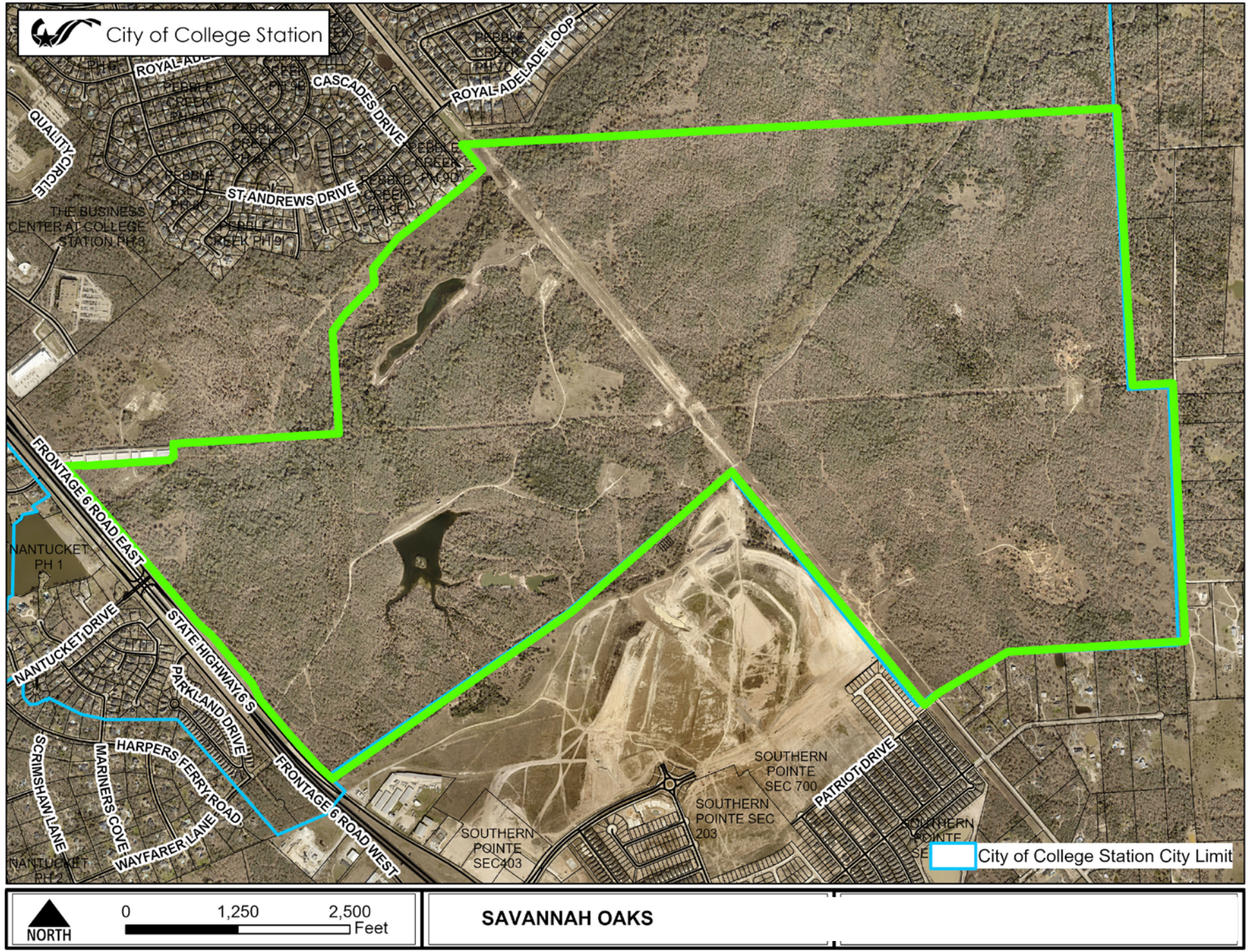
Item #9.3

Savannah Oaks CPA

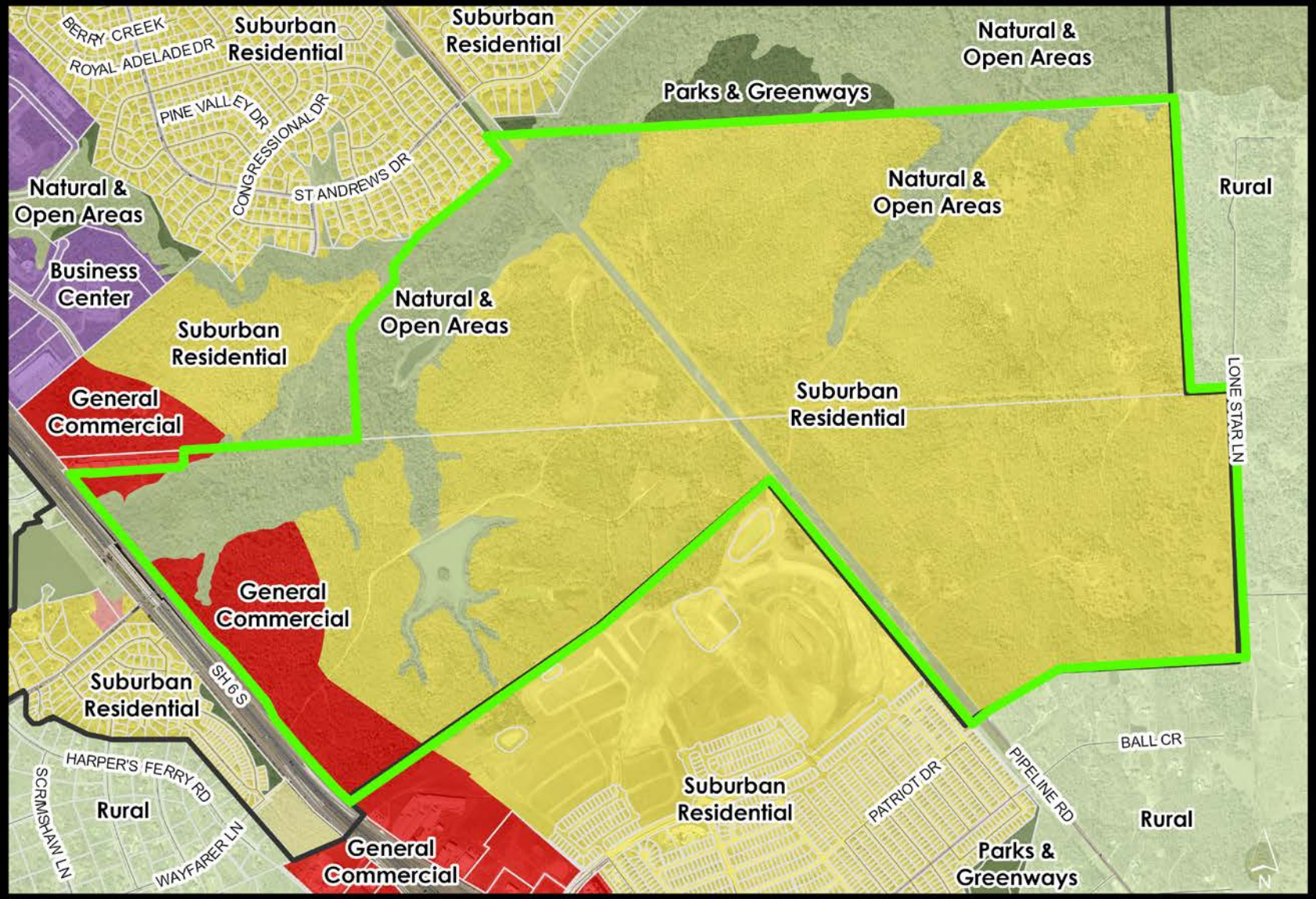
October 22, 2026

City of College Station
Home of Texas A&M University®

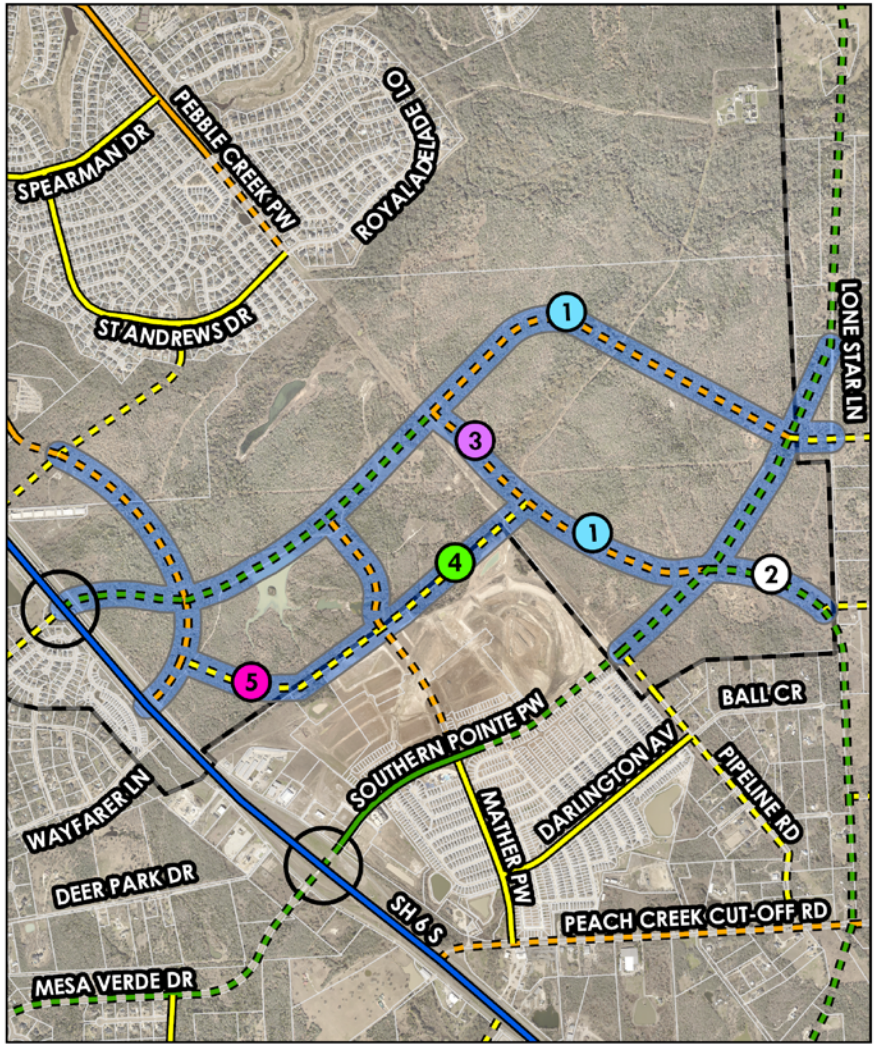



City of College Station
ROYAL ADELADE LOOP
CASCADES DRIVE
QUALITY CIRCLE
ST ANDREWS DRIVE
THE BUSINESS CENTER AT COLLEGE STATION PH 3
FRONTAGE 6 ROAD EAST
NANTUCKET PH 1
NANTUCKET DRIVE
STATE HIGHWAY 6 S
PARKLAND DRIVE
HARPERS FERRY ROAD
FRONTAGE 6 ROAD WEST
SCRIMSHAW LANE
MARINERS COVE
WAYFARER LANE
SOUTHERN POINTE SEC403
SOUTHERN POINTE SEC 203
SOUTHERN POINTE SEC 700
PATRIOT DRIVE
City of College Station City Limit
NORTH
0
1,250
2,500
Feet
SAVANNAH OAKS

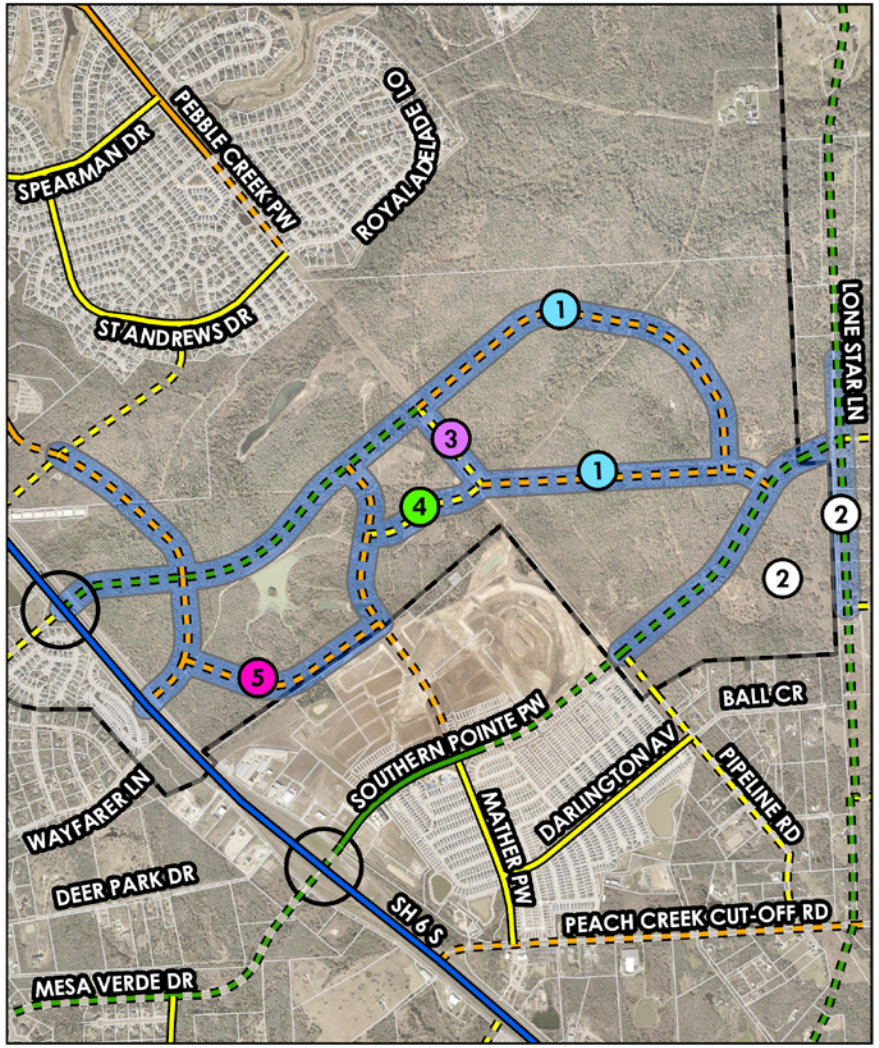
EXISTING
Future Land Use



EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



N

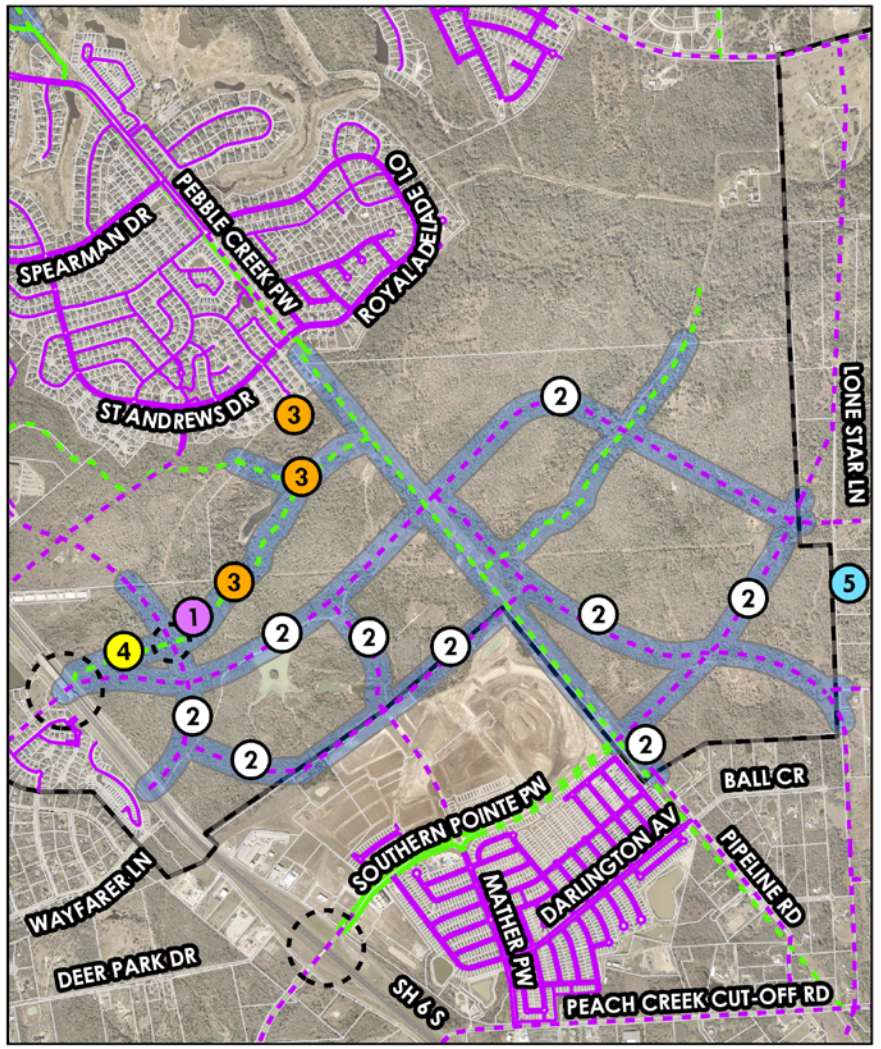
Proposed Thoroughfare Plan Amendment - Savannah Oaks

CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT

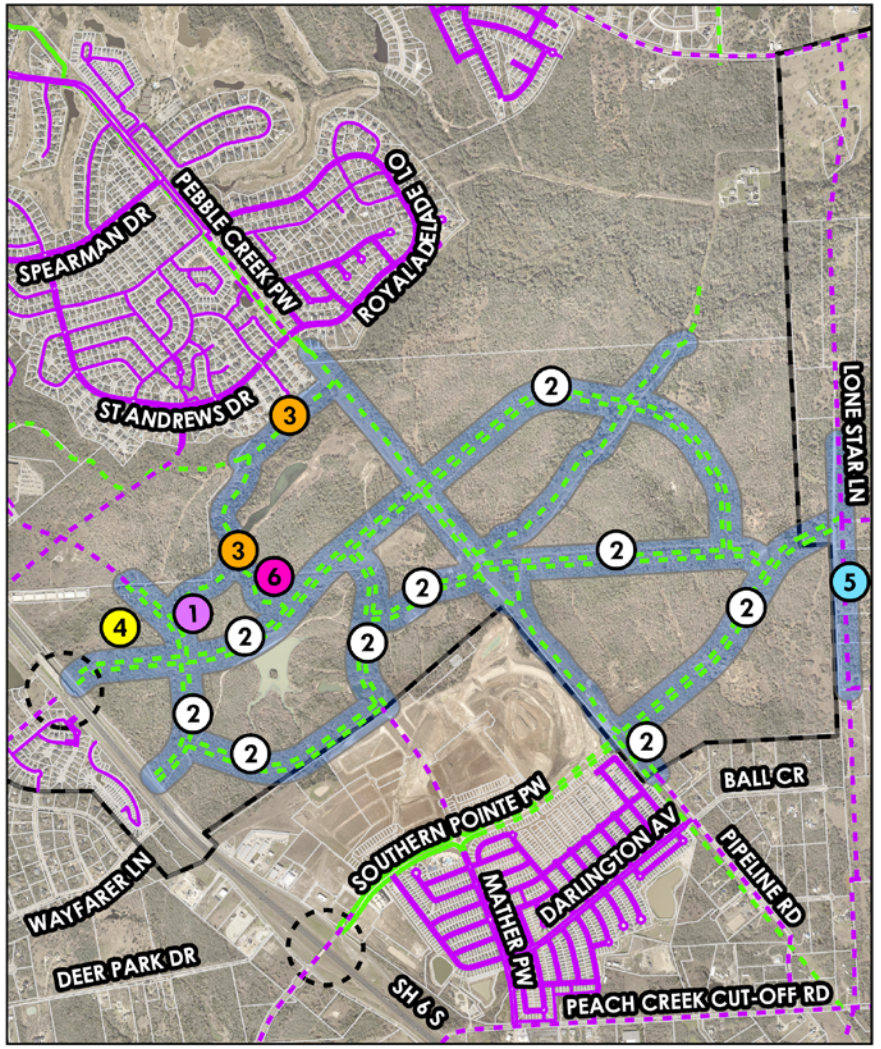
1. Realignment of proposed major collector
2. Realignment of proposed minor arterial
3. Reclassification from proposed major collector to minor collector
4. Realignment of proposed minor collector
5. Reclassification from proposed minor collector to major collector

- Grade Separation - Existing/Proposed
- Freeway/Expressway - Existing/Proposed
- 6 Lane Major Arterial - Existing/Proposed
- 4 Lane Major Arterial - Existing/Proposed
- Minor Arterial - Existing/Proposed
- Major Collector - Existing/Proposed
- Minor Collector - Existing/Proposed

EXISTING PEDESTRIAN PLAN



PROPOSED PEDESTRIAN PLAN



N

Proposed Pedestrian Plan Amendment - Savannah Oaks

CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT

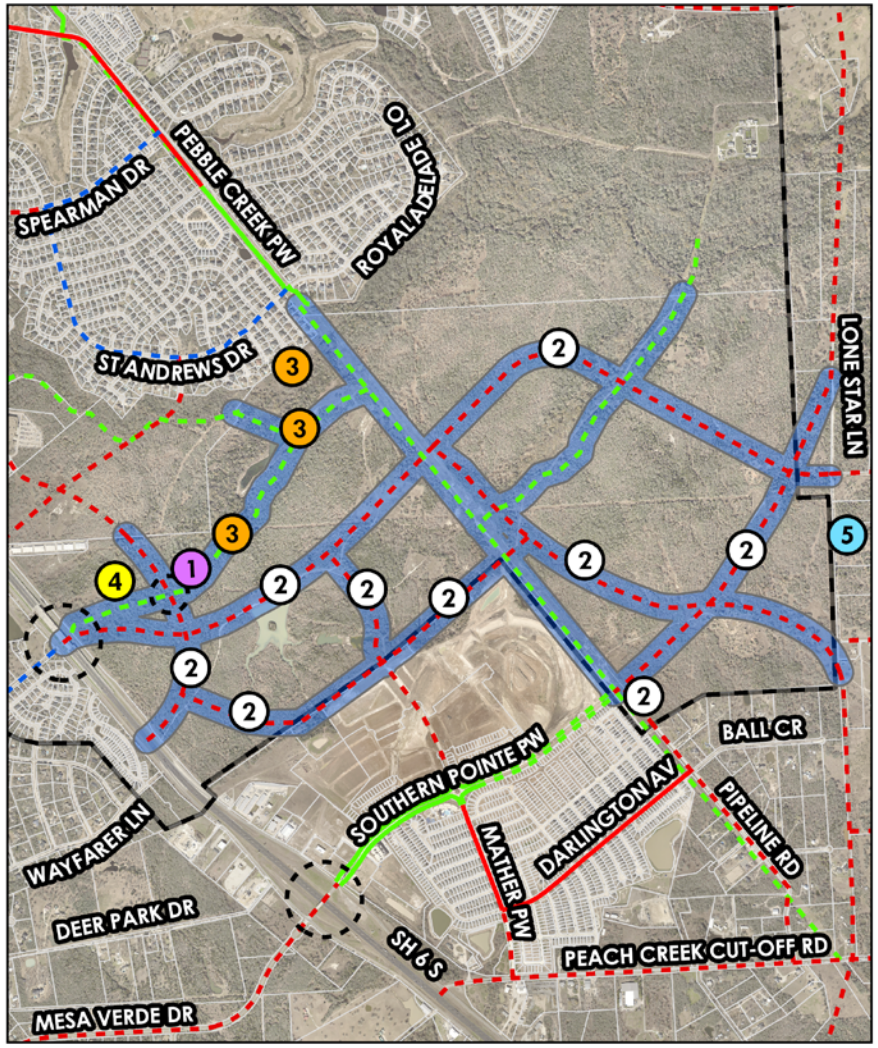
1. Removal of proposed grade separated crossing
2. Reclassification and realignment of proposed sidewalk to proposed shared use path
3. Realignment of proposed shared use path
4. Removal of proposed shared use path
5. Realignment of proposed sidewalk
6. Addition of proposed shared use path

Sidewalk - Existing/Funded/Proposed

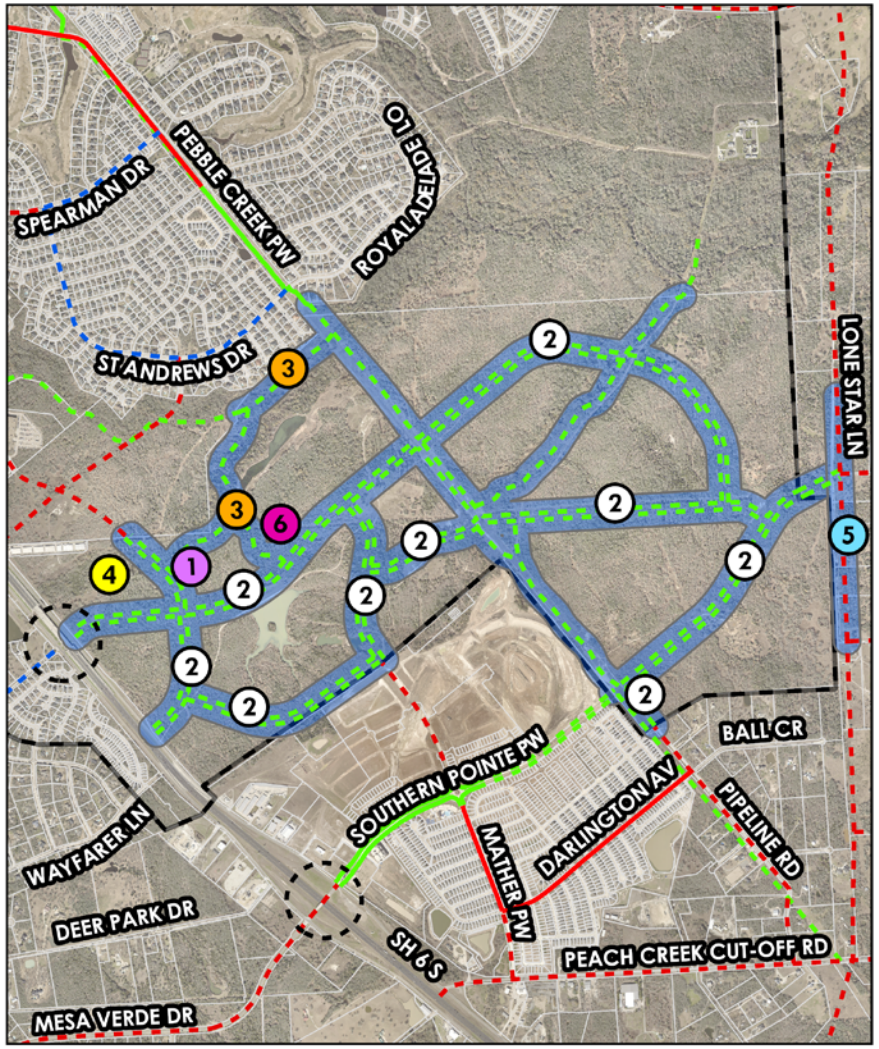
Shared-use Path - Existing/Funded/Proposed

Grade Separation - Existing/Funded/Proposed

EXISTING BICYCLE PLAN



PROPOSED BICYCLE PLAN



Proposed Bicycle Plan Amendment - Savannah Oaks

CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT

1. Removal of proposed grade separated crossing
2. Reclassification and realignment of proposed bike facility to proposed shared use path
3. Realignment of proposed shared use path
4. Removal of proposed shared use path
5. Realignment of proposed bike facility
6. Addition of proposed shared use path

Bike Facility - Existing/Funded/Proposed

Bike Route - Existing/Proposed

Shared-use Path - Existing/Funded/Proposed

Grade Separation - Existing/Funded/Proposed

Review Criteria

1. **Changed or changing conditions in the subject area of the City**
2. **Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole**
3. **Impact on environmentally sensitive and natural areas**
4. **Impacts on infrastructure including water, wastewater, drainage, and the transportation network**
5. **Consistency with the goals and strategies set forth in the Comprehensive Plan**

City of College Station
Home of Texas A&M University®

Item #9.4

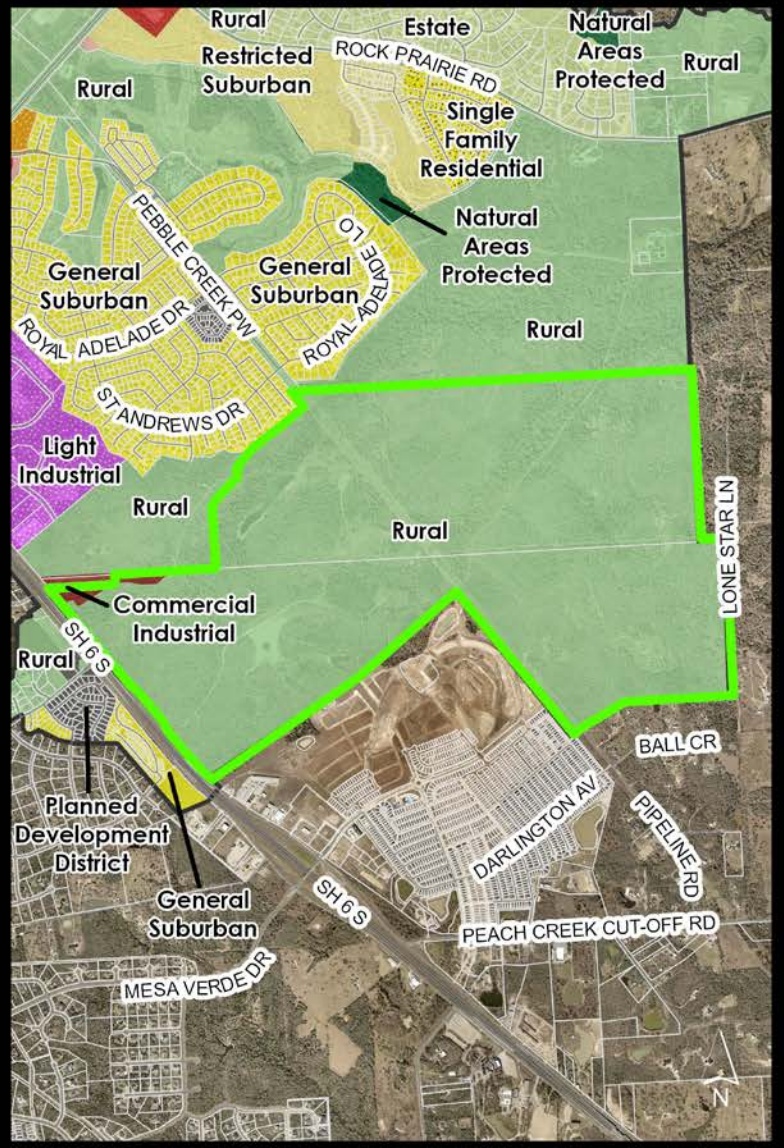
Savannah Oaks Rezoning

October 22, 2026

City of College Station
Home of Texas A&M University®



EXISTING
Zoning



PROPOSED
Zoning

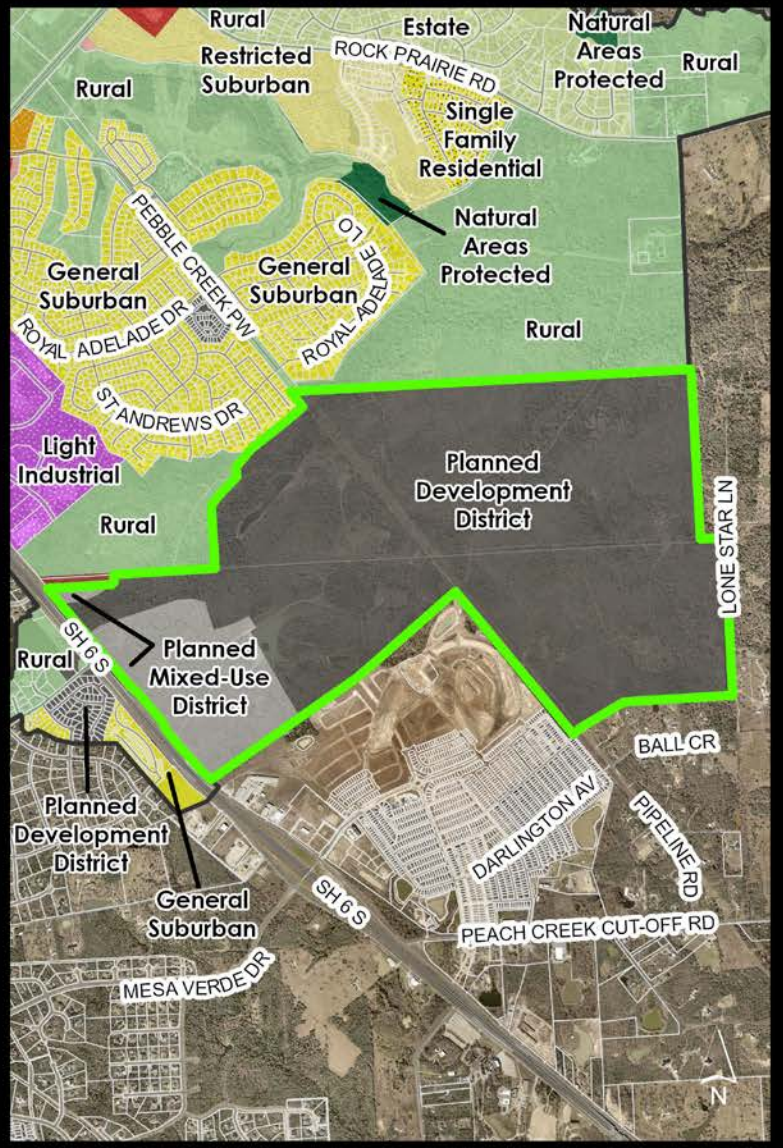


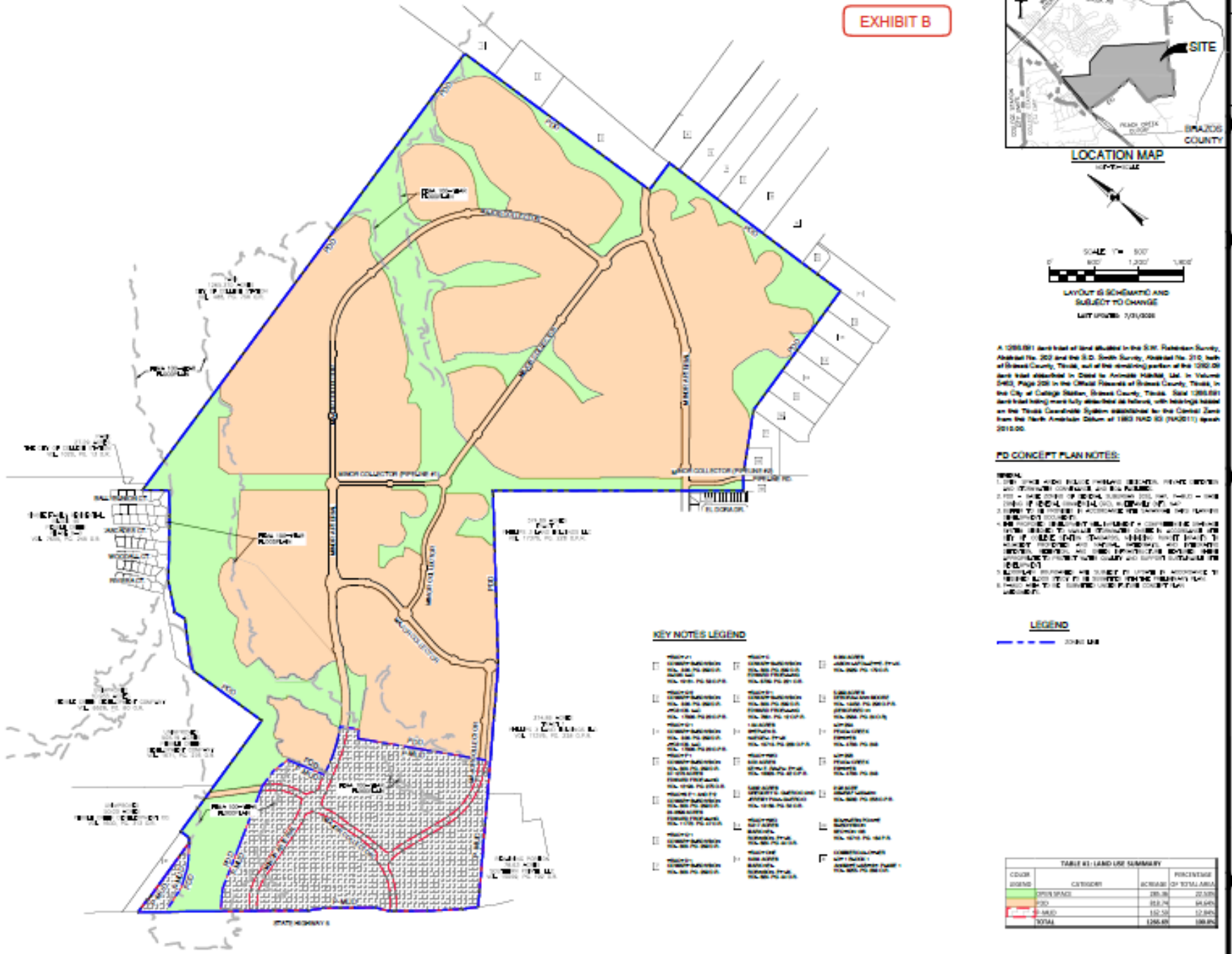
EXHIBIT B

OWNER & DEVELOPER:

ENGINEER & DESIGNER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC

INDEX MAP



LOCATION MAP

SCALE: 1" = 800'

0' 800' 1,600' 3,200'

LAYOUT IS SCHEMATIC AND SUBJECT TO CHANGE

LAST UPDATED: 7/31/2020

A 1265.691 acre tract of land situated in the S.W. Robinson Survey, Abstract No. 202 and the S.D. Smith Survey, Abstract No. 310, both of Brazos County, Texas, out of the remaining portion of the 1292.09 acre tract described in Deed to Avondale Habitat, Ltd. in Volume 9463, Page 208 in the Official Records of Brazos County, Texas, in the City of College Station, Brazos County, Texas. Said 1265.691 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.

PD CONCEPT PLAN NOTES:

KEY NOTES LEGEND

LEGEND

TABLE #1: LAND USE SUMMARY

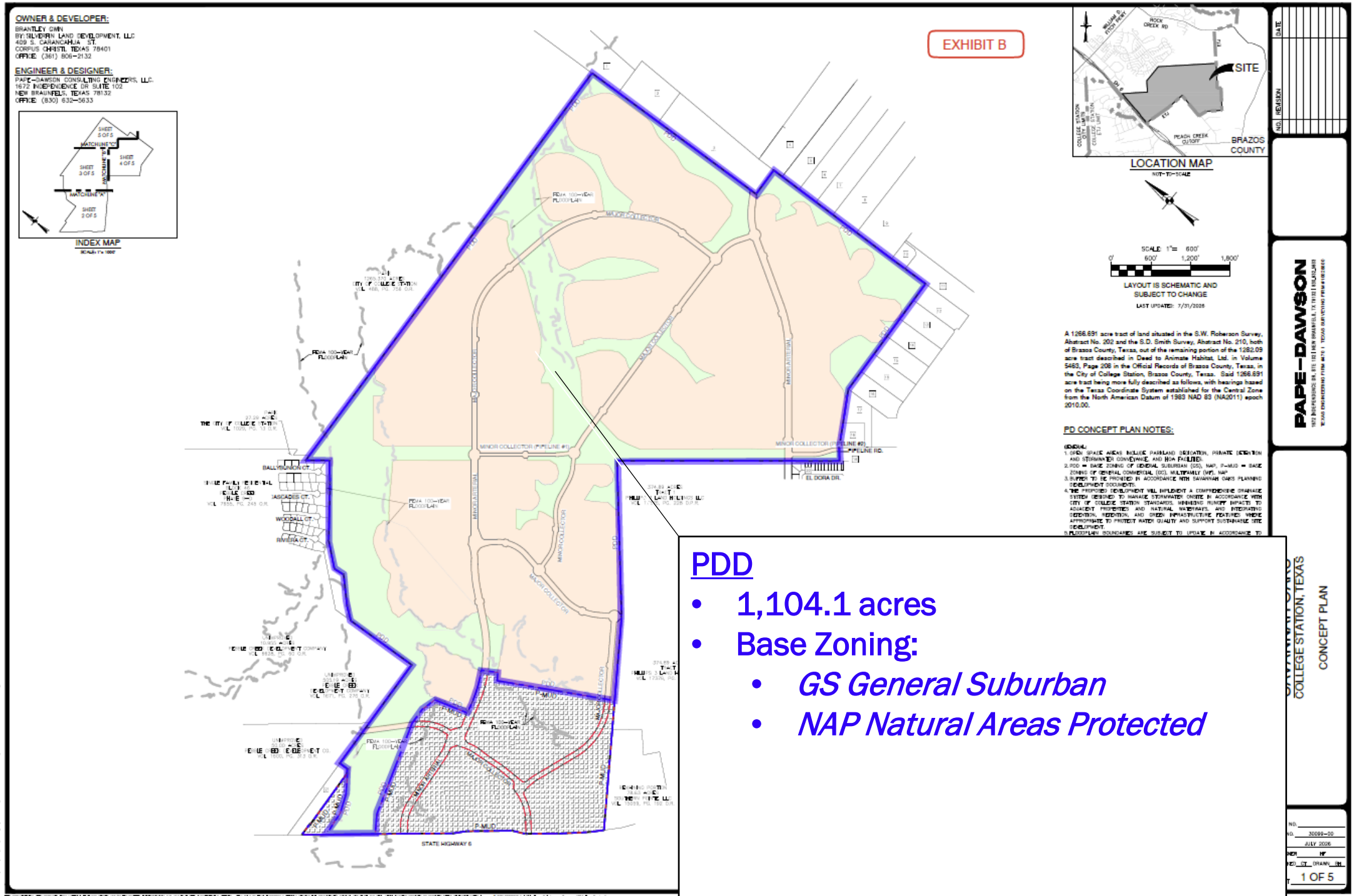
COLOR LEGEND	CATEGORY	ACREAGE	PERCENTAGE OF TOTAL AREA
	OPEN SPACE	285.36	22.55%
	POD	813.74	64.34%
	50 MUD	152.59	12.06%
	TOTAL	1265.69	100.0%

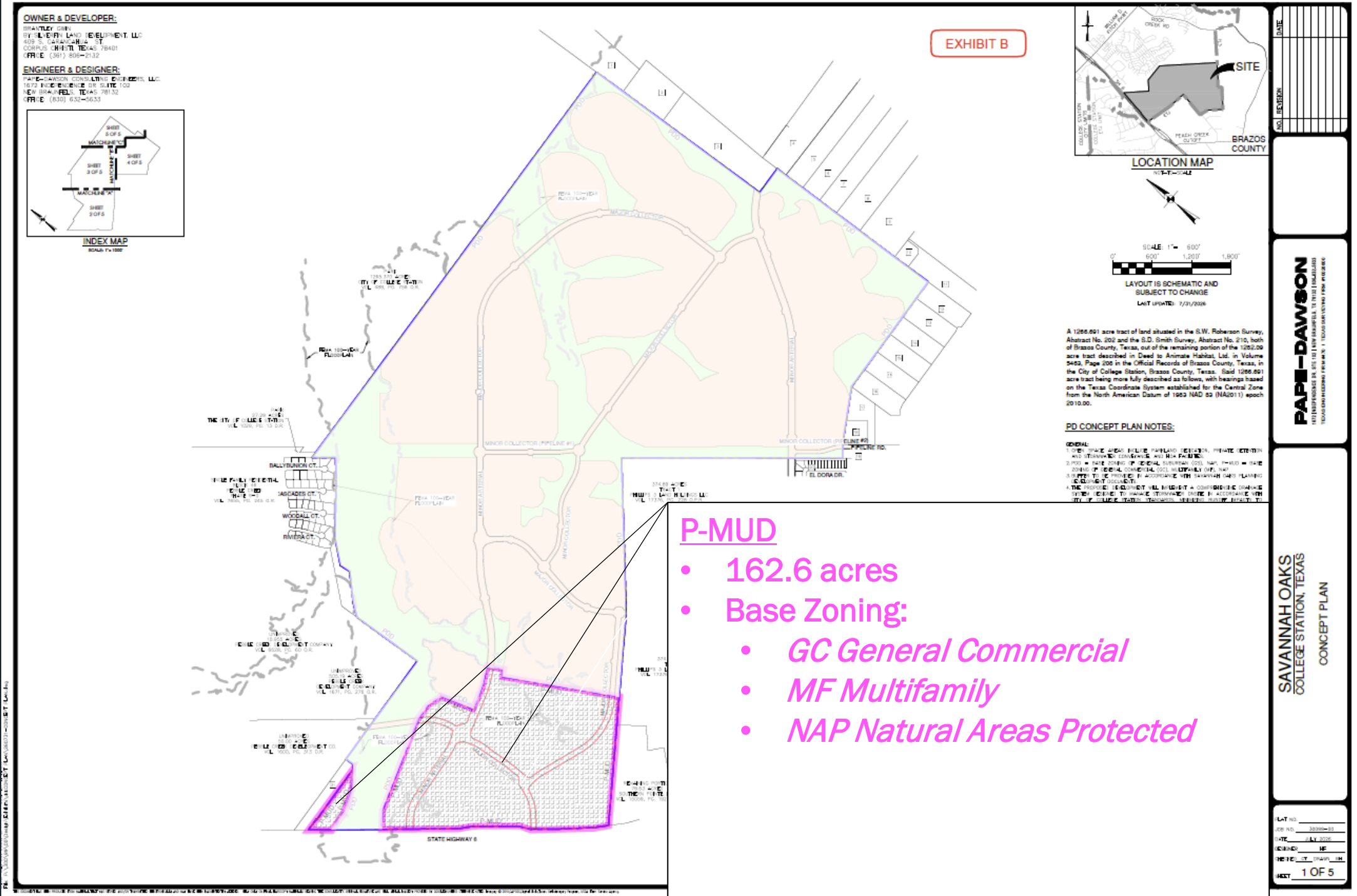
PAPE-DAWSON

SAVANNAH OAKS
COLLEGE STATION, TEXAS

CONCEPT PLAN

SHEET 1 OF 5


EXHIBIT B
OWNER & DEVELOPER:
BRANTLEY GWIN
BY: SILVERFIN LAND DEVELOPMENT, LLC
409 S. CARANCAHUA ST.
CORPUS CHRISTI, TEXAS 78401
OFFICE: (361) 806-2132
ENGINEER & DESIGNER:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
1672 INDEPENDENCE DR SUITE 102
NEW BRAUNFELS, TEXAS 78132
OFFICE: (830) 632-5633
INDEX MAP
LOCATION MAP
NOT-TO-SCALE
SITE
BRAZOS COUNTY
SCALE: 1" = 600'
0' 600' 1,200' 1,800'
LAYOUT IS SCHEMATIC AND SUBJECT TO CHANGE
LAST UPDATED: 7/31/2026
A 1266.691 acre tract of land situated in the S.W. Roberson Survey, Abstract No. 202 and the S.D. Smith Survey, Abstract No. 210, both of Brazos County, Texas, out of the remaining portion of the 1282.09 acre tract described in Deed to Animate Habitat, Ltd. in Volume 5463, Page 208 in the Official Records of Brazos County, Texas, in the City of College Station, Brazos County, Texas. Said 1266.691 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.
PD CONCEPT PLAN NOTES:
PDD
• 1,104.1 acres
• Base Zoning:
• GS General Suburban
• NAP Natural Areas Protected
PAPE-DAWSON
CONCEPT PLAN
COLLEGE STATION, TEXAS
JULY 2026
1 OF 5


EXHIBIT B
OWNER & DEVELOPER:
ENGINEER & DESIGNER:
INDEX MAP
LOCATION MAP
SITE
BRAZOS COUNTY
LAYOUT IS SCHEMATIC AND SUBJECT TO CHANGE
PD CONCEPT PLAN NOTES:
P-MUD
162.6 acres
Base Zoning:
GC General Commercial
MF Multifamily
NAP Natural Areas Protected
SAVANNAH OAKS
COLLEGE STATION, TEXAS
CONCEPT PLAN
PAPE-DAWSON
1 OF 5

Savannah Oaks Planned Development

- **8 Exhibits**
  - Exhibit A: Legal Description
  - Exhibit B: Concept Plan
  - Exhibit C: Proposed Zoning Map
  - Exhibit D: Land Use Table
  - Exhibit E: Residential Development Standards Table
  - Exhibit F: Parks and Trails Map
  - Exhibit G: Typical Roadway/Street Cross Sections
  - Exhibit H: Community Benefits

EXHIBIT H

Savannah Oaks Planned Development Community Benefits

A. Increase landscape buffer planting requirements by 50% beyond UDO Section 7.7 minimums between P-MUD uses adjacent to Single Family Residential.

i. Savannah Oaks will increase required landscape buffer planting standards by fifty percent (50%) beyond the minimum requirements of Section 7.7 of the UDO. This enhancement applies to all required canopy trees, non-canopy trees, and shrub plantings within buffer, resulting in a significantly denser and more effective vegetative screen than required by code. The increased planting quantities improve year-round opacity, enhance visual separation between land uses, and strengthen compatibility with P-MUD uses adjacent Single Family Residential Where existing natural vegetation is present and meets UDO standards, it will be preserved and credited toward buffer requirements, with supplemental plantings provided as necessary to achieve the enhanced standard.

Buffer Planting Requirements (+ 50% Enhancement)		
P-MUD Uses -General Commercial (GC) and Multifamily (MF) Adjacent to Single Family Residential		
Category	**UDO Requirement (Sec. 7.7)**	**Savannah Oaks (+ 50% Enhancement)**
Canopy Trees	1 per 25 LF (min. 2" caliper)	1 per ~16 LF (min. 2" caliper)
Non-Canopy Trees	1 per 15 LF (min 1.25" caliper) or shrub substitution	1 per 10 LF (min. 1.25" caliper) or equivalent substitution
Shrubs	1 per 3 LF (min. 5-gallon, 3' height)	+50% quantity (min. 5-gallon, 3' height, increased evergreen mix)
Vegetation Character	Standard buffer planting per UDO	Increased density, layered planting for improved screening

*Landscape buffers between different land use areas within the P-MUD district (MF and GC) will adhere to UDO standards

Savannah Oaks Planned Development

- **19 Articles**
  - Article 1- AUTHORIZATION AND PURPOSE
  - Article 2- APPLICABILITY
  - Article 3- DEFINITIONS
  - Article 4- ZONING AND LAND USE PROGRAM
  - Article 5- GENERAL SUBURBAN (GS) RESIDENTIAL DEVELOPMENT STANDARDS
  - Article 6- GENERAL SUBURBAN (GS) RESIDENTIAL STANDARDS
  - Article 7- RESIDENTIAL/NEIGHBORHOOD AMENITY AREA(S)
  - Article 8- P-MUD STANDARDS
  - Article 9- PARKING, CIRCULATION, AND ACCESS
  - Article 10- PARKS, OPEN SPACE, TRAILS, RECREATION, AND ENVIRONMENTAL

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 11- LANDSCAPING, IRRIGATION, BUFFERING, AND LIGHTING
  - Article 12- TANGIBLE COMMUNITY BENEFITS
  - Article 13- INFRASTRUCTURE AND MAINTENANCE
  - Article 14- ENGINEERING AND TECHNICAL REQUIREMENTS
  - Article 15- SIGNAGE GUIDELINES
  - Article 16- STORMWATER AND ENVIRONMENTAL
  - Article 17- COMPLIANCE, ENFORCEMENT, AND APPROVED MODIFICATIONS
  - Article 18- EXHIBITS
  - Article 19- TRANSITION PROVISIONS AND EFFECT

City of College Station
Home of Texas A&M University®

Proposed Modifications:

- Definitions for uses
- Permitted and Prohibited Uses
- Residential Density and Dimensional Standards
- Development Standards
- Specific Use Standards
- Parking Standards
- Street Design
- Subdivision Standards
- Park Classification and Dedication
- Trail connectivity
- Parkland phasing
- Parkland improvement credit for private amenities
- On-site Irrigation and Environmental Protection
- Shared Use Paths
- Signage Guidelines

City of College Station
Home of Texas A&M University®

Proposed Community Benefits:

- Increasing landscape buffer plantings by 50%
- Increasing landscape buffer width by 50%
- Increasing landscape point requirement by 10%
- Meeting NRA standards on all facades
- Prohibiting internally illuminated cabinet signs
- All canopy trees to be native
- Use of smart irrigation controllers
- Bicycle parking increased to 150%

City of College Station
Home of Texas A&M University®



City of College Station

Home of Texas A&M University®

Section	Name	UDO Requirement	Savannah Oaks PD
ARTICLE 2 — APPLICABILITY			
2.2	Supersession	N/A	PD provides standards, where silent UDO applies
ARTICLE 3 — DEFINITIONS			
3.1	Terms	Provides definitions for several terms Townhouse: 3-12 attached units	Does not include same exact terms/definitions (i.e. light industrial, townhome, utility) Townhouse: 2-12 attached units
ARTICLE 4 — ZONING AND LAND USE PROGRAM			
4.1	PDD Planned Development District	Does not allow for Townhouse developments in GS General Suburban	Allows for Townhouse in GS provided there is a minimum of 4 acres
4.2	Land Use Table	Several uses are permitted and prohibited by district Specific Use Standards for certain uses	Updates to those within GS, MF and GC base zoning districts Provides additional Specific Use Standards for new uses (i.e. Resort and Neighborhood Amenities) and Townhouse, Light Industrial
ARTICLE 5 — GENERAL SUBURBAN (GS) RESIDENTIAL DEVELOPMENT STANDARDS			
5.3	Density Standards	Townhouse allowed by zoning district	Townhouse allowed in GS requires area minimum of 4 acres
5.4	Cluster Development	Setbacks apply only to perimeter, 10' separation between buildings Access to common area via direct access	Only side setbacks may apply Does not specify access requirements

City of College Station
Home of Texas A&M University®

Section	Name	UDO Requirement	Savannah Oaks PD
ARTICLE 6 — GENERAL SUBURBAN (GS) RESIDENTIAL STANDARDS			
6.1	Residential Development Standards	Density and Dimensional Standards per Section 5.3 Front porches may project into setbacks Townhouse groups separated by 7.5' Public institutional structure maximum height to 50'	Modifies standards for: GS : Reduces Side and Side Street Street Setback, Increases Impervious Cover and modifies Max Height T: Reduces Side, Side Street Street, Front and Rear Setbacks, Increases Impervious Cover and modifies Max Height, Reduces Lot Size Reduces the front porch projections and specifies cul-de-sacs Reduces townhouse group separation distance to 5' Provides additional items for Public institutional structure maximum height
ARTICLE 7 — RESIDENTIAL/ NEIGHBORHOOD AMENITY AREA(S)			
7.1	Residential/Neighborhood Amenity Areas	UDO Does not include this speficif use. Commercial uses not allowed in GS	Allows for neighborhood serving commercial uses
7.2	Private Amenity Parking	Parking is based on sf of use Parking areas are required to be asphalt or concrete	Minimum of 15 parking spaces and 3% of total number of units Allows for alternative materials such as crushed grantie or aggregate
ARTICLE 9 — PARKING, CIRCULATION, AND ACCESS			
9.1	Single Family Residential Parking	Does not specify garage parking	Specifies that garage spaces shall count
9.2	Townhouse Parking	Does not specify garage parking	Specifies that garage spaces shall count
9.4	Multifamily Parking	Required Bicycle Parking maximum is 24 spaces	No maximum. Required Bicycle Parking maximum is 0.5/bedroom
9.5	Street Design	Major roadways required per Thoroughfare Plan	Modifications requested by Thoroughfare Amendment to change to realign, reclassify, and update paths/sidewalks/trails
9.6	Modified Subdivision Connectivity and Access Standards	Street Connectivity: 3 connections required for 200 lots Block Length: Maximum 1,200' Access Ways: Required at 900' Cul-de-sac Access Ways: Required	Decreased Street Connectivity: 2 connections required for 200 lots Increased Block Length: Maximum 1,750' Increased Access Ways: Required at 1,750' Cul-de-sac Access Ways: Not Required

City of College Station
Home of Texas A&M University®

Section	Name	UDO Requirement	Savannah Oaks PD
ARTICLE 10 — PARKS, OPEN SPACE, TRAILS, RECREATION, AND ENVIRONMENTAL			
10.1	Purpose and Integration	N/A	Provide an integrated network of parkland, open space, and trails designed to meet the recreational needs of residents and visitors
10.2	Park Classification	Does not specify or differentiate	Improved Parks-constructed facilities and amenities Natural Parks-preservation and enhancement of natural features
10.3	Ownership, Maintenance, and Dedication	Approval process for over 5 acres goes to Board (and P&Z) Does not specify at Preliminary Plan stage	More specifically outlines additional dedication and transfer process. Specifies identification at Preliminary Plan stage with all parkland going before Board for review and approval (and P&Z) Privately owned and maintained until dedication to City.
10.4	Connectivity	Requires all sidewalks to be concrete Multi-use paths are 10' and may be up to 12' wide	Trails constructed with a variety of material (concrete, asphalt, stone, granite, etc.) Shared use paths 10' wide
10.5	Parkland Dedication Requirements	UDO includes the same rate; may pay fee in leiu of requirements; Parkland development fees are also required UDO does not specify cumulative basis UDO does require fees, however this is langauge is not called out (i.e. double dipping)	Mentions to follow UDO requirements where document is silent Requires 1 acre/48 single family units or 1 acre/83 multifamily bedrooms Continuous park system to be connected and phased to count cumultatively with credit for previously dedicated parkland No additional fees for areas already dedicated or improvements constructed
10.6	Phasing and Construction of Park Improvements.	Does not specify or differentiate	Phased installation and dedication Developer to be responsible for initial construction
10.7	Amenity Planning and Park Board Review	Requires plans and review prior in lieu of development fee UDO does not have specific list of amenities	Provide list and illustration for review by Board and consultation with Parks Director for each improved park List of amenities which can be provided
10.8	Private Amenity Credit.	Up to 25% credit for private amenities Credit based on cost of improvements	Up to 50% credit for private amenities List of amenities that may count Credit based on construction costs, overhead, and design May post bond or letter of credit for improvements. Credit can carry forward
10.9	Conceptual Nature of Exhibits and Administrative Modifications	Does not specify or differentiate	Conceptual alignment to be defined later Would not require amendment to PDD
10.10	Environmental Protection	UDO Does not require	Existing significant trees/drainageways to be preserved and incorporated

City of College Station
Home of Texas A&M University®

Section	Name	UDO Requirement	Savannah Oaks PD
ARTICLE 11 — LANDSCAPING, IRRIGATION, BUFFERING, AND LIGHTING			
11.1	On-Site Irrigation Water	UDO does not specify	Includes when to use, safeguards, and standards for water usage
ARTICLE 13 — INFRASTRUCTURE AND MAINTENANCE			
13.2	Approved Street and Utility Cross-Sections	Thoroughfares require on-street bike lanes Landscaping not required	Revised to off-street Shared Use Paths 10' Cross-sections updated with landscaping
ARTICLE 15 — SIGNAGE GUIDELINES			
15.1	Signage	UDO requires sign pemits for signs Subdivision Signs (2) and Area Identification Signs (1/phase) allowed with limits on size and location	Identifies a Master Sign Program is needed Allows entry monuments, towers, neighborhood identifiers, park signage, and wayfinding signage with limits in height and setback. Square footage limitation only provided for wayfinding signage.

City of College Station
Home of Texas A&M University®

EXHIBIT "D" (Savannah Oaks Planned Development Land Use Table)					
Savannah Oaks PD Specific Uses Table					
Zoning	**PDD**		**P-MUD****		
Specific Uses (Base Zoning)	**General Suburban (GS)**	**NAP**	**Multifamily (MF)**	**General Commercial (GC)**	**NAP**
Key: P = Permitted by Right, P* = Permitted Subject to Specific Use Standards, ** = District with Supplemental Standards (refer to Standards outlined in the PD and/or Article 5 CS UDO)					
Single-Family Residential					
Residential/ Neighborhood Amenity Area	P	P*			P*
Residential Sales Office/Model Home	P		P		
Single-Family Detached	P				
Single-Unit Dwelling			P		
Multi-Family Residential					
Assisted Living/Residential Care Facility			P	P	
Extended Care Facility/Convalescent Nursing Home			P	P	
Multi-Family			P		
Patio Homes	P		P		
Townhouse	P*		P		
Civic & Institutional					
Educational Facility, College and University	P			P	
Educational Facility, Primary and Secondary	P		P	P	
Government Facilities	P*	P*	P*	P	P*
Health Care, Hospitals				P	
Health Care, Medical Clinics				P	
Parks	P	P	P	P	P
Places of Worship	P*		P*	P	
Office					
Office				P	
Radio/TV Station/Studio				P	
Retail					
Art Studio/Gallery				P	
Car Wash				P*	
Commercial Amusement				P*	
Commercial Garden, Greenhouse, or Landscape Maintenance				P*	
Conference/Convention Center				P	
Country Club	P			P	
Day Care, Commercial				P	
Drive-In/Thru				P	
Fuel Sales				P*	
Golf Course or Driving Range				P*	
Health Club/Sports Facility, Indoor				P	
Health Club/Sports Facility, Outdoor				P	
Hotel				P	
Personal Service Shop				P	
Printing/Copy Shop				P	
Restaurant				P	
Retail Sales - Single Tenant over 50,000 SF				P	
Retail Sales and Service				P*	
Retail Sales and Service Alcohol				P*	
Shooting Range, Indoor				P	
Theater				P	
Other					
Animal Care Facility, Indoor				P	
Industrial, Light				P*	
Micro-Industrial				P*	
Mixed-Use Structure			P		
Open Space	P	P	P	P	P
Parking as Primary Use				P	
Resort and Resort Amenities	P*		P*	P*	
Storage, Self Service				P	
Vehicular Sales, Rental, Repair, and Service				P*	
Wholesale/Services				P*	
Utility	P*	P*	P*	P*	P*
Prohibited Uses					
Adult entertainment and sexually oriented businesses					
Barns or stables for private stock					
Bed and breakfast establishments					
Boarding and rooming houses					
Child care facilities (Class B)					
Courtyard houses					
Credit access businesses					
Dormitories					
Farm or pasturage uses					
Farm product processing					
Fraternal lodges					
Fraternities and sororities					
Funeral homes					
Heavy industrial operations					
Large recycling facilities					
Live-work units					
Manufactured homes					
Medium and small multiplexes					
Outdoor animal care facilities					
Outdoor storage of equipment or materials					
Recreational vehicle parks					
Retail sales for manufactured homes					
Salvage yards					
Scientific testing or research laboratories					
Shared housing					
Storage tanks or cold storage plants					
Tattoo studios					
Truck stops and freight/trucking terminals					
Warehousing and distribution facilities					
Waste services					

Notes:

(a) Any land use not expressly listed in the Savannah Oaks Land Use Table shall be regulated in accordance with the City of College Station Unified Development Ordinance Section 6.4 Specified Use Standards Table.

(b) Items marked with a "P*" indicator are subject to specific use standards. Most specific use standards are established in Section 6.4 of the College Station UDO. For uses not specifically addressed within the UDO, additional use standards are provided below:

Industrial, Light

1. Industrial, Light uses shall be limited to operations conducted entirely within an enclosed building and shall not create external impacts including noise, vibration, smoke, dust, odor, glare, or other nuisances detectable beyond the property line.

2. Permitted activities include assembly, fabrication, processing, packaging, or storage of goods and materials, provided such activities are low intensity in nature and do not involve heavy manufacturing or large-scale industrial operations.
3. No outdoor storage, outdoor processing, or outdoor industrial activity shall be permitted.
4. Truck traffic shall be limited to light delivery vehicles and occasional freight deliveries. Regular heavy truck traffic or distribution hub operations shall not be permitted.
5. All loading, service, and operational areas shall be screened from public rights-of-way and adjacent residential uses in accordance with Article 7, General Development Standards.
6. Uses involving hazardous materials, excessive noise, or high-impact industrial processes, including but not limited to chemical manufacturing, metal smelting, or bulk material processing, shall not be permitted.

Resort and Resort Amenities

1. Resort uses shall include lodging facilities and associated amenities designed to serve guests and visitors, including but not limited to recreational, dining, and retail uses.
2. Resort amenities may include pools, lazy rivers, water features, fitness facilities, courts (including pickleball or tennis), spas, and similar recreational facilities.
3. Accessory uses such as cafes, restaurants, retail shops, and personal services shall be permitted, provided such uses are intended primarily to serve resort guests and are integrated into the overall resort development.
4. All resort activities and amenities shall be designed and operated to minimize impacts on adjacent properties, including noise, lighting, and traffic.
5. Outdoor recreation and activity areas shall comply with applicable buffering and screening requirements in accordance with Article 7, General Development Standards.
6. Setbacks. Where Resort and Resort Amenities uses are developed within the GS General Suburban area, setbacks shall follow the Suburban Commercial Guidelines of the UDO where applicable, except as otherwise modified herein. Where Resort and Resort Amenities uses are developed within the GC General Commercial area, setbacks shall follow the General Commercial Guidelines of the UDO.
7. Building Height. Notwithstanding the thirty-five (35) foot maximum building height otherwise applicable to Suburban Commercial development under the UDO, Resort and Resort Amenities structures within the GS General Suburban area shall be permitted a maximum building height of fifty (50) feet. Resort and Resort Amenities structures developed within the GC General Commercial area shall comply with the building height standards applicable under the General Commercial Guidelines of the UDO.
8. Parking. Off-street parking for Resort and Resort Amenities uses shall be provided in accordance with the UDO's parking standards for "Hotel/Motel", provided that shared parking among resort accessory uses (e.g., dining, retail, recreational amenities) serving primarily resort guests shall be permitted in accordance with Article 7, General Development Standards.

Residential/Neighborhood Amenity Areas

1. Residential/Neighborhood Amenity Areas located within a FEMA-designated or calculated 100-yr floodplain may contain recreational, park, trail, open space, and amenity improvements, provided such improvements are designed, constructed, and maintained to withstand periodic flooding and comply with all applicable federal, state, and local floodplain regulations.

Townhouse

1. Townhouse developments within the General Suburban (GS) district may utilize Townhouse (T) district dimensional and development standards only when developed on a designated townhouse tract containing a minimum of four (4) contiguous acres, in which case such tract shall be platted and developed in accordance with all applicable Townhouse (T) district standards, which are located in SO PD Article 5.1.D and 6.1 (Exhibit E).

Residential Development Standards (Exhibit E)		
Savannah Oaks Residential Zoning Districts and Standards		
	General Suburban (GS)	
	Single Family Residential	Townhouse
Min. Average lot Area per Dwelling Unit	5,000 SF	N/A
Absolute Min. Lot Area per Dwelling Unit	5,000 SF	1,800 SF
Min. Lot Width	50'	N/A
Min. Lot Depth	100'	N/A
Min. Front Setback	25' (a) (b)	15'
Max. Front Setback	N/A	N/A
Min. Side Setback	5'	5' (c) (d)
Min. Side Street Setback	10'	10'
Max. Side Street Setback	N/A	N/A
Min. Rear Setback	20'	10'
Max. Impervious Cover	65%	85%
Max. Height	35'	35'
Min. Number of Stories	N/A	N/A
Max. Dwelling Units/Acre (Subdivision Gross)	8	14
Min. Dwelling Units/Acre	N/A	N/A

Savannah Oaks Planned Development – Residential Development Standards (Exhibit E)

Notes:

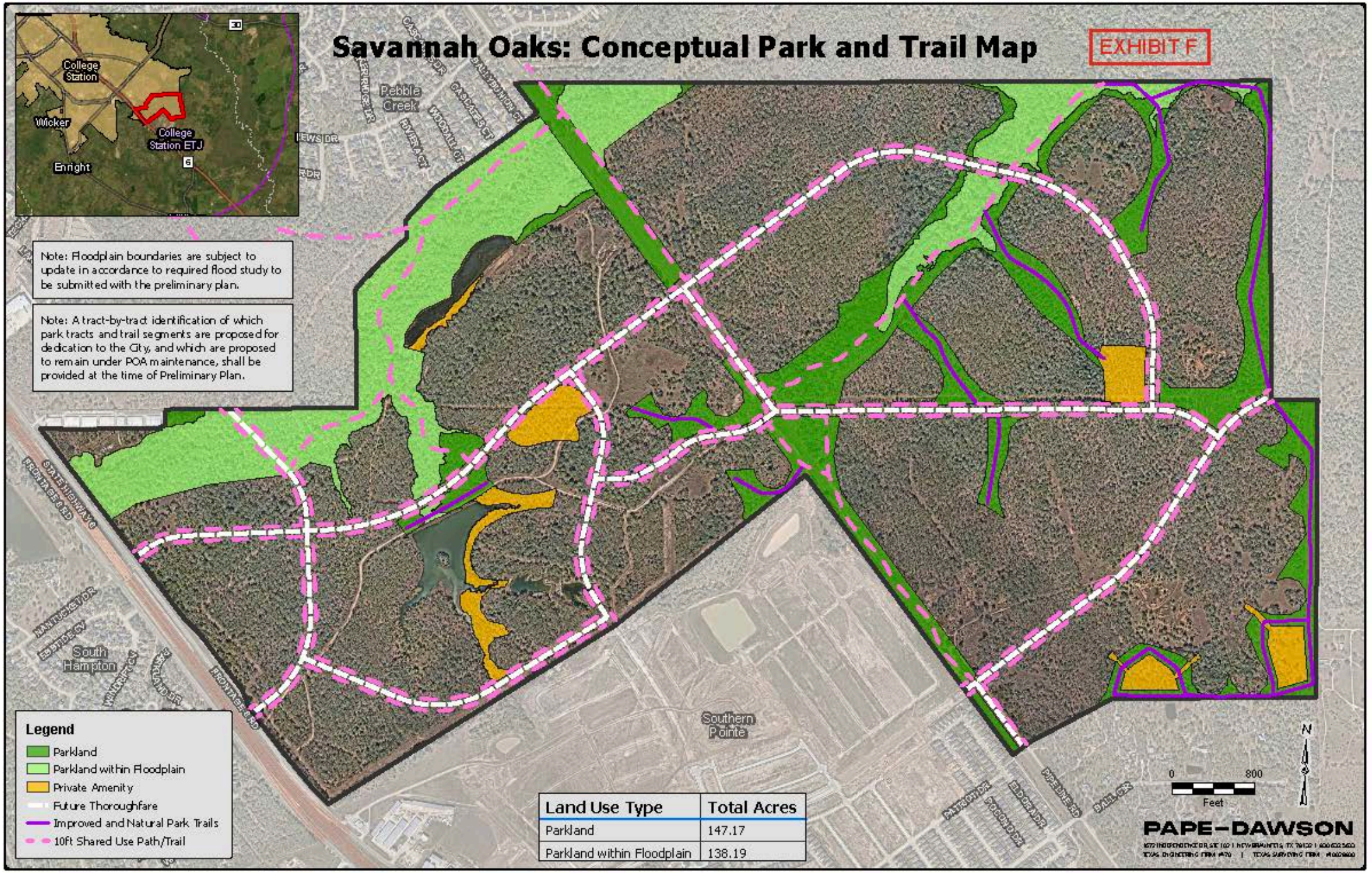
(a) Minimum front setback may be reduced to fifteen (15) feet when approved rear access is provided, or when side yard or rear yard parking is provided.

(b) Front setback applies to primary building face including front facing garage; front porches may encroach 5' over the min. front setback line or may be reduced to a 20' front setback on or at cul-de-sac frontage lots respectively.

(c) Zero lot line construction of a townhouse residence is allowed where properties on both sides of a lot line are owned and/or developed simultaneously by a single party.

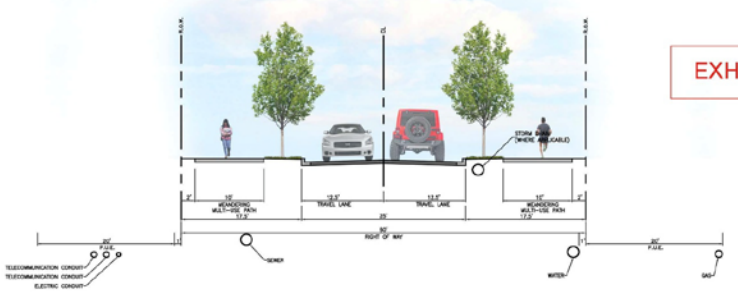
(d) Townhouses may be developed in attached groups or clusters. Each complex shall be considered one building for setback purposes. A minimum side setback of five (5') feet shall be required only from the outermost side walls of each townhouse complex to adjacent lot lines or separate townhouse complex. No side setback shall be required between individual attached dwelling units within the same complex where units share common party walls.

(e)Public, civic, and institutional structures shall have a maximum building height of fifty (50) feet in these districts, except for non-occupied structures that may exceed the roof line by 25', such as church steeples, radio towers, etc.

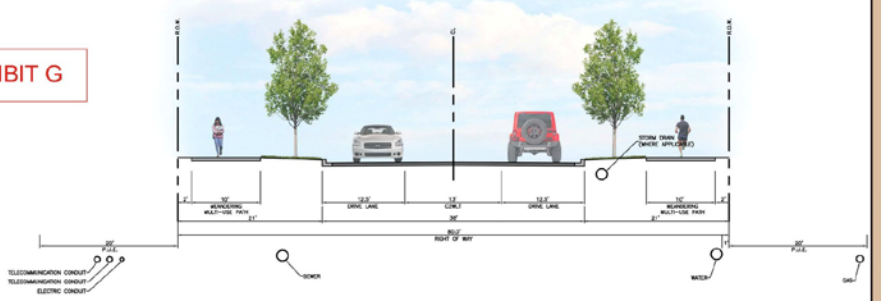

Savannah Oaks: Conceptual Park and Trail Map
EXHIBIT F
College Station
Wicker
College Station ETJ
Enright
Note: Floodplain boundaries are subject to update in accordance to required flood study to be submitted with the preliminary plan.
Note: A tract-by-tract identification of which park tracts and trail segments are proposed for dedication to the City, and which are proposed to remain under POA maintenance, shall be provided at the time of Preliminary Plan.
Pebble Creek
South Hampton
Southern Pointe
Legend
Parkland
Parkland within Floodplain
Private Amenity
Future Thoroughfare
Improved and Natural Park Trails
10ft Shared Use Path/Trail
Land Use Type | Total Acres
Parkland | 147.17
Parkland within Floodplain | 138.19
0
800
Feet
N
PAPE-DAWSON

SAVANNAH OAKS - ROADWAY CROSS SECTIONS

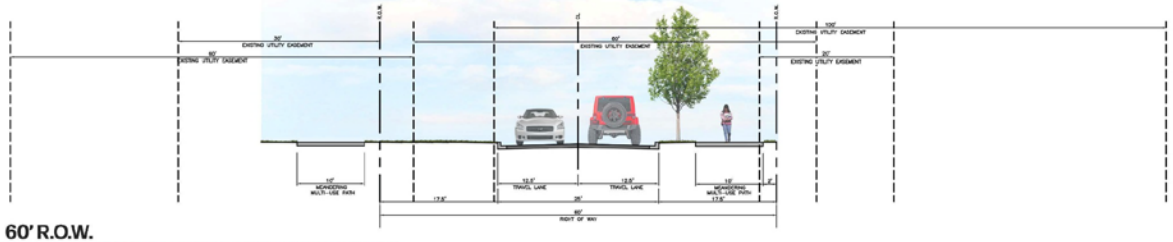
EXHIBIT G



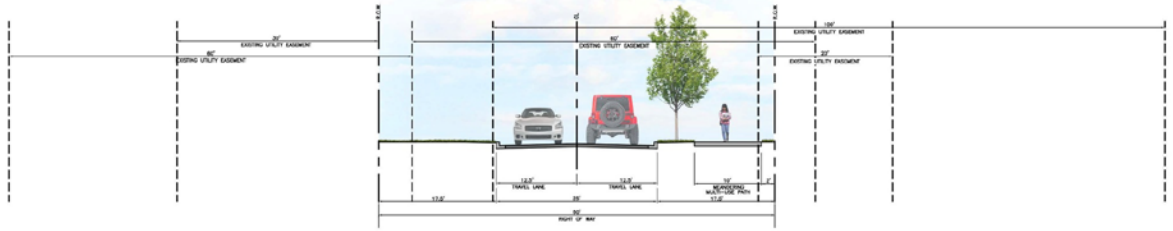
60' R.O.W.
TWO-LANE UNDIVIDED MINOR COLLECTOR



80' R.O.W.
THREE-LANE UNDIVIDED MAJOR COLLECTOR

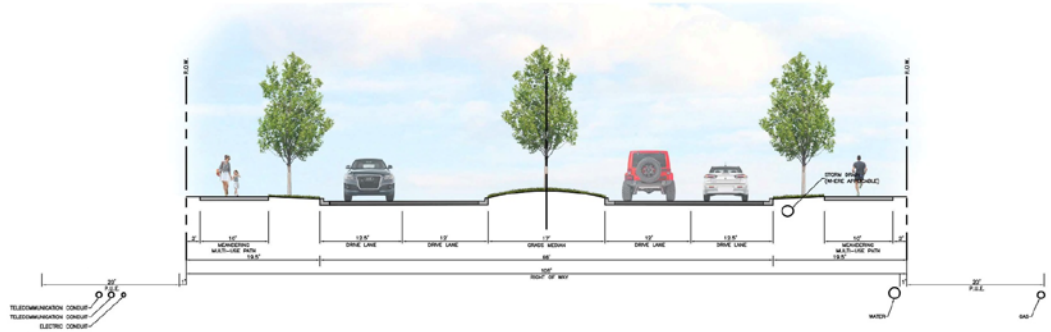


60' R.O.W.
MODIFIED MINOR COLLECTOR (PIPELINE #1)



60' R.O.W.
MODIFIED MINOR COLLECTOR (PIPELINE #2)

NOTES:
1. FINAL ELECTRIC/TELECOM/GAS ALIGNMENT SUBJECT TO CHANGE.
2. PLANTINGS AS SHOWN IN THE CROSS-SECTIONS WILL BE SUBJECT TO PRIVATE MAINTENANCE WITH PRIVATE IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY AGREEMENTS TO BE PUT IN PLACE DURING THE PLATTING PROCESS.
3. PIPELINE EXTENSION WILL ONLY HAVE A MEANDERING MULTI-USE PATH ON THE EAST SIDE.
4. LANDSCAPING IS SUBJECT TO CHANGE DUE TO PERMITTING LANDSCAPING IN A GAS PIPELINE EASEMENT.
5. LANDSCAPING SHOWN ON CROSS SECTIONS IS SUBJECT TO CHANGE AT TIME OF PERMITTING.



105' R.O.W.
FOUR-LANE MEDIAN DIVIDED MINOR ARTERIAL

EXHIBIT H

Savannah Oaks Planned Development Community Benefits

A. Increase landscape buffer planting requirements by 50% beyond UDO Section 7.7 minimums between P-MUD uses adjacent to Single Family Residential.

i. Savannah Oaks will increase required landscape buffer planting standards by fifty percent (50%) beyond the minimum requirements of Section 7.7 of the UDO. This enhancement applies to all required canopy trees, non-canopy trees, and shrub plantings within buffer, resulting in a significantly denser and more effective vegetative screen than required by code. The increased planting quantities improve year-round opacity, enhance visual separation between land uses, and strengthen compatibility with P-MUD uses adjacent Single Family Residential Where existing natural vegetation is present and meets UDO standards, it will be preserved and credited toward buffer requirements, with supplemental plantings provided as necessary to achieve the enhanced standard.

Buffer Planting Requirements (+ 50% Enhancement)		
P-MUD Uses -General Commercial (GC) and Multifamily (MF) Adjacent to Single Family Residential		
Category	**UDO Requirement (Sec. 7.7)**	**Savannah Oaks (+ 50% Enhancement)**
Canopy Trees	1 per 25 LF (min. 2" caliper)	1 per ~16 LF (min. 2" caliper)
Non-Canopy Trees	1 per 15 LF (min 1.25" caliper) or shrub substitution	1 per 10 LF (min. 1.25" caliper) or equivalent substitution
Shrubs	1 per 3 LF (min. 5-gallon, 3' height)	+50% quantity (min. 5-gallon, 3' height, increased evergreen mix)
Vegetation Character	Standard buffer planting per UDO	Increased density, layered planting for improved screening

*Landscape buffers between different land use areas within the P-MUD district (MF and GC) will adhere to UDO standards

B. Increase landscape buffer widths by 50% beyond UDO Section 7.7 minimums between General Commercial (GC) uses adjacent to General Suburban (GS) and Multi-Family (MF) uses adjacent to Single Family Residential.

i. Savannah Oaks will increase required buffer widths by fifty percent (50%) beyond the minimum standards of Section 7.7 of the UDO. This results in greater physical separation between differing land uses, improving the effectiveness of buffering for noise, lighting, and visual impacts. General Commercial (GC) uses adjacent to Single Family Residential will increase from 15 feet to approximately 22.5 feet, and Multi-Family (MF) adjacent to Single Family Residential will increase from 10 feet to 15 feet. When combined with enhanced planting requirements, these expanded buffer areas provide a more substantial and effective transition between land uses than is required under the UDO.

Buffer Width Requirements (+ 50% Enhancement)		
General Commercial (GC) Adjacent to Single Family Residential		
Category	**UDO Requirement**	**Savannah Oaks (Enhanced)**
Buffer Width	15 feet	22.5 feet
Screening	Wall required (6 ft)	Wall maintained (6 ft)
Separation Function	Standard separation between uses	Increased separation for improved noise, lighting, and visual mitigation
Buffer Character	Narrow landscaped buffer strip	Expanded transition zone with increased landscape depth

Buffer Width Requirements (+ 50% Enhancement)		
Multifamily (MF) Adjacent to Single Family Residential		
Category	**UDO Requirement**	**Savannah Oaks (Enhanced)**
Buffer Width	10 feet	15 feet

Screening	Fence required (6–8 ft)	Fence maintained (6–8 ft)
Separation Function	Standard transitional buffer	Enhanced separation improving privacy and compatibility
Buffer Character	Minimal Separation Zone	Expanded landscaped transition area

*Landscape buffers between different land use areas within the P-MUD district (MF & GC) will adhere to UDO standards

ii. Natural Vegetation Buffer Alternative

a. Savannah Oaks may utilize existing natural vegetation as an alternative to standard buffer yard improvements where such vegetation meets the performance standards of Section 7.7 of the UDO. Natural vegetation may be credited in lieu of required buffer plantings and screening (fences or walls) provided that it consists of a healthy mix of canopy and understory trees and is of sufficient density to achieve a continuous visual screen.

b. To qualify, existing vegetation must provide sufficient opacity to screen views to a height of six (6) feet, as documented through a site assessment. Vegetation used in lieu of standard buffer requirements shall be preserved and protected in accordance with the UDO Landscaping and Tree Protection standards.

c. Where existing vegetation does not fully satisfy required buffer standards, supplemental plantings will be installed to meet UDO requirements, including any applicable enhanced standards associated with the Savannah Oaks PD. This approach allows for the integration of high-quality natural features into the buffer design while ensuring consistent compliance with performance-based screening objectives.

d. The natural vegetation buffer alternative is preferred because it provides a more effective and sustainable form of buffering than fully constructed improvements. Existing mature vegetation, when preserved and enhanced, offers superior long-term visual screening through layered canopy and understory coverage while also delivering environmental benefits such as improved stormwater infiltration, reduced heat island effects, and preservation of existing ecosystems. This approach allows buffers to respond to existing site conditions rather than replacing them with uniform planted or constructed elements, resulting in more context-sensitive transitions between land uses. In addition, reliance on established vegetation reduces long-term maintenance needs and supports the preservation of mature tree stands that cannot be readily replaced, ultimately producing a higher-quality and more compatible edge condition than standard buffer yard installations alone.

C. Increase landscaping point requirements by 10% for all non-residential and multi-family development within the P-MUD, with existing protected canopy trees credited toward the increased point total per UDO Section 7.6.C.5.

i. Higher point thresholds produce more diverse, higher-quality planting schemes rather than minimum-compliant box-checking. Crediting existing protected canopy incentivizes preservation of mature trees, the most ecologically valuable landscape assets on any site, rather than clearing and replanting.

D. Meet Non-Residential Architectural Standards building material requirements on all primary entrance facades and facades facing a public right-of-way; facades not facing ROW or public park shall meet a minimum of 10% qualifying material coverage.

i. Savannah Oaks will voluntarily comply with the Non-Residential Architectural Standards Subsection of Article 7 as a community benefit, applying these standards to all applicable non-residential development within the SOPD. This includes the use of durable, high-quality exterior materials such as masonry, brick, stone, or comparable approved finishes, as well as compliance with façade articulation requirements intended to reduce blank wall conditions and enhance architectural interest. These standards shall not apply to private amenity areas.

ii. All non-residential buildings, including General Commercial (GC) areas within the P-MUD, will incorporate architectural detailing consistent with Article 7 standards, including material variation, façade modulation, and other design elements that promote visual quality and pedestrian-scale development. By voluntarily adopting these standards, Savannah Oaks ensures a higher level of architectural design consistency and durability than would otherwise be required, enhancing compatibility with surrounding General Suburban (GS) uses and elevating the overall character of the development.

E. Prohibit internally illuminated cabinet or box signs located within 200 feet of a General Suburban base zoning district or use, as measured from the sign location to the nearest property line of such district or use; halo-lit, externally lit, and non-illuminated signs permitted without restriction.

i. Cabinet signs produce the highest light bleed and glare of any commercial sign type. Within 200 feet of residential uses, they create direct nuisance, particularly at night.

Permitting halo-lit, externally lit, and non-illuminated alternatives without restriction preserves full commercial identity flexibility while eliminating the specific sign type most harmful to residential adjacency.

F. All required canopy trees per UDO, within Savannah Oaks, shall be 100% Texas native species.

i. Native canopy trees are climate-adapted, require less irrigation and maintenance once established, support local pollinators and wildlife corridors, and have higher long-term survival rates in Central Texas conditions. Committing 100% native species creates a cohesive, regionally appropriate tree canopy that performs better and costs less to maintain over time.

G. All irrigated common areas, parks, medians, and greenbelt areas shall use smart irrigation controllers.

i. Smart controllers adjust watering schedules based on real-time weather and soil conditions, typically reducing outdoor water consumption by 20–50% compared to timer-based systems. In a region facing increasing drought pressure and municipal water demand, this commitment reduces the project's long-term water footprint.

H. All Neighborhood Amenity Centers shall provide bicycle parking at 150% of the applicable non-residential minimum with fixed-frame racks integrated into entry design and located within 50 feet of an entrance.

i. Amenity centers are the highest-frequency destinations within a residential community. Exceeding the minimum by 50% and placing them within 50 feet of an entrance removes the practical barriers to cycling as a primary mode of getting to shared amenities. This is an active transportation infrastructure where it will actually be used.

Note: In the event of any conflict or inconsistency between the terms of Article 12 and any other provision of this PD, the terms of Article 12 shall govern and control in all respects

College Station
of Texas A&M University



City of College Station

Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 1- AUTHORIZATION AND PURPOSE
    - Master-planned community
    - Compatibility with surrounding uses

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 2- APPLICABILITY
    - Boundaries
    - Planned Development vs UDO

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 3- DEFINITIONS
    - Additional Terms
    - Update Existing Terms
      - ***Townhouse: 2-12 attached units***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 4- ZONING AND LAND USE PROGRAM
    - PDD Planned Development District
      - ***Allows for Townhouse in GS***
    - P-MUD Planned Mixed-Use District
    - Cross-Coordination
    - Land Use Table
      - ***Permitted and Prohibited uses***
      - ***Provides additional Specific Use Standards***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 5- GENERAL SUBURBAN (GS) RESIDENTIAL DEVELOPMENT STANDARDS
    - Lot Flexibility
    - Density Standards
      - *Townhouse allowed in GS (min. 4 acres)*
    - Cluster Development
      - ***Side setbacks only***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 6- GENERAL SUBURBAN (GS) RESIDENTIAL STANDARDS
    - Residential Development Standards
      - ***Reduces setbacks and lot size***
      - ***Increase impervious cover***
      - ***Modifies maximum height***
      - ***Reduces setback encroachments***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 7- RESIDENTIAL/NEIGHBORHOOD AMENITY AREA(S)
    - Amenity Areas
      - ***Allows some commercial uses***
    - Private Amenity Parking
      - ***Number of parking spaces***
      - ***Alternative materials***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 8- P-MUD STANDARDS
    - Follows UDO and Articles

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 9- PARKING, CIRCULATION, AND ACCESS
    - Residential
      - ***Garage spaces***
    - Commercial
    - Multi-Family
      - ***No maximum bicycle parking***
    - Street Design
      - ***Realign, reclassify, and update paths/sidewalks/trails***
    - Connectivity and Access
      - ***Connectivity, Block Length, Access Ways***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 10- PARKS, OPEN SPACE, TRAILS, RECREATION, AND ENVIRONMENTAL
    - Park Classification
      - ***Natural***
      - ***Improved***
    - Ownership
    - Connectivity
      - ***Variety of materials***
      - ***10' wide***
    - Dedication
      - ***All parkland to Parks Board***
    - Phasing
    - Amenities
      - ***Up to 50% credit***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 11- LANDSCAPING, IRRIGATION, BUFFERING, AND LIGHTING
    - Onsite Irrigation Water
      - ***Usage standards***
    - Landscaping and Lighting
      - ***Tree protection***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 12- TANGIBLE COMMUNITY BENEFITS
    - Landscape Buffer
    - Landscaping points
    - NRA Requirements
    - Signage limitation
    - Native Canopy Trees
    - Irrigation Controllers
    - Bicycle Parking

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 13- INFRASTRUCTURE AND MAINTENANCE
    - Cross-Sections
    - Shared Use Paths
      - ***Off-street***
      - ***10' wide***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 14- ENGINEERING AND TECHNICAL REQUIREMENTS
    - Engineering and Utilities

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 15- SIGNAGE GUIDELINES
    - Master Sign Program
      - ***Entry Monument***
      - ***Neighborhood Identifiers***
      - ***Park signage***
      - ***Wayfinding***

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 16- STORMWATER AND ENVIRONMENTAL
    - Detention
    - Floodplain Mitigation

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 17- COMPLIANCE, ENFORCEMENT, AND APPROVED MODIFICATIONS
    - Planned Development Standards
    - UDO Standards

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 18- EXHIBITS

City of College Station
Home of Texas A&M University®

Savannah Oaks Planned Development

- **19 Articles**
  - Article 19- TRANSITION PROVISIONS AND EFFECT
    - Approvals

City of College Station
Home of Texas A&M University®