and address non-conforming issues.

This area was included in the Southside Area Neighborhood Plan. Through the planning process, residents and property owners in the McCulloch Subdivision expressed their desire to see the pattern of development remain primarily as it is today. Some additional restrictions currently exist for subdivision in older neighborhoods, including a minimum lot size of 8,500 square feet (larger than GS General Suburban zoning), and a minimum lot width being at least the average of the lot width on the block. While these additional restrictions certainly do not preclude further subdivision in the area, they do help to preserve the neighborhood pattern and reduce the total number of homes constructed in this area in the future.

Prior to the Southside Area Neighborhood Plan, the City’s Comprehensive Plan designated this area as General Suburban – supporting a potential change to denser housing. Area residents and property owners participated in the planning process and indicated that increased density in this area is not a desire character shift. To help ensure the character remains compatible with the existing single-family homes in the area, a change to the Future Land Use and Character Map was approved with the adoption of the Southside Area Neighborhood Plan. The Future Land Use and Character Map shows this property as Neighborhood Conservation. The map below illustrates the previous character designation and the current character designation.

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Future Land Use & Character Map amended with the adoption of the Southside Area Neighborhood Plan

The Unified Development Ordinance (UDO) offers two Single-Family Overlay districts, the NPO Neighborhood Prevailing Overlay District and the NCO Neighborhood Conservation Overlay District, both intended to provide additional standards for new construction and redevelopment in established neighborhoods. The NCO differs from the NPO in that it allows neighborhoods to choose from a variety of standards to address neighborhood specific issues. The NPO requires compliance with all neighborhood-specific standards based on the prevailing standards in the neighborhood.

The purpose of this study is to accompany the NCO Neighborhood Conservation Overlay request for the single-family properties in the McCulloch Subdivision. As described in the Unified Development Ordinance, this study includes the following:

- 1) A survey of existing conditions and unique characteristics of the neighborhood;
- 2) An outline of the issues that threaten preservation of those characteristics; and
- 3) Items that may be included in the Neighborhood Conservation Overlay.

Survey of Existing Conditions and Unique Characteristics

The McCulloch Subdivision, was one of the earlier African-American communities in College Station. The area was subdivided in 1946 following the removal of on-campus houses from A&M College – because of this, many of the first residents were College employees required to relocate off of campus. Many of these founding families have maintained ownership within the area resulting in the continuation of the cultural heritage of the neighborhood.

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Unique Community Assets & Qualities



Lincoln Recreation Center

The City's Lincoln Recreation Center provides a variety of recreational and social services to area residents, including youth programming, senior services, and community outreach.

The Lincoln Center is a State Historic Site with a marker for "African-American Education in College Station," as the location of the first formal school for African American education in College Station. The school opened in 1942.

Lincoln House of Hope

The Lincoln House of Hope, located just east of the Lincoln Recreational Center, was opened in 2009 as a ministry of A&M Church of Christ in response to needs in the surrounding neighborhood. Programs include personal finance workshops, WIC services, food distribution, and youth programs.

Area Churches

Three historically African-American churches exist within the McCulloch Subdivision boundaries and two more lie just on the periphery. Generally, the churches are small and serve as neighborhood churches for residents. It is common for residents to walk to church within the neighborhood. As members move out of the community, on-street parking has increased.

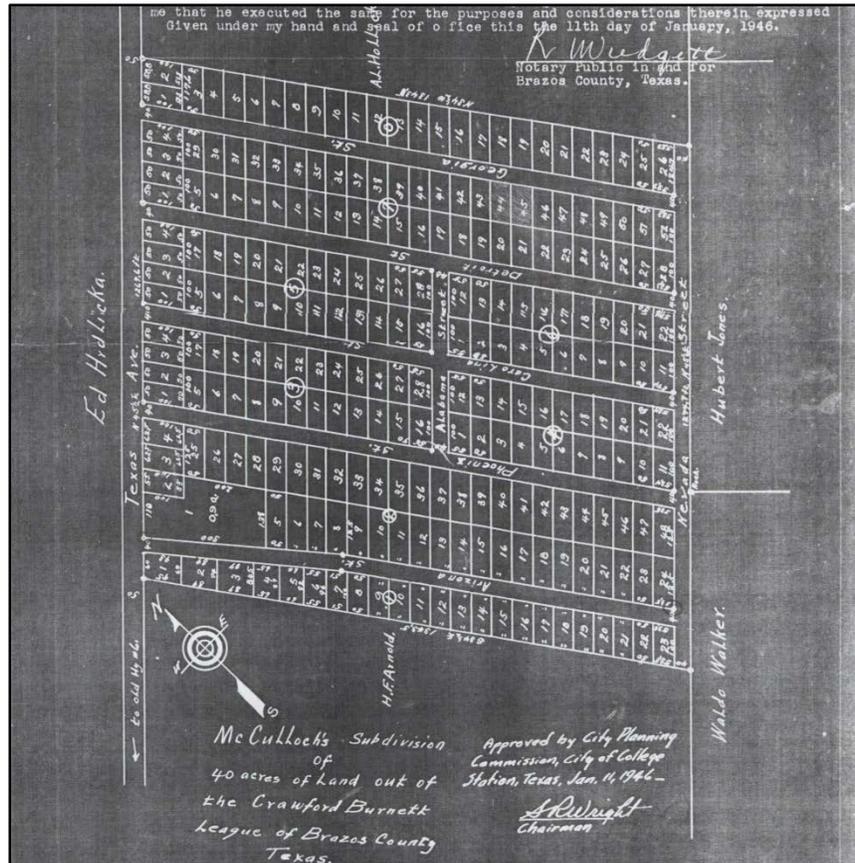
- Christ Holy Missionary Baptist Church on Arizona Street,
- Pleasant Grove Baptist Church on Detroit Street,
- Victory Temple Christ Holy Sanctified Church on Detroit Street,
- First United Methodist Church- College Station on Wellborn Road, and
- St. Matthew Baptist Church on Holleman Drive.

Neighborhood Design

This area was subdivided in a grid-pattern for single-family development in 1946. In the McCulloch Subdivision, building plot sizes vary, with some areas of the subdivision having 5,000 square-foot lots/building plots and others having half of an acre or more.

Developed in the 1940s, the street right-of-way width in the McCulloch subdivision is just 40 feet. Today's standards for local /residential streets is 50 feet. The streets sections are also substandard in width in some areas and there are no existing sidewalks in the McCulloch Subdivision.

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Original Plat of the McCulloch Subdivision, 1946

Affordable Housing

The McCulloch neighborhood is found within Census Tract 16.05, Block Group 2. This area is bounded by Holleman Drive to the north, Welsh Avenue to the east, Southwest Parkway to the south, and Wellborn Road to the west. This area is considered by the US Department of Housing and Urban Development (HUD) as a low-income area with the Median Family Income being \$25,833, one of the lowest in the City. There are 1,570 residents in Census Tract 16.05. Of those, 1,225 are Low/Mod Income Residents and 885 earn at or below 50% of the area median income.

As of 2015, it is estimated that there are 77 owner-occupied homes in the McCulloch subdivision.

- 16 of these homes were built by B/CS Habitat for Humanity
- 12 more were facilitated the City, including 5 built by BVCAA; BVCAA has completed construction of another single-family home, which is currently for sale.

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Those 77 homes have experienced significant increases in land values over the last 5 years (2010-2015), based on data from the Brazos Central Appraisal District:

- Average one-year growth (2014-2015): 95% (Median: 94%)
- Average three-year growth (2012-2015): 137% (Median: 120%)
- Average five-year growth (2010-2015): 239% (Median: 240%)

Land is becoming a larger part of the total property value, increasing 20% over five years.

- In 2010 land constituted an average of 29% of the total property value.
- In 2015 land constituted an average of 49% of the total property value.

Overall increases in property values:

- 5-year average: 100%
- 5-year median: 45%

*<*Difference is so stark because some of the homes surveyed were built after 2010, so the improvement value resulted in enormous property value increases (up to 1,169%). Therefore, the median value is more reliable.*

Issues that Threaten Preservation of Neighborhood Character

McCulloch residents have begun to see properties in the neighborhood and in adjacent areas bought and developed for new homes that they believe to be out of character with the existing homes in the area. Generally, these homes are two-story and over twice the average size of existing homes in the neighborhood. Neighborhood representatives have requested the Neighborhood Conservation Overlay zoning in an effort to help ensure that redevelopment and infill development is consistent with the existing homes and development pattern in the neighborhood. General concerns of inconsistent redevelopment include:

- Increased property taxes and diminished affordability;
- Life-long residents leaving the community;
- Increased number of vehicles, parking, and speeding reducing safety;
- Future of area churches; and
- Future of the Lincoln Recreation Center's community services and programs.

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Affordability

Area residents and property owners have indicated that multi-story dwellings that are marketed to and rented by unrelated individuals places the neighborhood at risk of increased property taxes, limiting the affordability of the neighborhood. As described previously, property values have increased significantly in this area in the past five years because of the redevelopment potential.

Vehicles, Parking, and Speeding

Other concerns include increased vehicles attributed to rent-by-the-bedroom dwellings that create unsightly on-site parking, additional on-street parking, and potential issues with speeding. Because there are not sidewalks in the neighborhood and the street rights-of-ways are narrower than City standards, residents and property owners are concerned with the safety of children playing outside.

Area Churches

Neighborhood Representatives are concerned for the future of area churches as life-long residents and parishioners move out of the area because of affordability or neighborhood character issues. These historically African-American churches are located within the neighborhood streets with limited on- and off-street parking. The parking provided was never intended for entire congregations to drive into the neighborhood. Currently many of the parishioners walk to services and activities at the churches.

Lincoln Recreation Center and the Lincoln House of Hope

The Lincoln Center functions as an extension to the neighborhood as a community center providing programs and activities for both adults and youths, including afterschool care, summer day camps, and recreation programs. Area residents are concerned with the future of the services and programs offered at both the Lincoln Recreation Center and the Lincoln House of Hope as life-long residents move out of the community.

Infill and Redevelopment

Below are pictures of properties redeveloping in the Pecan Tree Estates subdivision to the west that have parking located in the rear of the lots. These structures are inconsistent with the character of the McCulloch Subdivision.



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Below are pictures of existing development in the McCulloch Subdivision, both new and old.



Neighborhood Conservation Items

The Neighborhood Conservation Overlay is intended to help protect established neighborhoods from inappropriate infill development by prescribing physical requirements based on the existing character of the neighborhood. If approved by the City Council, an overlay carries additional standards that will be required to be met for any expansion, development, or redevelopment of property. Neighborhood representatives have requested the following specific restrictions to help ensure that redevelopment and infill development is consistent with existing homes in the area:

- Maximum one-story single-family structures;
- Minimum 25-foot front building setback; and
- Maximum 31% lot coverage for single-family homes and associated parking.

One-Story vs. Two-Story structures

The McCulloch Subdivision includes 139 single-family homes – 129 one-story homes and ten two-story homes. Of the two-story homes, eight are newly constructed.

Front Setback

The standard GS General Suburban front setback is a minimum 25 feet. In this and other older areas of College Station the Unified Development Ordinance prescribes a “contextual” front setback, requiring that the home be placed no further back nor no closer to the road than the adjacent structures along the

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street. Neighborhood representatives prefer a minimum front setback of 25 feet regardless of whether the parking is located in the front or the rear of the structure to ensure predictability. Existing front setbacks in the neighborhood vary.

Lot Coverage

The average “lot” size in the neighborhood is 7,224 square feet (5,500 median) and the average homes size is 1,226 square feet (1,185 median).

Both the average and the median lot coverage in the neighborhood (including an estimated four parking spaces) is 31%. The majority of the homes do not have four parking spaces, making this a conservative estimate.

To ensure consistency with existing development patterns, neighborhood representatives have requested a maximum lot coverage of 31%. Maximum lot coverage includes impervious cover including the home, accessory structures, driveway, parking area, etc.