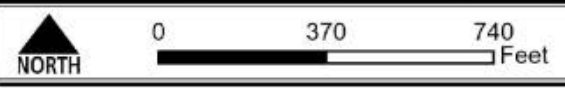
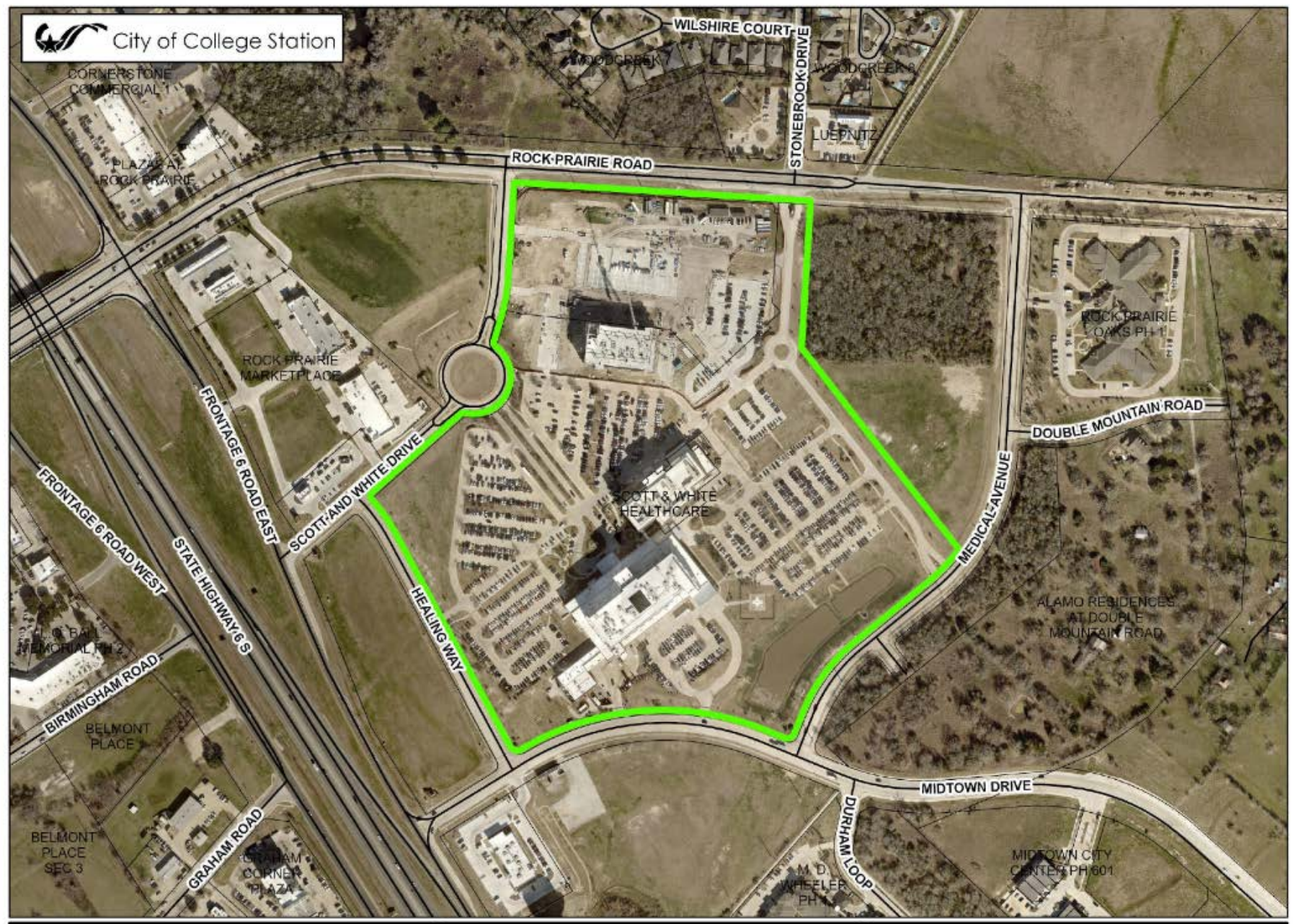


# Item # 9.3

PDD Concept Plan Amendment

Baylor Scott & White Medical Campus Signage

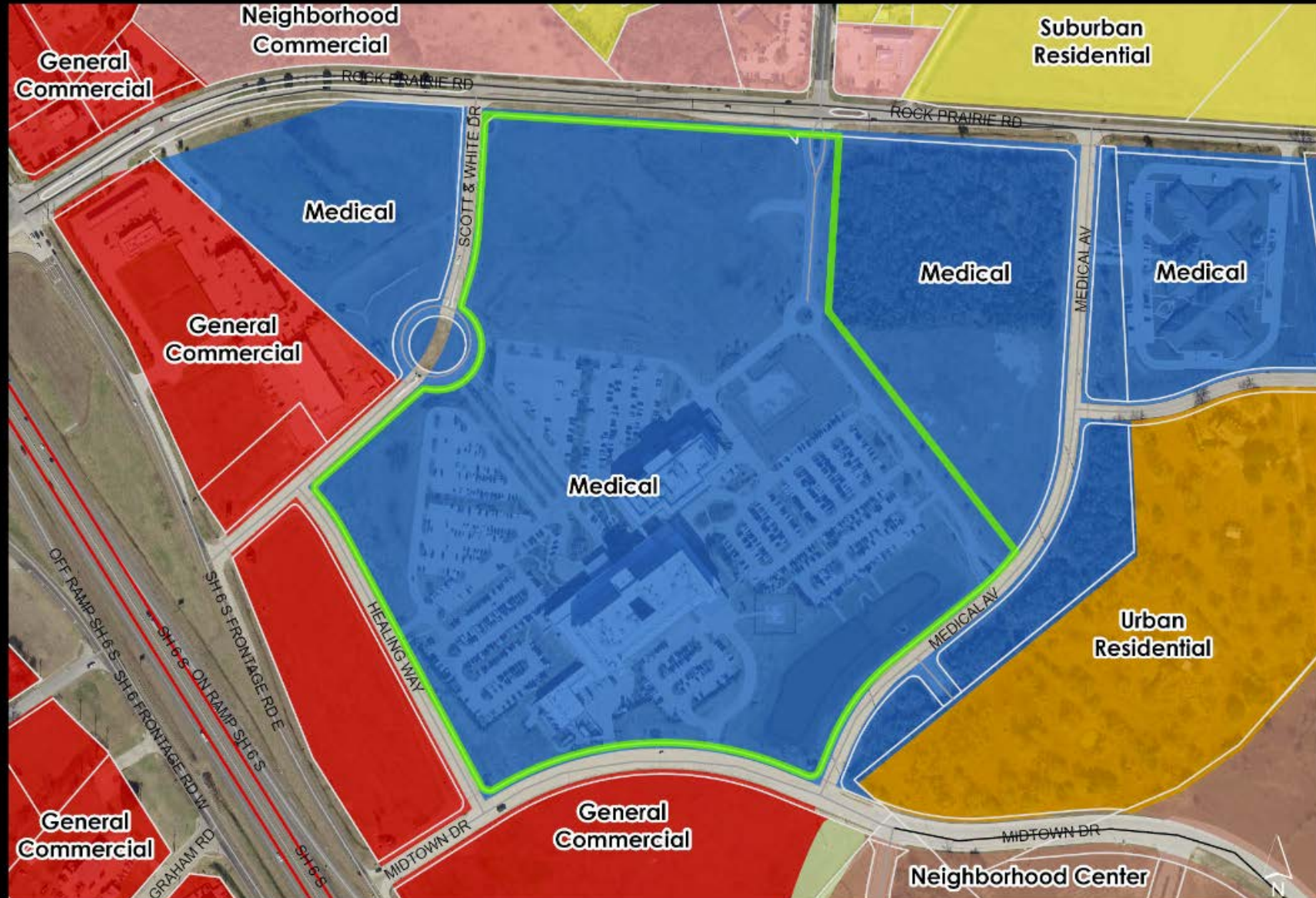




**AMENDMENT TO EXISTING  
MONUMENT SIGNAGE MASTERPLAN**

Case: REZ2024-000019 **REZONING**

# EXISTING Future Land Use



# EXISTING Zoning



# PROPOSED Zoning





EXISTING BAYLOR SCOTT & WHITE MEDICAL CENTER - COLLEGE STATION

Legend:  
 (Hatched box) EXISTING SEWER TO BE SHARED FOR REUSE

NOTE:  
 THE PDD BASE ZONING DISTRICT IS GC GENERAL COMMERCIAL. PLEASE REFER TO ORIGINAL PDD ORDINANCE NO. 2010-3300 FOR ALL MERITORIOUS MODIFICATIONS

SITE DRAINAGE CONCEPT: THE PROPOSED MEDICAL OFFICE BUILDING SITE DRAINAGE WILL GENERALLY FOLLOW THE EXISTING DRAINAGE PATTERNS WITH SITE RUN-OFF DRAINING FROM NORTH AND WEST TO THE SOUTHEAST CORNER OF THE SITE. WATER WILL BE CONVEYED BY A 48" STORM SEWER THAT IS BEING REROUTED AS A PART OF THIS PROJECT. DETENTION WILL BE PROVIDED BY AN EXISTING POND THAT WAS SIZED APPROPRIATELY FOR THE DEVELOPMENT OF THE PROJECT SITE.



EYP, Inc.  
 201 West 5th St,  
 Suite 1100  
 Austin, TX 78701  
 512.805.1000 eypae.com



Walbar P Moore and Associates, Inc.  
 403 South 3rd Street, Suite 600  
 Austin, TX 78704  
 512.330.1270



KEY PLAN

#	Revised	Date

COLLEGE STATION MOB II



**BAYLOR SCOTT & WHITE HEALTH**

700 Scott and White Drive  
 College Station, TX 77845  
 Total Site Area = 6.7 ACRES

SCHEMATIC DESIGN

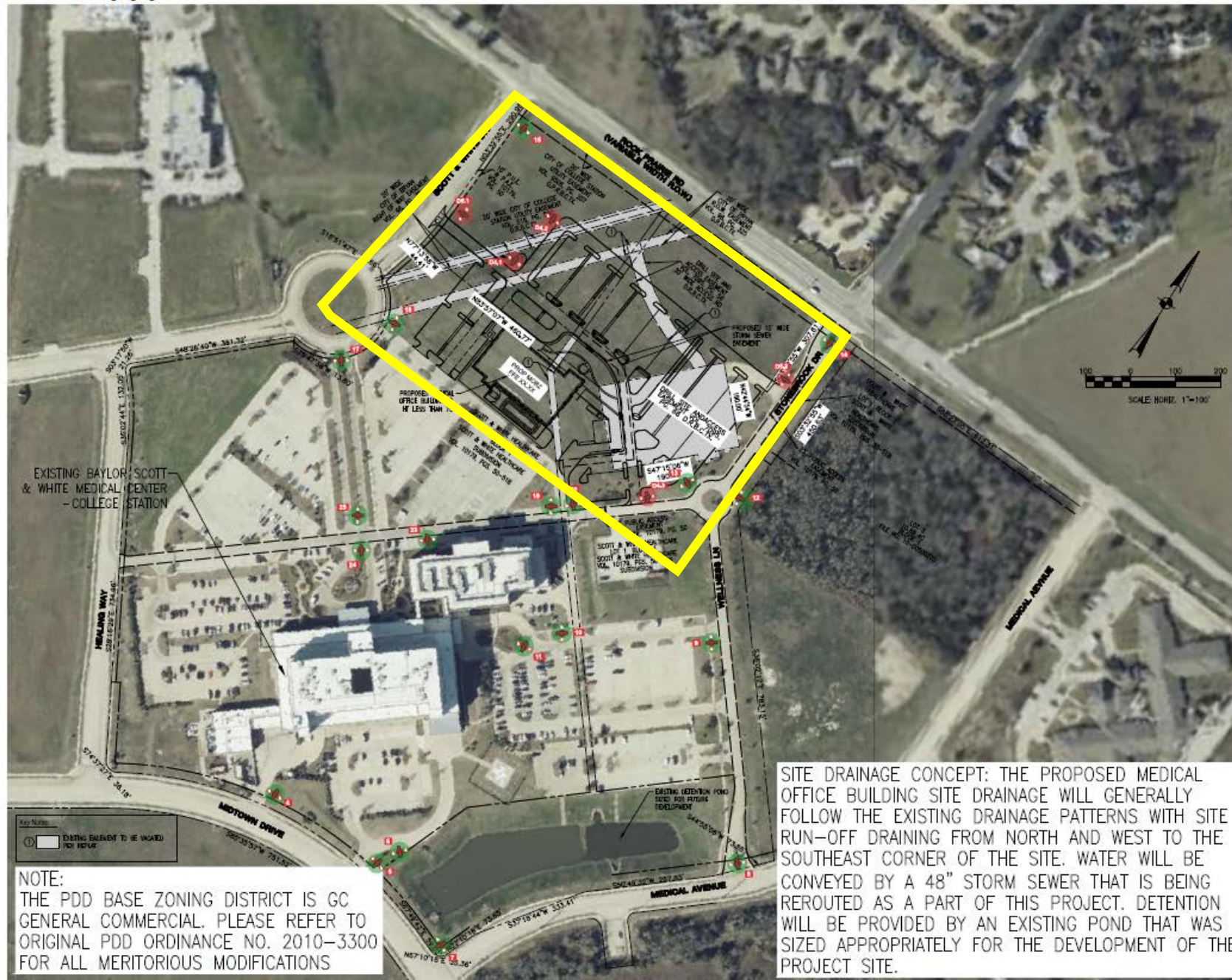
INTERIM REVIEW ONLY	
Document Incomplete. Not intended for permit or construction.	
Engineer:	DAVID S. LUNDBERG, P.E.
P.E. Seal No.:	1300058
Date:	09-28-2022
Walbar P. Moore and Associates, Inc. TSP-E Firm Registration No. 1856	

CONCEPTUAL SITE PLAN

DATE:	09/28/22	DESIGNED BY:	PCC
SCALE:		DRAWN BY:	MJ
		CHECKED BY:	DGL

EYP PROJECT NUMBER: 902186.01

RED - Proposed Signage  
GREEN - Existing Signage



EXISTING BAYLOR SCOTT & WHITE MEDICAL CENTER - COLLEGE STATION

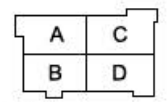
**NOTE:**  
THE PDD BASE ZONING DISTRICT IS GC GENERAL COMMERCIAL. PLEASE REFER TO ORIGINAL PDD ORDINANCE NO. 2010-3300 FOR ALL MERITORIOUS MODIFICATIONS

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EYP, Inc.  
201 West 5th St.  
Suite 1100  
Austin, TX 78701  
512.805.1000 eyp.com

Walker P. Moore and Associates, Inc.  
400 South Tall Street, Suite 600  
Austin, TX 78704  
512.886.1270



PLAN TRUE KEY PLAN

#	Revision	Date

**COLLEGE STATION MOB II**



**BAYLOR SCOTT & WHITE HEALTH**

716 Scott and White Drive  
College Station, TX 77845  
Total Site Area = 6.7 ACRES

**SCHEMATIC DESIGN**

**INTERIM REVIEW ONLY**  
Document Incomplete: Not intended for permit or construction.  
Engineer: DAVID S. LUNDRELL, P.E.  
P.E. Serial No.: 130058  
Date: 09/27/2024  
Walker P. Moore and Associates, Inc.  
TSPF Firm Registration No. 12856

**CONCEPT PLAN AMENDMENT 2024 (Signage)**

**CONCEPTUAL SITE PLAN**

DATE: 09/26/2024 DESIGNED BY: PCC  
SCALE: DRAWN BY: MJ  
CHECKED BY: DBL

EYP PROJECT NUMBER: 0021160/01