



## College Station, TX

**Meeting Agenda**  
**Planning and Zoning Commission**  
**1101 Texas Ave, College Station, TX 77840**  
**Internet: <https://zoom.us/j/86876184500>**  
**\*Phone: 888 475 4499 and Meeting ID: 868 7618 4500**

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

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**October 7, 2021**

**6:00 PM**

**City Hall Council Chambers**

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**This meeting will offer both in-person and remote participation following both the City's Guidelines for in-person, virtual attendance, and the speaker protocol in the agenda. The city uses a third-party vendor to help host the meeting and if the call-in number is not functioning access will be through the internet link only.**

**1. Call to Order, Pledge of Allegiance, Consider Absence Request.**

**2. Hear Visitors.**

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. An individual who wishes to address the Commission regarding any item on the agenda shall register with the Commission Secretary prior to 4 p.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3751 or emailing [khejny@cstx.gov](mailto:khejny@cstx.gov) prior to 4 p.m. To submit written comments to the Commission, email [khejny@cstx.gov](mailto:khejny@cstx.gov) and they will be distributed to the Commission. The visitor 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.)

**3. Informational**

**3.1. Discussion of new development applications submitted to the City.**

New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

**3.2. Discussion of Minor / Amending Plats approved by Staff:**

- College Hills Estates Second Installment: Block 10, Lots 16R, 17R & 18R and 0.007 acre ROW Dedication ~ Case #FP2021-000015

**Sponsors:** Anthony Armstrong

**3.3. Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:**

- Thursday, October 14, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Wright)
- Thursday, October 21, 2021 ~ P&Z and IFAC Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 28, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison - Cornelius)

- Thursday, November 4, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m

3.4. Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

#### **4. Consent Agenda**

All matters listed under the 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. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

**Attachments:** 1. September 16 2021

4.2. Presentation, discussion, and possible action regarding a Final Plat for College Heights Subdivision, Block C, Lot 1R on approximately one acre of land, generally located south of the intersection of University Drive East and Eisenhower Street. Case #FPCO2021-000006

**Sponsors:** Anthony Armstrong

**Attachments:** 1. Staff Report - College Heights  
2. Vicinity Map, Aerial, and Small Area Map  
3. REPLAT

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

#### **6. Regular Agenda**

6.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban on approximately 30 acres for the property generally located west of the intersection of W.S. Phillips Parkway and Brewster Drive. Case #REZ2021-000008 (Note: Final action on this item is scheduled for the October 28, 2021 City Council meeting - subject to change)

**Sponsors:** Brandi Tedrick

**Attachments:** 1. Staff Report  
2. Vicinity Map, Aerial Map, and Small Area Map  
3. Rezoning Exhibit  
4. Background Information  
5. Applicant's Supporting Information  
6. Rezoning Map

6.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 4, "Zoning Districts," Section 4.2 "Official



Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban and C-3 Light Commercial to PDD Planned Development District on approximately 0.6 acres for the property located at 1201 Wellborn Road and 104 Southland Street, generally located east of the intersection of FM 2154 Wellborn Road and Southland Street. Case #REZ2021-000007 (Note: Final action on this item is scheduled for the October 28, 2021 City Council meeting - subject to change)

Sponsors: Brandi Tedrick

Attachments:

1. Staff Report
2. Vicinity, Aerial, and Small Area Maps
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Rezoning Map
7. PDD Concept Plan

## 7. 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.

## 8. Adjourn.

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 1, 2021 at 5:00 p.m.

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City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto:adaassistance@cstx.gov) at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

### **Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.**

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

### **Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.**

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411,

**Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre.”**

**MINUTES  
PLANNING & ZONING COMMISSION**

**September 16, 2021 6:00 p.m.**

**Phone: \*888 475 4499 and Webinar ID: 854 0402 9065**

**Internet: <https://zoom.us/j/85404029065>**

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**COMMISSIONERS PRESENT:** Dennis Christiansen, Jeremy Osborne, Bill Mather, Bobby Mirza, William Wright, and Jason Cornelius

**COMMISSIONERS ABSENT:** Joe Guerra

**COUNCIL MEMBERS PRESENT:** John Nichols

**CITY STAFF PRESENT:** Michael Ostrowski, Molly Hitchcock, Carol Cotter, Erika Bridges, Jason Schubert, Anthony Armstrong, Alma Guerra, Parker Mathews, Alyssa Halle-Schramm, Amy Milanes, Brandi Tedrick, Amy Albright, Tamanna Tasnum, Venessa Garza, Leslie Whitten, Gabriel Schrum, and Kristen Hejny

1. Call Meeting to Order, Pledge of Allegiance, Consider Absence Request.

Chairman Christiansen called the meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Informational Agenda**

- 3.1 Discussion of new development applications submitted to the City

New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

There was no discussion.

- 3.2 Presentation and discussion regarding an update on items heard:

- A Compressive Plan Amendment from Suburban Commercial to Urban on approximately ten acres located at 1660 Graham Road. The Planning & Zoning Commission heard this item on August 19, 2021 and voted (5-0) to recommend approval. The City Council heard this item on September 9, 2021 and voted (4-3) to postpone action on the request until the October 28, 2021 City Council meeting.
- A Rezoning from R Rural to PDD Planned Development District on approximately ten acres located at 1660 Graham Road. The Planning & Zoning Commission heard this item on August 19, 2021 and voted (5-0) to recommend approval. The City Council heard this item on September 9, 2021 and voted (4-3) to postpone action on the request until the October 28, 2021 City Council meeting.

There was general discussion amongst the Commission.

3.3 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:

- Thursday, September 23, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison – Christiansen)
- Thursday, October 7, 2021 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 14, 2021 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 5:00 p.m. (Liaison – Mather)
- Thursday, October 21, 2021 ~ P&Z and IFAC Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

3.4 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.

There was no discussion.

**Consent Agenda**

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

- August 19, 2021 – Amended
- September 2, 2021

4.2 Presentation, discussion, and possible action regarding a Final Plat for The Science Park Subdivision on approximately 45 acres, generally located north of North Forest Parkway and south of Raintree Drive, east of Earl Rudder Freeway South. Case #FPCO2021-000012

4.3 Presentation, discussion, and possible action regarding a Final Plat for Indian Lakes Subdivision Phase XXXIX on approximately 23.344 acres, generally located east of the intersection of Chaco Canyon Drive and Winema Trail in the City's Extraterritorial Jurisdiction (ETJ). Case #FP2020-000052

4.4 Presentation, discussion, and possible action regarding a Development Plat for Joe Hudson's Collision Center on approximately 2.337 acres, generally located south of the intersection of Harvey Mitchell Parkway (FM 2818) and Old Wellborn Road. Case #DVPL2021-000001

Commissioner Mather recused himself from Agenda Item #4.1.

Commissioner Cornelius asked for a correction to the September 2, 2021 minutes to show that he was absent from the meeting.

**Commissioner Osborne motioned to approve Consent Agenda Items 4.1, 4.3 and 4.4 with the correction that Commissioner Cornelius be marked as absent on item 4.1, the September 2, 2021 minutes. Commissioner Mirza seconded the motion, motion passed (5-0-1).**

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

Agenda Item #4.2 was pulled from the Consent Agenda for discussion.

Chairman Christiansen stated that “within 90 days of the Commission’s conditional approval” must be removed from the report.

Director of Planning & Development Ostrowski stated that per Local Government Code the Commission cannot establish or require a timeline on this approval.

**Commissioner Mather motioned to approve Consent Agenda Item 4.2 with an amendment to strike the time limit on the Plat approval. Commissioner Cornelius seconded the motion, motion passed (6-0).**

## **6. Regular Agenda**

- 6.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing the official City of College Station Comprehensive Plan (adopted by Ordinance No. 3186) and adopting a new Comprehensive Plan as part of the 10-year update to the City of College Station Comprehensive Plan, and all associated map updated within the Bicycle, Pedestrian, and Greenways Master Plan, the Water System Master Plan, and the Wastewater System Master Plan. (Note: Final action on this item is scheduled for the October 14, 2021 City Council Meeting – subject to change).

Long Range Planning Administrator Halle – Schramm presented updates on this item recommending approval.

Commissioner Wright asked if staff had heard from Woodcreek Subdivision and if they provided input.

Long Range Planning Administrator Halle – Schramm stated that staff has heard from citizens, and they have proposed changes.

Commissioner Wright asked for the uses allowable in a Neighborhood Commercial land use category.

Long Range Planning Administrator Halle – Schramm clarified that General Commercial and Suburban Commercial zoning districts would go along with the Neighborhood Commercial land use. Ms. Halle – Schramm clarified the General Commercial zoning would also allow, along the highway, healthcare facilities, hospitals, car washes, landscaping companies, convention center, fuel sales, health clubs, country clubs, retail centers over 50,000 square feet, vehicular sales, auto dealerships and auto repair, wholesale services, and drive-thrus with additional standards.

Commissioner Wright asked for an example of a current Suburban Commercial development that meets these standards.

Long Range Planning Administrator Halle – Schramm clarified that Lyght Pediatric Dentistry meets the Suburban Commercial standards.

Chairman Christiansen requested that staff check Texas A&M University (TAMU) enrollment numbers to make sure it only includes the College Station campus and asked for the percentage of the population made up of students.

Long Range Planning Administrator Halle – Schramm stated that age ranges of 18-24 typically make up about 43 – 46% of the population.

Chairman Christiansen stated that there is an adopted transportation vision statement and that staff should reference that document in the plan update.

Commissioner Mirza stated in looking at the proposed bicycle facility map, there are proposed new lanes, and asked what percentage will be seen with the total number of bike lanes.

Bicycle, Pedestrian, and Greenways Planning Administrator Garza stated that staff does not have those numbers, stating that it will depend on the number of roads and lanes being built and added.

Chairman Christiansen opened the public hearing.

Veronica Morgan, Mitchell & Morgan Engineers, College Station, thanked staff for not making this update parcel based. Ms. Morgan requested clarification on new neighborhood center land use asking that when this land use is rezoned, is mixed-use the only option, or can office, commercial, or residential be used. Ms. Morgan also asked regarding urban center is staff mandating areas by mandating vertical mixed-use. Ms. Morgan requested a medium density residential category to develop in College Station. Ms. Morgan lastly stated that on the Thoroughfare Plan, thoroughfares have been removed that should remain, including the thoroughfares at State Highway 40 and Wellborn Road, and Dowling Road cutting through TAMU property to Luther Street for a backdoor route out of that neighborhood.

Director of Planning & Development Services Ostrowski stated that the Neighborhood Center land use is identified on page #35 of the Comprehensive Plan and that mixed-use is not the only option. Mr. Ostrowski also stated that for Urban Center on page #34, while vertical mixed-use is encouraged, it is not mandated.

Long Range Planning Administrator Halle – Schramm responded to the medium density residential land use, that this is addressed in the Mixed Residential use.

Kate Thomas, 9217 Brookwater Circle, Amberlake Subdivision, College Station, thanked staff for not implementing a General Commercial on the on the entire 20-acre Bower tract. Ms. Thomas asked if the Neighborhood Commercial land use during rezoning is prescriptive or restrictive with what is allowed.

Long Range Planning Administrator Halle – Schramm responded that this land use is descriptive, and the zoning is prescriptive.

Robert Thomas, 9217 Brookwater Circle, Amberlake Subdivision, College Station, asked about the suburban commercial concept question relating to rainwater runoff and heat accumulation. Mr. Thomas suggested that staff limit the percentage of a lot that can be covered with non-porous materials. Mr. Thomas stated that he will continue to be interested in the development of the roadway issue through the Bower Tract.

Theresa Holland, Seaback Tract, College Station, spoke with approval on the proposed land use of General Commercial and natural areas preserved on most of the land, however Ms. Holland

is opposed to the Mixed Residential use. Ms. Holland stated that this use would destroy plans to develop the property as multi-family and requested to keep the area Urban Residential.

Bob Cohen, 3655 McCullough Road, McCullough Road spoke on the thoroughfare plan update showing McCullough Road with a connection to Brewster Drive. Mr. Cohen stated that this was part of the agreement within the Wellborn Annexation Plan.

Peter Bastian, 9223 Brookwater Circle, Amberlake Subdivision, College Station, asked how much ten-year plan protect the Bower Tract from rezoning to General Commercial.

Chairman Christiansen closed the public hearing.

Commissioner Mather asked if when staff suggest a change in a land use is the actual landowner input solicited.

Long Range Planning Administrator Halle – Schramm confirmed that property owners are notified with letters.

Commissioner Mather asked how many contacted landowners gave their approval.

Long Range Planning Administrator Halle – Schramm stated that there were about 2-3 phone calls from owners responding with approval.

Commissioner Mather stated he was surprised with annexation site plan in targeted areas, asking if there is any opportunity for the city to annex.

Long Range Planning Administrator Halle – Schramm clarified that the City cannot force annexation, annexation must be property owner driven.

Commissioner Mather asked about increased density on a major tract and if utility constraints would play a part.

Long Range Planning Administrator Halle – Schramm stated that the City's water services department was included, and the Comprehensive Plan update is aligned with the Water and Wastewater Master Plans.

Commissioner Mather asked about the transportation addition of bicycle lanes, and if right-of-way was considered and available, or if the City would be purchasing right-of-way.

Long Range Planning Administrator Halle – Schramm stated that the City does not have right-of-way in all circumstances. Ms. Halle – Schramm also stated that some right-of-way may be purchased, and some may be dedicated.

Commissioner Mather requested that the Neighborhood Center land classification, be defined more clearly to show that this classification does not mean the stacking of uses vertically only.

Director of Planning & Development Services Ostrowski clarified that the Comprehensive Plan is a long-range guide. Mr. Ostrowski also stated that there will be strategic plans that provide direction on specific actions.

Commissioner Mather motioned to recommend approval with text edits to Texas A&M University enrollment numbers, including the transportation vision statement, and clarification early in the document that this is a land use document and not zoning. Commissioner Osborne seconded the motion, motion passed (6-0).

**7. 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.

There was no discussion.

**7. Adjourn**

The meeting adjourned at 7:33 p.m.

**Approved:**

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Dennis Christiansen, Chairman  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Admin Support Specialist  
Planning & Development Services





**Final Plat  
for  
College Heights Subdivision Lot 1R, Block C  
Being a replat of  
College Heights Subdivision Lots 1-6, Block C  
TRAKiT Project #FPCO2021-000006**

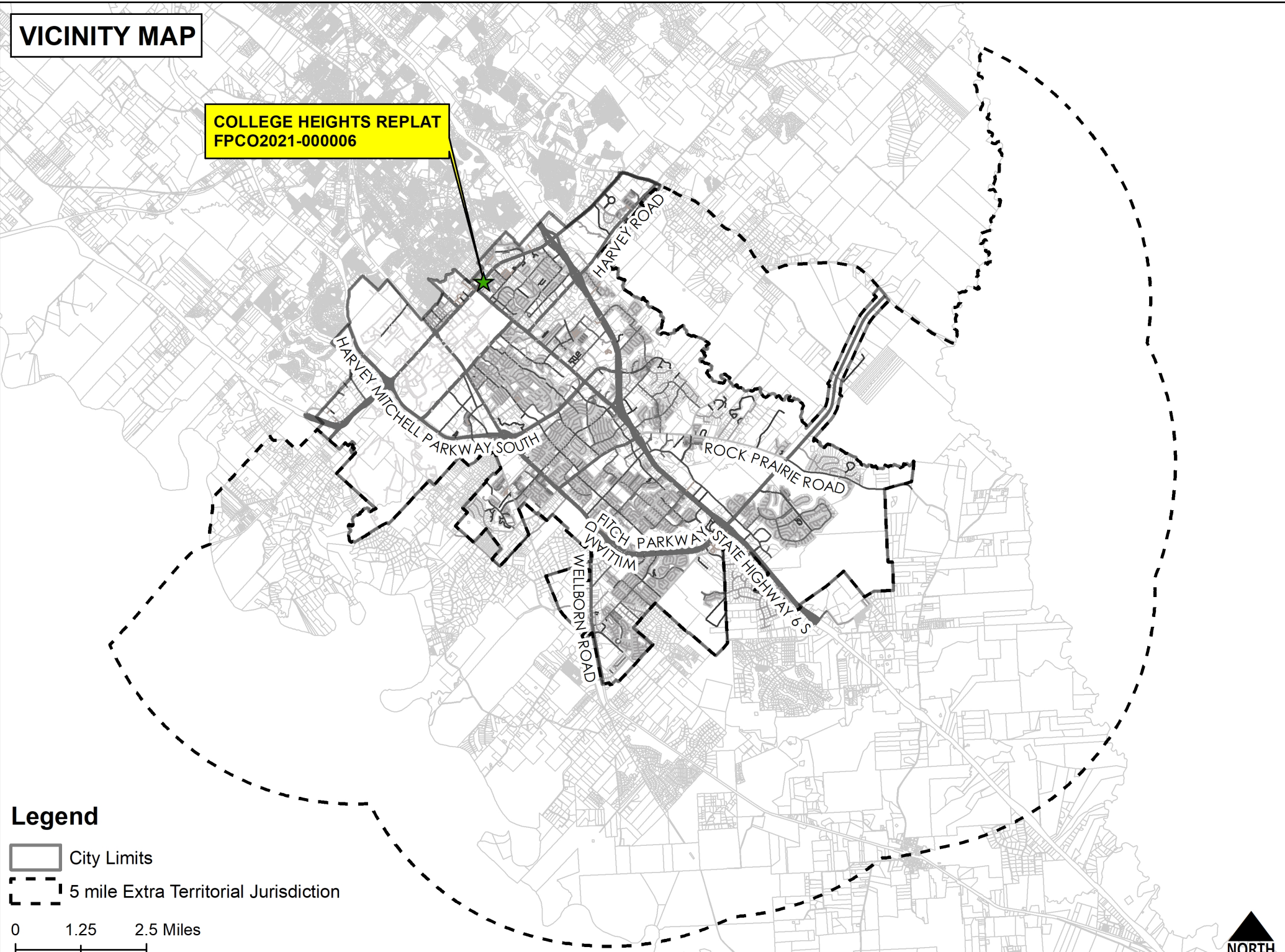
|                                                                                                     |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Scale</b>                                                                                        | 1 commercial lot on approximately 1.1 acres                                                                            |
| <b>Location</b>                                                                                     | Generally located southeast of the intersection of University Dr. E and Eisenhower St.                                 |
| <b>Property Owner</b>                                                                               | CS – 300 University/Ponderosa, LLC                                                                                     |
| <b>Applicant</b>                                                                                    | Carmona Engineering, LLC                                                                                               |
| <b>Project Manager</b>                                                                              | Anthony Armstrong, Land Development Review Administrator<br><a href="mailto:armstrong@cstx.gov">armstrong@cstx.gov</a> |
| <b>Project Overview</b>                                                                             | This plat consolidates 6 lots into a single commercial property for redevelopment.                                     |
| <b>Preliminary Plan</b>                                                                             | Not Required                                                                                                           |
| <b>Public Infrastructure</b>                                                                        | N/A                                                                                                                    |
| <b>Parkland Dedication</b>                                                                          | N/A                                                                                                                    |
| <b>Traffic Impact Analysis</b>                                                                      | Not required                                                                                                           |
| <b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b> | Yes                                                                                                                    |
| <b>Compliant with Subdivision Regulations</b>                                                       | Yes                                                                                                                    |
| <b>Staff Recommendation</b>                                                                         | Approval                                                                                                               |

**Supporting Materials**

1. Vicinity Map, Aerial, and Small Area Map
2. Final Plat

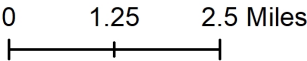
VICINITY MAP

COLLEGE HEIGHTS REPLAT  
FPCO2021-000006



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction







COONER  
ADDITION

COLLEGE  
HEIGHTS  
ADDITION

UNIVERSITY DRIVE EAST

POPLAR STREET

TURNER STREET  
SMITH  
DA

NIMITZ STREET

COLLEGE VISTA

LIVE OAK STREET

EISENHOWER STREET

JANE STREET

FRANK VISOSKI

ARMSTRONG



0 125 250 Feet

COLLEGE HEIGHTS REPLAT

Case:  
FPCO2021-000006

REPLAT





**ZONING DISTRICTS** (In Grayscale)

| Residential |                              |                           |
|-------------|------------------------------|---------------------------|
| R           | Rural                        | MF Multi-Family           |
| WE          | Wellborn Estate              | MU Mixed-Use              |
| E           | Estate                       | MHP Manufactured Home Pk. |
| WRS         | Wellborn Restricted Suburban |                           |
| RS          | Restricted Suburban          |                           |
| GS          | General Suburban             |                           |
| D           | Duplex                       |                           |
| T           | Townhome                     |                           |

**Non-Residential**

|     |                          |
|-----|--------------------------|
| NAP | Natural Area Protected   |
| O   | Office                   |
| SC  | Suburban Commercial      |
| WC  | Wellborn Commercial      |
| GC  | General Commercial       |
| CI  | Commercial Industrial    |
| BP  | Business Park            |
| BPI | Business Park Industrial |
| C-U | College and University   |

**Planned Districts**

|       |                         |
|-------|-------------------------|
| P-MUD | Planned Mixed-Use Dist. |
| PDD   | Planned Develop. Dist.  |

**Design Districts**

|      |                          |
|------|--------------------------|
| WPC  | Wolf Pen Creek Dev. Cor. |
| NG-1 | Core Northgate           |
| NG-2 | Transitional Northgate   |
| NG-3 | Residential Northgate    |

**Overlay Districts**

|     |                            |
|-----|----------------------------|
| OV  | Corridor Ovr.              |
| RDD | Redevelopment District     |
| KO  | Krenek Tap Ovr.            |
| NPO | Nbrhd. Prevailing Ovr.     |
| NCO | Nbrhd. Conservation Ovr.   |
| HP  | Historic Preservation Ovr. |

**Retired Districts**

|      |                           |
|------|---------------------------|
| R-1B | Single Family Residential |
| R-4  | Multi-Family              |
| R-6  | High Density Multi-Family |
| C-3  | Light Commercial          |
| RD   | Research and Dev.         |
| M-1  | Light Industrial          |
| M-2  | Heavy Industrial          |

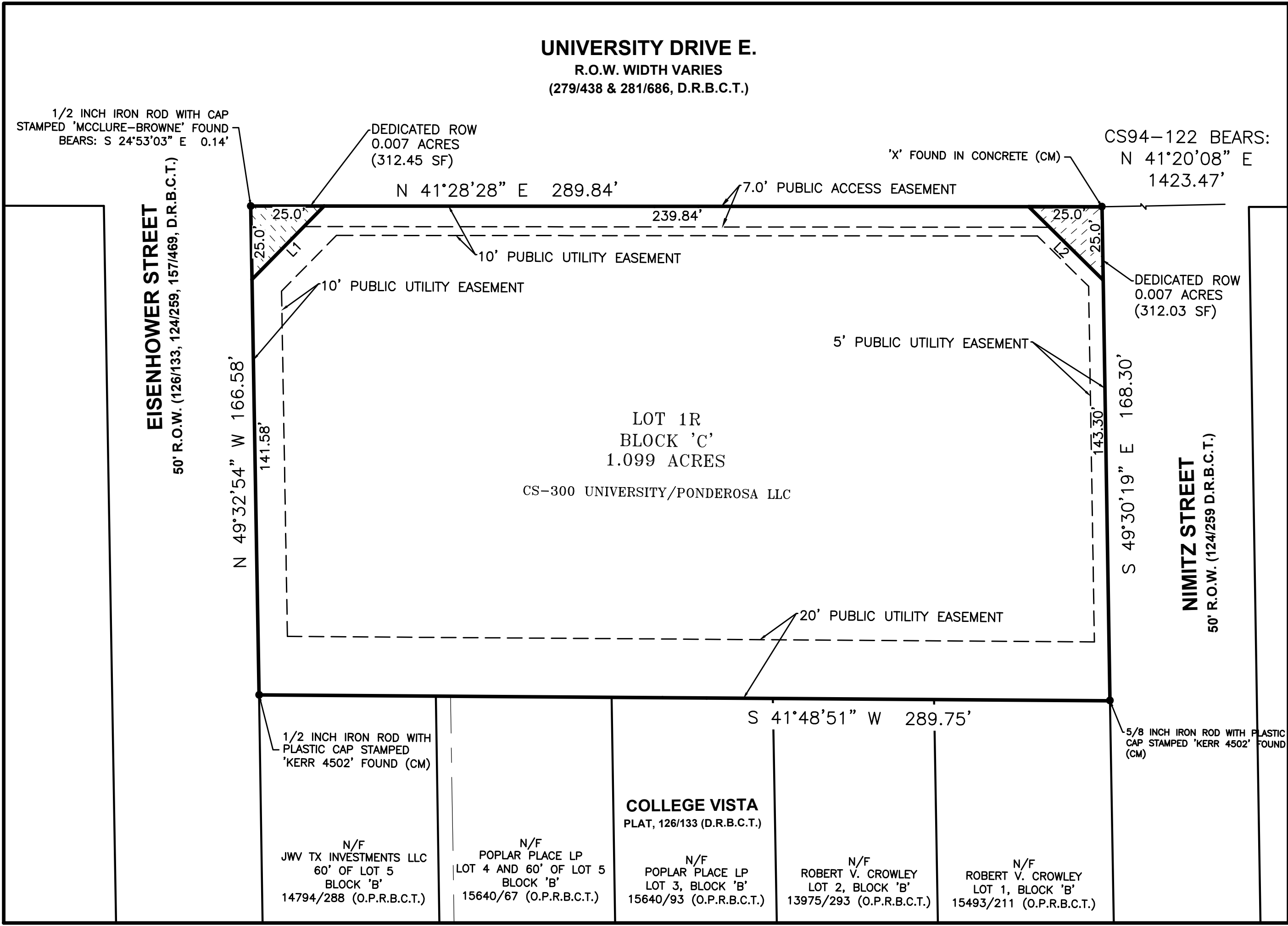
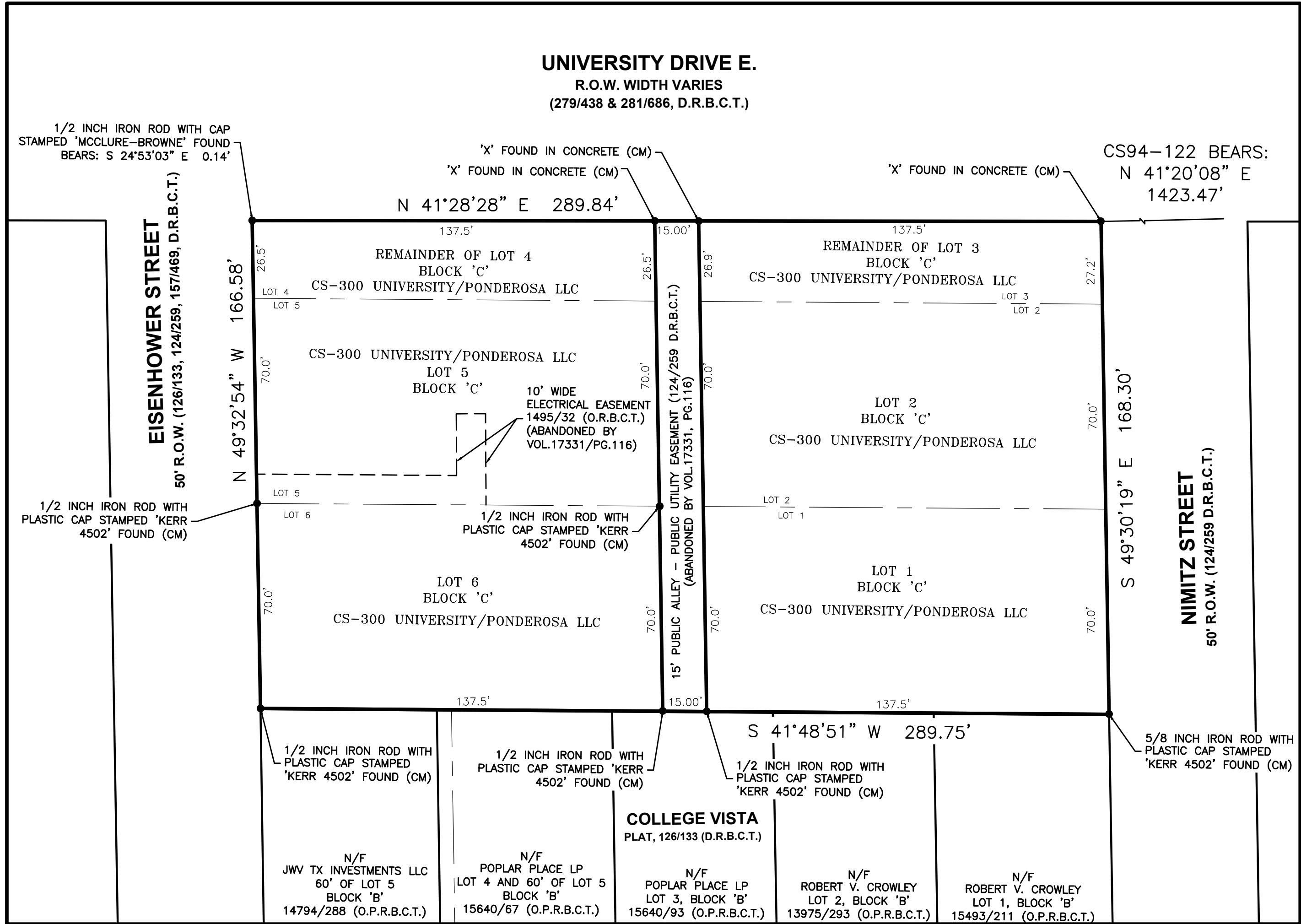


0 125 250 Feet

**COLLEGE HEIGHTS REPLAT**

Case:  
FPCO2021-000006

REPLAT



ORIGINAL PLAT Vol. 124 Pg. 259

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, JAMES W. CHANG, owner and developer of the land shown on this plat, and designated herein as the Lot 1R, Block C, College Heights Subdivision to the City of College Station, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

CS-300 UNIVERSITY/PONDEROSA, LLC.  
JAMES W. CHANG

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared JAMES W. CHANG known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary Public, Harris County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 4502

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Chairman(s)

CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer  
City of College Station

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of, 20\_\_\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk  
Brazos County, Texas

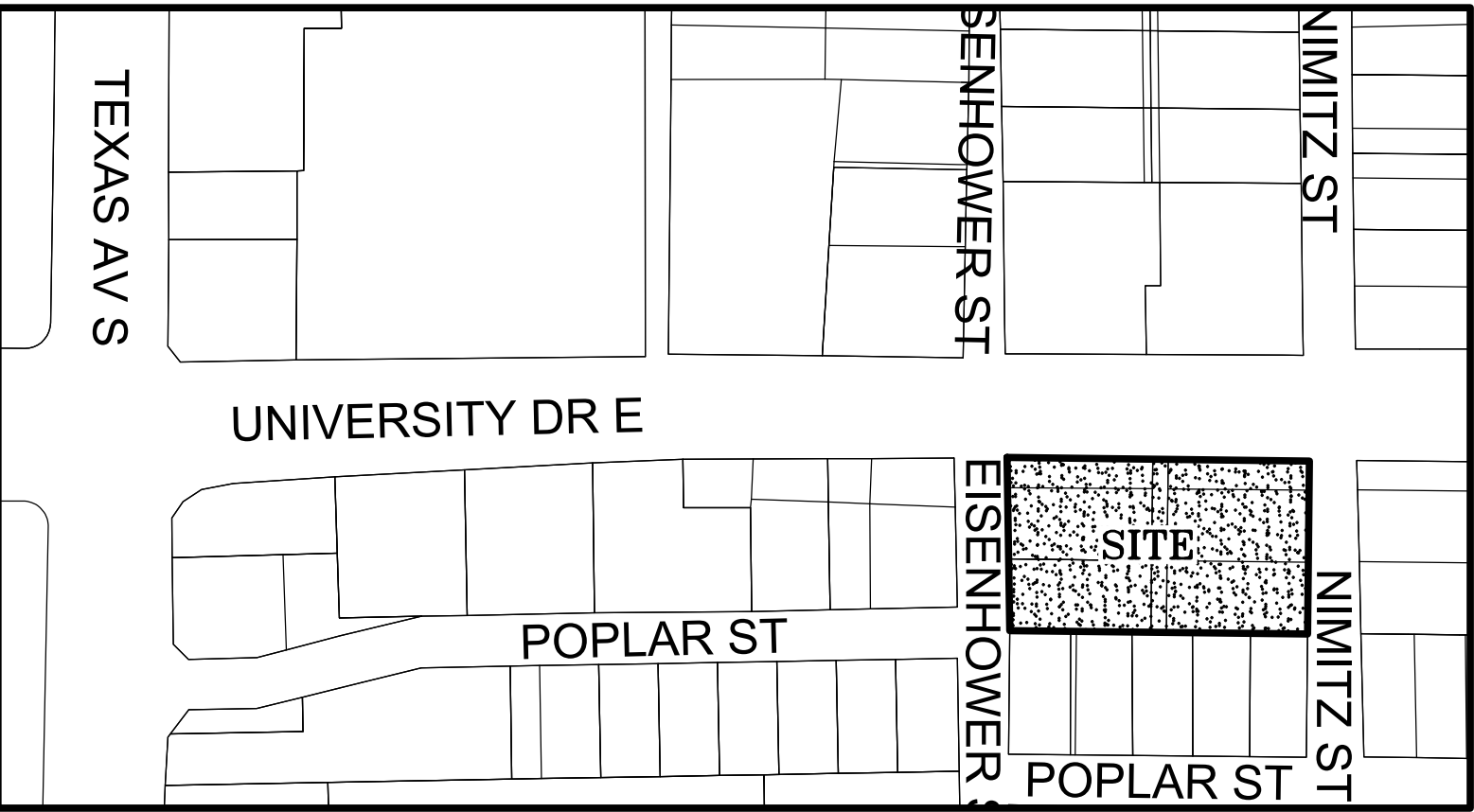
LEGEND:

- PROPERTY BOUNDARY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- PROPERTY CORNER
- DEDICATED ROW

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 35.04' | N04° 02' 13"W |
| L2         | 35.66' | N85° 59' 04"E |

General Notes:

- Coordinates and bearing system shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of College Station control monument CS94-122 (Y:10216575.31; X:35555622.66) and as established by GPS observation
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.00010948297328 (calculated using GEOID12B)
- This tract does not lie within a designated 100 year flood plain according to the FEMA FIRM Maps, Panel No. 48041C0215F, revised date: 04-02-2014.
- Lots are zoned as GC (General Commercial as shown on plat). Adjoiner lots are zoned D (Duplex).
- Setbacks to be per College Station Unified Development Ordinance.
- 1/2" iron rod w/cap 'Kerr 4502' set at all corners unless otherwise noted.
- Easement to City of College Station, 1495/32 (O.R.B.C.T.), has been abandoned by 17331/116.
- Driveway access will be through side streets Eisenhower Street and Nimitz Street.



VICINITY MAP:

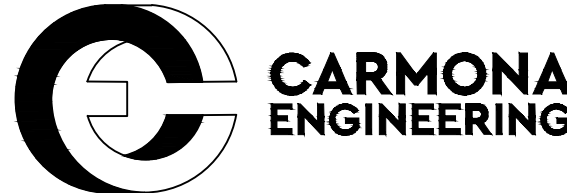
FINAL PLAT  
OF  
COLLEGE HEIGHTS SUBDIVISION LOT 1R, BLOCK C  
1.099 ACRES  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
& .014 ACRES OF RIGHT-OF-WAY DEDICATION  
BEING A REPLAT  
OF  
COLLEGE HEIGHTS SUBDIVISION LOTS 1-6, BLOCK 'C',  
VOLUME 124, PAGE 259 (D.R.B.C.T.)  
RICHARD CARTER LEAGUE, A-8  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SEPTEMBER 2021  
SCALE 1"= 30'

OWNER/DEVELOPER:  
CS-300 UNIVERSITY/PONDEROSA, LLC.  
c/o JAMES W. CHANG  
4545 POST OAK PLACE, SUITE 125  
HOUSTON, TX 77027



SURVEYOR:  
KERR SURVEYING, LLC  
TBPELS FIRM #10018500  
BRAD KERR, RPLS No. 4502  
409 N. TEXAS AVE.  
BRYAN, TX 77803  
979-268-3195



ENGINEER:  
CARMONA ENGINEERING LLC  
TBPE FIRM # F-21905  
JOSE H CARMONA, JR., P.E.  
4040 HWY 6 STE 200  
COLLEGE STATION, TX 77845  
979-314-9021



**October 7, 2021  
Regular Agenda  
Rezoning – Baker Tract**

**To:** Planning & Zoning Commission

**From:** Brandi Garcia Tedrick, Staff Planner

**Agenda Caption:** Public hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural to GS General Suburban for approximately 30 acres generally located west of the intersection of W.S. Phillips Parkway and Brewster Drive. Case # REZ2021-000008 (Note: Final action of this item will be considered at the October 28, 2021 City Council Meeting – Subject to change).

**Recommendation:** Staff recommends approval of this rezoning request.

**Summary:** This request is to rezone approximately 30 acres of undeveloped land generally located west of the intersection of W.S. Phillips Parkway and Brewster Drive from R Rural to GS General Suburban. The tract was originally zoned A-O Agricultural-Open upon annexation to the City in 1995. This zoning request is in effort to provide additional single-family housing supply to this area of the city.

**REZONING REVIEW CRITERIA**

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

The subject tract is designated on the Comprehensive Plan Future Land Use and Character Map as General Suburban and on the Concept Map as Growth Area IV. The Comprehensive Plan states that the General Suburban portion within Growth Area IV is suitable for high-density single-family lots, townhomes, and duplexes. The ongoing 10-Year Comprehensive Plan Update reclassifies the subject property as Suburban Residential, which is nearly identical in function and allows medium to high-density single-family lots. The proposed zoning permits single-family detached homes, allowing the property to be developed consistent with the Comprehensive Plan.

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

The existing R Rural zoning allows for a mix of large acreages and large-lot residential developments, which is partially compatible with the development in the surrounding area. Given the property’s proximity to Castlegate II and Brewster Pointe properties and its designation of Growth Area IV in the Comprehensive Plan, a rezoning which allows for higher-density single-family lots supports the planned growth in the area. The continuation of high-density single-family is compatible with the adjacent Castlegate II and Brewster Pointe subdivisions.

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

The size and location of the subject property is suitable for residential uses. The site has adequate space to meet the minimal dimensional standards for the GS General Suburban district. It is adjacent to other high-density single-family and commercial developments. There is no floodplain

on the property. There is an existing gas pipeline crossing and a large pond on site that will remain and will be avoided by residential lots.

**4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:**

Domestic water and fire flow service for this tract will be provided by the City of College Station via extending existing 8" and 12" waterline infrastructure surrounding the property. Wastewater service for this tract will be provided by City as well via a 12" sewer line located along the northwest property line. Detention is required in accordance with the BCS guidelines. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The tract contains portions of 3 thoroughfares. W.S. Phillips Parkway is along its eastern edge and classified as a future 4-lane Minor Arterial. The extension of Brewster Drive as a proposed 2-lane Minor Collector is along the tract's southern edge and the extension of Etonbury Avenue as a 2-lane Minor Collector is along the western edge. There are two residential streets stubbed to the tract, Tradewind Drive and Bramber Drive, that will be extended with platting. While the acreage amount can require a TIA, a TIA was not required with this rezoning. The applicant provided a conceptual layout of 96 lots as the tract has thoroughfares and other encumbrances such as a significant gas pipeline crossing, a large pond, and detention requirements that limit the developable area. If a Preliminary Plan is submitted in the future with 150 or more lots, a TIA can be required with that application.

**5. The marketability of the property:**

The applicant has stated there is little marketability for this property under the current zoning due to the development activity in this area.

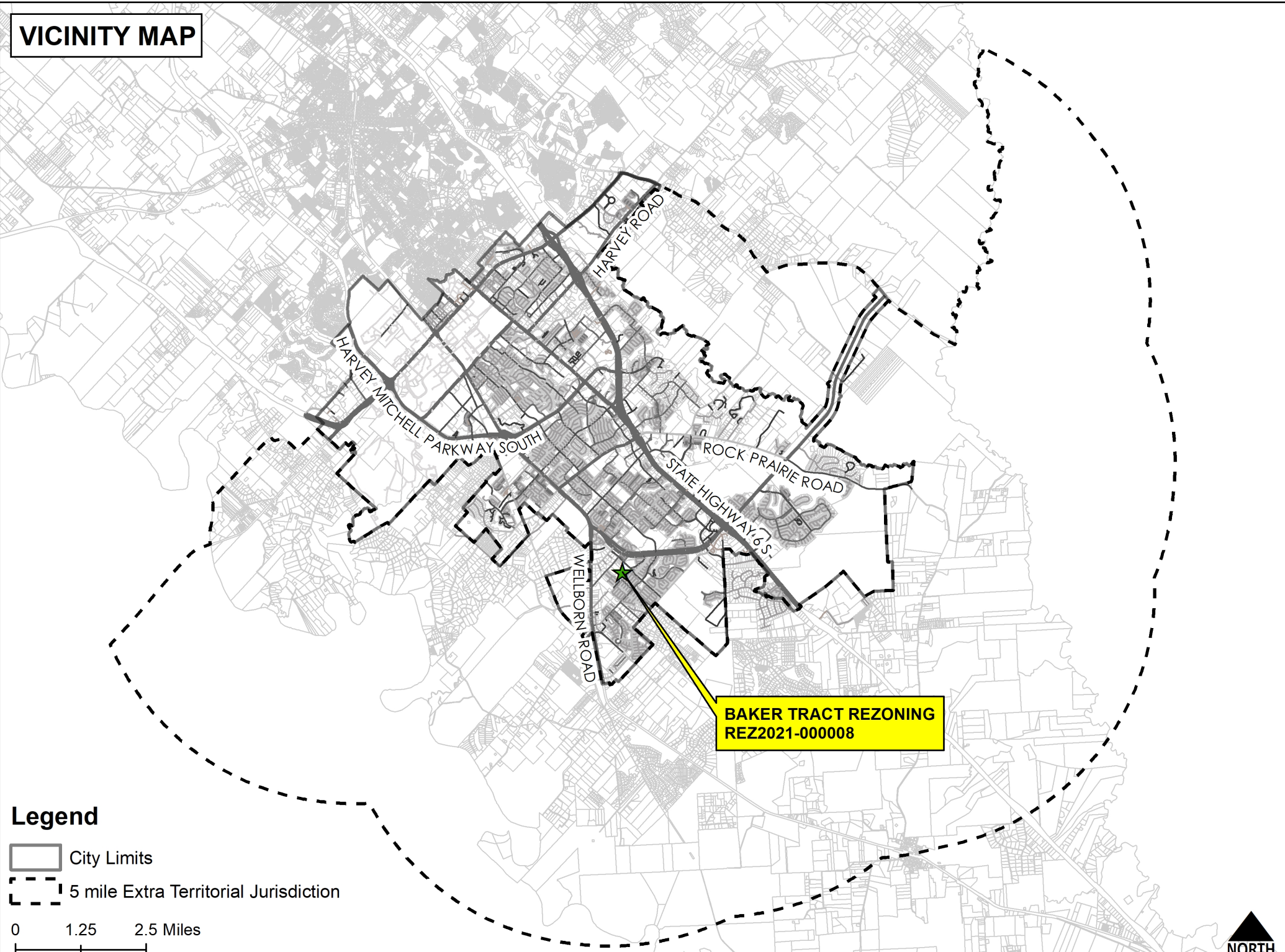
**STAFF RECOMMENDATION**

Staff recommends approval of this rezoning request.

**SUPPORTING MATERIALS**

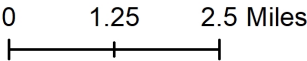
1. Vicinity, Aerial, and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map

VICINITY MAP



Legend

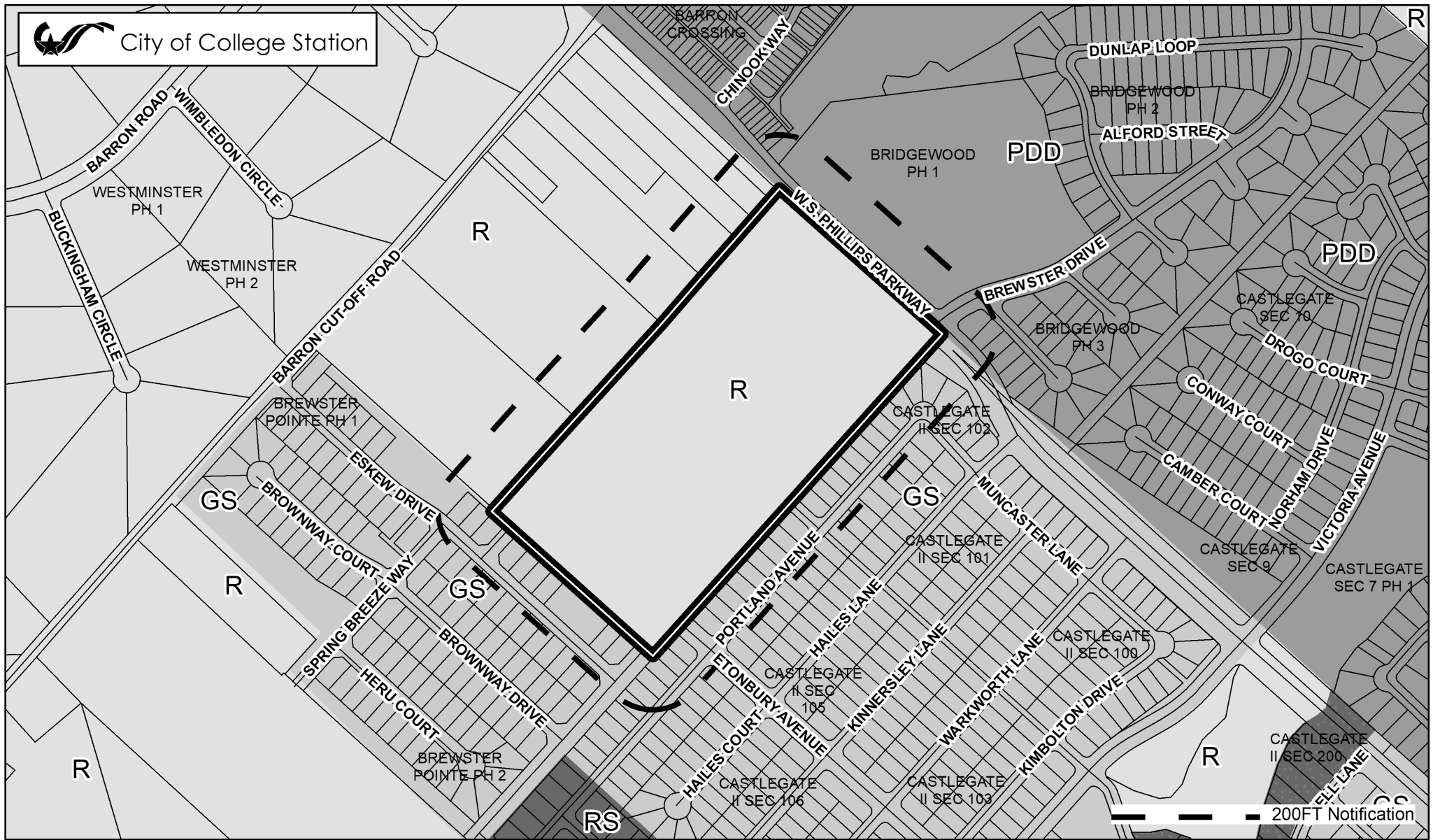
- City Limits
- 5 mile Extra Territorial Jurisdiction











**ZONING DISTRICTS (In Grayscale)**

| Residential |                              |                           |
|-------------|------------------------------|---------------------------|
| R           | Rural                        | MF Multi-Family           |
| WE          | Wellborn Estate              | MU Mixed-Use              |
| E           | Estate                       | MHP Manufactured Home Pk. |
| WRS         | Wellborn Restricted Suburban |                           |
| RS          | Restricted Suburban          |                           |
| GS          | General Suburban             |                           |
| D           | Duplex                       |                           |
| T           | Townhome                     |                           |

**Non-Residential**

|     |                          |
|-----|--------------------------|
| NAP | Natural Area Protected   |
| O   | Office                   |
| SC  | Suburban Commercial      |
| WC  | Wellborn Commercial      |
| GC  | General Commercial       |
| CI  | Commercial Industrial    |
| BP  | Business Park            |
| BPI | Business Park Industrial |
| C-U | College and University   |

**Planned Districts**

|       |                         |
|-------|-------------------------|
| P-MUD | Planned Mixed-Use Dist. |
| PDD   | Planned Develop. Dist.  |

**Design Districts**

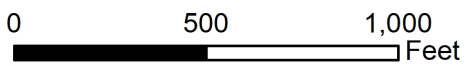
|      |                          |
|------|--------------------------|
| WPC  | Wolf Pen Creek Dev. Cor. |
| NG-1 | Core Northgate           |
| NG-2 | Transitional Northgate   |
| NG-3 | Residential Northgate    |

**Overlay Districts**

|     |                            |
|-----|----------------------------|
| OV  | Corridor Ovr.              |
| RDD | Redevelopment District     |
| KO  | Krenek Tap Ovr.            |
| NPO | Nbrhd. Prevailing Ovr.     |
| NCO | Nbrhd. Conservation Ovr.   |
| HP  | Historic Preservation Ovr. |

**Retired Districts**

|      |                           |
|------|---------------------------|
| R-1B | Single Family Residential |
| R-4  | Multi-Family              |
| R-6  | High Density Multi-Family |
| C-3  | Light Commercial          |
| RD   | Research and Dev.         |
| M-1  | Light Industrial          |
| M-2  | Heavy Industrial          |

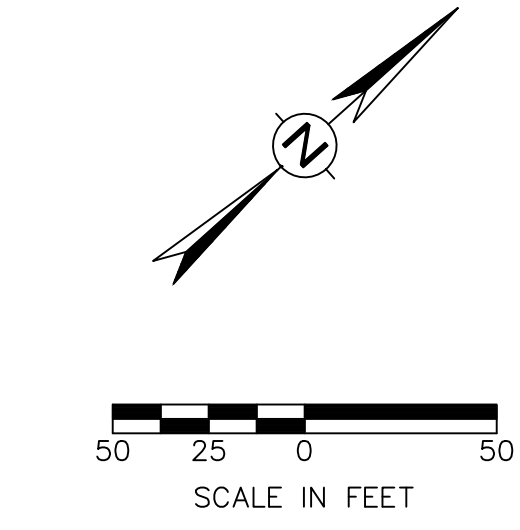
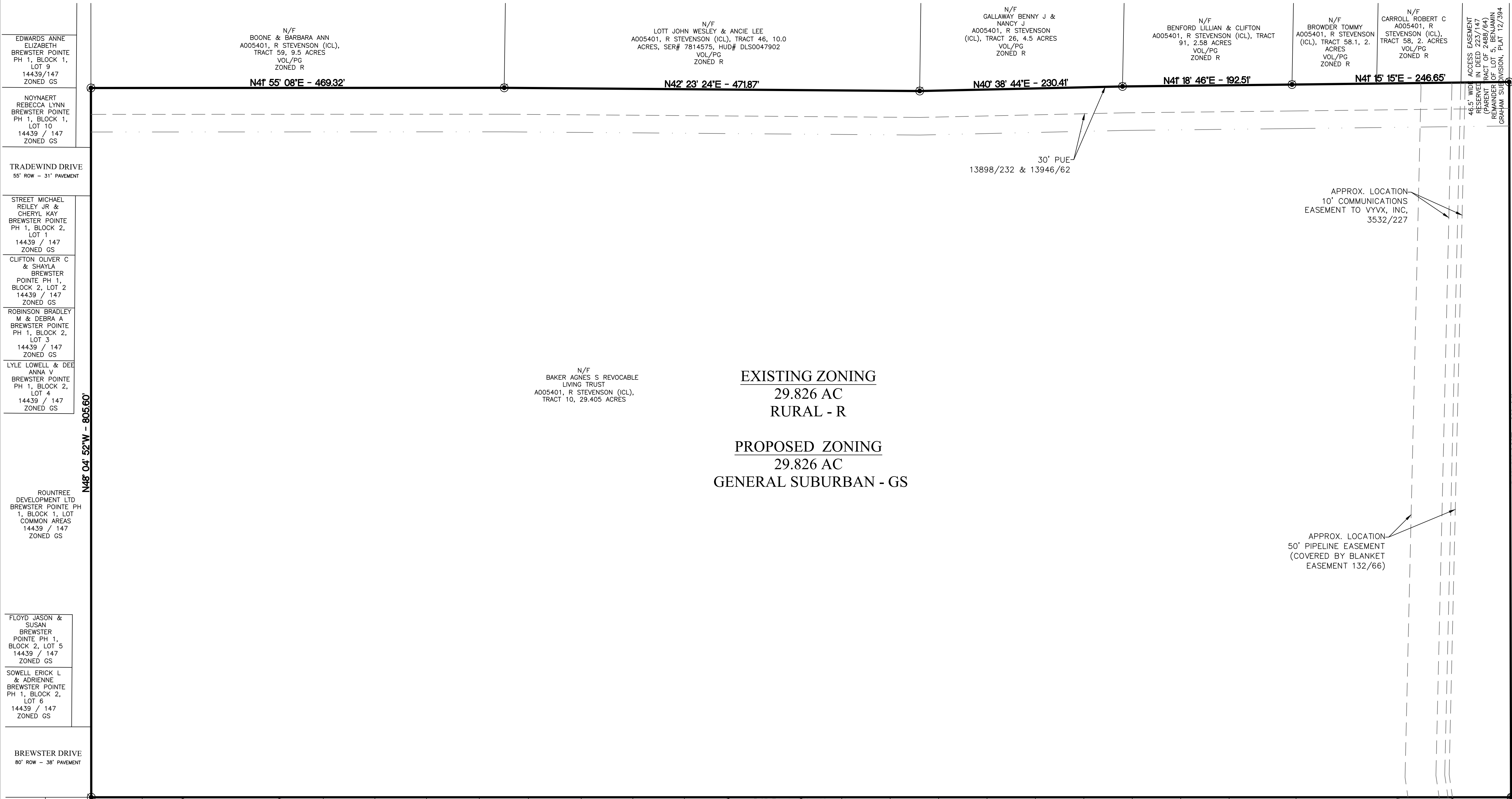


**BAKER TRACT REZONING**

Case:  
REZ2021-000008

**REZONING**

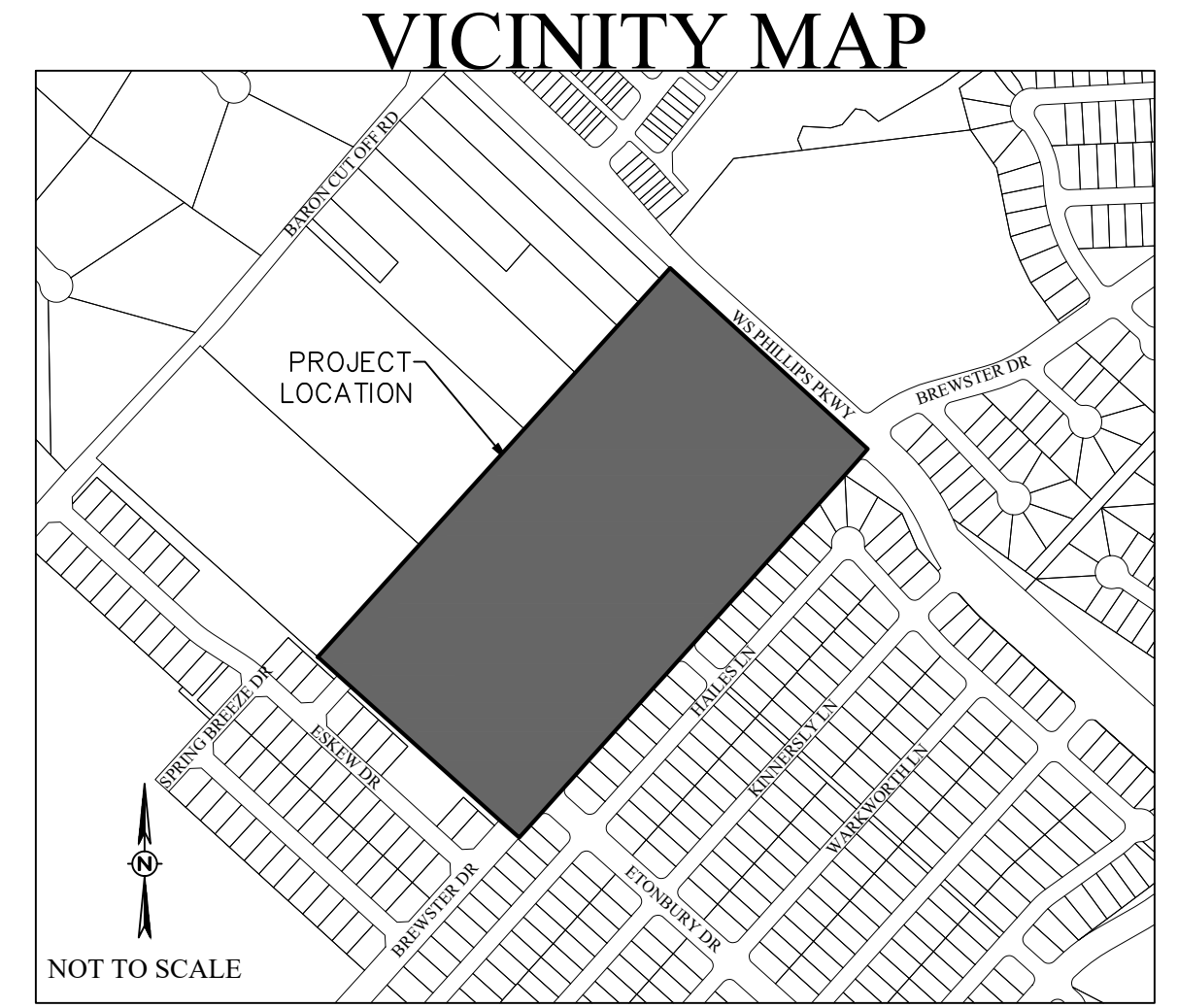
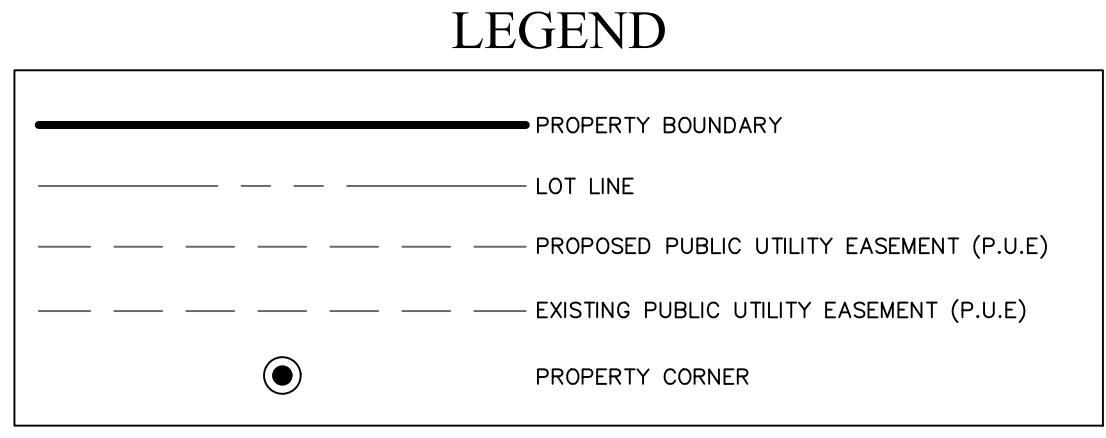




- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-137 AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009301916043 (CALCULATED USING GEOID12B).
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012.

**EXISTING ZONING**  
29.826 AC  
RURAL - R

**PROPOSED ZONING**  
29.826 AC  
GENERAL SUBURBAN - GS



# ZONING MAP

## BAKER TRACT REZONING

29.826 ACRES

ROBERT STEVENSON LEAGUE, A-54

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN  
JULY 2021

**OWNER/DEVELOPER:**  
ROUNTREE GROUP, LLC  
1110 12TH MAN CIRCLE  
COLLEGE STATION, TX 77845  
(979) 690-7117

**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195

**ENGINEER:**  
  
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
\*\*\*  
(979) 764-3900

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: October 7, 2021  
Advertised Council Hearing Date: October 28, 2021

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:

Castlegate HOA  
Castlegate II HOA

Property owner notices mailed: 89

Contacts in support: None at the time of this report  
Contacts in opposition: None at the time of this report  
Inquiry contacts: Four at the time of this report

### ADJACENT LAND USES

| Direction | Comprehensive Plan                       | Zoning                           | Land Use                  |
|-----------|------------------------------------------|----------------------------------|---------------------------|
| North     | Restricted Suburban                      | PDD Planned Development District | Public Facility (School)  |
| South     | Restricted Suburban and General Suburban | GS General Suburban              | Single-Family Residential |
| East      | Restricted Suburban                      | GS General Suburban              | Single-Family Residential |
| West      | General Suburban                         | R Rural                          | Rural                     |

### DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation (1995)  
A-O Agricultural Open renamed R Rural (2013)  
**Final Plat:** Unplatted  
**Site Development:** Undeveloped





## REZONING APPLICATION SUPPORTING INFORMATION

**Name of Project:** BAKER TRACT REZONING

**Address:**

**Legal Description:** A005401, R STEVENSON (ICL), TRACT 10, 29.405 ACRES

**Total Acreage:** 29.826

**Applicant::** SCHULTZ ENGINEERING LLC

**Property Owner:** BAKER AGNES S REVOCABLE LIVING

**List the changed or changing conditions in the area or in the City which make this zone change necessary.**

The demand for single family residential homes in south College Station

**Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.**

This zone change is in accordance with the Comprehensive Plan.

**How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?**

Large lot rural style residential development of this tract is not in conformance with the Land Use plan and would result in only a few residential lots which is not suitable for comparison to the existing and proposed single family neighborhoods adjacent to this property.

**Explain the suitability of the property for uses permitted by the rezoning district requested.**

There is a demand for single family residential lots in this area due its proximity to schools and the success of the nearby residential developments. The property has adequate access and availability of utilities.

**Explain the suitability of the property for uses permitted by the current zoning district.**

There is a demand for single family residential lots in this area due its proximity to schools and the success of the nearby residential developments. The property has adequate access and availability of utilities.

**Explain the marketability of the property for uses permitted by the current zoning district.**

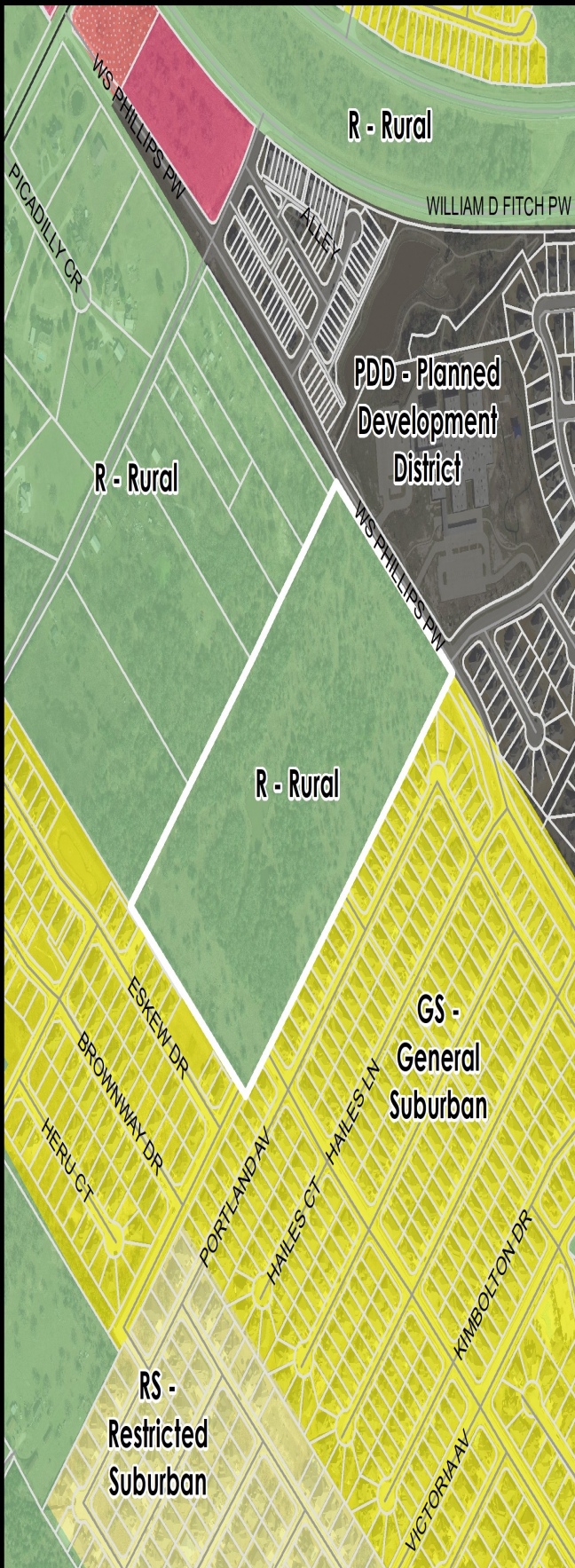
There is little marketability as a multi-acre rural residential lot subdivision in this location due to the development activity in this area.

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

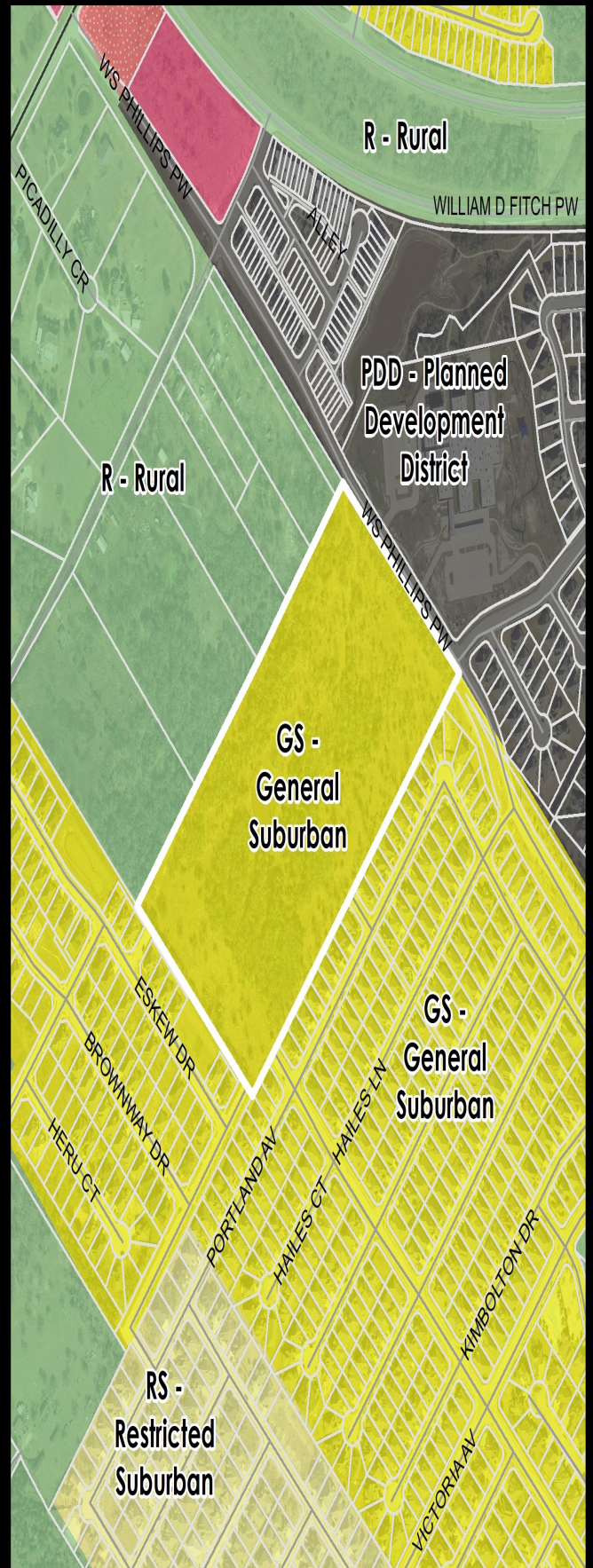
The development of this property will extend utilities and streets that will help with the development of the adjacent properties.



## EXISTING Zoning



## PROPOSED Zoning





**October 7, 2021  
Regular Agenda  
Rezoning – Southland Addition**

**To:** Planning & Zoning Commission

**From:** Brandi Garcia Tedrick, Staff Planner

**Agenda Caption:** Public hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from C-3 Light Commercial and GS General Suburban to PDD Planned Development District for approximately 0.6 acres located at 1201 Wellborn Road and 104 Southland Street, generally located east of the intersection of FM 2154 (Wellborn Road) and Southland Street. Case # REZ2021-000007 (Note: Final action of this item will be considered at the October 28, 2021 City Council Meeting – Subject to change).

**Recommendation:** Staff recommends approval of the rezoning request and associated concept plan.

**Summary:** The applicant has proposed a PDD Planned Development District for approximately 0.6 acres generally located at the corner of Southland Street and FM 2154 (Wellborn Road). It is the applicant’s intent to expand the Southwest Crossing commercial center onto this property and develop a drive-thru restaurant with buffering to the adjacent single-family neighborhood.

**REZONING REVIEW CRITERIA**

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

The current Comprehensive Plan Future Land Use and Character Map designates the subject property as GS General Suburban. However, with the 10-year Comprehensive Plan Update the subject property will be designated as Neighborhood Commercial. The change in future land use designation from residential to commercial uses recognizes that these properties are appropriate for commercial uses that front on to FM 2154 (Wellborn Road) and the need to be compatible with adjacent residential properties. The Comprehensive Plan generally describes the land uses as follows:

Current Comprehensive Plan – General Suburban – areas that should have an intense level of development activities. These areas will tend to consist of high-density single-family residential lots. Townhomes, duplexes, and neighborhood commercial and office uses may also be permitted in growth areas.

10-year Comprehensive Plan Update – Neighborhood Commercial – areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and located adjacent to major roads along the fringe of residential areas. Design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses.

The 10-year Comprehensive Plan Update will be heard by the City Council at their October 14, 2021, meeting. This rezoning request to a PDD with a base zoning of SC Suburban Commercial is consistent with the Neighborhood Commercial land use proposed in the Comprehensive Plan Update.

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

These properties are currently zoned C-3 Light Commercial and GS General Suburban and this request is to be rezoned to PDD Planned Development District with a base zoning of SC Suburban Commercial. With this rezoning request the applicant is proposing to extend the adjacent commercial development. Through the PDD the applicant is proposing additional buffering standards to help mitigate the impacts on the adjacent residential areas. They are proposing a 30 foot wide landscape buffer and a wall along the common property line of residential uses, an additional drive-thru queuing space, and shared parking with the neighboring Southwest Crossing commercial center.

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

The subject property is adjacent to the existing Southwest Crossing commercial center and has direct frontage to FM 2154 (Wellborn Road). Wellborn Road is a major arterial and is appropriate for more intense commercial development. This PDD will allow for commercial uses that tie into the Southwest Crossing commercial center while also buffering to the adjacent neighborhood. The commercial development will not have access to Southland Street, which is primarily residential, and will access through drive aisles within the existing commercial development.

**4. Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:**

The project will be served by the City of College Station for water and waste water services. Sewer service will be accomplished by extending an existing public main located in the shopping center to the southeast. Water service is currently available along three sides of the subject property. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines

Wellborn Road (a TxDOT roadway) is classified as a future 6-lane Major Arterial on the Thoroughfare Plan. The proposed rezoning supplied a TIA letter stating that the peak trip generation during the peak hour would be 17.9, which is well below the threshold of 150 trips in the peak hour to require a TIA. As can be seen in the concept plan, there will be no driveway access to Wellborn Road.

**5. The marketability of the property:**

This property with its high visibility along FM 2154 (Wellborn Road) is marketable for commercial uses. Utilizing a PDD zoning with a base of SC Suburban Commercial helps provide adequate transitions to the adjacent neighborhood.

## **REVIEW OF CONCEPT PLAN**

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;

2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

**General:**

The Concept Plan proposes a commercial development connecting to the existing Southwest Crossing commercial center with a proposed drive-thru restaurant.

**Modifications Requested:** The applicant is requesting modifications to the standard SC Suburban Commercial requirements for restaurants with a drive-thru that include being located a minimum of 150 feet from any single-family use or zoning and the requirement that drive-thru facilities (menu board, speaker box, pick-up window) cannot be located between the building and any single-family use or zoning. The applicant is proposing the following:

1. Distance from pick-up window to the single-family property line: 59 feet
2. Distance from back-of-curb of by-pass lane to single-family property line: 36 feet
3. Distance from menu board to single-family property line: 67 feet

**Community Benefits:** The applicant offers the following as community benefits:

1. A 30-foot wide buffer with landscaping and solid screening wall along the common property line of residential uses.
2. Five queuing spaces for the pick-up window, which is an additional space, and three queuing spaces for the order window.
3. A shared parking and private access easement(s) provided with neighboring Southwest Crossing commercial center.

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request and associated concept plan.

**SUPPORTING MATERIALS**

1. Vicinity, Aerial, and Small Area Map
2. Rezoning Exhibit



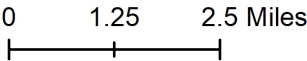
3. Background Information
4. Applicant's Supporting Information
5. Rezoning Map
6. Concept Plan

VICINITY MAP

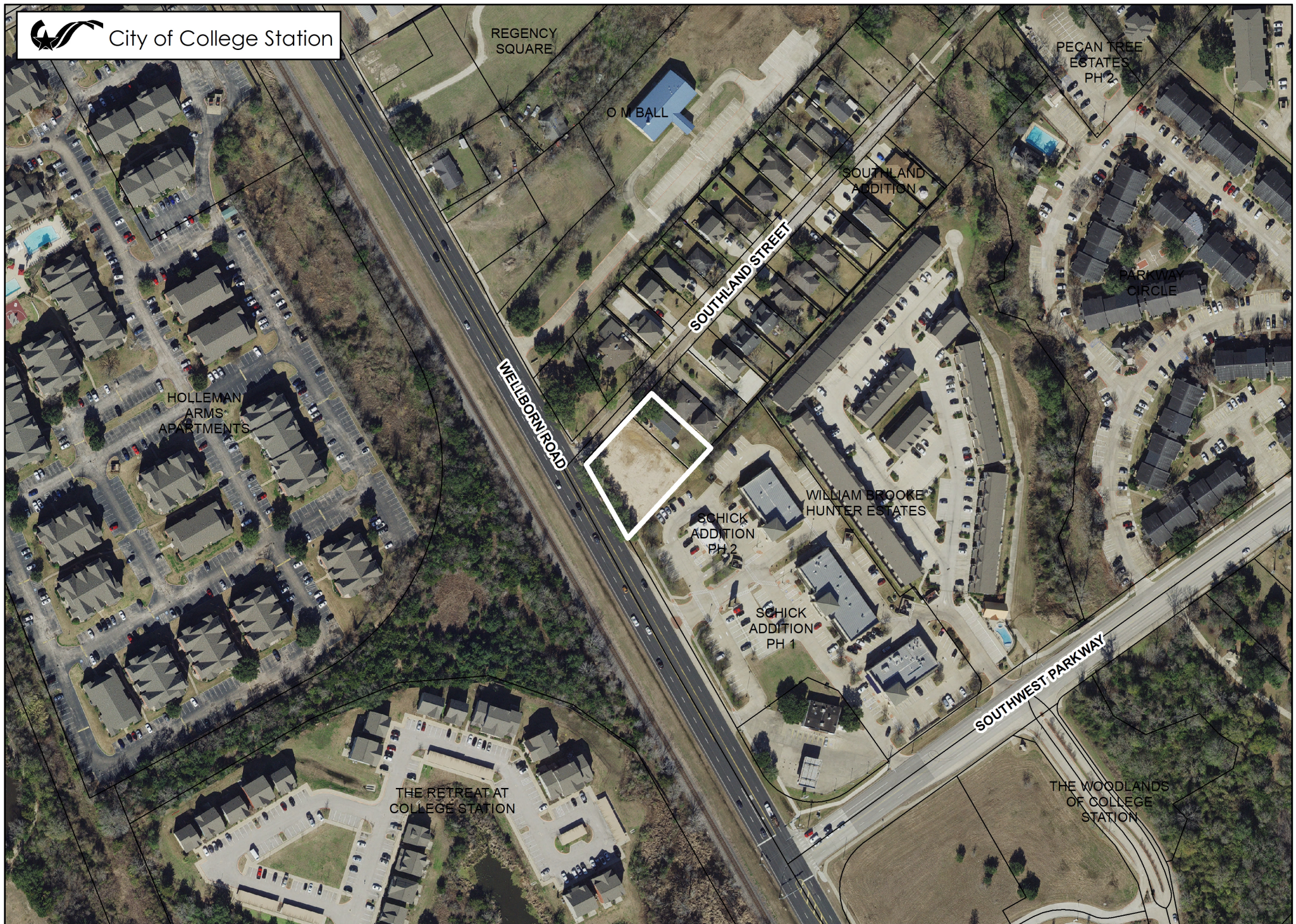
SW CROSSING  
REZ2021-000007

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction







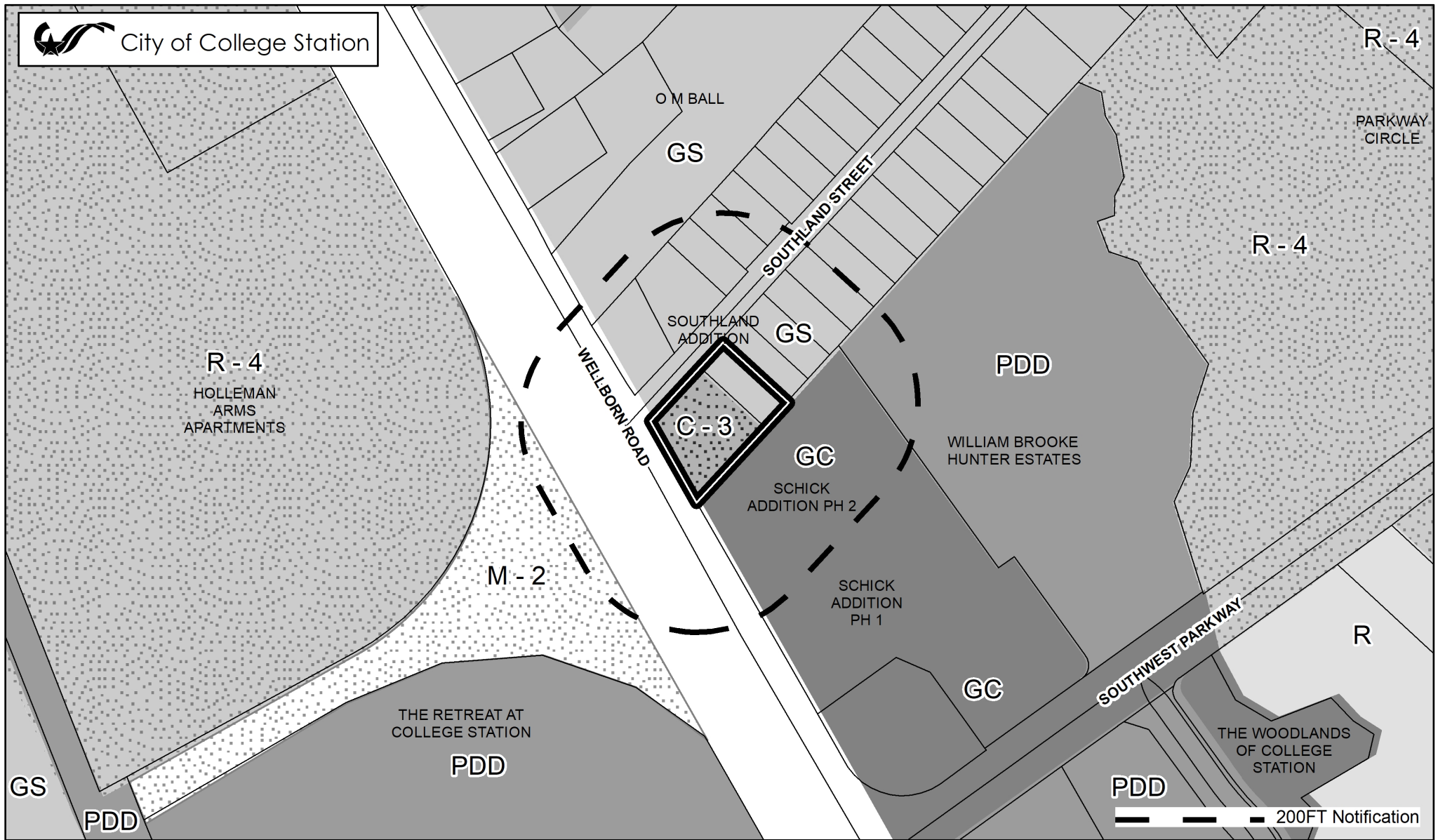
0 212.5 425 Feet

**SW CROSSING**

Case:  
REZ2021-000007

**REZONING**





**ZONING DISTRICTS** (In Grayscale)

| Residential |                              |                           |
|-------------|------------------------------|---------------------------|
| R           | Rural                        | MF Multi-Family           |
| WE          | Wellborn Estate              | MU Mixed-Use              |
| E           | Estate                       | MHP Manufactured Home Pk. |
| WRS         | Wellborn Restricted Suburban |                           |
| RS          | Restricted Suburban          |                           |
| GS          | General Suburban             |                           |
| D           | Duplex                       |                           |
| T           | Townhome                     |                           |

**Non-Residential**

|     |                          |
|-----|--------------------------|
| NAP | Natural Area Protected   |
| O   | Office                   |
| SC  | Suburban Commercial      |
| WC  | Wellborn Commercial      |
| GC  | General Commercial       |
| CI  | Commercial Industrial    |
| BP  | Business Park            |
| BPI | Business Park Industrial |
| C-U | College and University   |

**Planned Districts**

|       |                         |
|-------|-------------------------|
| P-MUD | Planned Mixed-Use Dist. |
| PDD   | Planned Develop. Dist.  |

**Design Districts**

|      |                          |
|------|--------------------------|
| WPC  | Wolf Pen Creek Dev. Cor. |
| NG-1 | Core Northgate           |
| NG-2 | Transitional Northgate   |
| NG-3 | Residential Northgate    |

**Overlay Districts**

|     |                            |
|-----|----------------------------|
| OV  | Corridor Ovr.              |
| RDD | Redevelopment District     |
| KO  | Krenek Tap Ovr.            |
| NPO | Nbrhd. Prevailing Ovr.     |
| NCO | Nbrhd. Conservation Ovr.   |
| HP  | Historic Preservation Ovr. |

**Retired Districts**

|      |                           |
|------|---------------------------|
| R-1B | Single Family Residential |
| R-4  | Multi-Family              |
| R-6  | High Density Multi-Family |
| C-3  | Light Commercial          |
| RD   | Research and Dev.         |
| M-1  | Light Industrial          |
| M-2  | Heavy Industrial          |



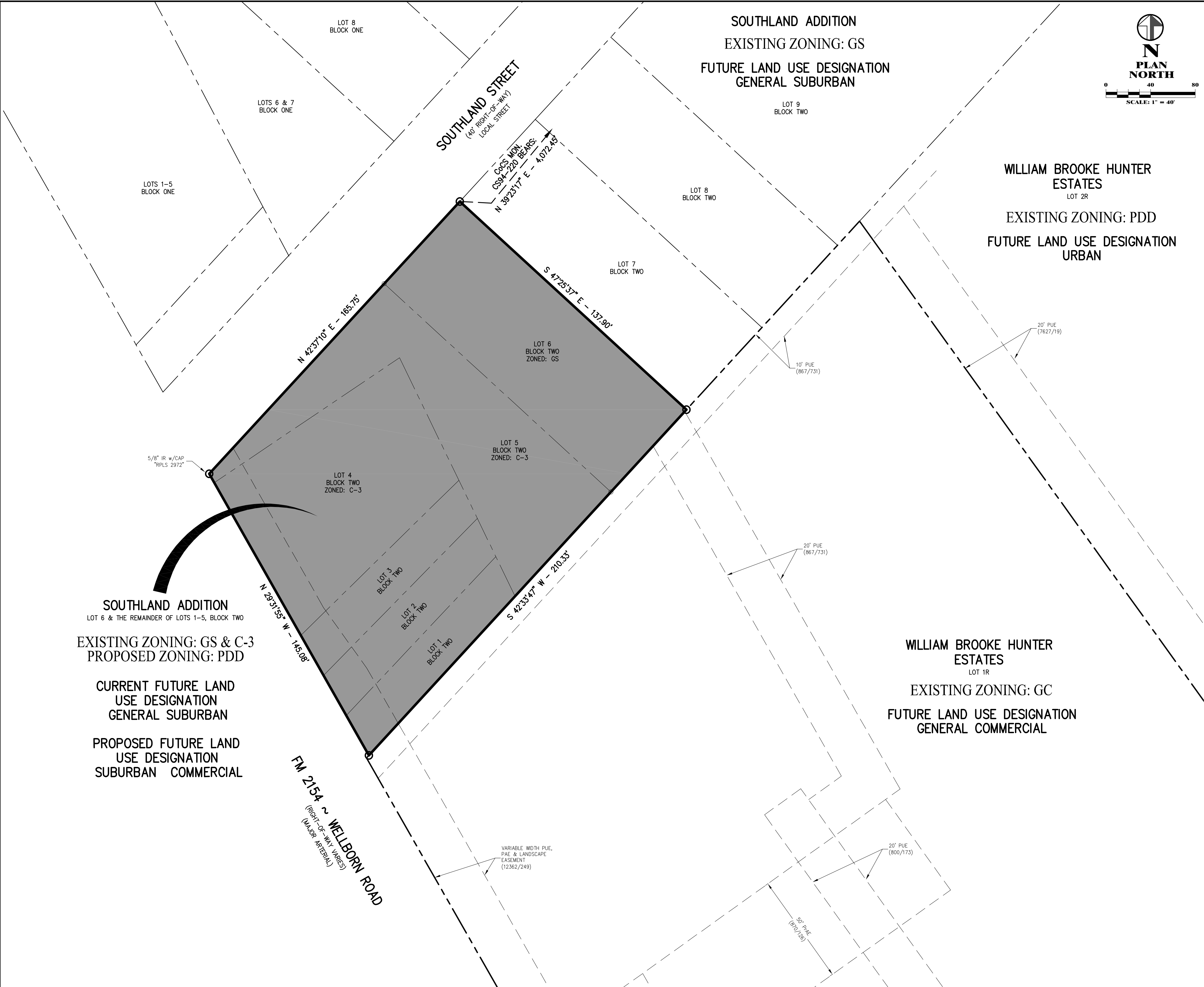
0 212.5 425 Feet

**SW CROSSING**

Case:  
REZ2021-000007

**REZONING**





**ZONING NAMES:**

GS = GENERAL SUBURBAN  
GC = GENERAL COMMERCIAL  
U = URBAN  
PDD = PLANNED DEVELOPMENT DISTRICT

**GENERAL NOTES:**

- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN PER F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0305F, APRIL 2, 2014.
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).  
  
DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010319041689 (CALCULATED USING GEOID12B).
- ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS (CAPPED "KERR 4502") UNLESS OTHERWISE NOTED.
- THIS DOCUMENT IS FOR REZONING SOLELY AND IS NOT TO BE USED AS A BOUNDARY/TITLE SURVEY. THE BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, UNDER THE DIRECTION OF MR. BRAD KERR, RPLS 4502.
- THE EXISTING USE OF THIS TRACT IS VACANT.
- THE EXISTING 8" PUBLIC SANITARY SEWER LINE, INTERNAL TO LOT 1R - WILLIAM BROOK HUNTER ESTATES, WILL BE EXTENDED TO THE SUBJECT PROPERTY FOR SANITARY SEWER SERVICE.

**REZONING MAP**  
FOR  
**SOUTHLAND ADDITION**  
LOT 6 & THE REMAINDER OF LOTS 1-5, BLOCK 2  
CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7  
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

**OLDHAM GOODWIN GROUP**  
BROKERAGE | DEVELOPMENT | MANAGEMENT  
SWC AT BEE CREEK, LLC  
c/o FREDDY ALONSO  
2800 SOUTH TEXAS AVENUE STE. 401  
BRYAN, TX 77802  
PH: (979) 260-2000  
EMAIL: Freddy.alonso@oldhamgoodwin.com

**RME**  
Consulting Engineers  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
PH: (979) 764-0704  
EMAIL: civil@rmengineer.com  
TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0755RZ1A SCALE: 1"=40'  
SUBMITTED DATE: 7/30/21  
REVISIONS: 9/3/21

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

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**325 - 0755**  
SHEET 1 OF 1



## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: October 7, 2021

Advertised Council Hearing Date: October 28, 2021

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:

None

Property owner notices mailed: 13  
Contacts in support: None at the time of this report  
Contacts in opposition: None at the time of this report  
Inquiry contacts: None at the time of this report

### ADJACENT LAND USES

| Direction | Comprehensive Plan    | Zoning                | Land Use                |
|-----------|-----------------------|-----------------------|-------------------------|
| North     | General Suburban      | GS General Suburban   | Single Family           |
| South     | 6-lane Major Arterial | N/A                   | Wellborn Road (FM 2154) |
| East      | General Commercial    | GC General Commercial | Commercial Retail       |
| West      | 6-lane Major Arterial | N/A                   | Wellborn Road (FM 2154) |

### DEVELOPMENT HISTORY: 1201 Wellborn Road

**Annexation:** 1956  
**Zoning:** R-3 Apartment Building District to C-N Neighborhood Business District (1975)  
C-N Neighborhood Business District renamed C-3 Light Commercial (2003)  
**Final Plat:** Southland Addition (1948)  
**Site development:** Undeveloped

### DEVELOPMENT HISTORY: 104 Southland Street

**Annexation:** 1956  
**Zoning:** R-3 Apartment Building District to R-1 Single Family Residential (1976)  
R-1 Single Family Residential renamed GS General Suburban (2013)  
**Final Plat:** Southland Addition (1948)  
**Site development:** Single Family





## REZONING PDD APPLICATION SUPPORTING INFORMATION

**Name of Project:** SW CROSSING

**Address:** 1201 WELLBORN RD

**Legal Description:** SOUTHLAND, BLOCK 2, LOT 1-5, ACRES .438

**Total Acreage:** 0.6

**Applicant:** RME CONSULTING ENGINEERS

**Property Owner:** SOUTHLAND WELLBORN LLC

**List the changed or changing conditions in the area or in the City which make this zone change necessary.**

See attached "explanations".

**Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.**

See attached "explanations".

**How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?**

See attached "explanations".

**Explain the suitability of the property for uses permitted by the rezoning district requested.**

See attached "explanations".

**Explain the suitability of the property for uses permitted by the current zoning district.**

See attached "explanations".

**Explain the marketability of the property for uses permitted by the current zoning district.**

See attached "explanations".

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

See attached "explanations".

**Building Heights.**

30'

**Proposed Drainage.**

Detention and drainage to existing development

**Variations Sought.**

Requesting modifications to the standard SC Suburban Commercial requirements for restaurants with a drive-thru which include being located a minimum of 150 feet from any single-family use or zoning and the requirement that drive-thru facilities (menu board, speaker box, pick-up window) cannot be located between the building and any single-family use or zoning. Proposing the following:

1. Distance from pick-up window to the single-family property line: 59 feet
2. Distance from back-of-curb of by-pass lane to single-family property line: 36 feet
3. Distance from menu board to single-family property line: 67 feet

**Community Benefits.**

Increased buffer yard width.

**Sustained Stability.**



See attached "explanations".

**Conformity.**

See attached "explanations".

**Compatibility with use.**

See attached "explanations".

**Access to Streets.**

Utilize existing street connections.

**Public Improvements.**

All internal to site.

**Public Health.**

See attached "explanations".

**Safety.**

See attached "explanations".

**REZONING SUPPORTING INFORMATION**  
**SOUTHLAND ADDITION – LOT 6 & REMAINDER OF LOTS 1 – 5, BLOCK TWO**

**REQUIRED INFORMATION:**

**AREA CONDITIONS:**

*List the changed or changing conditions in the area, or in the City, which make this zone change necessary.*

The majority of the proposed project area is currently zoned C-3 with the remaining being GS (General Suburban). The project is located at a "hard" corner of the major arterial of Wellborn Road (FM 2154) and Southland Street. Base zoning will be restricted to Suburban Commercial (SC) uses and the PDD zoning will be accompanied with a Concept Plan that provides for the relocation/reconstruction of a restaurant with a drive-through component. The zoning change will provide an adequate area for this redevelopment, ancillary uses, and over-sized buffer area (with landscaping and solid screening wall) with the adjacent residential uses.

**COMPATIBILITY:**

*How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?*

Suburban Commercial uses are ideal at "hard" corners of major intersections. The project area is located at the intersection of the major arterial of Wellborn Road (FM 2154) and Southland Street. The historic use of this site has been residential but with Wellborn Road being a major thoroughfare, SC uses are far more compatible. Additionally, the proposed development is an extension of the Southwest Crossing commercial center and will provide a typical transitional use between the surrounding existing single-family residential developments.

**COMPREHENSIVE PLAN:**

*Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.*

A Comprehensive Plan Amendment is being requested with this zoning change.

**REZONING SUITABILITY:**

*Explain the suitability of the property for uses permitted by the rezoning district requested.*

The proposed development is a compatible fit and provides for a transitional use between the surrounding existing single-family residential developments.

**CURRENT SUITABILITY:**

*Explain the suitability of the property for uses permitted by the current zoning district.*

The comprehensive development is located along the "hard" corners of Wellborn Road (FM 2154) and the intersections of Southwest Parkway (minor arterial). These "light" commercial uses (i.e. Southwest Crossing retail, office & restaurant spaces plus the relocation/replacement of the stand-only restaurant) will provide reasonable transitional uses to the single-family use further east along Southland Street and the multi-family development to the east of the shopping center.

**PROPERTY MARKETABILITY:**

*Explain the marketability of the property for uses permitted by the current zoning district.*

**REZONING SUPPORTING INFORMATION**  
**SOUTHLAND ADDITION – LOT 6 & REMAINDER OF LOTS 1 – 5, BLOCK TWO**

The zoning change will provide an adequate area for this redevelopment, ancillary uses, and over-sized buffer area (with landscaping and solid screening wall) with the adjacent residential uses. The relocation/replacement of the proposed facility will also provide higher visibility to Building “C” located with the Southwest Crossing commercial center.

**OTHER REASONS:**

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

N/A.

**CONCEPT PLANS:**

**BUILDING HEIGHTS:**

*Provide the range of future building heights.*

Less than 20’.

**PROPOSED DRAINAGE:**

*Provide a general statement regarding the proposed drainage.*

Site development of this tract will require a detention facility which will adequately discharge site runoff to pre-development runoff rates. Discharge from this site will be conveyed south to the Southwest Crossing commercial property and existing storm sewer collection system.

**VARIANCE SOUGHT:**

Modifications to the standard SC Suburban Commercial requirements for restaurants with a drive-thru which include being located a minimum of 150 feet from any single-family use or zoning and the requirement that drive-thru facilities (menu board, speaker box, pick-up window) cannot be located between the building and any single-family use or zoning. The applicant is proposing the following:

- 1.Distance from pick-up window to the single-family property line: 59 feet
- 2.Distance from back-of-curb of by-pass lane to single-family property line: 36 feet
- 3.Distance from menu board to single-family property line: 67 feet

**COMMUNITY BENEFITS:**

*If variations are sought, please provide a list of community benefits and/or innovative design concepts to justify the request.*

See attached PDD Zoning and Concept Plan document. Summary of Community Benefits are as follows:

- 1) 30’ wide buffer zoning with landscaping and solid screening wall along the common property line of residential uses.
- 2) 5 queuing spaces for pick-up window and 3 queuing spaces for order window.
- 3) Shared parking and private access easement(s) provided with neighboring Southwest Crossing commercial center.

**SUSTAINED STABILITY:**

*Explain how the concept plan proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area.*



**REZONING SUPPORTING INFORMATION**  
**SOUTHLAND ADDITION – LOT 6 & REMAINDER OF LOTS 1 – 5, BLOCK TWO**

Over-sized buffering, screening and other enhancements added to the PDD Concept Plan will help to minimize the "commercial" impacts to the surrounding community. Also, these proposed features will help to increase the operations of the commercial center and proposed project.

**CONFORMITY:**

*Explain how the proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan.*

Requested zoning change includes additional buffer area.

**COMPATIBILITY w/USE:**

*Explain how the concept plan proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development.*

The comprehensive development is located along the "hard" corners of Wellborn Road (FM 2154) and the intersections of Southwest Parkway (minor arterial). These "light" commercial uses (i.e. Southwest Crossing retail, office & restaurant spaces plus the relocation/replacement of the stand-only restaurant) will provide reasonable transitional uses to the single-family use further east along Southland Street and the multi-family development to the east of the shopping center.

**ACCESS TO STREETS:**

*State how dwelling units shall have access to a public street, if they do not front on a public street.*

Full access will be provided via the Southwest Crossing commercial center (Wellborn Road and Southwest Parkway). No driveway access will be requested for Southland Street.

**PUBLIC IMPROVEMENTS:**

*State how the development has provided adequate public improvements, including, but not limited to parks, schools, and other public facilities.*

Existing public utilities and streets are in place and accessible to this project area.

**PUBLIC HEALTH:**

*Explain how the concept plan proposal will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.*

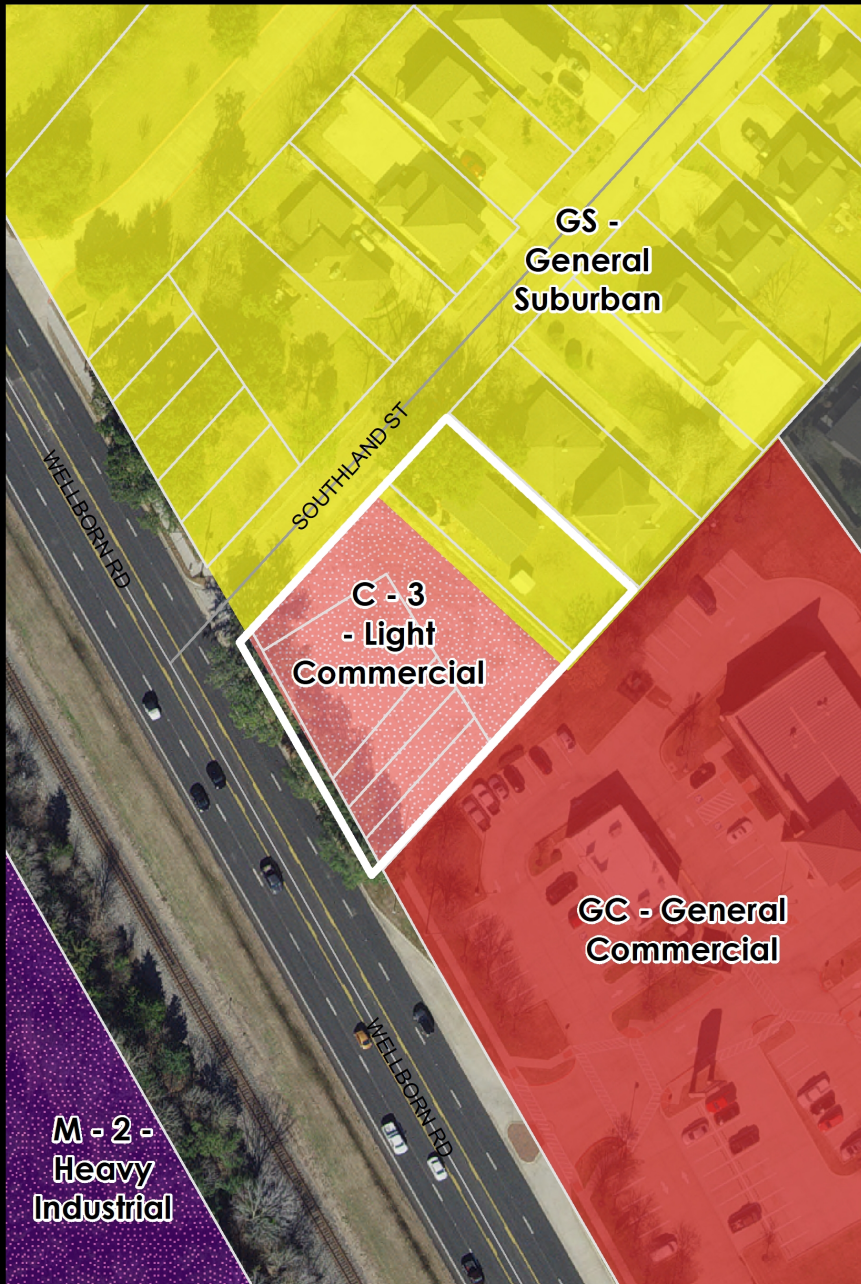
Transitional zoning and over-sized buffering will be provided to adjacent single-family residential uses.

**SAFETY:**

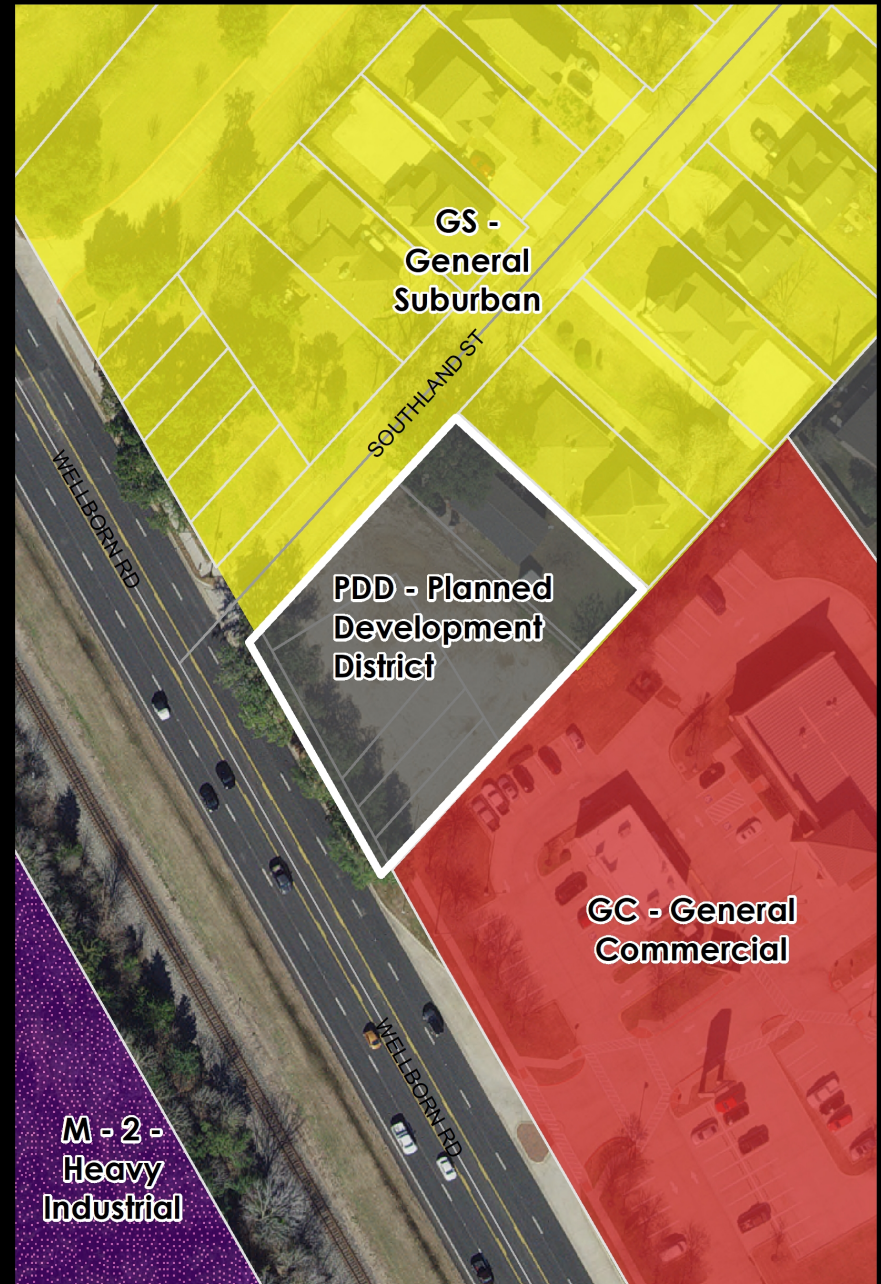
*Explain how the concept plan proposal will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.*

The total peak generation, anticipated for this project, is nominally increasing since the restaurant is a relocation/replacement of the existing restaurant facility. The traffic generated by this project is well within the capacity of the surrounding roadway infrastructure. No driveway access will be requested for Southland Street which will avoid commercial and residential vehicular interaction along Southland Street.

## EXISTING Zoning



## PROPOSED Zoning







**CALL BEFORE YOU DIG**  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
WARNING!! THE CONTRACTOR IS TO  
LOCATE ANY AND ALL UTILITIES PRIOR TO  
CONSTRUCTION AND IS SOLELY  
RESPONSIBLE FOR ALL DAMAGES TO  
EXISTING UTILITIES DUE TO ANY  
CONSTRUCTION ACTIVITY.

0 30 60  
SCALE: 1" = 30'

ZONED: PDD  
WILLIAM BROOKE HUNTER  
ESTATES  
LOT 2R  
VOLUME 7627, PAGE 19  
NOW OR FORMERLY  
REFER TO BRAZOS COUNTY  
APPRAISAL DISTRICT

ZONED: GS  
SOUTHLAND ADDITION  
BLOCK TWO, LOT 8 & 9  
VOLUME 134, PAGE 423  
NOW OR FORMERLY  
JAMES WATSON  
INVESTMENTS, LLC  
VOLUME 13032, PAGE 261

ZONED: GS  
SOUTHLAND ADDITION  
BLOCK TWO, LOT 7  
VOLUME 134, PAGE 423  
NOW OR FORMERLY  
VICKI SEARCY MANUEL  
VOLUME 13981, PAGE 282

ZONED: GC  
THE SCHICK ADDITION  
BLOCK ONE, LOT 1R  
VOLUME 800, PAGE 173  
NOW OR FORMERLY  
101 SWPKWY STATION, LLC  
VOLUME 14247, PAGE 50

| PARKING REQUIREMENTS:                      |             |
|--------------------------------------------|-------------|
| ORDINANCE:                                 |             |
| RETAIL - 1 SPACE/250 S.F.                  |             |
| RESTAURANT w/DRIVE-THRU - 1 SPACE/100 S.F. |             |
| REQUIRED:                                  |             |
| BUILDING "A" (6,086/250) =                 | 24.3 SPACES |
| BUILDING "B" (9,115/250) =                 | 36.5 SPACES |
| BUILDING "C" (6,157/250) =                 | 24.6 SPACES |
| RESTAURANT (DEMO) =                        | 0 SPACES    |
| RESTAURANT #2 (2,400/100) =                | 24 SPACES   |
| TOTAL REQUIRED =                           | 110 SPACES  |
| PROVIDED:                                  |             |
| EXISTING REGULAR =                         | 146 SPACES  |
| EXISTING H/C =                             | 7 SPACES    |
| DEMOLITION PARKING =                       | -11 SPACES  |
| NEW REGULAR =                              | 31 SPACES   |
| NEW H/C =                                  | 1 SPACES    |
| TOTAL =                                    | 174 SPACES  |

## PDD CONCEPT PLAN FOR SOUTHLAND ADDITION

LOT 6 & THE REMAINDER OF LOTS 1-5, BLOCK 2  
CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7  
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

**OLDHAM GOODWIN GROUP, LLC**  
BROKERAGE | DEVELOPMENT | MANAGEMENT  
SWC AT BEE CREEK, LLC  
c/o FREDDY ALONSO  
2800 SOUTH TEXAS AVENUE STE. 401  
BRYAN, TX 77802  
PH: (979) 260-2000  
EMAIL: Freddy.alonso@oldhamgoodwin.com

**RME**  
Consulting Engineers  
POST OFFICE BOX 9253  
COLLEGE STATION, TX 77842  
PH: (979) 764-0704  
EMAIL: civil@rmengineer.com

FILENAME: 0755CP2A SCALE: 1"=30'  
SUBMITTED DATE: 2/13/15  
REVISIONS:  
DRAWN BY: R.A.M. CHECKED BY:  
FIELD BOOK: N/A PAGES: N/A

TEXAS FIRM REGISTRATION No. F-4695  
RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**325 - 0755**  
SHEET 1 OF 1