

SCALE: 1"=60'



100 YEAR FLOODPLAIN

CURRENT ZONING: RF-5

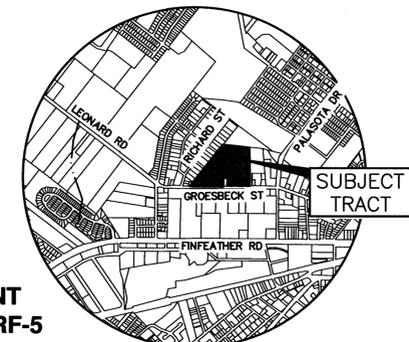
UNION PACIFIC RAILROAD CO. 6.25 ACRES

20.61 ACRE TRACT

SAVE OUR STREETS MINISTRIES, INCORPORATED CALLED 19.6270 ACRES VOL. 5951, PG. 17

2.30 ACRE PRIVATE DETENTION FACILITY

P.O.B.



VICINITY MAP NOT TO SCALE

CURRENT ZONING: RF-5

US SPRINT COMMUNICATIONS SERVICES, INCORPORATED 5.00 ACRES VOL. 1099, PG. 645

LOT 1, BLOCK 1 5.00 ACRES POENISCH ADDITION VOL. 673, PG. 299

NOTES:

1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE - CENTRAL ZONE. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.
2. CURRENT TITLE APPEARS VESTED IN SAVE OUR STREETS MINISTRIES, INCORPORATED BY VIRTUE OF DEED RECORDED IN VOL. 5951, PG. 17 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
AS AMENDED PER LOMR CASE NO. 12-06-192 OP, EFFECTIVE DATE: MAY 19, 2014.
4. REQUEST A 50% REDUCTION IN THE PARKING RATIO FOR THIS PLANNED DEVELOPMENT.
5. CURRENT ZONING: PLANNED DEVELOPMENT - MIXED USE (PD-M).
6. THE PLANNED DEVELOPMENT AGREEMENT SPECIFIES OFF-STREET PARKING SHALL BE PROVIDED AT A RATIO OF 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA.
 - a. ULTIMATE DEVELOPMENT (FEBRUARY, 2016):
REQUIRED: TOTAL SF OF BUILDINGS: 90,782sf/400 = 227 SPACES.
PROVIDED: 500 REGULAR SPACES (TO BE ADJUSTED AS NECESSARY).
 - b. RESIDENCE / WORKSHOP & STORAGE (FEBRUARY, 2016)
REQUIRED: 8750sf / 400 = 22 PROVIDED: 10

CURRENT ZONING: RF-5

THOMAS HEIGHTS ADDITION VOL. 156, PG. 351

THOMAS HEIGHTS ADDITION VOL. 156, PG. 351

THOMAS HEIGHTS ADDITION BLOCK 3, LOTS 1, 1A & 1C VOL. 513, PG. 785

RESIDENCE WORKSHOP STORAGE

RESIDENCES

SCHOOL

WORKFORCE SKILLS FOOD PANTRY WAREHOUSE

OFFICE BASKETBALL MEETING

FUTURE ADMINISTRATION

PARKING

PARKING

PARKING

PARKING

0.35 ACRE RIGHT OF WAY DEDICATION

F.M. NO. 1688 (GROESBECK STREET)-80' R.O.W.

0.24 ACRE RIGHT OF WAY DEDICATION

REZONING OF
SAVE OUR STREETS MINISTRIES
20.61 ACRE TRACT
 ZENO PHILLIPS SURVEY, A-45
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=60' JULY, 2008

REVISED: FEBRUARY 16, 2016 PER SITE DEVELOPMENT 1st COMMENTS.

REVISED: JANUARY 29, 2016 ADDED RESIDENCE, WORKSHOP & STORAGE TO SOUTHEAST CORNER.

GEC PREPARED BY:
 CIVIL ENGINEERING CONSULTANTS
 4101 S. TEXAS AV. STE 4
 BRYAN, TX 77803-6446-6212

RECEIVED FEB 16 2016

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