



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://zoom.us/j/82760487406>
Phone: 888 475 4499 and Webinar ID: 827 6048 7406

The City Council may or may not attend this meeting.

November 17, 2022

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person 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 prior to 4 p.m. To submit written comments to the Commission, email 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. 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.

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

Attachments: 1. November 3 2022

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

5. Regular Agenda

- 5.1. 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 boundary from PDD Planned Development District to PDD Planned Development District on approximately 2 acres of land located at Harpers Crossing Block 1 Lot 2, more generally located northeast of the intersection of Barron Road and William D. Fitch Parkway. Case #REZ2022-000023 (Note: Final action of this item will be considered at the December 8, 2022 City Council Meeting - Subject to change).

Sponsors: Robin Macias

- Attachments:
1. Staff Report
 2. Vicinity, Aerial, and Small Area Map
 3. Applicant's Supporting information
 4. Background Information
 5. Rezoning Map
 6. Existing Future Land Use Map
 7. Original Concept Plan
 8. Proposed Concept Plan
 9. Meritorious Modifications - Exhibit B

- 5.2. 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 boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 45 acres generally located at 700 Scott & White Drive. Case #REZ2022-000019 (Note: Final action of this item will be considered at the December 8, 2022 City Council Meeting – Subject to change).

Sponsors: Anthony Armstrong

- Attachments:
1. Staff Report
 2. Vicinity Map, Aerial, and Small Area Map
 3. Background Information
 4. Ordinance No. 2010-3300
 5. Applicant's Supporting Information
 6. Proposed Concept Plan
 7. Adopted Concept Plan
 8. Rezoning Exhibit

- 5.3. 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 O Office to MF Multi-Family on approximately 17 acres of land located at 400 Double Mountain Road. Case #REZ2022-000006 (Note: Final action of this item will be considered at the December 8, 2022 City Council Meeting - Subject to change.)

Sponsors: Anthony Armstrong

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

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

6.2. Discussion of Minor / Amending Plats approved by Staff:

- Willow Run Phase 1; Lots 1-AR-1, 1-AR-2 & 1-CR ~ Case #FP2022-000014

Sponsors: Robin Macias

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

- Monday, November 21, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Mirza)
- Thursday, December 1, 2022 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.
- Thursday, December 8, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison - Christiansen)
- Thursday, December 15, 2022 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.

6.4. Presentation and discussion regarding an update on items heard .

- A Comprehensive Plan Amendment to expire the East College Station Transportation Study, Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan. The Planning & Zoning Commission heard this item on November 3, 2022 and voted (7-0) to recommend approval. The City Council heard this item on November 10, 2022 and voted (7-0) to approve the request.
- An Ordinance Amendment regarding the allowable location for single-family parking. The Planning & Zoning Commission heard this item on November 3, 2022 and voted (7-0) to recommend approval. The City Council heard this item on November 10, 2022 and voted (7-0) to approve the request.

6.5. Discussion and review regarding the following meetings Design Review Board and BioCorridor Board.

- None

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 November 11, 2022 at 5:00 p.m.



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 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 and Zoning Commission
Regular Meeting
November 3, 2022, 6:00 p.m.**

COMMISSIONERS PRESENT: Chairperson Dennis Christiansen, Commissioners Jason Cornelius, Bobby Mirza, William Wright, Mark Smith, Melissa McIlhaney, and Thomas Jackson

COUNCIL MEMBERS PRESENT: Councilmembers Dennis Maloney and John Nichols

CITY STAFF PRESENT: Director of Planning and Development Services Michael Ostrowski, Assistant Director of Planning and Development Services Molly Hitchcock, City Engineer Carol Cotter, Assistant City Engineer Erika Bridges, Transportation Planning Coordinator Jason Schubert, Long Range Planning Administrator Alyssa Halle-Schramm, Land Development Review Administrator Anthony Armstrong, Senior Planner Jeff Howell, Staff Planners Matthew Ellis, Naomi Sing, Graduate Engineer II Katherine Beaman-Jamael, Assistant City Attorney II Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Bransom

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

Chairperson Christiansen called the Planning and Zoning Commission and the Impact Fee Advisory Committee meeting to order at 6:00 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

- 3.1 Consideration, discussion, and possible action to approve meeting minutes.

- October 20, 2022

Commissioner Smith motioned to approve the Consent Agenda, Commissioner Mirza seconded the motion, motion passed (7-0).

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

No items were removed.

5. **Regular Agenda**

- 5.1 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 boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Map for approximately five acres located at 404 Harvey Mitchell Parkway South generally located east of the Memorial Cemetery Park. Case #REZ2022-000018 (Note: Final action of this item will be considered at the November 21, 2022 City Council meeting – Subject to change).

Administrator Armstrong presented the Rezoning to the Commission recommending approval.

Commissioner Jackson asked if there was a change to the parking requirements within this development.

Administrator Armstrong explained that the text of the PDD is remaining untouched, there is no change to the base PDD or parking requirements.

Commissioner Mirza asked if the structure received approval from the Federal Aviation Administration (FAA).

Administrator Armstrong clarified that the development is four-stories based on FAA regulations.

Applicant, Daniel Beamon, Beamon Engineering, was available to address the Commission.

Commissioner Jackson asked about bicycle and pedestrian access to the development.

Mr. Beamon stated that there is a proposed multi-use path included in the original PDD with a connection to the multi-use path connecting to the diverging diamond interchange.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner McIlhaney motioned to recommend approval of Concept Map Amendment, Commissioner Cornelius seconded the motion, the motion passed (7-0).

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Bicycle, Pedestrian, and Greenways Master Plan to remove a portion of a planned multi-use path along Lick Creek Tributary 10 between Rock Prairie Road and Double Mountain Road, generally located by 5604 Rock Prairie Road. Case #CPA2022-000008 (Note: Final action of this item will be considered at the November 21, 2022 City Council meeting – subject to change).

Coordinator Schubert presented the Comprehensive Plan Amendment to the Commission recommending denial.

Chairperson Christiansen asked for confirmation that the multi-use path has been on Comprehensive Plan since 2010.

Coordinator Schubert confirmed that the path was included in the development of the Bicycle, Pedestrian, and Greenways Master Plan in 2010.

Chairperson Christiansen asked if the multi-use path was removed, would the next possible connection to Rock Prairie Road be a connection of the extension of Double Mountain Road, possibly containing bicycle facilities.

Coordinator Schubert confirmed that Double Mountain Road would eventually extend to connect to Rock Prairie Road, however, only thoroughfares have bicycle facilities.

Commissioner McIlhaney asked why this item was being presented to the Commission.

Coordinator Schubert clarified that this multi-use path was on the Bicycle, Pedestrian, and Greenways Master Plan and was shown on the original approved PDD Concept Plan, which obligates the developer to construction of the path. Mr. Schubert explained that because this is an amendment to the Comprehensive Plan, it must go before the Commission.

Commissioner Jackson commented that it was not clear why the path is not desired. Mr. Jackson also commented on the amount of detail for this Comprehensive Plan Amendment.

Commissioner Smith asked if the applicant went through any process to relocate the path.

Coordinator Schubert stated that the alignment for the path connecting Rock Prairie Road and Double Mountain Road is along a natural corridor.

Commissioner Cornelius asked for a timeline for the extension of Double Mountain Road and the multi-use path.

Coordinator Schubert stated that the area in which the multi-use path is to be constructed is common area that is part of an approved platting phase so the path must be constructed.

The extension of Double Mountain Road has not been platted so there is no timeline on its construction.

Commissioner McIlhaney asked for the zoning of the property prior to the PDD.

Coordinator Schubert confirmed that the property was zoned R Rural.

Applicant, Joe Schultz, Schultz Engineering, presented to the Commission and was available to answer questions.

Chairperson Christiansen clarified that the extension of Double Mountain Road is not going to happen any time soon.

Mr. Schultz stated that the construction of the road is out of the applicant's hand.

Commissioner Jackson asked for the relative certainty of the extension Double Mountain Road being built wider with a bigger path.

Mr. Schultz stated that Double Mountain Road would be built to City standards.

Commissioner Smith asked if the Comprehensive Plan could show a rerouting of the multi-use path to be built at a later date in a different location.

Coordinator Schubert stated that there is no obligation for this development to occur and would build out as private development builds out. Mr. Schubert also stated that there would be block length standards for connectivity.

Chairperson Christiansen asked if staff could require an 8 to 10-foot sidewalk be built on one side of Double Mountain Road when it is constructed.

Coordinator Schubert stated that as a collector, Double Mountain Road would have bike lanes in the street when constructed.

Commissioner Jackson stated the need to have a bike path and area for runners.

Property Owner, Wallace Phillips, was available to address the Commission stating that when they moved the house site they did not realize impact of the house to the existing trees and with the pool, the fence by the path would be in a low area. Mr. Phillips stated that they are willing to put additional sidewalks on Rock Prairie Road.

Bicycle, Pedestrian, and Greenways Advisory Board Member Jansen was available to provide the Board's recommendation for denial, citing safety, a desire for cyclists to ride through nature, not enough bikeways in town, a fencing option for the homeowner, and that the request was an issue of the good of the many versus the good of the one.

Chairperson Christiansen asked if the Board considered the drainage and tree removal issues.

Board Member Jansen stated that the Board did hear the arguments but were not capable of judging and did not receive any environmental impact study.

Commissioner Jackson asked for the materials that would be used to construct the path.

Board Member Jansen did not know about the construction of the path but stated that many people utilize the Lick Creek multi-use path that this would connect to.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Smith expressed concerns for eliminating the path instead of proposing an alternative.

Commissioner McIlhaney stated that this need does not meet the standard to make the change.

Commissioner Mirza expressed concerns with the uncertainty of the extension of Double Mountain Road.

Commissioner Wright expressed support for staff's recommendation.

Commissioner Jackson stated he would like a new solution but would support staff's recommendation.

Commissioner Cornelius expressed concerns for removing the path from the Comprehensive Plan.

Chairperson Christiansen asked if the applicant and City have gone through alternative options.

Coordinator Schubert stated that this path has been on the rezoning, concept plan, and plan designed for this phase of subdivision.

Mr. Schultz stated that the developer has no additional alternatives.

Commissioner McIlhaney shared concerns for removing the multi-use path.

Commissioner Cornelius asked for clarification that a path must be constructed, the location is not specific.

Coordinator Schubert confirmed that there is a path planned, however, the location can be altered.

Commissioner Smith motioned to recommend denial of Comprehensive Plan Amendment, Commissioner McIlhaney seconded the motion.

There was general discussion amongst the Commission regarding the applicant looking at other solutions.

The motion passed (7-0).

Public Hearing, presentation, and discussion on Regular Agenda Items #5.3 and #5.4 were held together.

- 5.3 Public Hearing, presentation, discussion, and possible action to consider a Comprehensive Plan Amendment to expire the East College Station Transportation Study, Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan, to amend the Planning Areas description within Chapter 2. Distinctive Places, and to amend the Comprehensive Plan – Planning Area Map to remove the aforementioned plans. Case #CPA2022-000010 (Note: Final action of this item will be considered at the November 10, 2022 City Council meeting – subject to change).
- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 7, “General Development Standards,” Section 7.3.C “Dimensions, Access, and Location,” of the Code of Ordinances of the City of College Station, Texas, regarding the allowable location for single-family parking. Case #ORDA2022-000010 (Note: Final action of this item will be considered at the November 10, 2022 City Council meeting – subject to change).

Planner Sing presented the Comprehensive Plan Amendment and Ordinance Amendment to the Commission recommending approval.

Commissioner Mirza asked if there were any changes in parking requirements.

Planner Sing stated that the only parking changes were to the allowable location of single-family parking within Redevelopment Areas.

Commissioner Smith asked for the process for dealing with future issues when a plan has been sunset.

Planner Sing stated that there is always the opportunity for an updated plan if deemed necessary, and there are other means of addressing issues.

Commissioner Smith asked if neighborhoods are okay with sunseting plans.

Planner Sing stated that staff have not received any inquiries against sunseting plans.

Commissioner McIlhaney clarified that according to the Small Area Plan Audit, some actions did not move forward due to lack of neighborhood interest.

Planner Sing confirmed.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Commissioner Christiansen motioned to recommend approval of Comprehensive Plan Amendment to expire the stated plans, amend the planning areas description in Chapter 2, and amend the planning area maps to remove the stated plans, Commissioner Cornelius seconded the motion, the motion passed (7-0).

Commissioner Wright motioned to recommend approval of the Ordinance Amendment, Commissioner Smith seconded the motion, the motion passed (7-0).

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

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

- Thursday, November 10, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – Jackson)
- Thursday, November 17, 2022 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Monday, November 21, 2022 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m. (Liaison – Smith)
- Thursday, December 1, 2022 ~ P&Z Meeting ~ Council Chambers 6:00 p.m.

There was no discussion.

6.3 Presentation and discussion regarding an update on items heard:

- An Ordinance Amendment regarding a request to adjust sidewalk zones utilized for fee in lieu of construction and other sidewalk related requirements. The Planning & Zoning Commission heard this item on October 6, 2022 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2022 and voted (7-0) to approve the request.
- An Ordinance Amendment regarding the creation of the Middle Housing zoning district. The Planning & Zoning Commission heard this item on October 6, 2022 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2022 and voted (7-0) to approve the request.
- An Ordinance Amendment regarding the Restricted Occupancy Overlay. The Planning & Zoning Commission heard this item on October 6, 2022 and voted (6-0) to recommend approval. The City Council heard this item on October 27, 2022 and voted (7-0) to approve the request.

There was general discussion amongst the Commission regarding the City Council's votes.

- 6.4 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board.
- None

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.

8. Adjourn

The meeting adjourned at 7:12 p.m.

Approved:

Attest:

Dennis Chairperson Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

November 17
Regular Agenda
Rezoning – Barron Road

To: Planning & Zoning Commission

From: Robin Macias, 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 PDD Planned Development District to PDD Planned Development District on approximately 2 acres of land located at Harper’s Crossing Block 1 Lot 2, more generally located northeast of the intersection of Barron Road and William D Fitch Parkway. Case # REZ2022-000023 (Note: Final action of this item will be considered at the December 8, 2022 City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the amendment to the PDD zoning and Concept Plan.

Summary: This request is to change the base zoning of the PDD Planned Development District from C-3 Light Commercial to SC Suburban Commercial and to modify the existing Concept Plan. The existing Concept Plan was previously modified in August 2022, which changed the site layout to include two buildings and change the parking. The proposed Concept Plan will keep the site layout of two buildings with parking around the drive aisle but will reduce the maximum allowed building height and increase the landscape plantings between the parking and single-family uses. It is the applicant’s intent to build a daycare and tutoring facility at this location.

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as Neighborhood Commercial. The Comprehensive Plan generally describes the Neighborhood Commercial land use designation as follows:

Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and locate adjacent to major roads along the fringe of residential areas.

The intent of the district is to:

- Accommodate limited commercial services compared to General Commercial.
- Encourage transitions in building height and mass when adjacent to residential neighborhoods.
- Support some residential uses that are compatible with the surrounding neighborhood character.

The zoning districts that are generally appropriate within this land use include: SC Suburban Commercial and O Office zoning.

The current zoning of C-3 Light Commercial is a retired zoning district that will be replaced with a base zoning of SC Suburban Commercial which is in line 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 property has frontage to both Barron Road and William D Fitch Parkway. Adjacent properties are zoned GS General Suburban to the north and east and PDD Planned Development District to the south, with Barron Rd. running along the western boundary of the property. The properties to the south of the subject property across William D Fitch Pkwy are zoned C-3 Light Commercial and SC Suburban Commercial.

Adjacent and nearby properties are developed as residential homes, a medical office, commercial offices, and restaurants. The proposed zoning district is appropriate for the surrounding area as it would allow for a small-scale commercial development that is complimentary to the adjacent single family and commercial developments.

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 small scale commercial development. The site has adequate space to meet the minimal dimensional standards for the base zoning district of SC Suburban Commercial as set forth in the PDD.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property has frontage to Barron Road, a minor arterial on the Throughfare Plan. The site will share driveway access from Barron Road and William D. Fitch Parkway with the adjacent St. Joseph medical clinic. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

5. The marketability of the property:

The applicant has stated that the proposed rezoning will increase the marketability of the property as it would allow the additional use of a tutoring facility.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. This proposed amendment to the adopted Concept Plan allows limited parking next to single family and offers several meritorious modifications to mitigate impacts the development may have on the adjacent residential development. 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.

Purpose and Intent:

The Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide small scale commercial businesses to support the surrounding residential uses. The applicant has proposed a daycare facility to benefit the surrounding area.

The proposed Concept Plan will include two one-story buildings that will have a maximum height of 25 feet and a covered outdoor learning and recreation area. A 15-ft landscape buffer with a masonry wall will be adjacent to the residential homes with increased landscape plantings adjacent to the parking area and single-family land use. The Concept Plan is proposing to have one-way traffic through the site, which will have an entrance off Barron Rd and exit onto William D Fitch Pkwy. A right turn lane may be added along Barron Rd during the site plan submittal.

Base Zoning and Meritorious Modifications:

The Planned Development District has a base zoning of SC Suburban Commercial.

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

- Parking may be located between the building and a single-family land use.

Community Benefits:

The applicant is proposing the following community benefits:

1. Screen parking adjacent to single-family land use with an additional 50% landscaping.
2. Reduce the maximum building height from two stories to one story.
3. Reduce the maximum building height from 35 feet to 25 feet.
4. Reduce the maximum height of a freestanding sign to 4 feet.

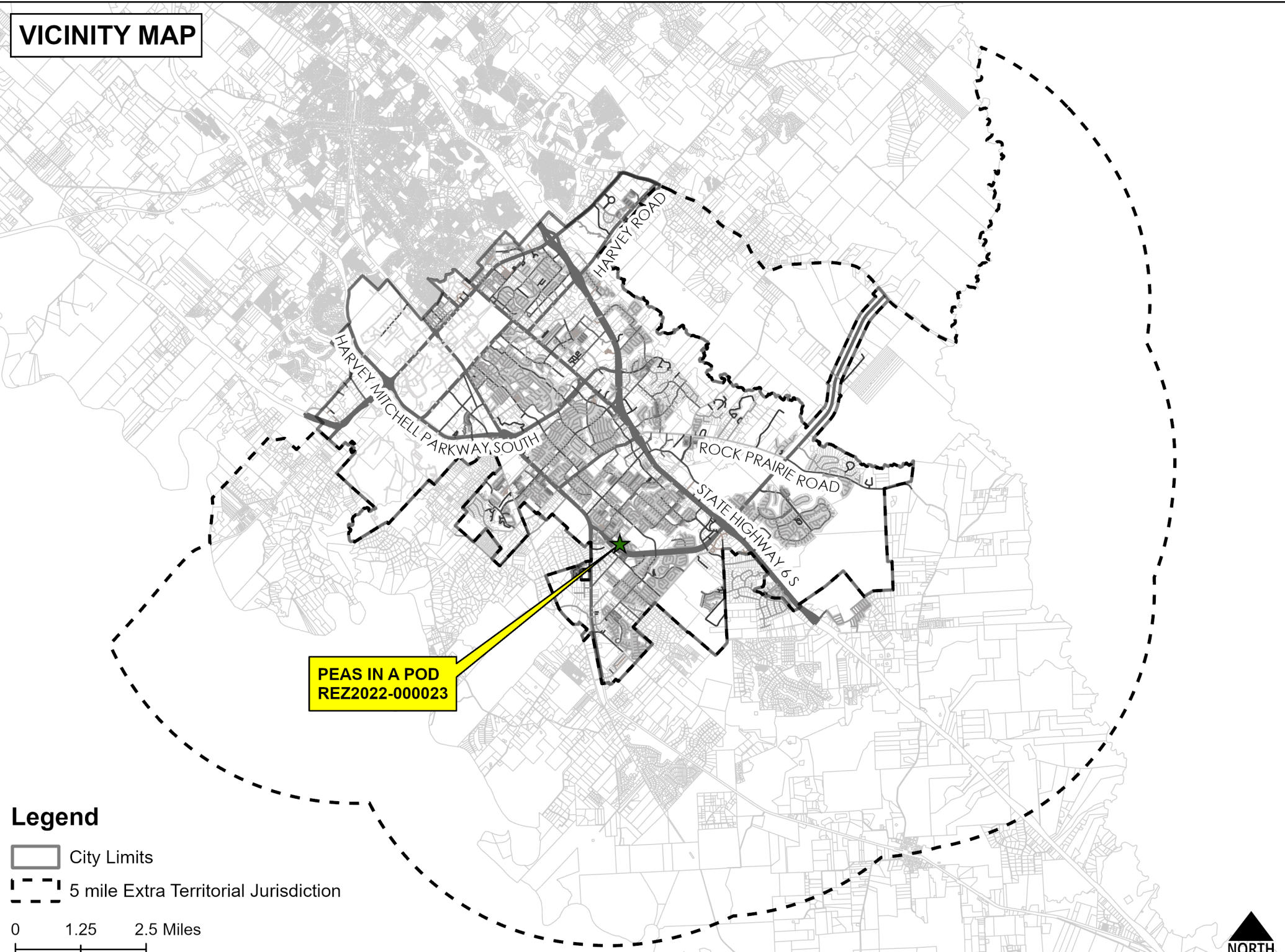
STAFF RECOMMENDATION

Staff recommends approval of the rezoning and associated Concept Plan as it is in line with the Comprehensive Plan and is compatible with the surrounding area.

SUPPORTING MATERIALS

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Applicants Supporting Information
4. Rezoning Map
5. Existing Future Land Use Map
6. Original Concept Plan
7. Proposed Concept Plan
8. Meritorious Modifications – Exhibit B

VICINITY MAP

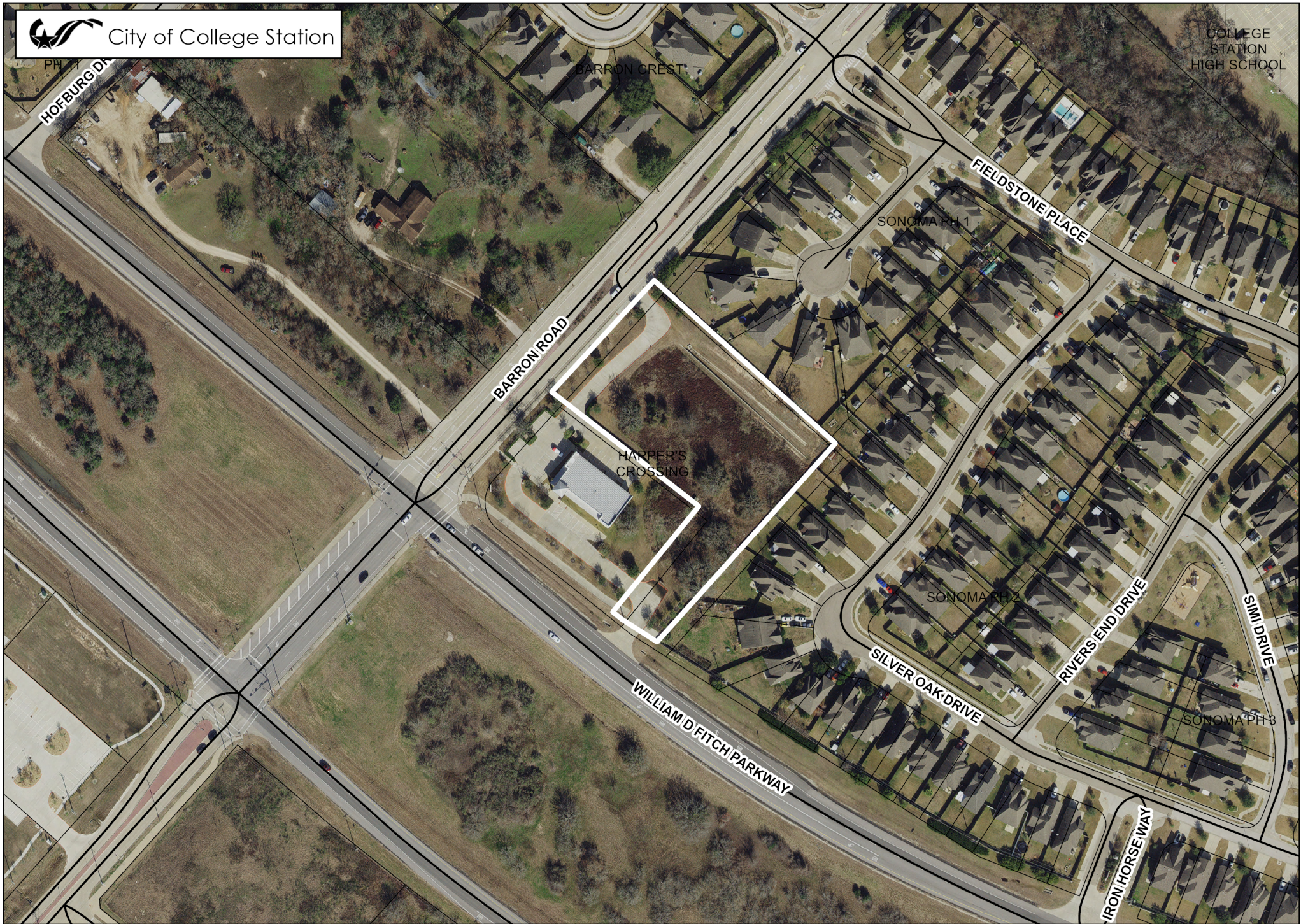


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



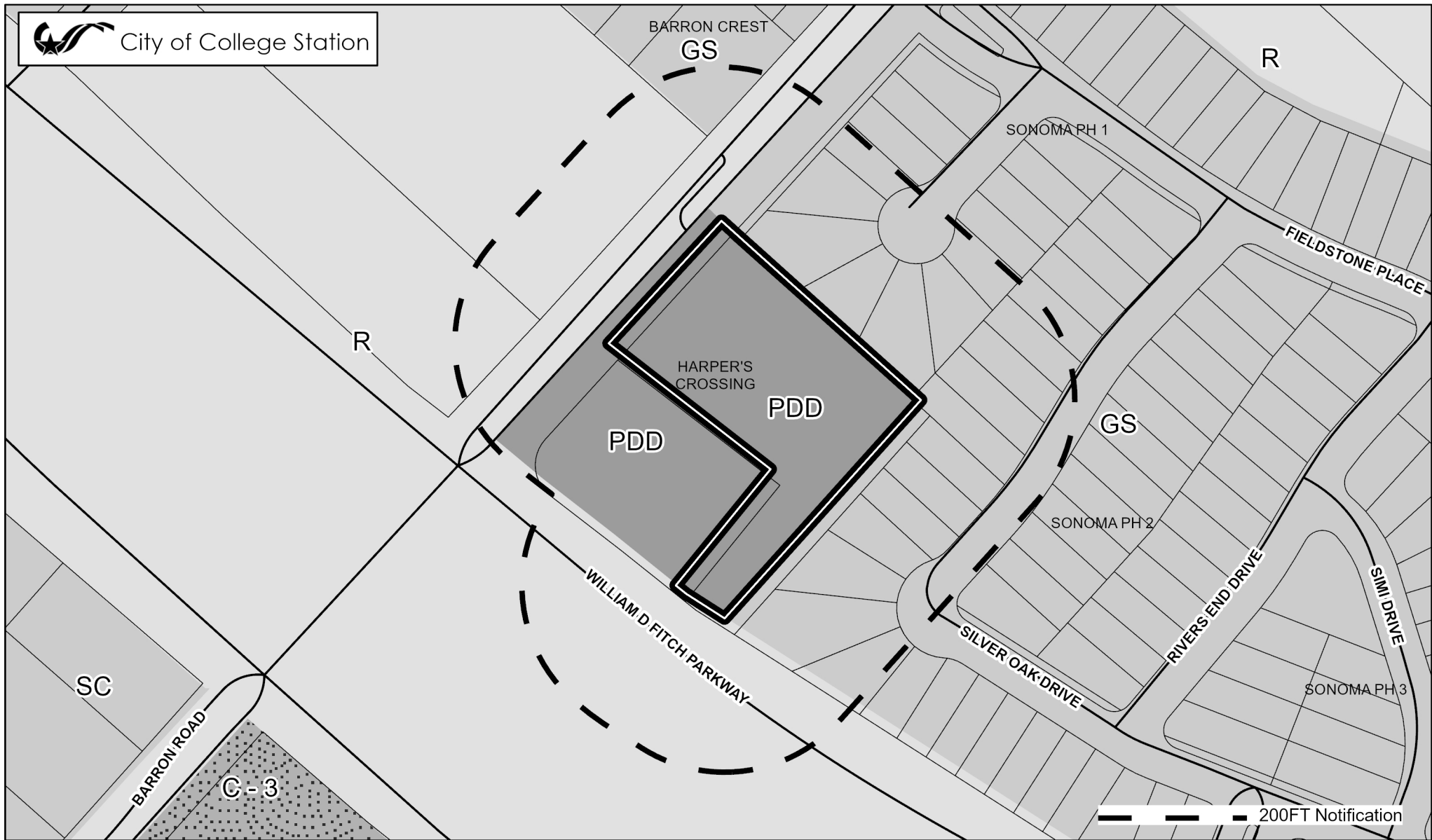


0 175 350 Feet

PEAS IN A POD

Case:
REZ2022-000023

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
ROO	Restricted Occupancy 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



0 175 350 Feet

PEAS IN A POD

Case:
REZ2022-000023

REZONING



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: PEAS IN A POD

Address: 2775 BARRON RD

Legal Description: HARPER'S CROSSING, BLOCK 1, LOT 1

Total Acreage: 2

Applicant: CREATE CONSTRUCTION LLC

Property Owner: ROOTED ENTERPRISE LLC

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

The proposed development for Peas in a Pod Learning Center aims to provide the surrounding community with after-school programs including individual tutoring services. Tutoring services are not permitted under C-3 zoning.

The developer recognizes a need in the area for such services tailored towards school aged kids K-6 and beyond. Many parents work so hard for their families – often long hours. Many families need after school care so that they can finish their workday, while students receive the love and care and academic help that they need before heading home for dinner with their families.

In response to this, Peas in a Pod Learning Center has designed a tutoring program to meet this need in our community. Stephanie Shoemake is a Master reading teacher certified in Texas for grade levels EC-12, Elementary Education K-6, and ESL certified and will oversee the program. She plans to offer a wide range of academic subjects for both private and group tutoring sessions. The program will seek to provide students with basic problem-solving skills for future applications so that they can solve their own queries and grow as learners. This classical approach differs from other tutoring services who are primarily concerned with answering the student's immediate questions.

Peas in a Pod Learning Center plans to offer transportation from local public schools and bring them to the proposed facility. Upon arrival, they will be received by a healthy snack and a loving and patient tutor that is trained to help with homework while also providing one-on-one or group tutoring in basic subjects such as math, reading, and writing. Additionally, Peas in a Pod Learning Center will be teaming up with local schools to collaborate on any identified learning disabilities so that we can better serve our students.

Given the proposed location of the new facility, they also plan to team up with College Station High School in addition to already established relationships with local colleges (i.e. Blinn College) to employ high school and college students in our program to serve our community of preschool, elementary, and intermediate students with tutoring services.

Peas in a Pod Learning Center exists to help students. We take a unique and innovative approach to teaching that helps students connect with the subject matter they need to master. Through personalized and focused teaching processes, our students develop the tools they need for ongoing success in their fields of study. Our success depends on our attention to the needs of our students and truly helping them achieve – we don't succeed unless our students succeed.

To provide this program to the community, the developer is seeking a zone change from the C-3 Light Commercial to SC Suburban Commercial.

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

The comprehensive plan shows the property as Neighborhood Commercial which is in accordance with the proposed rezoning of SC Suburban Commercial.

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

The zone change is very similar to the existing zoning with a few exceptions to the permitted uses. The uses gained by a zone change to SC Suburban Commercial include “Educational Facility, Tutoring” which is a service that the developer intends to include alongside her after-school programs. The addition of tutoring services and after-school programs are consistent with the uses of nearby property (College Station High School) and with the character of the neighborhood. The zone change away from C-3 Light Commercial and to SC Suburban Commercial will also prohibit use as “Retail Sales and Service – Alcohol” and “Fuel Sales” which further reinforces compatibility with nearby property uses and the character of the neighborhood.

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

Because the existing zoning and the proposed zoning include many of the same uses, this paragraph response will focus on the differences between the existing and proposed zonings. The developer intends to develop the property as a commercial daycare facility with after-school programs, including tutoring services. Tutoring services would be suitable for this property given the proximity to College Station High School and the surrounding neighborhood. Furthermore, should the property be resold or redeveloped, the new uses permitted under a SC Suburban Commercial zoning district are more suitable for the property than currently permitted uses under C-3 Light Commercial that would be lost with a zone change. The new permitted uses would include “Assisted Living/Residential Care Facility” and “Educational Facility, Tutoring” both of which are more suitable for the property.

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

Though it is an antiquated zoning district, the zoning C-3 allows many of the same uses the proposed SC zoning. These include “Daycare-Commercial” which is the primary intention of the developer. For that specific purpose, the existing zoning is suitable. Though not an exhaustive list, the existing C-3 zoning also permits the following uses: Governmental Facilities, Animal Care Facility, Day Care, Fuel Sales, Health Club/Sports Facility, Offices, Radio/TV Station/Studios, Retail Sales and Service, Retail Sales and Service-Alcohol, and Wireless Telecommunication Facility. Several of these uses, such as Fuel Sales, Radio/TV Station/Studios, Retail Sales and Service-Alcohol, and Wireless Telecommunication Facility are not suitable for the intention defined in the Comprehensive Plan to develop the property for neighborhood commercial type uses. This C-3 zoning, furthermore, excludes use as an educational facility for tutoring. Such services should not be excluded from the use restrictions.

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

The uses gained by a zone change to SC Suburban Commercial include “Educational Facility, Tutoring” and “Assisted Living/Residential Care Facility” which both increase the marketability of the property and conform to the proposed development. The zone change from C-3 will prohibit use as “Retail Sales and Service – Alcohol” and “Fuel Sales” which do not conform to the future use identified in the Comprehensive Plan.

List any other reasons to support this zone change.

N/A

Maximum Building Height.

25ft

Proposed Drainage.

N/A

Variations Sought.

The developer requests to have the parking remain as shown on the existing concept plan and proposes to increase buffer requirements between parking and residential properties by 50%.

Community Benefits.

N/A

Sustained Stability.

N/A

Conformity.

N/A

Compatibility with use.

N/A

Access to Streets.

N/A

Public Improvements.

N/A

Public Health.

N/A

Safety.

N/A

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 17, 2022
Advertised Council Hearing Date: December 8, 2022

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:

Sonoma Homeowner Association

Property owner notices mailed: 28

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

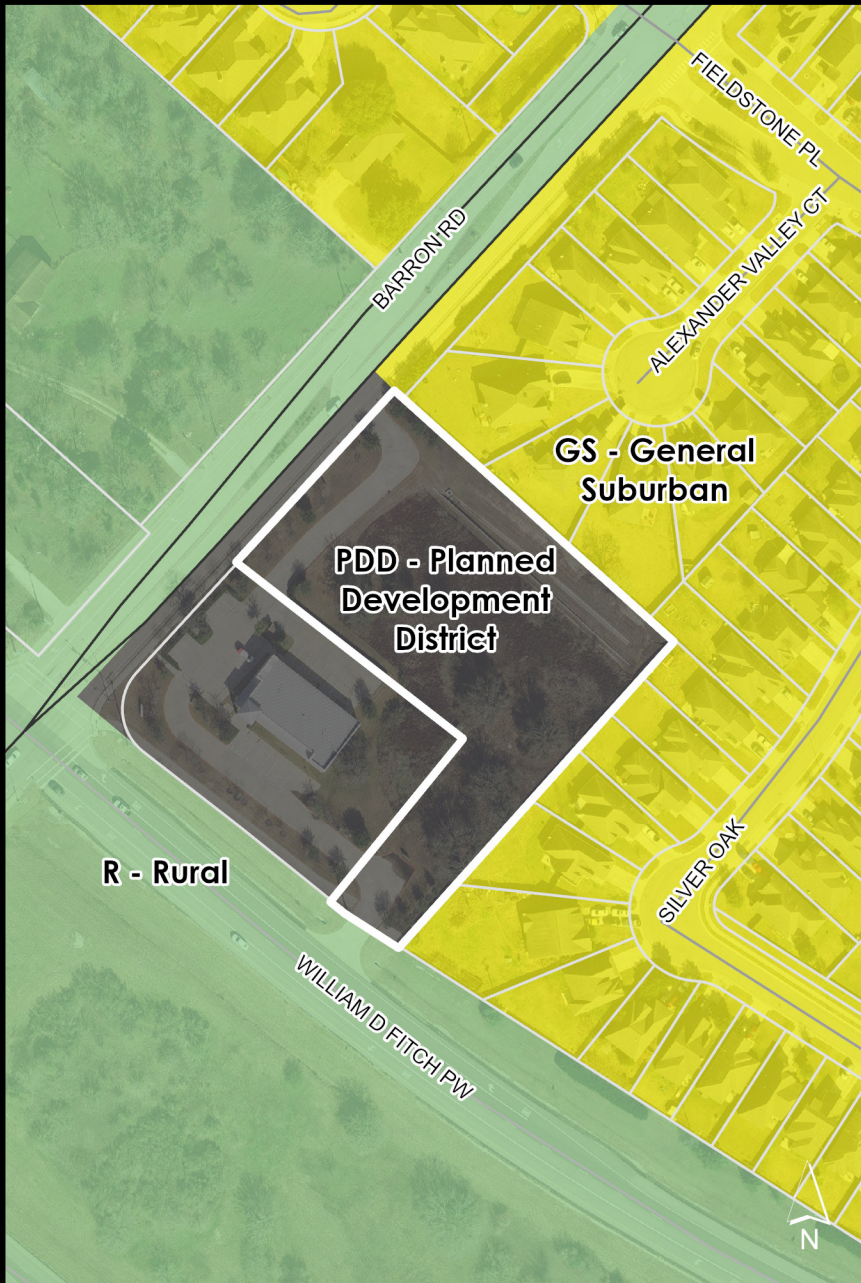
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential	GS General Suburban	Residential
South	Neighborhood Commercial and Freeway/Expressway	PDD Planned Development District with a base zoning of C-3 Light Commercial	Medical Office and William D. Fitch (frontage road)
East	Suburban Residential	GS General Suburban	Residential
West	Minor Arterial	R Rural	Barron Road (4-lane minor arterial)

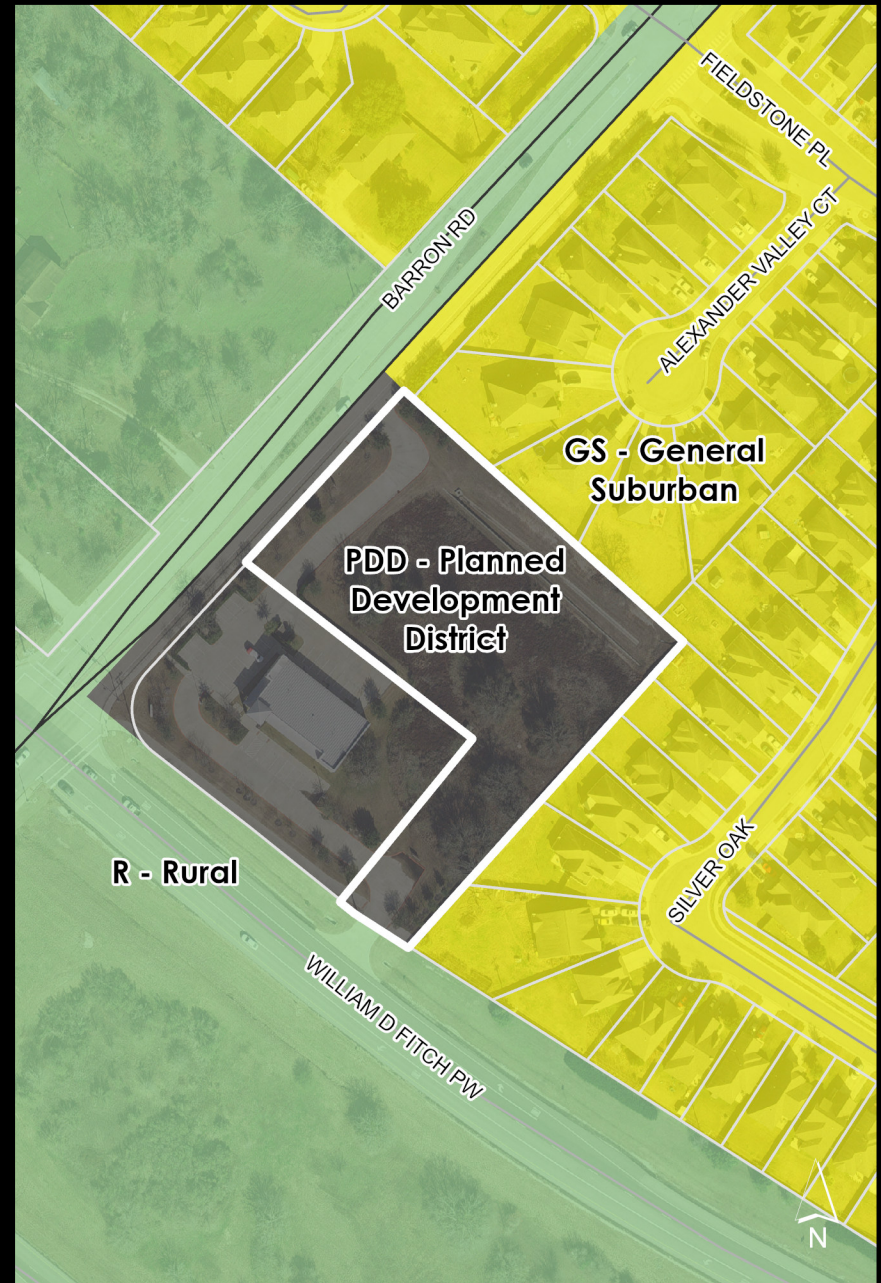
DEVELOPMENT HISTORY

Annexed: June 1995
Zoning: A-O Agricultural Open (upon annexation 1995)
C-3 Light Commercial (2006)
PDD Planned Development District (2009)
PDD Planned Development District (2012)
Final Plat: Harper's Crossing Block 1 Lot 2
Site Development: Undeveloped

EXISTING Zoning

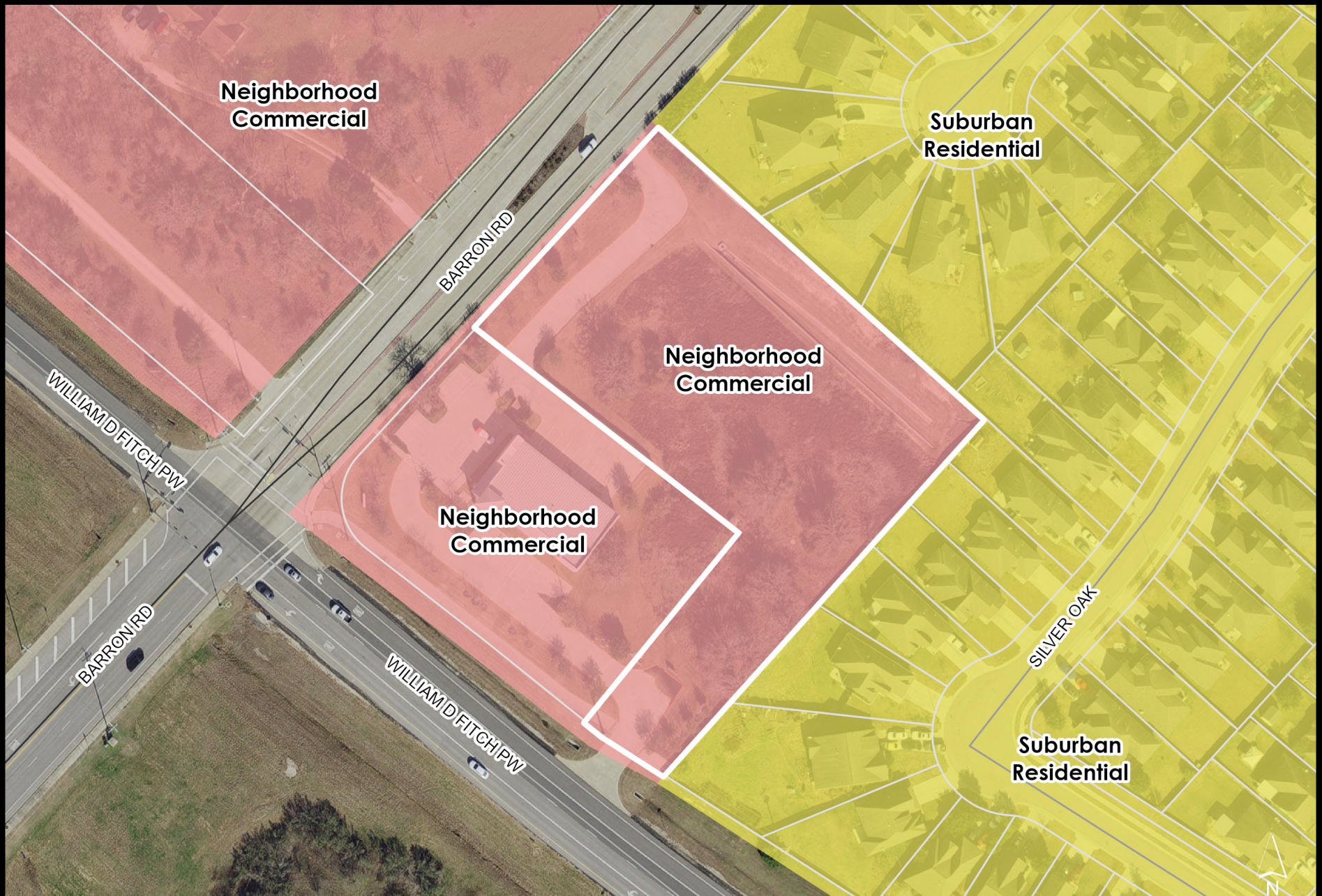


PROPOSED Zoning



EXISTING

Future Land Use

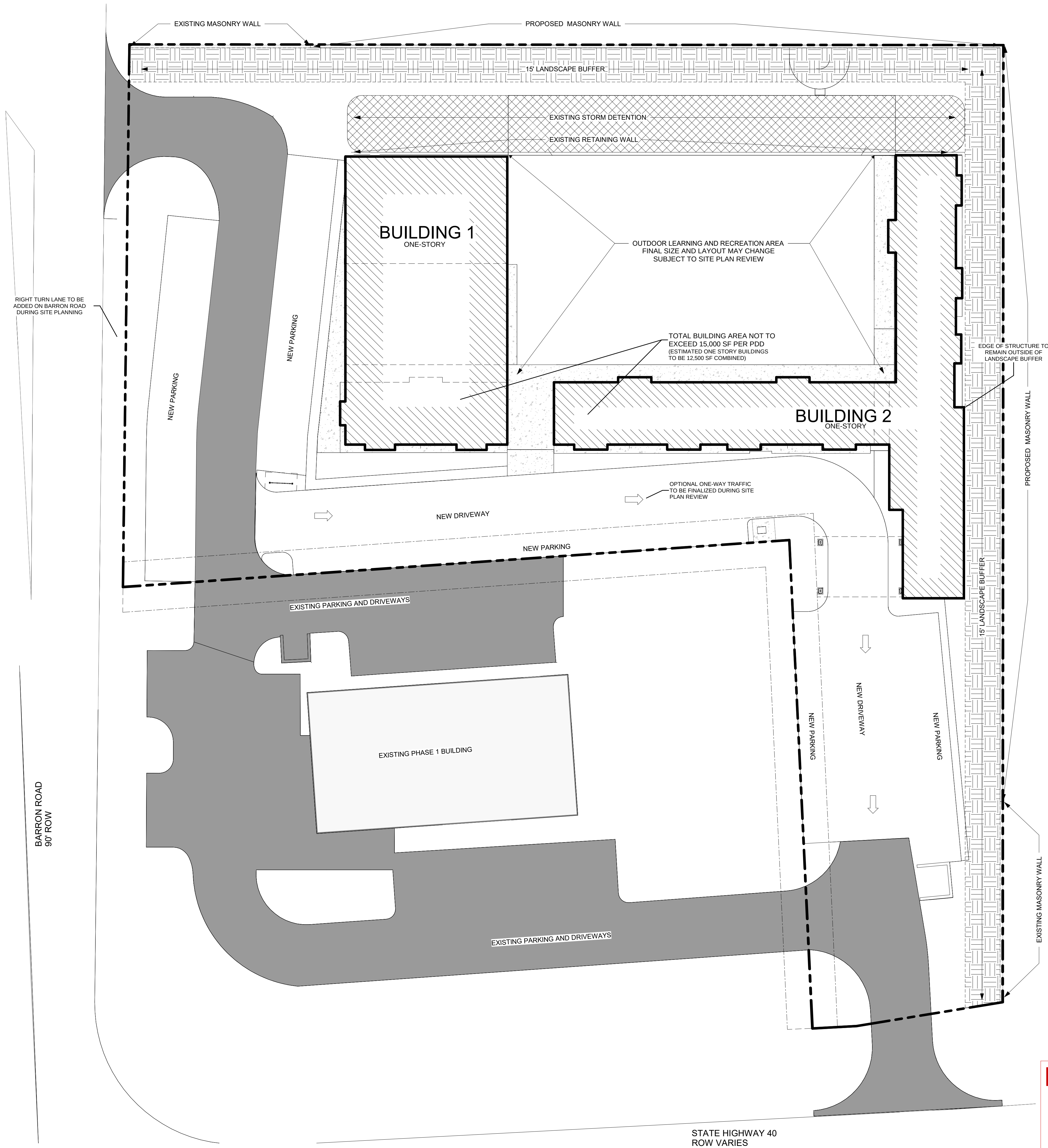


Revision Schedule	
Revision Number	Revision Date

PEAS IN A POD
COLLEGE STATION, TX
AMENDED CONCEPT PLAN

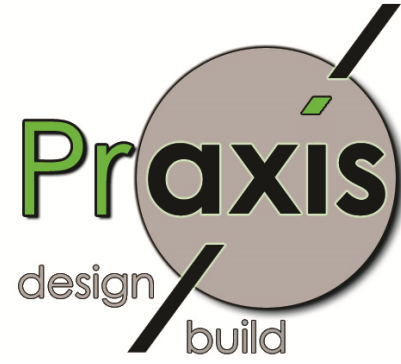
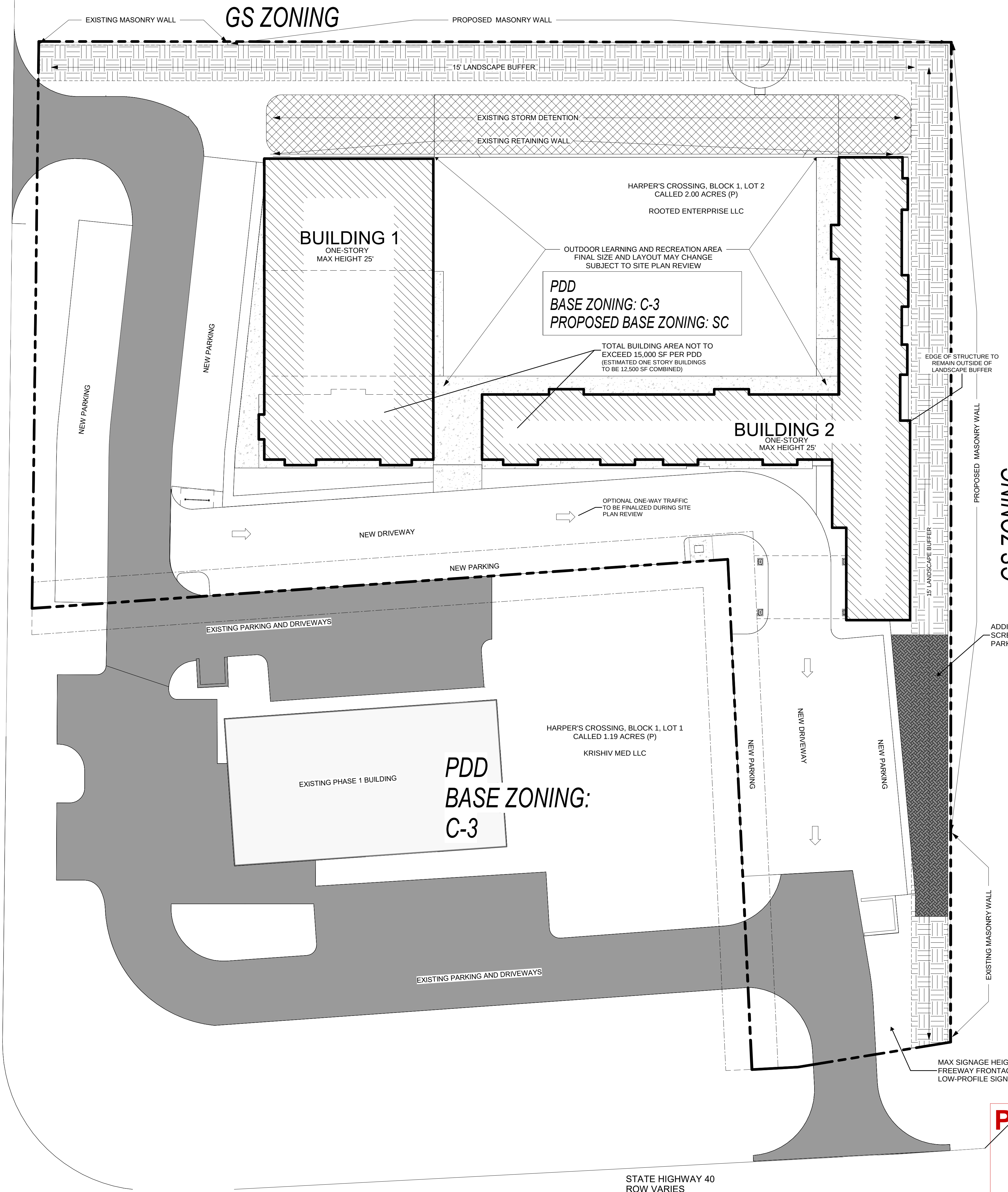
Project Number:
Sheet issue date:
05/06/22

ACP1



PRELIMINARY
FOR REVIEW
ONLY NOT FOR
CONSTRUCTION





3206 LONGMIRE DR. STE. A1
COLLEGE STATION, TX 77845

Phone: (979) 492.4908
Email: jason@praxisdb.net

Revision Schedule	
Revision Number	Revision Date

PEAS IN A POD
COLLEGE STATION, TX

AMENDED CONCEPT PLAN

Project Number:

Sheet issue date:
10.19.22

ACP1

PRELIMINARY
FOR REVIEW
ONLY NOT FOR
CONSTRUCTION



EXHIBIT

This request is to change the zoning designation of this Planned Development District with a base zoning of C-3, to a base zoning district of SC, Suburban Commercial.

The meritorious modifications we are proposing to SC zoning requirements in order to achieve this change are as follows:

1. Whereas SC requires that parking is not to be located between the structure and an adjacent single-family use, we propose to provide a portion of our parking spaces adjacent to our new structure. These spaces are proposed to be screened from the GS zoning district with an additional 50% landscaping .
2. Whereas SC allows the maximum building height to be 2 stories (5.4), we propose to lower the maximum building height to 1 story.
3. Whereas SC allows the maximum building height in dimensions to be 35' (5.4), we propose to lower the maximum building height to 25', measured from finished grade to average distance between ridge and eave of the highest roof level as defined in 11.2.
4. Whereas SC allows for freestanding signs (7.5.N.d.4) to have a maximum height up to the eave height of the structure when the property has freeway frontage, we propose to reduce the signage height to low-profile signage limits.

November 17, 2022
Regular Agenda
PDD Rezoning Concept Plan Amendment

To: Planning & Zoning Commission

From: Jesse DiMeolo, 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 PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 45 acres generally located at 700 Scott & White Drive. Case # REZ2022-000019 (Note: Final action of this item will be considered at the December 8, 2022, City Council Meeting – Subject to change).

Recommendation: Staff recommends approval of the rezoning request.

Summary: This request is to amend the Concept Plan for the existing PDD Planned Development District zoning located at 700 Scott & White Drive. The original PDD (Ordinance No. 2010-3300) requires Tracts 2-7 to obtain approved, revised Concept Plans prior to site plan approval or the issuance of permits for the development of the property. This Concept Plan amendment is being proposed for Tracts 1 and 3.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. The proposed Concept Plan changes the building and drive aisle layout from the original PDD Concept Plan.

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.

Purpose, Intent and Community Benefit:

The adopted Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. The intent is to provide medically related uses that support the nearby Baylor Scott & White hospital and the surrounding areas. This benefits the community as a whole as the need for a strong healthcare industry continues to grow.

The adopted conceptual PDD site plan shows a future parking area in Tract 1 immediately adjacent to Tract 3. The applicant is now proposing this future parking area to be a new Medical Office Building and the associated parking will be located on Tract 3. The new Medical Office Building will be a 100,000 square foot, 4-story Medical Office Building with rooftop penthouse that will be less than 75 feet in height. The program services in the building will include an Ambulatory Surgery Center with 4 OR's, Sleep Center, Physical Therapy, Phlebotomy Lab, GI, Ophthalmology, Allergy, Rheumatology, Nephrology, Infectious Diseases, Endocrinology and Administration areas.

Base Zoning and Meritorious Modifications:

The PDD Planned Development District zoning includes the base zoning district of GC General Commercial, with modifications. The adopted modifications that apply to Tracts 1 and 3 are shown below:

Section 5.4 "Non-Residential Dimensional Standards" of the UDO

The following are the setbacks and height limitations for Tracts 1-7:

	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7
Min. Lot Area	None	None	None	None	None	None	None
Min. Lot Width	N/A	24'	24'	24'	24'	24'	24'
Min. Lot Depth	N/A	100'	100'	100'	100'	100'	100'
Min. Front Setback	50'	35'	35'	35'	24'	35'	35'
Min. Side Setback	50'	15'	15'	(A)(B)	(A)(B)	(A)(B)	(A)(B)
Min. S.S. Setback	25'	25'	25'	15'	15'	15'	15'
Min. Rear Setback	25'	25'	25'	15'	15'	15'	15'
Max. Height	6 stories (96')	2 stories (30')	2 stories (30')	4 stories (50') (D)	2 stories (30') (C)	4 stories (50')	4 stories (50')

C – Single-Family Height /Setback applies.

D – Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 500 feet. Beyond the 500 feet heights may rise to 3 stories and buildings adjacent to Tract 1 shall be allowed to be up to 4 stories.

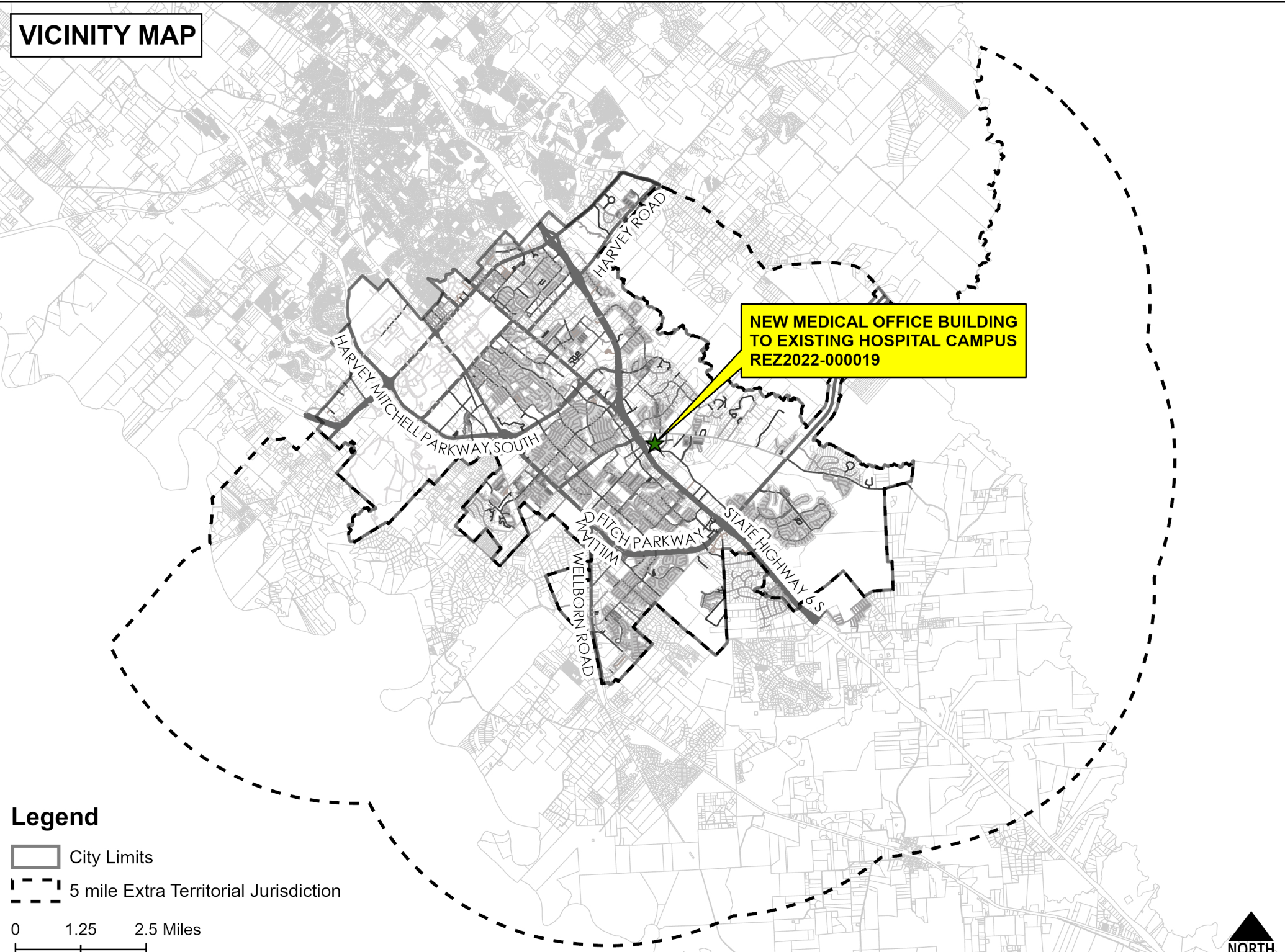
STAFF RECOMMENDATION

Staff recommends approval of the proposed changes to the Concept Plan.

SUPPORTING MATERIALS

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Ordinance No. 2022-4356
4. Applicant's Supporting Information
5. Proposed Concept Plan
6. Adopted Concept Plan
7. Rezoning Exhibit

VICINITY MAP



NEW MEDICAL OFFICE BUILDING
TO EXISTING HOSPITAL CAMPUS
REZ2022-000019

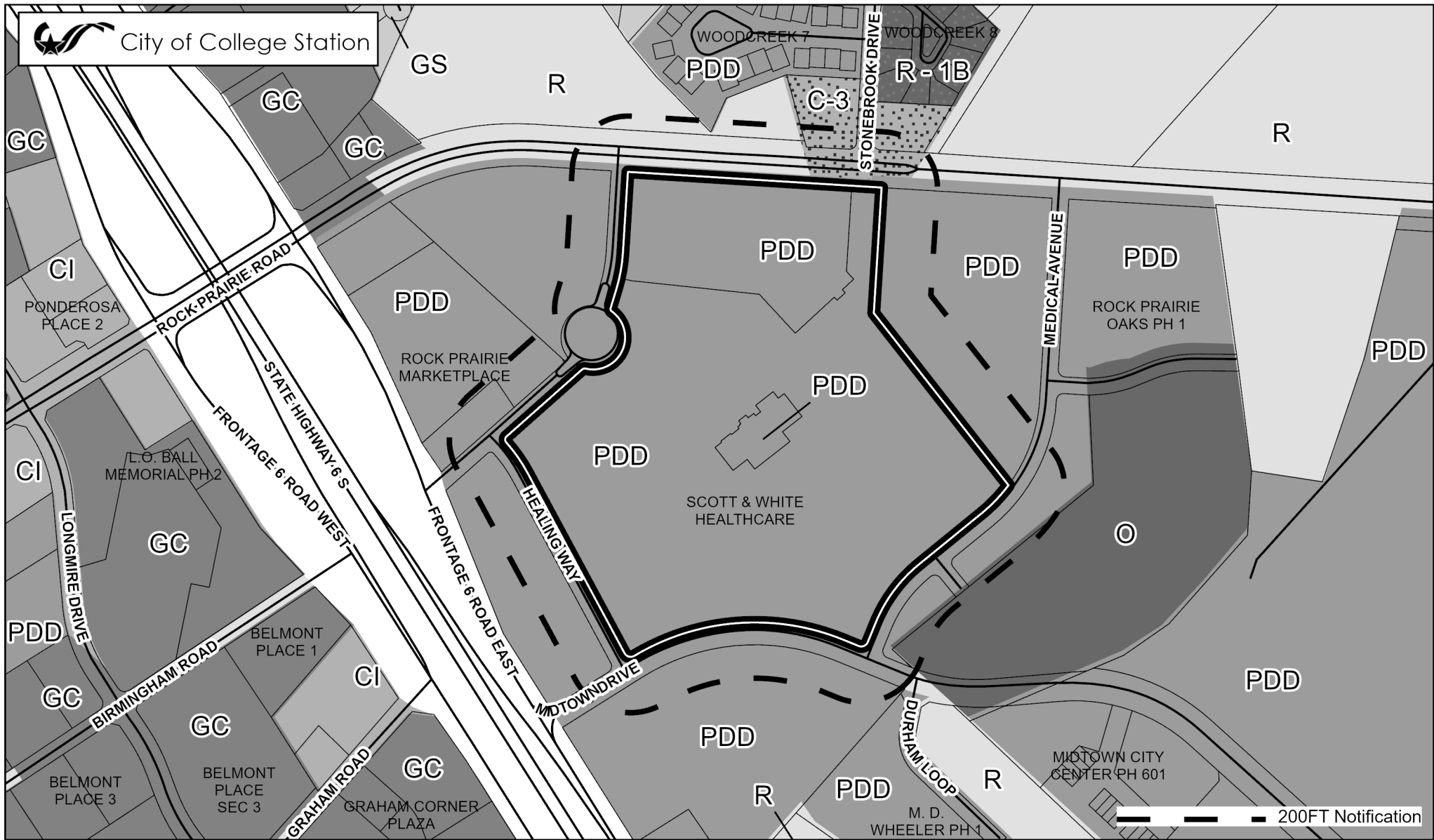
Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles







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
ROO	Restricted Occupancy 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



0 485 970 Feet

**NEW MEDICAL OFFICE BUILDING
TO EXISTING HOSPITAL CAMPUS**

Case:
REZ2022-000019

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 17, 2022

Advertised Council Hearing Date: December 8, 2022

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:

Sandstone HOA
Foxfire HOA
Amberlake HOA

Chadwick HOA
Stonebridge HOA
Stonebridge Court HOA

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	Neighborhood Commercial	R Rural and C-3 Light Commercial	Galleria Spa Salon Boutique
South	General Commercial	PDD Planned Development District	New Baylor Scott and White Clinic and undeveloped land
East	Medical Use	PDD Planned Development District and O Office	Accel Nursing Home and undeveloped land
West	Medical Use and General Commercial	PDD Planned Development District	Gas stations, restaurants, spas and undeveloped land

DEVELOPMENT HISTORY

Annexation: 1983

Zoning: A-O Agricultural Open upon annexation
A-O rezoned C-1 General Commercial (2009)
C-1 General Commercial rezoned PDD Planned Development District (2010)

Final Plat: Scott & White Healthcare Subdivision Block 4, Lot 1 (2011)

Site development: Tract 3 is undeveloped and Tract 1 has the main hospital building

ORDINANCE NO. 2010-3300

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

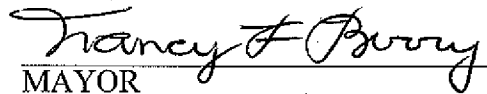
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" attached hereto and made a part of this ordinance for all purposes.

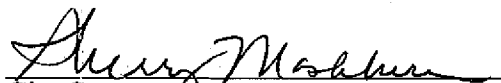
PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 22nd day of November, 2010

APPROVED:


MAYOR

ATTEST:


City Secretary

APPROVED:

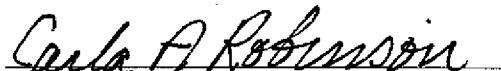

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open, C-1 General Commercial, C-2 Commercial Industrial, and R-4 Multi-Family to PDD Planned Development District, with the restrictions listed in Exhibit "B" and in accordance with the Concept Plan shown in Exhibit "C" and Exhibit "D" and the Concept Plan Notes listed in Exhibit "E", and as shown graphically in Exhibit "F":

PROPERTY DESCRIPTION

DESCRIPTION OF A 97.932 ACRE TRACT IN THE THOMAS CARUTHERS LEAGUE ABSTRACT NUMBER 9, AND THE ROBERT STEVENSON LEAGUE ABSTRACT NUMBER 54 IN BRAZOS COUNTY, TEXAS BEING ALL OF A CALL 4.31 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7583 PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 6.566 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7282 PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 17.21 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 8948 PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 5.576 ACRE TRACT AS DESCRIBED IN A CONTRIBUTION DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7488 PAGE 256 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 19.1 ACRE TRACT AS DESCRIBED IN A CONTRIBUTION DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7488 PAGE 248 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 7.158 ACRE TRACT AS DESCRIBED IN A CONTRIBUTION DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7680 PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALL 5.917 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO WEINGARTEN INVESTMENTS INC., AND RECORDED IN VOLUME 7310 PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALL 30.00 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO COLLEGE STATION INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 1033 PAGE 534 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 97.932 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID AND REFERENCE TO THE TEXAS COORDINATE SYSTEM NAD 83 CENTRAL ZONE AND THE SURVEY CONTROL NETWORK OF THE CITY OF COLLEGE STATION, TEXAS:

BEGINNING at a TXDOT Type 1 concrete monument found in the easterly right-of way line of State Highway 6, and the northwesterly right-of-way line of Old Rock Prairie Road, being the southerly corner of a call 0.9877 acre tract as described in a deed to Weingarten Investments Inc., and recorded in Volume 7819 Page 266 of the Official Public Records of Brazos County, Texas, same being the southerly corner of Lot 1, Block 1, of Rock Prairie Marketplace, a subdivision of record in Volume 9506 Page 205 of the Official Public Records of Brazos County, Texas and being a westerly corner of Old Rock Prairie Road right-of-way and of the herein described tract;

THENCE departing the said easterly right-of-way of State Highway 6 **N 48°24'40" E** with a line common to the said 0.9877 acre tract, of Lot 1 Block 1 of Rock Prairie Marketplace, and the said northwest right-of-way line for a distance of **595.11** feet to an iron rod with cap stamped "JACOBS" set monumenting the easterly corner of the said Lot 1 Block 1 and the southerly corner of the said 4.31 acre tract;

THENCE departing the said northwest right-of-way line of Old Rock Prairie Road with the common line of the said Lot 1 Block 1 Rock Prairie Market Place and the 4.31 acre tract **N 47°41'31" W** for a distance of **868.04** to an iron rod with cap stamped Pate Eng RPLS 5647 found in the arc of a curve to the right in the southerly right-of-way line of Rock Prairie Road as described in a Right-of-Way Agreement to the City of College Station and recorded in Volume 4123 Page 1 of the Deed Records of Brazos County, Texas, said iron rod with cap being the most westerly corner of the herein described tract;

THENCE with the said southerly and southeasterly right-of-way line of Rock Prairie Road and with the arc of said curve to the right passing through a central angle of **34°06'14"** to an iron rod with cap stamped Strong RPLS 4961 found at the Point of Tangency, said curve having a radius of **955.00** feet, an arc length of **568.44** feet, and a long chord bearing **N 76°29'39" E** for a distance of **560.08** feet;

THENCE continuing with the south right-of-way line of the said Rock Prairie Road **S 86°27'05" E** a distance of **1,203.23** feet to an iron rod with cap stamped Strong RPLS 4961 found monumenting the northeast corner of the said 17.21 acre tract and being in the west line of the said College Station Independent School District 30.00 acre tract;

THENCE with the said west line of the 30.00 acre tract **N 03°21'05" E** for a distance of **13.12** feet to a calculated point for the northwest corner of the said 30.00 acre tract and being in the south right-of-way line of Rock Prairie Road (same being Old Rock Prairie Road right-of-way);

THENCE with the said south right-of-way line **S 86°38'36" E** for a distance of **737.90** feet to a calculated point for the northeast corner of the said 30.00 acre tract and the northwest corner of a call 25.79 acre tract as described in a General Warranty Deed to Perry Brian Howard and recorded in Volume 1980 Page 272 of the Deed Records of Brazos County, Texas;

THENCE departing the said south right-of-way line and with a line common to the said 30.00 acre tract and the 25.79 acre tract the following two (2) courses and distances;

1. **S 02°42'50" E** for a distance of **1054.75** feet to a calculated angle point the said common line,
2. **S 50°49'56" W** for a distance of **930.53** feet to a calculated point in the northeasterly line of the aforementioned 5.576 acre Weingarten Investments Inc., tract same being the southerly corner of the said 30.00 acre tract,

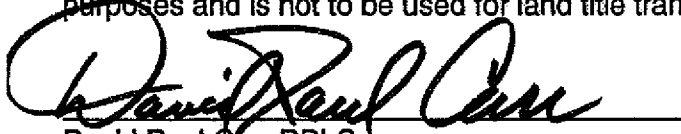
THENCE with a line common to the said 5.576 acre tract and the 25.79 acre tract **S 47°37'11" E** a distance of **128.13** feet to a 1" inch iron pipe found in the westerly line of a call 61.48 acre tract as described in a deed to M.D. Wheeler LTD., as recorded in Volume 3007 Page 341 of the Deed Records of Brazos County, Texas, said iron pipe being the most easterly corner of the said 5.576 acre tract and a easterly corner of the herein described tract,

THENCE with a line common to the said 61.48 acre tract **S 41°15'39" W** passing at a distance of 366.35 feet an 1" inch iron pipe found monumenting the southerly corner of the said 5.576 acre tract and the most easterly corner of the said 19.10 acre tract, in all **1224.85** feet to an iron rod with cap stamped "JACOBS" set in the east right-of-way line of State Highway 6 and monumenting the most southerly corner of the said 19.10 acre tract and the southerly corner of the herein described tract;

THENCE with the said east right-of-way line of State Highway 6 the following four (4) courses and distances;

1. **N 34°26'19" W** for a distance of **228.75** feet to a calculated point, from which a disturbed TXDOT Type 1 concrete monument bears **N 89°47'02" E** for a distance of 0.38 feet,
2. **N 32°11'00" W** for a distance of **1033.48** feet to a calculated point, from which a disturbed TXDOT Type 1 concrete monument bears **S 10°54'36" W** for a distance of 0.24 feet,
3. **N 21°52'19" W** for a distance of **554.64** feet to a punch hole set in a broken TXDOT Type 1 concrete monument found, said monument being the west corner of the said 5.917 acre tract and the southerly corner of Old Rock Prairie Road right-of-way,
4. **N 13°01'53" W** with the west line of Old Rock Prairie Road for a distance of **66.50** feet to the **POINT OF BEGINNING** of the herein described tract and containing 97.932 acres of land more or less.

The foregoing metes and bounds description was generated from and on the ground survey by Jacobs Engineering Group of the Weingarten Tracts and an office survey of the deed description of the College Station Independent School District tract for zoning purposes and is not to be used for land title transfer.



David Paul Carr RPLS
Texas Registration No. 3997

7/26/10
Date

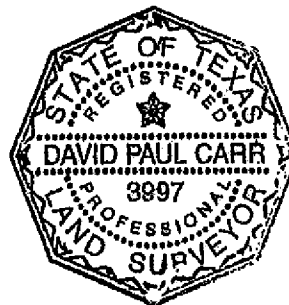


EXHIBIT "B"

Purpose & Intent:

Hospital, Medical Clinic, Medical Office, and future development."

Permitted Uses:

Tract 1:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Outdoor Instruction
- Educational Facility, Vocational / Trade
- Health Care, Hospitals
- Health Care, Medical Clinics
- Offices
- Scientific Testing / Research Laboratory
- Wireless Telecommunication Facilities- Intermediate*

Tract 2:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Commercial Amusements (C)
- Daycare, Commercial
- Drive-in / thru window # (drive-thru with a restaurant only permitted on the portion of the property previously zoned C-1 General Commercial, as indicated on the Concept Plan).
- Dry Cleaners & Laundry*
- Health Club / Sports Facility, Indoor#
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Restaurants
- Retail Sales & Service*
- Retail Sales & Service – Alcohol*
- Scientific Testing / Research Laboratory
- Utility *
- Wireless Telecommunication Facilities- Intermediate*
- Wireless Telecommunication Facilities- Unregulated

Tract 3:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Commercial Amusements (C)
- Daycare, Commercial
- Drive-in / thru window*+
- Dry Cleaners & Laundry*
- Health Club / Sports Facility, Indoor+
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Restaurants
- Retail Sales & Service*
- Retail Sales & Service -- Alcohol*
- Scientific Testing / Research Laboratory
- Utility *
- Wireless Telecommunication Facilities- Intermediate*
- Wireless Telecommunication Facilities- Unregulated

Tract 4:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Daycare, Commercial
- Drive-in / thru window*+
- Dry Cleaners & Laundry*
- Health Club / Sports Facility, Indoor+
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios

- Retail Sales & Service*
- Retail Sales & Service – Alcohol*
- Scientific Testing / Research Laboratory
- Utility *
- Wireless Telecommunication Facilities- Intermediate*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

Tract 5:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Daycare, Commercial
- Drive-in / thru window*
- Offices
- Parking as Primary Use (C)
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Scientific Testing / Research Laboratory
- Utility *
- Wireless Telecommunication Facilities- Intermediate*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

Tract 6:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Outdoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Hospitals
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery

- Car Wash *
- Commercial Garden / Greenhouse / Landscape Maint.*
- Commercial Amusements*
- Conference / Convention Center
- Country Club
- Daycare, Commercial
- Drive-in / thru window
- Dry Cleaners & Laundry
- Fraternal Lodge
- Fuel Sales*
- Health Club / Sports Facility, Indoor+
- Health Club / Sports Facility, Outdoor
- Hotels
- Night Club, Bar or Tavern (C)
- Offices
- Parking as Primary Use
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Restaurants
- Retail Sales – Single Tenant over 50,000 SF
- Retail Sales & Service*
- Retail Sales & Service – Alcohol*
- Theater
- Storage, Self Service
- Vehicular Sales, Rental, Repair and Service*
- Scientific Testing / Research Laboratory
- Utility *
- Wireless Telecommunication Facilities- Intermediate*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

Tract 7:

- Extended Care Facility / Convalescent / Nursing Home
- Educational Facility, College & University
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Educational Facility, Vocational / Trade
- Government Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Car Wash *
- Commercial Garden / Greenhouse / Landscape Maint.*
- Commercial Amusements*
- Daycare, Commercial

- Drive-in / thru window*
- Dry Cleaners & Laundry
- Fuel Sales*
- Health Club / Sports Facility, Indoor+
- Hotels
- Night Club, Bar or Tavern (C)
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Radio / TV Station / Studios
- Restaurants
- Retail Sales – Single Tenant over 50,000 SF
- Retail Sales & Service*
- Retail Sales & Service – Alcohol*
- Theater
- Scientific Testing / Research Laboratory
- Utility *
- Wireless Telecommunication Facilities- Intermediate*
- Wireless Telecommunication Facilities- Major (C)
- Wireless Telecommunication Facilities- Unregulated

* Land Use with Supplemental Standards (Refer to Article 5 of the Unified Development Ordinance)

+ Drive-in / thru windows shall be limited to not include restaurants and Health clubs are limited to 20,000 s.f.

Health Clubs are limited to 20,000 square feet and Restaurant Drive-Thru permitted only on portion of Tract 2 previously zoned C-1 General Commercial

(C) Conditional Use Permit

Access

Driveway locations limited to those shown on the Concept Plan for Tracts 1 and 4, and exclude any further driveway access to Rock Prairie Road or State Highway 6, except where an existing access easement is located on Tract 2 providing cross access with the adjacent property owner. All access points will have to meet any conditions required by a revised Transportation Impact Analysis.

Architectural Design

Structures on Tracts 2, 3, 5, and the first 400 feet from Rock Prairie Road on Tract 4, the buildings architecture, styles, and facades of the structures will be similar to and consist of similar materials of those present in the neighborhoods located across Rock Prairie Road. The roof pitch is 4:12.

The architectural standards for Tract 4 and along Rock Prairie Road extend a minimum of 400 feet from Rock Prairie Road and relate to the "first layer" of buildings off of Rock Prairie Road, regardless of the distance from Rock Prairie Road. The architectural and height limitations in this PDD are included to create the desired character along the Rock Prairie corridor in that area.

The Hospital buildings will meet all minimum ordinance requirements besides those granted as meritorious modifications. The following information relates to the architectural design on Tract 1 – the hospital building:

Exterior materials of the front elevation's two-story base will include stone, brick and glass. The addition of architectural metal panels will complete the material pallet for the upper three floors. A strong vertical motif is developed with the stone pillars along the two-story lobby/waiting concourse. The stone pillars are six feet wide and occur along the concourse on 15-foot centers. The space between the pillars is recessed 18 inches and in-filled with glass curtain wall providing a regular pattern of articulation along the two-story

base. The extension of the Gift Shop, Entry Vestibule and Chapel outward along the concourse will provide additional articulation elements. On the upper three floors the windows will protrude outward from the building three feet continuing the articulation of the façade of the building.

Lighting

The Concept Plan includes restrictions on site lighting such that Tracts 2-5 will be limited to a maximum mounting height of 12 feet and Tracts 1, 6, and 7 will be limited to a maximum mounting height of 30 feet. The zoning provides for a more residential scale of lighting on the tracts identified as either General Suburban or Suburban Commercial and allows for the higher intensity commercial areas to use a type of lighting more appropriate to a general commercial development.

Drainage & Stormwater

The Concept Plan includes a wet pond on site for increased water quality and includes the following information regarding the wet pond:

This best management practice (BMP) will treat the entire site of Tract 1 for water quality and provide approximately 93% total suspended solids (TCC) removal efficiency. In addition to provide water quality, the pond will also detain the 2-, 10-, 25-, and 100- year storm events. The pond will also serve as an aesthetic landscape feature and serve as the main focal point as you enter the site.

Stormwater run-off from the developed portions of the site will be collected in roof drains, area inlet and curb inlets. The captured stormwater will be conveyed in below-grade storm sewer conduit to the earth-wall wet pond providing both detention and water quality. The wet pond will also serve as a source of landscape irrigation water, ensuring the re-use of the stormwater at least once.

Base Zoning and Meritorious Modifications

C-1 General Commercial is the base, underlying zoning district for standards not identified in the PDD. At the time of site plan and plat, the project will need to meet all applicable site, architectural and platting standards required by the Unified Development Ordinance except where meritorious modifications are granted with the PDD zoning.

Meritorious Modifications Granted:

1. Section 7.2.I "Number of Off-Street Parking Spaces Required" of the Unified Development Ordinance

The following are the modified parking requirements:

Use	Unit	Spaces/Unit	UDO Requirement
Day Care Center	250 s.f.	0.8	1
Hospital	Bed	2	As determined by the Administrator
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	0.8	1
Office Building	250 s.f.	0.875	1

In addition, any use not specifically listed shall refer to the Unified Development Ordinance and may be reduced by 20%.

2. Section 7.2.C "Dimensions & Access" of "Off-Street Parking Standards"

The minimum parking space size is not less than nine feet by eighteen feet six inches (9'x18.5').

3. Section 5.4 “Non-Residential Dimensional Standards” of the Unified Development Ordinance

The following are the setbacks and height limitations for Tracts 1-7:

	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7
Min. Lot Area	None	None	None	None	None	None	None
Min. Lot Width	N/A	24'	24'	24'	24'	24'	24'
Min. Lot Depth	N/A	100'	100'	100'	100'	100'	100'
Min. Front Setback	50'	35'	35'	35'	24'	35'	35'
Min. Side Setback	50'	15'	15'	(A)(B)	(A)(B)	(A)(B)	(A)(B)
Min. S.S. Setback	25'	25'	25'	15'	15'	15'	15'
Min. Rear Setback	25'	25'	25'	15'	15'	15'	15'
Max. Height	6 stories (96')	2 stories (30')	2 stories (30')	4 stories (50') (D)	2 stories (30') (C)	4 stories (50')	4 stories (50')

C – Single-Family Height /Setback applies.

D – Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 500 feet. Beyond the 500 feet heights may rise to 3 stories and buildings adjacent to Tract 1 shall be allowed to be up to 4 stories.

4. Section 7.3.C.7 “Geometric Design of Driveway Access” of the Unified Development Ordinance

The modification allows for medians within driveways. The total pavement width (minus the median) will be in the range of 24 and 36 feet. At the time of site plan, all drives will be designed to the satisfaction of the Fire Department and meet minimum sight distance requirements.

5. Section 7.4 “Signs” of the Unified Development Ordinance

A special sign package is permitted for Tract 1, the hospital property, and is attached as a part of “EXHIBIT G.” The proposal includes 29 signs that, due to their size, are considered freestanding signs by the Unified Development Ordinance. In addition, the hospital is permitted to utilize their corporate logo flag alongside the Country and State flags.

Each tract (Tracts 2-7) is permitted only one freestanding sign and the maximum height is 16 feet (relating to the height of the primary sign for the hospital tract). All other sign standards will be those of the C-1 General Commercial zoning district, with the exception that freestanding signs will not be permitted on Tracts 4 and 5 (low profile only), and roof signs will not be permitted on Tracts 2-5.

6. Section 7.9 B.3 “Building Materials” of the Unified Development Ordinance

Up to 30% high-grade architectural metal is permitted on the hospital structure on Tract 1. Metal is limited on other structures to a maximum of 15%. In addition, each tract shall meet the highest architectural standards of the Unified Development Ordinance, architectural standards for building plots over 150,000 square feet of building area (regardless of the building sizes constructed).

7. Section 7.9.E.3 “Additional Standards for 50,000 s.f. or Greater” “Landscaping” of the Unified Development Ordinance

Trees generally required to be planted in tree wells within a sidewalk along primary facades are permitted to be planted in landscape areas instead. Shade structures or plantings shall be located along the sidewalks.

8. Section 7.9.F.4 “Additional Standards for 150,000 s.f. or Greater of the Unified Development Ordinance

Parking screening berms are not required for parking areas located beyond 100 feet from the public right-of-way if the area between the parking and the right-of-way remains as open space. The parking shall be screened using another method such as landscaping.

9. Table V "Streets and Alleys" of the Bryan/College Station Unified Design Guidelines

A 2-lane Major Collector right-of-way width of 60 feet (Scott & White Drive, Medical Avenue, Healing Way) is permitted with bike lanes. The 4-Lane Major Collector (Lakeway) is permitted to have a right-of-way width of 80 feet with bike lanes.

Specific Conditions of Zoning:

- Tracts 2-7 will require approved revised Concept Plans prior to site plan approval or the issuance of permits for development of the property.
- Tracts 2-7 will need to provide proof of adequate public facilities, including sewer service, prior to approval of revised Concept Plans on those tracts.
- An additional Traffic Impact Analysis (TIA) will be required with Concept Plans for Tracts 2-7.
- Development resulting in the additional allocated trips, as described in the staff report, be limited to Tracts 6 or 7. No additional trips shall be generated by development on Tracts 2, 3, 4, or 5 without the development of a revised TIA and associated improvements on Rock Prairie Road.
- If the Spring Creek District Plan is completed prior to revised Concept Plans being approved for Tracts 2-7, those Concept Plans will need to be in compliance with the district plan.
- At the time of site plan, all drives are designed to the satisfaction of the Fire Department and meet minimum sight distance requirements.
- The alignment of Lakeway Drive will be such that it provides access to both the adjacent tracts (currently owned by Wheeler and Perry).
- The roads and utilities projecting from Medical Avenue to the adjacent property to the east (through Tract 5) will be built with the first phase of road and utility construction.

EXHIBIT "D"

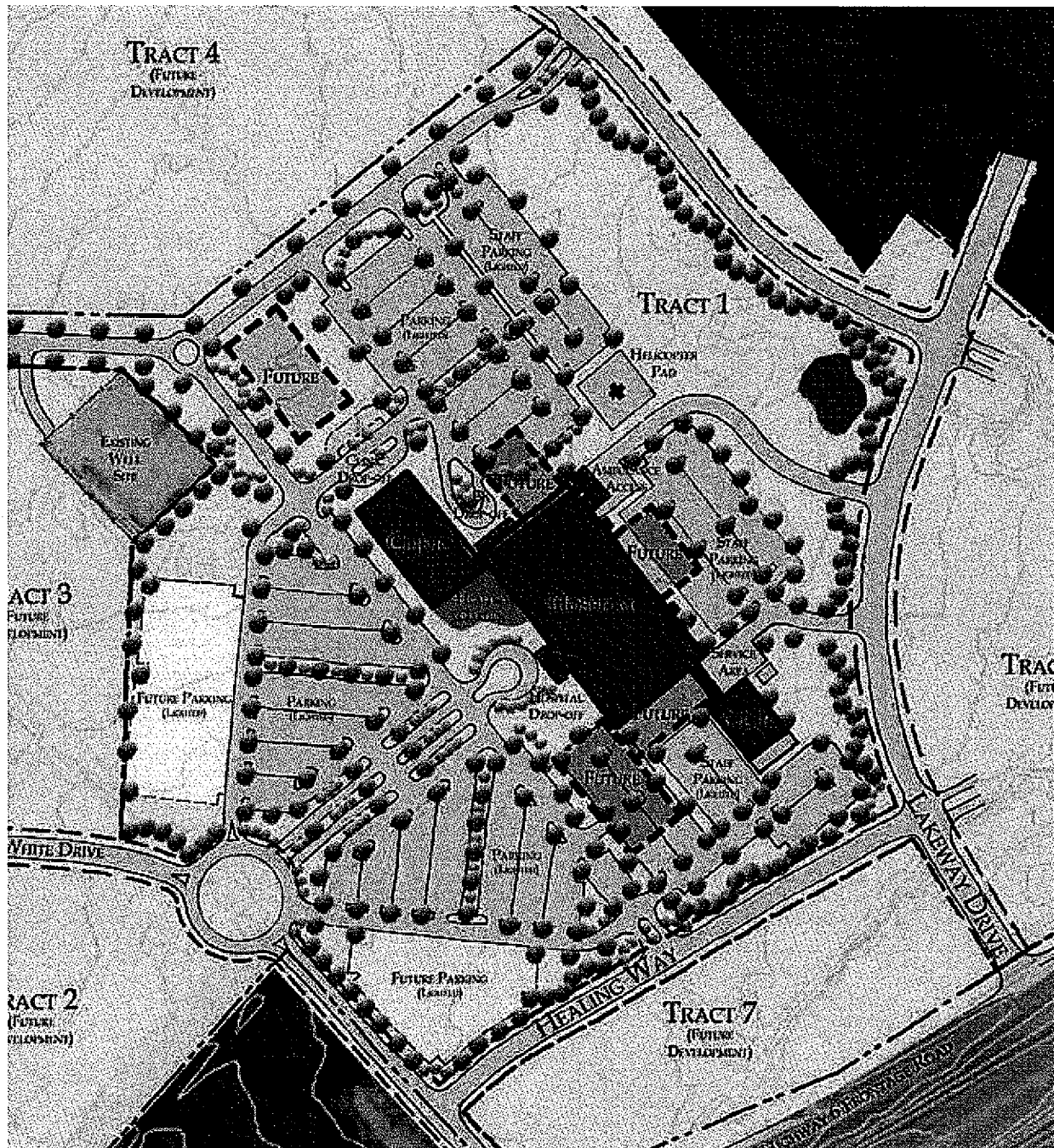


EXHIBIT "E"

SITE INFORMATION

TRACT 1: 39 +/- ACRES (PROPOSED HOSPITAL SITE)
TRACT 2: 7 +/- ACRES (FUTURE DEVELOPMENT)
TRACT 3: 8 +/- ACRES (FUTURE DEVELOPMENT)
TRACT 4: 11 +/- ACRES (FUTURE DEVELOPMENT)
TRACT 5: 3 +/- ACRES (FUTURE DEVELOPMENT)
TRACT 6: 13 +/- ACRES (FUTURE DEVELOPMENT)
TRACT 7: 5 +/- ACRES (FUTURE DEVELOPMENT)
R.O.W.: 11 +/- ACRES (PROPOSED ROAD RIGHT OF WAY)
OVERALL: 97.9 ACRES

DEVELOPER/APPLICANT:

SCOTT & WHITE
2401 SOUTH 31ST STREET
TEMPLE, TEXAS 78508

ENGINEER/PLANNER:

JACOBS
2705 BEE CAVE RD, SUITE 300
AUSTIN, TEXAS 78746

NOTES:

- 1) EACH TRACT IS A BUILDING PLOT
- 2) NO ADDITIONAL ACCESS SHALL CONNECT TO ROCK PRAIRIE RD. OR
HWY 6 FRONTAGE RD.

EXHIBIT "G"
See Attached Scott & White Proposal

Planned Development District

Submitted to:



Prepared for:



2401 South 31st Street
Temple, Texas 76508

August 25, 2010

Revised:

October 11, 2010

October 25, 2010

October 28, 2010

November 12, 2010

Prepared by:

JACOBSTM
2705 Bee Cave Road, Suite 300
Austin, Texas 78746

PROJECT DESCRIPTION

EXECUTIVE SUMMARY

Tract 1

A new, 330,000-square-foot (SF), five-story (plus mechanical penthouse), freestanding, 143-bed acute care Scott & White Hospital at College Station and a 10,000-square-foot (SF) Central Utility Plant (CUP) is planned at the Southeast intersection of Rock Prairie and Highway 6. The proposed Hospital tract (Tract 1) will encompass approximately 38.9-acres of the 97.9-acre site.

A separate 150,000-square-foot (SF), five-story, Clinic building is planned to be constructed adjacent to the Hospital. The future Clinic will connect to the Hospital northwest corner of the first level only.

The facility will have five use-categorized entries to the facility including a main entrance for visitors, a staff entry, a delivery entrance, an ambulance Emergency Department (ED) entrance and a walk-in ED entrance. There will be a circulation drive around the Hospital and clinic that will provide access from these primary entry points. Much of the required parking, 880 spaces (two per bed and four per 1,000 SF of clinic) will be inside of the circulation drive with minimal crossing of driveways.

The Hospital will be designed to accommodate expansion at a later date; a one-story expansion at the east side; a two-story expansion at the south side; and a three-story addition at the west end. In addition, a future clinic and/or medical office building is proposed for up to five stories east of the clinic. This future square footage will be approximately 350,000 square feet.

The bed units will be provide for: Intensive Care (ICU) providing continuous observation of high acuity patients; Neonatal Intensive Care (NICU) providing that same level of care for infants; Post Partum Unit; Intermediate Care Unit (IMCU); and Medical/Surgical (M/S) Unit. Patient rooms will be private and there will be a minimum of one isolation room per unit and two for every 24 beds in M/S.

The Hospital will contain required ancillary and support departments. The ED will contain exam rooms and treatment bays. Imaging will contain treatment modalities required for an acute care facility, including general radiology, CT and MRI. Space is allocated in the Hospital for a PET scanner. At opening this modality will be provided with a mobile unit. Along with eight operating rooms in the Surgical Department there will be cardiac catheterization labs, endoscopic procedure rooms and a procedure center for EEG's and EKG's. Laboratory and pharmacy space will be provided to support patient needs.

The hospital will contain a full-service kitchen to support the patients, staff and visitors and a dining room. The design will include kitchen and support equipment. Administrative services and an Education/ Conference Center will also be included. The 10,000 SF CUP will be in a separate structure adjacent to the Hospital.

Exterior materials of the front elevation's 2-story base will include stone, brick and glass. The addition of architectural metal panels will complete the material pallet for the upper three floors. A strong vertical motif is developed with the stone pillars along 2 story lobby/waiting concourse. The stone pillars are 6 ft wide and occur along the concourse on 15 ft centers. The space between the pillars is recessed 18" and in-filled with glass curtain wall providing a regular pattern of articulation along the 2 story base. The extension of the Gift Shop, Entry Vestibule and Chapel outward along the concourse will provide additional articulation elements. On the upper three floors the windows will protrude outward from the building 3 ft continuing the articulation of the façade of the building.

The 30-foot horizontal module and the 16-foot floor-to-floor height allows for windows and door openings to work well with standard masonry dimensions at all levels. At the building base, the openings are recessed into the brick and stone. The 2-story lobby/waiting area will be the focal point for public interaction, with clinical patient areas designed to have animated features and varying heights working within the vertical and horizontal module.

Canopies will be simple horizontal elements with a metal panel fascia, serving as an icon that becomes recognizable at the public entries. This element will float over the length of the lobby area. Outdoor areas will include the healing garden and exterior waiting areas, featuring trellises to provide sun protection.

Tracts 2-7

These tracts will be available for future development and entitled by this PDD and will require approved revised Concept Plans prior to site plan approval or the issuance of permits for development of the property.

- Tracts 2-7 will need to provide proof of adequate public facilities, including sewer service, prior to approval of revised Concept Plans on those tracts.
- An additional Traffic Impact Analysis (TIA) will be required with Concept Plans for Tracts 2-7.
- Development resulting in the additional allocated trips, as described in the staff report, be limited to Tracts 6 or 7. No additional trips shall be generated by development on Tracts 2, 3, 4, or 5 without the development of a revised TIA and associated improvements on Rock Prairie Road.
- If the Spring Creek District Plan is completed prior to revised Concept Plans being approved for Tracts 2-7, those Concept Plans will need to be in compliance with the district plan.

CIVIL/ SITE

The development of this site will be subject to the rules and regulations established by the City of College Station except as amended here in this PDD; the Environmental Protection Agency (EPA); the Texas Commission on Environmental Quality (TCEQ); the Texas Department of Licensing and Regulation (TDLR); Rockford Energy, due to their lease rights of the existing oil well at the northeast corner of the site; Bryan Texas Utilities (BTU), College Station Electric (CS Electric) and Atmos Energy.

This project site is comprised of numerous existing tracts and an existing oil well within the site. The site has an existing road, Old Rock Prairie, which will be removed, and overhead electric lines running through the middle that will be relocated. It is covered with natural grass vegetation and has three buildings that will be demolished. No portion of the site is within existing Federal Emergency Management Agency (FEMA) floodplain.

The site topography falls from north to south with average slopes on the range of two percent to four percent. The soils and geotechnical site conditions have been described in a geotechnical report previously prepared. A revised geotechnical report and pavement recommendations will be prepared by Terracon who has been retained by the Owner.

Future neighbors include the residential subdivision to the north and undeveloped property to the east, neither of which currently have a direct connection to the proposed project.

Zoning

Current zoning will be changed to Planned Development District (PDD) utilizing a base zoning of C-1 (general commercial). The PDD zoning ordinance will be written to support variances to the base zoning of C-1 for a building height maximum of six stories, landscape, signage, lighting, thoroughfare plan and parking.

Thoroughfare Plan and Access

Access to the site will be provided from two existing roads, Rock Prairie Road and the northbound Highway 6 frontage road, as well as four proposed roads as required by the City's Thoroughfare Plan: Medical Avenue, Scott & White Drive, Healing Way, and Lakeway Drive as this site is within part of the City's Thoroughfare Plan.

Parking

Parking for the new development will be provided on surface parking lots. The main circulation drives will be heavy duty concrete or asphalt pavement and the parking areas will be light duty concrete or asphalt pavement. Driveways from public streets, loading areas, ambulance drives, service courts and paved areas under canopies will be concrete or asphalt pavement. At the time of site plan, all drives

are designed to the satisfaction of the Fire Department and meet minimum sight distance requirements.

Stormwater

Stormwater runoff from these developed portions of the site will be collected in roof drains, area inlets and curb inlets. The captured stormwater will be conveyed in below-grade storm sewer conduit to an earth-wall wet pond providing both detention and water quality. Detention is required in the City and providing water quality will be an added benefit to the environment. The wet pond will also serve as a source of landscape irrigation water thus ensuring re-use of the stormwater at least once.

Wastewater Service

Wastewater will be collected from the site through a system of gravity lines leading to a lift station, which will pump to an existing on-site manhole. The City has verified limited existing capacity for wastewater service to this site. The City is currently undertaking wastewater studies to master plan wastewater service for the entire system in this region.

Water Service

Initial meetings with City engineers have dictated the design of the water system, which is sized to serve the site with a looping water line around both the Hospital and Clinic. Proper placement of fire hydrants will meet the fire protection requirements necessary for this project. The fire lanes of at least 23 feet (face of curb) in width and parking lot radii of 25 feet will be provided to give adequate access to the new facilities. AS this site is part of a City Water Master Plan an 18 inch waterline will be installed along the Highway 6 frontage Road.

Electric Service

Routed across the site is Old Rock Prairie and overhead electric lines. The existing road will be abandoned but the overhead electric lines will be relocated. Both CS Electric and BTU have lines that must be relocated to the frontage road of Highway 6.

Natural Gas Service

This site is served by Atmos Energy. A new service line will be extended to the site along the frontage road of Highway 6. From this service line, a feed will be extended to serve the Hospital and clinic and a feed will be extended to the CUP.

Telecommunications Service

This site is served by Suddenlink and all components to serve this site will be installed to their standards.

LANDSCAPE

The design focus for the project will be to provide landscaped entries, landscape areas defining parking areas, and islands within the parking lots with shade trees and lining pedestrian isles. In addition, irrigation may be provided through the collection of rainwater harvesting and air conditioning condensation collection and distributed in best management practices for irrigation system to reduce water costs.

Project design elements include planting a Texas vernacular landscape utilizing native and adaptive native plant material, the use of indigenous hardscape materials, such as Austin Stone and decomposed granite. Other hardscape materials will be proposed, such as concrete or concrete pavers, cast stone planters of various sizes to display seasonal color, water features (either self contained pumping system or pool design), and tree grates for planting trees in pavement. These materials will create shaded walkways, benches for the exterior of the building, arbors in the courtyards and moveable tables and chairs to provide seating for the courtyard spaces.

At least two proposed courtyard spaces located adjacent to the proposed Hospital building are being planned at easily accessible locations for patients, their families and staff. The courtyards will be designed to address the needs of this special user group and pedestrian flow patterns. The main areas of this design focus include a healing garden and outdoor waiting plazas.

WAYFINDING

A complete wayfinding package will be developed to meet Scott & White standards.

Exterior sign types include, but not limited to, an illuminated entry monument, secondary monument, primary hospital building mounted identification, building top identification logo, emergency identification on building, vehicular and pedestrian directional signage, and parking lot identification.

Interior sign types include, but not limited to, information kiosk, mission statement, building directory host, directionals, room identification, room numbers, restroom identification, interpretative services sign, elevator fire evacuation and stair identification.

DEVELOPMENT STANDARDS

The development of this site will be subject to the rules and regulations established by the City of College Station for the C-1 Base Zoning except as amended here:

Article 5. District Purpose Statements and Supplemental Standards

5.3 Non-Residential Zoning Districts

B. General Commercial (C-1)

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

5.4 Non-Residential Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Non-Residential Zoning Districts, unless otherwise identified in this UDO:

Non-Residential Zoning Districts	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7
Min. Lot Area	None	None	None	None	None	None	None
Min. Lot Width	N/A	24'	24'	24'	24'	24'	24'
Min. Lot Depth	N/A	100'	100'	100'	100'	100'	100'
Min. Front Setback	50'	35'	35'	35'	24'	35'	35'
Min. Side Setback	50'	15'	15'	(A)(B)	(A)(B)	(A)(B)	(A)(B)
Min. St. Side Setback	25'	25'	25'	15'	15'	15'	15'
Min. Rear Setback	25'	25'	25'	15'	15'	15'	15'
Max. Height	6 Stories (96 feet)	2 Stories (30 feet)	2 Stories (30 feet)	4 Stories (50 feet) (D)	2 Stories (C)	4 Stories (50 feet)	4 Stories (50 feet)

Notes:

(A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.

(B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.

(C) See Section 7.1.H, Height. (below)

(D) Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 400 feet. Beyond the 400 feet heights may rise to 3 stories and buildings adjacent to Tract 1 shall be allowed to be up to 4 stories.

5.5 Planned Districts (P-MUD and PDD)

A. The Planned Mixed-Use District (P-MUD) and the Planned Development District (PDD) are intended to provide such flexibility and performance criteria which produce:

1. A maximum choice in the type of environment for working and living available to the public;
2. Open space and recreation areas;
3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
6. An environment of stable character in harmony with surrounding development; and

7. A more desirable environment than would be possible through strict application of other sections or districts in this UDO.

C. Planned Development District (PDD)

The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial, residential, or mix of uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

Article 6. Use Regulations

6.2 Types of Use

C. Use Table

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in Section 6.3, Specific Use Standards. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in Section 6.2, Specific Use Standards. Conditional uses are subject to all other applicable regulations of this UDO.

USE TABLE	Non-Residential Districts						
	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7
RESIDENTIAL							
Boarding & Rooming House							
Extended Care Facility / Convalescent / Nursing Home	P	P	P	P	P	P	P
Dormitory							
Duplex							
Fraternity / Sorority							
Manufactured Home							
Multi-Family							
Multi-Family built prior to January 2002							
Single-Family Detached							
Townhouse							
PUBLIC, CIVIC AND INSTITUTIONAL							
Educational Facility, College & University	P	P	P	P	P	P	P
Educational Facility, Indoor Instruction	P	P	P	P	P	P	P

Educational Facility, Outdoor Instruction	P					P	
Educational Facility, Primary & Secondary		P	P	P	P	P	P
Educational Facility, Tutoring				P	P	P	P
Educational Facility, Vocational / Trade	P			P	P	P	P
Governmental Facilities		P	P	P	P	P	P
Health Care, Hospitals	P					P	
Health Care, Medical Clinics	P	P	P	P	P	P	P
Parks		P	P	P	P	P	P
Places of Worship		P	P	P	P	P	P
COMMERCIAL, OFFICE AND RETAIL							
Agricultural Use, Barn or Stable for Private Stock							
Agricultural Use, Farm or Pasturage							
Agricultural Use, Farm Product Processing							
Animal Care Facility, Indoor		P	P	P	P	P	P
Animal Care Facility, Outdoor							
Art Studio / Gallery		P	P	P	P	P	P
Car Wash						p*	p*
Commercial Garden / Greenhouse / Landscape Maint.						p*	p*
Commercial Amusements		C	C			p*	p*
Conference / Convention Center						P	
Country Club						P	
Day Care, Commercial		P	P	P	P	P	P
Drive-in / thru window		p*#	p*+	p*+	p*	P	P
Dry Cleaners & Laundry		p*	p*	p*		P	P
Fraternal Lodge						P	
Fuel Sales						p*	p*
Funeral Homes							
Golf Course or Driving Range							
Health Club / Sports Facility, Indoor		p#	p+	p+		P	P
Health Club / Sports Facility, Outdoor						P	
Hotels						P	P
Night Club, Bar or Tavern						C	C
Offices	P	P	P	P	P	P	P
Parking as a Primary Use					C	P	
Personal Service Shop		P	P	P	P	P	P
Printing / Copy Shop		P	P	P	P	P	P
Radio / TV Station / Studios				P	P	P	P
Restaurants		P	P			P	P
Retail Sales - Single						P	P

Tenant over 50,000 SF							
Retail Sales and Service		p*	p*	p*		p*	p*
Retail Sales and Service – Alcohol		p*	p*	p*		p*	p*
Sexually Oriented Business (SOB)							
Shooting Range, Indoor							
Theater						P	P
Retail Sales, Manufactured Homes							
Storage, Self Service						P	
Vehicular Sales, Rental, Repair and Service						p*	
Wholesales / Services							
Bulk Storage Tanks / Cold Storage Plant							
Industrial, Light							
Industrial, Heavy							
Recycling Facility – Large							
Salvage Yard							
Scientific Testing / Research Laboratory	P	P	P	P	P	P	P
Storage, Outdoor - Equipment or Materials							
Truck Stop / Freight or Trucking Terminal							
Utility		p*	p*	p*	p*	p*	p*
Warehousing / Distribution							
Waste Services							
Wireless Telecommunication Facilities – Intermediate	p*	p*	p*	p*	p*	p*	p*
Wireless Telecommunication Facilities – Major				C	C	C	C
Wireless Telecommunication Facilities – Unregulated		P	P	P	P	P	P

¹ Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

** District with Supplemental Standards (Refer to Article 5).

+ Drive-in / thru windows shall be limited to not include restaurants and Health clubs are limited to 20,000 s.f.

Health clubs are limited to 20,000 s.f. and Drive-in / thru windows shall be limited to only the area identified as C-1 Zoning.

6.4 Accessory Uses

A. Accessory Uses

Accessory uses are allowed with permitted, established primary structures and uses subject to the following:

1. The use or structure is subordinate to and serves a primary use or principal structure;
2. The accessory use shall be subordinate in area, extent, and purpose to the primary use served;
3. The accessory use shall contribute to the comfort, convenience, or necessity of occupants of the primary use served;
4. The accessory use shall be located within the same zoning district as the primary use is permitted; and

5. Accessory uses located in residential districts shall not be used for commercial purposes other than permitted home occupations.

B. Accessory Structures

1. No accessory structure shall be erected in any required setback area. Excluded from this requirement is any portable storage building or structure if the Building Official has determined that it does not require a Building Permit.
2. On lots with approved rear access all setbacks shall be measured from the nearest boundary of the access easement or alley. On all other lots rear setbacks shall be measured from the rear property line. In no event shall more than 30 percent of the rear yard area (that portion of the yard between the rear setback line of the principal structure and the rear property line) be covered with accessory buildings, structures, or uses.
3. The following restrictions shall apply to accessory buildings, structures, or uses other than garages, carports, and living quarters for family or servants:
 - a. A minimum rear setback of 15 feet; and,
 - b. A maximum building eave height of eight feet (8').

Article 7. General Development Standards

7.1 General Provisions

D. Required Yards (Setbacks)

3. Features Allowed Within Required Yards

The following features may be located within a required yard but may be subject to additional regulations applied herein:

- o. Signage as indicated on the Proposed Signage Plan Exhibit.

H. Height

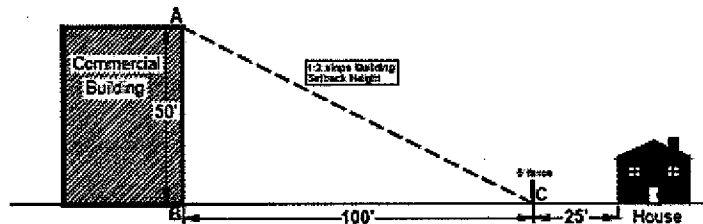
1. Building Height

Building height refers to the vertical distance measured from the finished grade, or the base flood elevation where applicable, and the following points:

- a. The average height level between the eaves and ridge line of a gable, hip, or gambrel roof;
- b. The highest point of a mansard roof; or
- c. The highest point of the coping of a flat roof.

2. Single Family Protection

- a. With the exception of Tract 1, no multi-family or nonresidential structure shall be located nearer to any property line adjacent to or across the street from a single-family use or townhouse development than a horizontal distance (B to C) of twice the vertical distance (height, A to B) of the structure as illustrated in the graphic below.



- b. No additional multi-family or non-residential structures shall penetrate an imaginary line, illustrated by the inclined plane in the graphic above, connecting points A and C.
- c. Calculation of the height limits shall be to the highest point of the structure. Equipment such as satellite dishes and heating and air conditioning units may be installed on top of buildings provided that they are screened from horizontal view and included in the height limitations.
- d. Unless otherwise stated in this PDD, the height limitations herein shall not apply to any of the following:

- 1) Utility structures such as elevated water storage tanks and electrical transmission lines;
- 2) Architectural elements such as flagpoles, belfries, cupolas, spires, domes, monuments, chimneys, bulkheads, elevators, or chimney flues; or any other similar structure extending above the roof of any building where such structure does not occupy more than 33 percent of the area of the roof; or
- 3) Residential radio/television receiving antennas.

3. Maximum Building Heights

- a. Tract 1: 6 stories (96 feet)
- b. Tract 2: 2 stories (30 feet)
- c. Tract 3: 2 stories (30 feet)
- d. Tract 4: 4 stories (50 feet); Buildings located on Tract 4 shall be limited to a maximum of 2 stories from Rock Prairie Road to a depth of 400 feet. Beyond the 400 feet heights may rise to 3 stories and buildings adjacent to tract 1 shall be allowed to be up to 4 stories.
- e. Tract 5: per UDO A-P zoning requirements.
- f. Tract 6: 4 stories (50 feet)
- g. Tract 7: 4 stories (50 feet)

7.2 Off-Street Parking Standards

B. Off-Street Parking Spaces Required

2. Where off-street parking facilities are provided in excess of the minimum amounts specified by this Section, or when off-street parking facilities are provided but not required, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space as specified in this Section.

C. Dimensions and Access

This Section applies to any development or redevelopment of uses other than single-family residential, duplexes, or townhouses unless otherwise noted.

1. Each off-street parking space for automobiles shall have an area of not less than nine by eighteen feet six inches (9' x 18'-6") and each stall shall be striped. This standard shall apply for off-street parking for all uses.
2. An 18-foot paved space (90 degree only) may be utilized where the space abuts a landscaped island with a minimum depth of four feet (4'). An 18-foot space may also be used when adjacent to a sidewalk provided that the minimum width of the sidewalk is six feet.
5. All parking spaces, aisles, and modules shall meet the minimum requirements, as shown in the following table. All dimensions are measured from wall to wall, or stripe to stripe.

PARKING SPACE AND AISLE DIMENSIONS

	A	B	C	D		E	F	
	Angle (degrees)	Width of stall	Depth of stall 90° to aisle	Width of aisle		Width of stall parallel to aisle	Module width	
				One way	Two way		One way	Two way
All Tracts	90	9 feet	18.5 feet	23.0 feet	23.0 feet	9.0 feet	60	60

E. Interior Islands

1. All interior islands shall be evenly distributed throughout the interior of the parking area.
2. For every fifteen (15) interior parking spaces, 180 square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than 180 square feet. Interior islands may have sidewalks through them.

I. Number of Off-Street Parking Spaces Required

8. When the developer of a large-scale development can demonstrate that such development will require fewer parking spaces than required by the standards of this Section, the Administrator may permit a reduction in the number of required parking spaces for the

development. Such a reduction in parking spaces shall be justified through the development of a parking study prepared by a professional engineer or transportation planner and submitted to the Administrator. The balance of the land necessary to meet these requirements shall be held in reserve as an undeveloped area, to meet any future needs generated by an expansion of the business, a change in land use, or underestimated parking demand;

MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Unit	Spaces/ Unit	Plus Spaces For:
Day Care Center	250 s.f.	.8	
Hospital	As determined by the Administrator	2/Bed	
Medical or Dental Clinic < 20,000 s.f.	200 s.f.	.8	
Office Building	250 s.f.	.875	

"s.f." = square footage.

* All unpaved spaces shall be shown on site plan and organized for efficient traffic circulation using wheel stops and other appropriate measures as required by the Administrator.

** No more than 25% of any shopping center square footage shall be utilized for intense uses (uses that, individually, have a parking requirement greater than 1:250 in C-1 or C-3 and 1:350 in C-2) unless additional parking is provided in accordance with the above requirements for that square footage of such uses in excess of 25%.

***Any allowed uses not listed above shall refer to the City's UDO for parking requirements and may be reduced by 20%.

K. Alternative Parking Plans

2. Applicability

Applicants who wish to provide fewer or more off-street parking spaces than allowed above shall be required to secure approval of an Alternative Parking Plan, in accordance with the standards of this Section. The Administrator may require that an Alternative Parking Plan be submitted in cases where the Administrator deems the listed standard to be inappropriate based on the unique nature of the use or in cases where the applicable standard is unclear.

7.3 Access Management and Circulation

C. Driveway Access Location and Design

2. Location of Driveway Access

Driveway locations shall be as shown on the PDD Concept Site Plan for Tract 1 & 4.

7. Geometric Design of Driveway Access

e. The maximum width of commercial driveway approaches for two-way operation shall not exceed thirty-six feet (36') of pavement, except that the Administrator may issue permits for driveway approaches greater than thirty-six feet (36') in width on major streets to handle special traffic conditions. The minimum width of commercial and multi-family driveway approaches for two-way operation shall be not less than twenty-four feet (24') of pavement.

7.4 Signs

C. Summary of Permitted Signs

The following signs are permitted in the relevant zoning districts of the City:

	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7
Apartment/Condominium/ Manufactured Home Park Identification Signs							
Area Identification/ Subdivision Signs	X	X	X	X	X	X	X
Attached Signs	X	X	X	X	X	X	X
Commercial Banners		X	X	X	X	X	X
Development Signs	X	X	X	X	X	X	X
Directional Traffic Control Signs	X	X	X	X	X	X	X
Freestanding Signs	X	X	X			X	X
Home Occupation Signs							
Low Profile Signs	X	X	X	X	X	X	X
Non-Commercial Signs		X	X	X	X	X	X
Real Estate, Finance, and Construction Signs	X	X	X	X	X	X	X
Roof Signs	X					X	X

D. Prohibited Signs

The following signs shall be prohibited in the City of College Station:

3. Inflated signs, pennants, tethered balloons, and/or any gas filled objects for advertisement, decoration, or otherwise, except as permitted in Section 7.4.P, Grand Opening Signs and Section 7.4.U, Special Event Signs.

5. Excluding the flags of any country, state, city, or school, are prohibited in residential zones and on any residentially-developed property (except when flags are used as subdivision signs).

F. Sign Standards

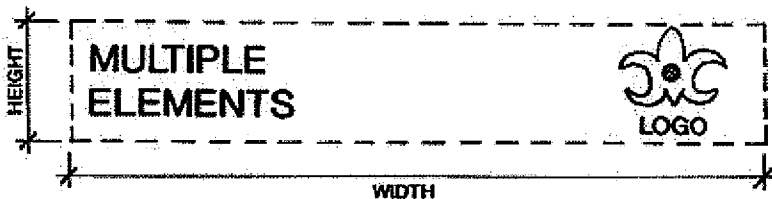
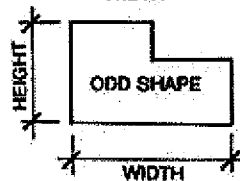
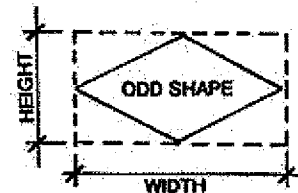
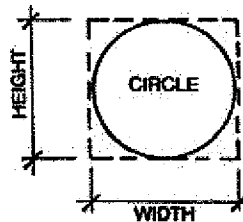
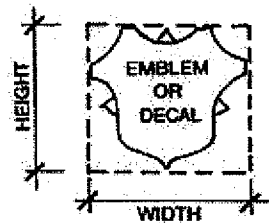
The following table summarizes the sign standards for the City of College Station:

Sign Type	Maximum Area (s.f.)*		Maximum Height (ft.)		Setback From ROW (ft.)		Number Allowed	
	Tract 1	Tracts 2-7	Tract 1	Tracts 2-7	Tract 1	Tracts 2-7	Tract 1	Tracts 2-7
Area Identification Signs	As per Preliminary Site Sign Locations Plan	per UDO	As per Preliminary Site Sign Locations Plan	16 feet.	As per Preliminary Site Sign Locations Plan	per UDO	As per Preliminary Site Sign Locations Plan	per UDO
Attached Signs								
Development Signs								
Residential /Collector Street								
Arterial Street								
Freeway (As designated on Thoroughfare Plan)								
Directional Traffic Control Signs								
Freestanding Signs								

Low Profile Signs (In lieu of permitted Freestanding Sign)								
Real Estate, Finance, and Construction Signs								
Up to 150-foot frontage								
Greater than 150-foot frontage								
Roof Signs								

* Except as provided for in Section 7.4.N.10, Freestanding Commercial Signs.

** The area of a sign is the area enclosed by the minimum imaginary rectangle or vertical and horizontal lines that fully contains all extremities (as shown in the illustration below), exclusive of supports.



G. Area Identification and Subdivision Signs

1. Area Identification Signs shall be permitted upon private property in any zone to identify multiple-lot subdivisions of 10 to 50 acres in size and subject to the requirements set forth in Section 7.4.F, Sign Standards above. Area Identification Signs may also be used within a large subdivision to identify distinct areas within that subdivision, subject to the requirements in Section 7.4.F, Sign Standards above.

3. Both Area Identification and Subdivision Signs must be located on the premises as identified by a preliminary or master preliminary plat of the subdivision. Subdivision Signs will be permitted only at major intersections on the perimeter of the subdivision (intersection of two collector or larger streets). At each intersection either one or two Subdivision Signs may be permitted so long as the total area of the signs does not exceed 150 square feet. Flags may be utilized in place of a Subdivision Identification Sign, but the overall height shall not exceed 20 feet and 25 square feet in area in a residential zone and 35 feet in height and 100 square feet in area in industrial or commercial districts.

L. Directional Traffic Control Sign

1. Directional Traffic Control Signs may be utilized as traffic control devices in off-street parking areas subject to the requirements set forth in Section 7.4.F, Sign Standards above.
2. For multiple lots sharing an access easement to public right-of-way, there shall be only one directional sign located at the curb cut.
3. Logo or copy shall be less than 50% of the sign area.
4. No Directional Traffic Control Sign shall be permitted within or upon the right-of-way of any public street unless its construction, design, and location have been approved by the City Traffic Engineer.

M. Flags

1. One freestanding corporate flag per premise, not to exceed 35 feet in height or 100 square feet in area, is allowed in multi-family, commercial, and industrial districts.
2. Flags used solely for decoration and not containing any copy or logo and located only in multi-family, commercial, and industrial districts or developments are allowed without a permit. In multi-family developments, such flags will be restricted to 16 square feet in area. In all permitted zoning districts such flags will be restricted to 30 feet in height, and the number shall be restricted to no more than 6 flags per building plot.

N. Freestanding Commercial Signs

1. Any development with over 75 linear feet of frontage will be allowed one Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:

a. Allowable Area

Allowable Area For Freestanding Signs		
Frontage (Feet)	Maximum Area (s.f.)	
	Tract 1	Tracts 2-5
0-75	As per Conceptual Site Sign Location Plan	Per UDO
76-100		
101-150		
151-200		
201-250		
251-300		
301-350		
351-400		
401-450		
451-500		
501-550		
551-600+		

d. Allowable Height

- 1) The allowable height of a Freestanding Commercial Sign is determined by measuring the distance from the closest point of the sign to the curb or pavement edge and dividing this distance by two. No Freestanding Commercial Sign shall exceed 35 feet in height.
- 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.

3) For the purposes of this Section, the distance from curb shall be measured in feet from the back of curb or pavement edge to the nearest part of the sign.

5. A premise with more than 150 feet of frontage shall be allowed to use one Freestanding Commercial Sign or any number of Low Profile Signs as long as there is a minimum separation between signs of 150 feet. In lieu of one Low Profile Sign every 150 feet, hospital uses may have one low profile sign located at each driveway.

7. No more than one Freestanding Commercial Sign shall be allowed on any premises except when the site meets one of the following sets of criteria:

- a. The building plot, as recognized on an approved Plat or Site Plan, must be 25 acres or more in area with at least 1,000 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) toward which one additional Freestanding Commercial Sign may be displayed (see diagram below); or
- b. The Building plot, as recognized on an approved Plat or Site Plan, must be 15 acres or more in area with at least 600 feet of continuous unsubdivided frontage on any major arterial street or higher (as classified on the Thoroughfare Plan) and the site must have additional frontage on a street classified as a minor arterial or greater on the Thoroughfare Plan, toward which the additional Freestanding Commercial Sign may be displayed.

T. Roof Signs

1. Signs mounted to the structural roof shall be regulated as Freestanding Commercial Signs.

7.5 Landscaping and Tree Protection

C. Landscaping Requirements

1. The landscaping requirements shall be determined on a point basis as follows:

- a. Minimum Landscape Points required: 30 points per 1,000 square feet of site area;
 - 1) Tract 1 requires 50,874 points $[(1,695,791/1000 * 30)]$
 - 2) Tracts 2-7 per UDO6 has no required landscaping

6. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs shall be permitted.

D. Streetscape Requirements

1. The streetscaping requirements shall be determined along all major arterials, freeways, and expressways as follows:

- a. Within 50 feet of the property line along the street, one canopy tree for every 25 linear feet of frontage shall be installed. Two non-canopy trees may be substituted for each one canopy tree;

1) Tract 1:

Rock Prairie frontage requires 4 canopy trees (102 l.f./25)

2) Tracts 2-7:

Per UDO

- b. Canopy and non-canopy trees must be selected from the College Station Streetscape Plant List and may be grouped as desired; and

c. One existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.

2. The streetscaping requirements shall be determined along all other roadways by the following:

- a. Within 50 feet of the property line along the street, one canopy tree for every 32 feet of frontage shall be installed. Two non-canopy trees may be substituted for one canopy tree;

1) Tract 1:

Medical Avenue frontage requires 25 canopy trees (799 l.f./32)

Scott & White Drive frontage requires 27 canopy trees (867 l.f. /32)

Lakeway Drive frontage requires 26 canopy trees (828 l.f./32)
Healing Way frontage requires 29 canopy trees (914 l.f./32)

2) Tracts 2-7:
Per UDO

- b. Canopy and non-canopy trees must be selected from the Administrator's Streetscape Plant List and may be grouped as desired; and
- c. One existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.

3. Three hundred additional landscape points shall be required for every 50 linear feet of frontage on a right-of-way. Driveway openings, visibility triangles, and other traffic control areas may be subtracted from total frontage. The additional landscape points can be dispersed throughout the site.

- a. Tract 1 requires an additional 21,060 points $[(3,510 \text{ l.f./50}) * 300]$
- b. Tracts 2-7 per UDO

7.9 Non-Residential Architectural Standards

B. Standards for All Non-Residential Structures

The following table summarizes the Non-Residential Architectural Standards for the City of College Station:

3. Building Materials

5) Stainless steel, chrome, standing seam metal and premium grade architectural metal may be used as an architectural accent and shall not cover greater than thirty percent (30%) of any façade for Tract 1 and 15% for Tracts 2-7. For Tracts all of 2-3 & 5, and within 400 feet of Rock Prairie Road of tract 4 the building architecture, styles and façades of the structures will be similar to and consist of similar materials as those present in the subdivisions across Rock Prairie Road (Stonebrook, etc), The pitch will be a minimum of 4:12, or as approved by the City's design review board.

D. Additional Standards for 20,000 S.F. or Greater

In addition to the standards set out in Section 7.9.B, the following shall apply to any single building or combinations of buildings of 20,000 gross square feet in area, whether connected or not, but determined to be a single building plot.

E. Additional Standards for 50,000 S.F. or Greater

In addition to the standards set out in this Section 7.9.B and 7.9.D, the following shall apply to any single building or combinations of buildings of 50,000 gross square feet in area or greater, whether connected or not, but determined to be a single building plot.

3. Landscaping

These requirements are in addition to and not in lieu of the requirements established in Section 7.5 Landscaping and Tree Protection.

- a. The minimum required landscape points for a site shall be double (2 x minimum landscape points) of that required for developments of less than 50,000 gross square feet in area. The minimum allowable tree size is two inch (2") caliper. Streetscape point requirements remain the same and shall count toward the landscape point requirement.
 - 1) Tract 1 requires a total 122,808 points $(50,874*2 + 21,060)$
 - 2) Tracts 2-7 per UDO
- b. Trees are required along fifteen percent (15%) of the linear front of any façade facing a public right-of-way and shall include a minimum of one (1) canopy tree for every required six feet (6') in length. Non-canopy trees may be substituted in the tree wells provided that the number required shall be doubled. This landscaping shall count toward the overall landscape requirement.

Trees may be at grade or may be raised a maximum of thirty inches (30") in height, so long as the soil is continuous with the soil at grade. If the trees are located within interior

parking islands, then the islands shall not count toward the required interior parking islands as described in Section 7.2.E Interior Islands.

F. Additional Standards for 150,000 S.F. or Greater

In addition to the standards set out in Sections 7.9.B, 7.9.D, and 7.9.E, the following shall apply to any single building or combinations of buildings of 150,000 gross square feet in area or greater, whether connected or not but determined to be a single building plot.

3. The minimum allowable tree size is two and one half inches (2.5") caliper.

4. All parking areas must be screened from the public right-of-way using berms without exception for parking areas within 100 feet of the public right of way. Parking areas beyond 100 feet from the public right of way may choose to not provide berms so long as the area between the right of way and parking is open space area.

7.10 Outdoor Lighting Standards

It is recognized that no design can eliminate all ambient light from being reflected or otherwise being visible from any given development; however, the following requirements shall be followed to the fullest extent possible in order to limit nuisances associated with lighting and resulting glare.

All lighting within each Tract shall meet the requirements of this Section.

A. Site Lighting Design Requirements

1. Fixture (luminaire)

The light source shall not project below an opaque housing. No fixture shall directly project light horizontally.

2. Light Source (lamp)

Only incandescent, florescent, metal halide, mercury vapor, or color corrected high pressure sodium may be used. The same type must be used for the same or similar types of lighting on any one site throughout any master-planned development.

3. Mounting

Fixtures shall be mounted in such a manner that the projected cone of light does not cross any property line.

a. Tracts 2 thru 5 shall be limited to a maximum mounting height of 12 feet.

b. Tracts 1, 6 & 7 shall be limited to a maximum mounting height of 30 feet.

B. Specific Lighting Requirements

1. Façade and flagpole lighting must be directed only toward the façade or flag and shall not interfere with the night-visibility on nearby thoroughfares or shine directly at any adjacent residential use.

2. All lighting fixtures incorporated into non-enclosed structures (i.e., gas pump canopies, car washes, etc.) shall be fully recessed into the underside of such structures.

7.12 Traffic Impact Analyses

A TIA has been submitted for the Proposed PDD Concept Plan, and was prepared according to the methodology approved by the City.

Article 8. Subdivision Design and Improvements

8.2 General Requirements and Minimum Standards of Design

A. Urban Standards

17. Drainage

All drainage shall be designed and constructed in accordance with the *Bryan/College Station Unified Design Guidelines* and the *Bryan/College Station Unified Technical Specifications, Chapter 13 Flood Hazard Protection Ordinance* and all applicable state and federal requirements.

Even though the City of College Station does not have a water quality requirement, we will still be providing water quality via a Wet Pond. This best management practice (BMP) will treat the entire site of Tract 1 for water quality and provide approximately 93% total suspended solids (TSS) removal efficiency. In addition to providing water quality the pond will also detain the 2, 10, 25, and 100 year storm events. The pond will also serve as an aesthetic landscape feature, and serve as the main focal point as you enter the site.

Site Design Minimum Standards for Commercial and Multi-Family Projects

Sign Standards

Sign Visibility

As per Preliminary Site Sign Locations Plan for Tract 1.

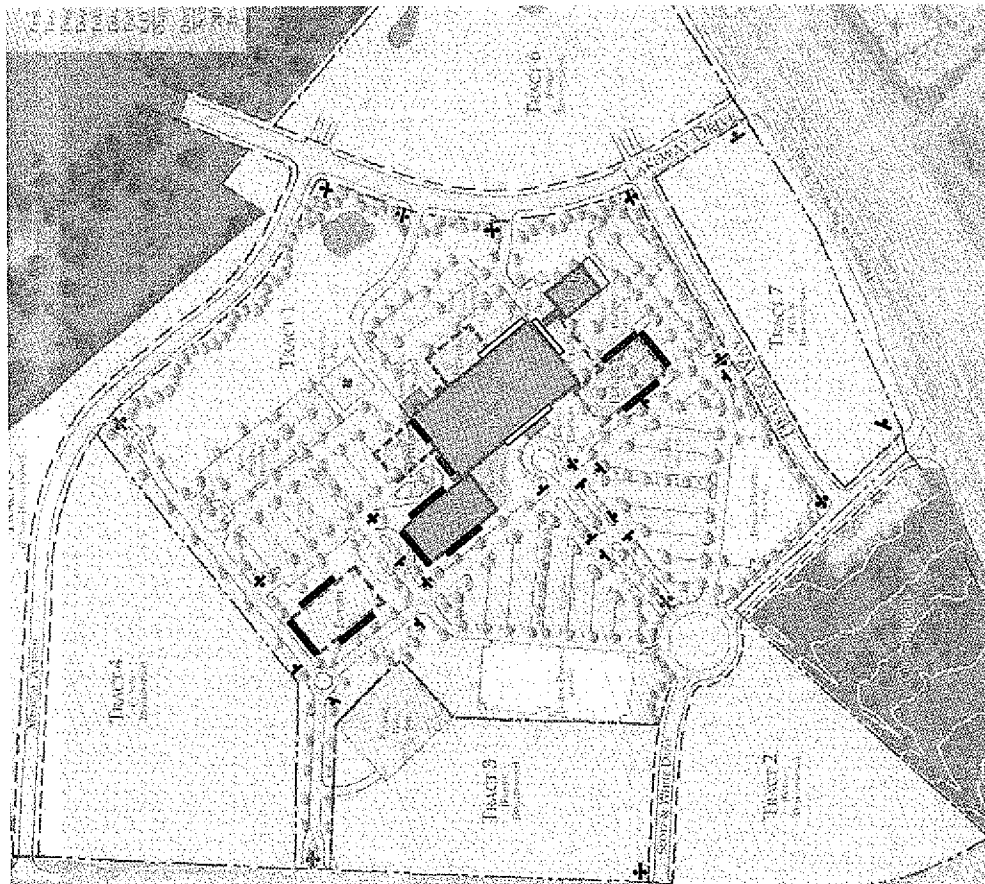
Bryan/College Station Unified Design Guidelines, 2009, Streets and Alleys

Table V

- Minor Collectors (Scott & White Drive, Medical Avenue, Healing Way) Right-of-Way width shall be 60 feet.
- Major Collector (Lakeway Drive) Right-of-Way width shall be 80 feet.

Site Plan: NTS

Note: Building footprint and sign locations shown are preliminary



Sign Type	Size	Qty.	Square Ft. per location
Primary Identification	16'h x 10'w	3	160 sq. ft. ea.
Secondary Identification	9'-9"h x 6'-6" w	4	63 sq. ft. ea.
Tertiary Identification	9'-3"h x 4'-3" w	1	40 sq. ft. ea.
Vehicular Directional	5'-3"h x 4'-9" w	4	25 sq. ft. ea.
Hospital Building Identification Logo and Name	4'-0"h x 48' Letters & 10' x 10' logo	3	600 sq. ft. ea.
Hospital Building Logo	10' x 10' logo	1	100 sq. ft. ea.
Hospital Emergency Identification	1'-6"h x 20' letters	1	30 sq. ft. ea.
Clinic & Future Building Identification	2'-0"h x 18' letters	6	36 sq. ft. ea.
Vehicular Directional (Less visible from Public Right of Way)	5'-3"h x 4'-9" w	17	25 sq. ft.

Scott & White Hospital :: Central Texas
Environmental Graphics Program

W 512 228 8443 E 512 228 6193
P 512 228 6193
F 512 228 6193

Jankadesign

Prepared for: Jacobs

Preliminary
11 Oct 2010

Issue: PDD Documentation
Date: Oct 11, 2010
Scale: NTS

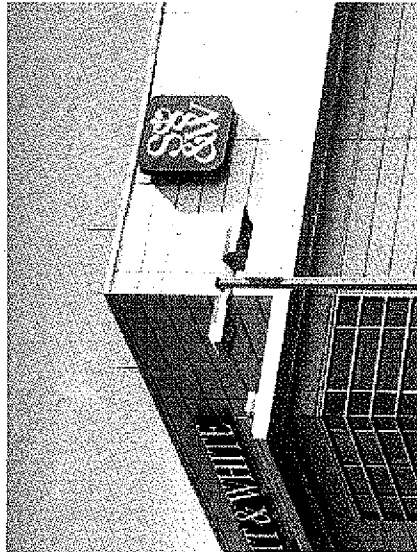
Preliminary Site Sign Locations

G | 1.0

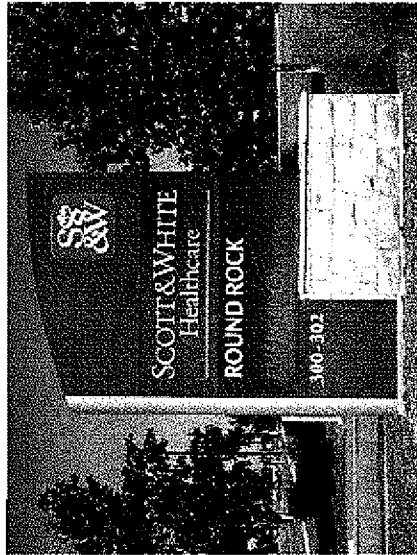
Signage Examples



Hospital Building Identification
4'-0" Cap. Ht. Letters - 162 sq. ft. (estimated)



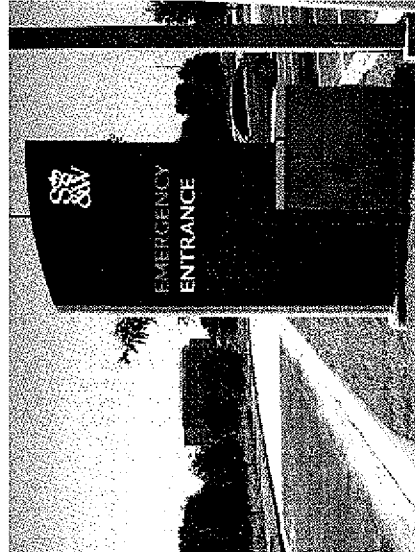
Hospital Building Logo
10' x 10' - 100 sq. ft. (estimated)



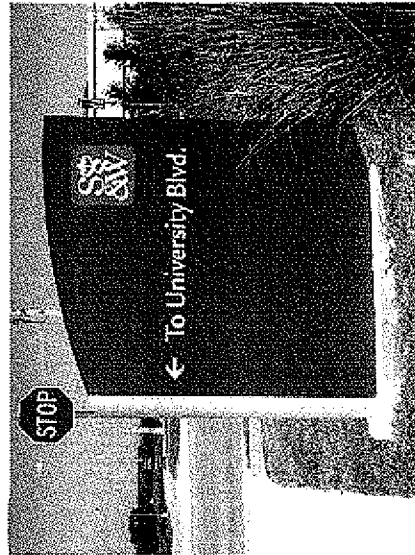
Primary Identification Sign
16 h x 10 w - 160 sq. ft.



Secondary Identification Sign
9'-8" h x 6'-6" w - 60 sq. ft.



Tertiary Identification Sign
9'-3" h x 4'-3" w - 40 sq. ft.



Vehicular Directional Sign
5'-3" h x 4'-9" w - 25 sq. ft.

Scott & White Hospital :: Central Texas
Environmental Graphics Program

Jankodesign
414.593.8345 • 612.299.0195
11000 S. Highway 170, Suite 100, Austin, TX 78738
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Notes:

1. Clinic Building Identification example not shown.
2. Wayfinding messages and project name to vary.

Issue: PRD Documentation

Date: Oct 11, 2010

Scale: N/A

Scott & White Signage
Examples

G | 2.0

Preliminary
11 OctY 2010



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: New medical clinic building within BSW Hospital PDD

Address: 700 Scott and White Drive

Legal Description: Scott & White Healthcare Subdivision, Block 4, Lot 1 and Lot 2

Total Acreage: approximately 45 acres for two tracts of land

Applicant: WALTER P. MOORE AND ASSOCIATES

Property Owner: ROCK PRAIRIE DEVELOPMENT LTD

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

The existing property is currently undeveloped adjacent to an existing hospital

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?

The current land is undeveloped and has utility connections available to serve a new building.

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

Since the existing property is adjacent to an existing hospital and is zoned for healthcare development it is suitable for this use.

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

Since the existing property is adjacent to an existing hospital and is zoned for healthcare development it is suitable for this use.

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

Since this property is adjacent to an existing hospital the addition of a medical clinic building would be highly marketable.

List any other reasons to support this zone change.

N/A

Building Heights.

A proposed 100,000 square foot, 4-story Medical Office Building with rooftop penthouse <75' tall

Proposed Drainage.

Proposed drainage for the site will connect an existing 36"x96" box culvert.

Community Benefits.

The community will benefit from an added healthcare facility near an existing hospital.

Sustained Stability.

The surrounding area to this site is intended for healthcare facilities and given the availability of utilities and access this site will be sustainable.

Conformity.

This development is in keeping with the comprehensive plan that intends for this area to be used for healthcare facilities.

Compatibility with use.

Medical Clinic is currently one of the approved uses for this property under the existing PDD

Access to Streets.

The proposed development will access Scott and White Drive and Wellness Lane with new driveways

Public Improvements.

There are no additional public improvements required to support this development

Public Health.

The development of this project will only improve public health by providing a healthcare facility and is not anticipated to create any adverse impact to the adjacent properties

Safety.

Because proposed roadway access is within the bounds of the existing PDD and curb ramps will be installed at new driveway crossings there are no negative impacts to public safety anticipated with this project.

Architectural Design

Planned as a 100, 000 SF, 4-story Medical Office Building with rooftop penthouse, the program services will include an Ambulatory Surgery Center with 4 OR's, Sleep Center, Physical Therapy, Phlebotomy Lab, GI, Ophthalmology, Allergy, Rheumatology, Nephrology, Infectious Diseases, Endocrinology and Administration areas.

Because of the nature of the Clinical programs within the building, as well as the proximity to the Existing Hospital and Clinical Buildings, the Architecture intends to match the campus aesthetic in

material & scale and aims to follow the Baylor Scott White brand.

The Exterior Envelope includes brick veneer masonry systems with cast stone coping and parapets. This material speaks to the scale of both neighborhood and campus. There will be aluminum curtain wall systems and window systems with insulated glass to maximize daylight into the patient and visitor areas. It will include composite metal panel systems and louver screening systems at the penthouse, for longevity and easy campus maintenance. At ground level, slat wall fencing and vegetation around the service area will provide discretionary screening. At the outdoor outpatient therapy space, additional fencing, and vegetation will provide privacy to the patients.

There will be canopies at main entry points for patient comfort and protection from inclement weather. There are landscaped areas around the building for the purposes of viewing nature from inside as well as experiencing upon entering the building.

Oct 13, 2022, 12:25pm X:\M02\2022\220202-00 BSW College Station MOB 2\Civil2\Design\04-Exhibits\Concept Plan Exhibit\MO2-220202-00-CONCEPT PLAN EXHIBIT.dwg

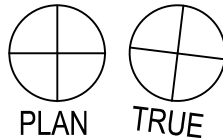
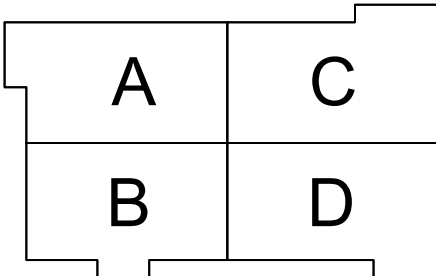


EYP, Inc.

201 West 5th St.
Suite 1100
Austin, TX 78701
512 808 1000 eypae.com



Walter P Moore and
Associates, Inc.
401 South 1st street, Suite 600
Austin, TX 78704
512.330.1270



KEY PLAN

#	Revision	Date
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COLLEGE STATION MOB II



**BAYLOR SCOTT & WHITE
HEALTH**

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

SCHEMATIC DESIGN

INTERIM REVIEW ONLY

Document Incomplete: Not intended
for permit or construction.

Engineer: **DAVID S. LUNDBERG, P.E.**

P.E. Serial No.: **130058**

Date: **09-28-2022**

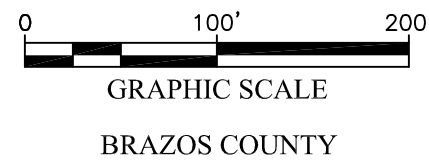
Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

CONCEPTUAL SITE PLAN

DATE: **09/28/22**
SCALE:

DESIGNED BY: **PCC**
DRAWN BY: **MJ**
CHECKED BY: **DSL**

EYP PROJECT NUMBER : **6021180.01**



BRAZOS COUNTY



A000901, THOMAS
CARRUTHERS (ICL),
TRACT 30, 14.268 ACRES
ZONING: R RURAL
LAND USE - NEIGHBORHOOD COMMERCIAL

LOT 1
BLOCK 1
RIVIERA ADDITION
VOL. 6607, PG. 97
O.P.R.B.C.T.

ZONING: C-3 LIGHT
COMMERCIAL
LAND USE -
NEIGHBORHOOD
COMMERCIAL

ROCK PRAIRIE ROAD
(RIGHT-OF-WAY VARIES)

LOT 3, BLOCK 1
SCOTT & WHITE HEALTHCARE SUBDIVISION
VOL. 10179, PGS. 50
O.P.R.B.C.T.

SCOTT & WHITE HEALTHCARE
VOL. 9945, PG. 12
O.P.R.B.C.T.

10.86 ACRES

ZONING: PDD
LAND USE - MEDICAL

SCOTT & WHITE
HEALTHCARE, BLOCK 2
LOT 1
ZONING: PDD
LAND USE - MEDICAL

SCOTT & WHITE DRIVE
(80' R.O.W.)
VOL. 10179, PG. 50
O.P.R.B.C.T.

20' WIDE CITY OF COLLEGE STATION
UTILITY EASEMENT
VOL. 9904, PG. 207
O.P.R.B.C.T.

LOT 2, BLOCK 1
SCOTT & WHITE
HEALTHCARE SUBDIVISION
VOL. 10179, PG. 50
O.P.R.B.C.T.

SCOTT & WHITE HEALTHCARE
VOL. 9945, PG. 12
O.P.R.B.C.T.

7.82 ACRES
ZONING: PDD
LAND USE - MEDICAL

3" NATURAL GAS
SALES LINE
OWNER: ROCKFORD
ENERGY STEEL PIPE
(PER PLAT, VOL.
10179, PG. 50)

DRILL SITE AND ACCESS EASEMENT
VOL. 7095, PG. 66
D.R.B.G.T.X.

S86°27'05"E 803.59'

S86°27'05"E 404.70'

S86°27'05"E 307.61'

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S86°27'05"E 450.63'

LEGEND

- PARCEL LIMITS
- ADJOINER PROPERTY
- EASEMENTS
- REBAR FOUND
- REBAR SET W/SAM CAP
- IRON PIN FOUND
- RECORD INFORMATION
- DEED RECORDS, BRAZOS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT
- PRIVATE DRAINAGE EASEMENT

OWNER:
SCOTT & WHITE HEALTHCARE
BAYLOW SCOTT & WHITE HEALTH
2401 SOUTH 31ST STREET
BRYAN, TEXAS 77803

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	013°15'23"	565.00'	130.72'	N10°10'37"E	130.43'
C2	009°13'08"	565.00'	90.91'	N08°09'29"E	90.81'
C3	004°02'16"	565.00'	39.82'	N14°47'11"E	39.81'
C4	014°10'45"	570.00'	141.06'	N43°44'10"E	140.70'
C5	028°39'13"	530.00'	265.05'	S36°29'55"W	262.30'
C6	090°00'54"	25.00'	39.28'	N67°10'18"E	35.36'
C7	053°08'44"	840.00'	779.15'	S85°35'57"W	751.52'
C8	092°42'18"	25.00'	40.45'	S74°37'27"E	36.18'
C9	013°32'31"	560.00'	132.36'	N35°02'44"W	132.05'
C10	090°15'11"	15.00'	23.63'	S03°17'50"W	21.26'
C11	054°46'27"	15.00'	14.34'	S75°47'38"W	13.80'
C12	157°42'13"	115.00'	316.53'	N24°19'21"E	225.66'
C13	071°19'25"	10.00'	12.45'	S18°51'47"E	11.66'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S42°44'54"E	38.11'
L2	S47°15'06"W	55.00'
L3	S42°44'54"E	15.00'
L4	S47°15'06"W	40.00'
L5	N42°44'54"W	15.00'
L6	N77°13'58"W	44.41'
L7	N86°27'05"W	15.00'

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



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: WALTER P. MOORE
BSW COLLEGE STATION

JOB NUMBER: 68571
DATE: 10/05/2022
SCALE: 1" = 60'
SURVEYOR: D. ZDANCEWICZ
TECHNICIAN: E. BROWN
DRAWING: BSW COLLEGE STATION_REZONING EXHIBIT
TRACT ID: -
PARTY CHIEF: -
FIELD BOOKS: -

REZONING EXHIBIT
SCOTT & WHITE HEALTHCARE SUBDIVISION
LOT 1 & LOT 2, BLOCK 1
VOLUME 10179, PAGE 50
O.P.R.B.C.T.
THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9
BRAZOS COUNTY, TEXAS

SHEET 1
OF 1

November 17, 2022
Regular Agenda
Rezoning – 400 Double Mountain Road

To: Planning & Zoning Commission

From: Jesse DiMeolo, 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 boundaries from O Office to MF Multi-Family on approximately 17 acres of land located at 400 Double Mountain Road. Case # REZ2022-000006 (Note: Final action of this item will be considered at the December 8, 2022 City Council Meeting - Subject to change.)

Recommendation: Staff recommends denial of the request to rezone from O Office to MF Multi-Family

Summary: The applicant is requesting to rezone approximately 17 acres of undeveloped land located east of Medical Avenue. The subject property and surrounding properties are all included in the City of College Station Medical District Master Plan. This tract is immediately adjacent to the core of the Master Plan which includes the main campus of the Baylor Scott & White Hospital. A vote of 4-3 at the August 11, 2022 City Council meeting changed the Comprehensive Plan Future Land Use and Character Map designation from Medical to Urban Residential. The applicant wants to rezone the property to allow for additional residential housing in the area. A preliminary plan with several waivers to street connections through the site has already been submitted and is currently under staff review.

REVIEW CRITERIA

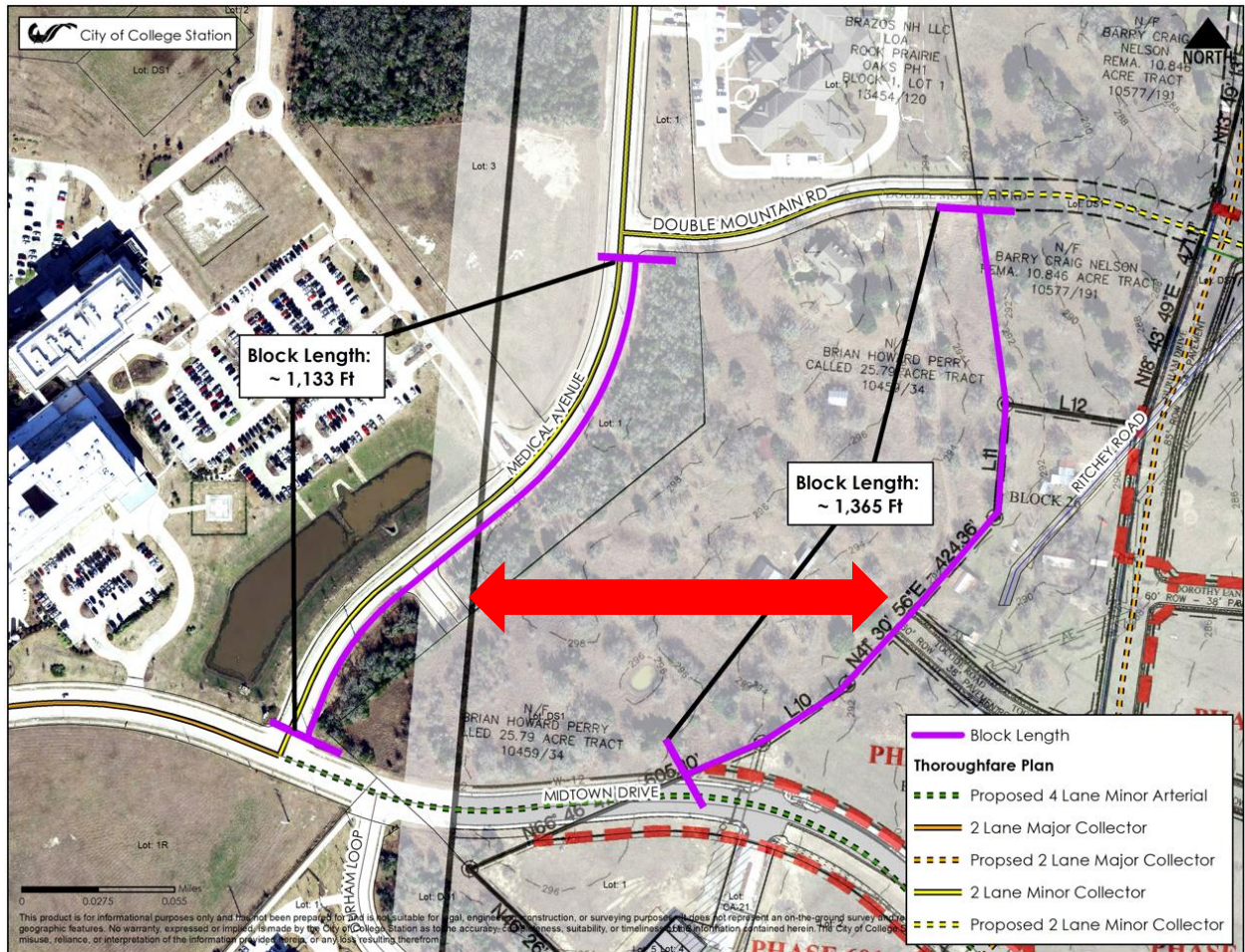
1. Whether the proposal is consistent with the Comprehensive Plan:

The subject property’s future land use designation was recently changed from Medical to Urban Residential. Even though MF Multi-Family is a generally appropriate zoning district for the Urban Residential land use, it is not appropriate for this specific property, given the property’s location between two planned areas, the medical complex and Midtown.

The Urban Residential land use designation is generally for areas that are appropriate for a range of high-density multi-family and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area. The Medical District Master Plan is a special district focusing on medical care and a health and wellness lifestyle. A planned, mixed-use district that matches the characteristics of the Medical District Master Plan would be consistent with the Comprehensive Plan. Developments in all directions of the subject tract show an emphasis on creating a high quality, pedestrian-friendly, and health-centered “lifestyle” environment that will complement and enhance the emerging concentration of medical and health care uses in the vicinity. Immediately to the east, Midtown Town Center Commercial Mixed-Use District also aims to continue the objectives of the

Medical District Master Plan by creating a significant place with activity at all times of the day and week.

The applicant has submitted a Preliminary Plan with a waiver request to not connect Cathedral Pines Drive and Tocode Road through the proposed development.



While the Comprehensive Plan was recently amended to Urban Residential, the proposed development as shown does not meet the intent of an Urban Residential land use in the Medical District Master Plan area. As the request shows, a rezoning to MF Multi-Family provides no assurances that the development will be consistent with the Plan. Both the Baylor Scott & White campus and the Midtown development were done as planned development districts (PDDs) to ensure a development pattern that was appropriate for the area, to support connectivity, and to encourage an efficient use of land. If the property were developed as currently requested, 17 acres of a suburban style multi-family development between the Medical land use designation anchor of the Medical District and the Village Centers would create a barrier to the plan's focus on creating a mixed-use, pedestrian-friendly, distinct "place" and the connectivity of the Village Centers with the Medical land use would be lost.

The request for MF Multi-Family zoning is inconsistent with the Comprehensive Plan.

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

While the uses permitted by the proposed zoning district can be compatible with the existing uses in the area, the scale, layout, and mixing of uses is important in the context of the surrounding area that has been developing according to a master plan. A request for MF Multi-Family lacks the ability to ensure development will be appropriate in the context of the surrounding area. A nursing home is located to the north, a hospital to the west, an age restricted elderly living apartment complex to the south, and a proposed mixed-use development to the east. A strictly multi-family apartment complex at this 17-acre location will stand on an island of its own and not be fully integrated with the rest of the area. A mixed-use product with not only residential units but also some medically related office or commercial uses would be a much better fit for the area and provide connectivity with surrounding properties. The ongoing development patterns of medical uses on Baylor Scott & White properties shows a continued need for this type of use in the area.

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

Although the size of the property may be appropriate for MF Multi-Family, this location is not ideal. It sits in the middle of the Medical District, between the main Baylor Scott & White Hospital and the Midtown Mixed-Use Development. The proposed 17-acre tract of land for a gated multi-family development severely diminishes the connectivity in the area for all modes of transportation.

There is no FEMA designated floodplain on the property. The applicant has stated that the subject property “will follow city codes and ordinances and will not have adverse impacts on the surrounding areas.”

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

Water, wastewater, and fire flow service will be provided by College Station Utilities. The subject property generally drains to the south/southeast within the Lick Creek Basin and is not encumbered by FEMA Special Flood Hazard Area (SFHA). Detention is required with future development and would be addressed with the site plan. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property has frontage to Double Mountain Road and Midtown Drive. Double Mountain Road is designated as a Minor Collector on the Thoroughfare Plan and Midtown Drive is designated as a future four-lane Minor Arterial. Cathedral Pines Drive, a commercial street, is also stubbed to the property from Medical Avenue. A Traffic Impact Analysis (TIA) was conducted for this rezoning request. The City is in the process of designing the widening of Rock Prairie Road between State Highway 6 and Town Lake Drive as a four-lane roadway with raised center median and a traffic signal installed at the intersection with Stonebrook Drive. With this improvement completed by the City, no other mitigation is needed for the intersections studied in the TIA to perform at an acceptable level of service in 2025, the build-out of a proposed multi-family project.

There are two streets stubbed to the subject property that development regulations require to be

continued. Cathedral Pines Drive is stubbed as an existing street on the west side and Tocode Road is a planned street to be stubbed as part of a future phase of the approved Preliminary Plan for the Midtown City Center subdivision. The applicant has submitted a Preliminary Plan application for the subject property that is currently under review and has requested several waivers to the Subdivision Regulations contained in the Unified Development Ordinance so that these streets are not continued. While the TIA determined the studied intersections will function at an adequate level of service in 2025, the majority of the surrounding area has not yet developed. An analysis of the long-term need for these connections from a vehicular standpoint has not been performed. Regardless, the connectivity provided by these types of streets helps create the more walkable environment envisioned by the Medical District Master Plan, the surrounding Future Land Use designations, and block length requirements for this context.

5. The marketability of the property:

The applicant states that they believe the zoning change will allow for the development of a vacant piece of land that has sat undeveloped for several years.

STAFF RECOMMENDATION

Staff recommends denial of the rezoning request as the MF Multi-Family zoning district will allow for development that is inconsistent with the Medical District Master Plan and therefore will not ensure compatibility with surrounding development. A current preliminary plan application for this property further indicates the intent to develop the property in a manner that will be inconsistent with the Medical District Master Plan and work against its current successes.

SUPPORTING MATERIALS

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

VICINITY MAP

400 DOUBLE MOUNTAIN ROAD
REZONING
REZ2022-000006

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles





0 500 1,000 Feet

**400 DOUBLE MOUNTAIN ROAD
REZONING**

Case:
REZ2022-000006

REZONING



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

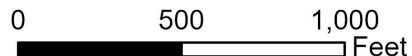
<u>Non-Residential</u>	
NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

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

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

OV	Corridor Ovr.
RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

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

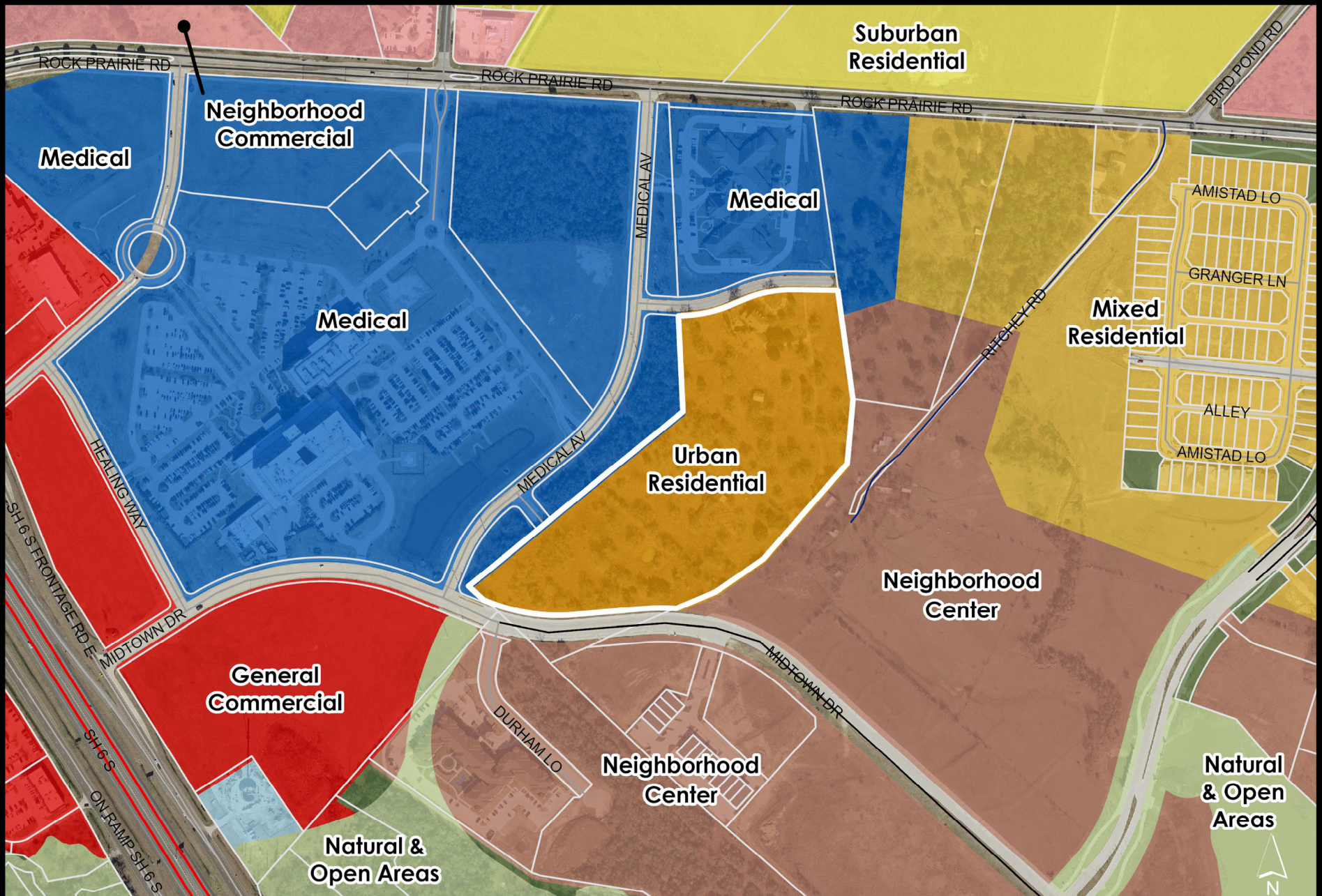


Case:
REZ2022-000006

REZONING

EXISTING

Future Land Use



PROJECT BENCHMARK:

ROCK PRAIRIE RD

ROCK PRAIRIE RD

2

2

1

1

DOUBLE MOUNTAIN RD

DOUBLE MOUNTAIN RD

3

3

4

4

MEDICAL AVENUE

MEDICAL AVENUE

A000901, THOMAS CARRUTHERS (ICL), TRACT 21
Acres: 16.88
Existing Zoning: O OFFICE

A000901, THOMAS CARRUTHERS (ICL), TRACT 21
Acres: 16.88
Proposed Zoning: MF MULTI-FAMILY

6

6

7

7

MIDTOWN DRIVE

MIDTOWN DRIVE

8

8

9

9

12

12

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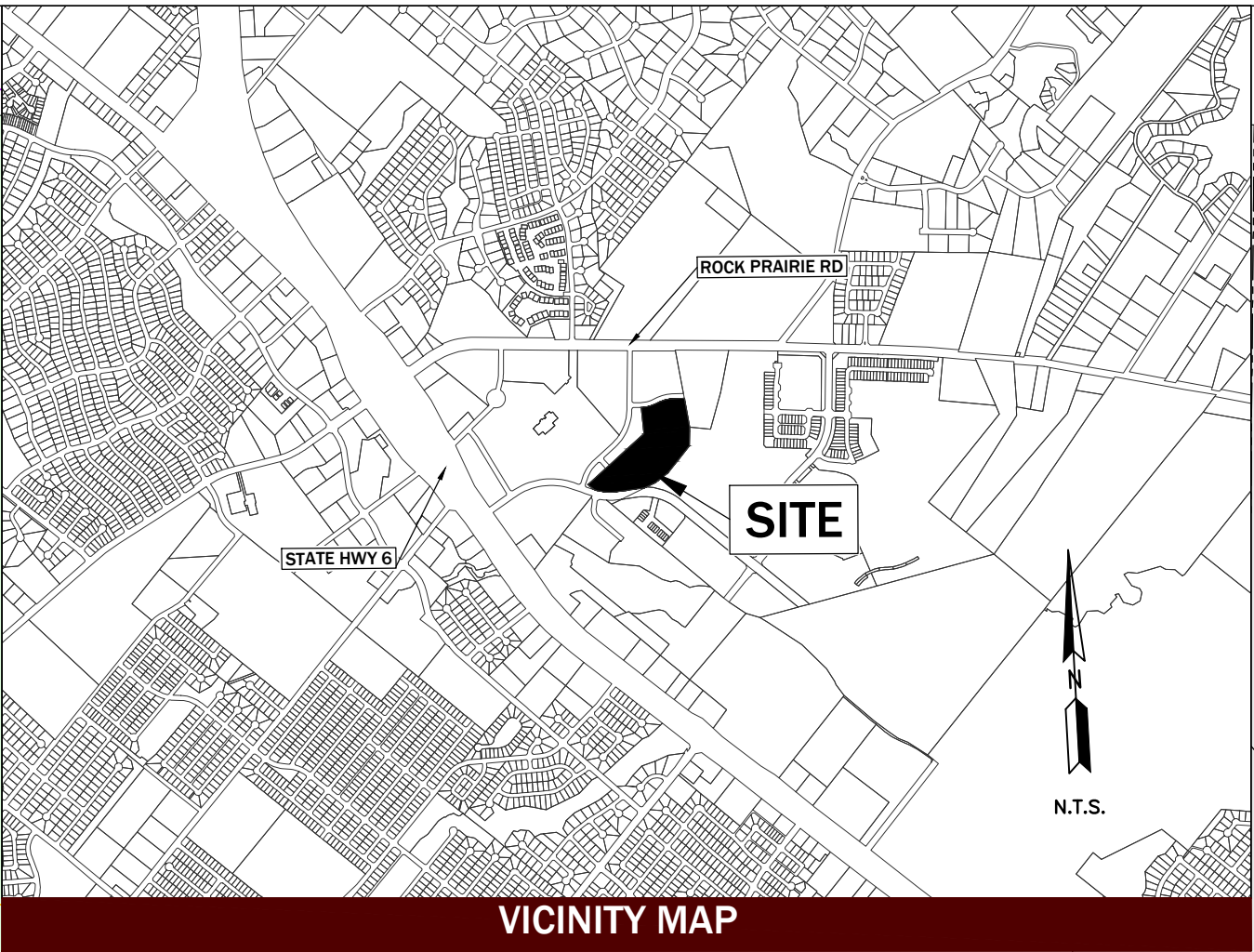
14

10

Number	Owner	Legal Description	Existing Land Use	Existing Zoning
1	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 3	Medical	PDD Planned Development District
2	LOA BRAZOS NH LLC	ROCK PRAIRIE OAKS PH 1, BLOCK 1, LOT 1 & ADJ LT 1 BK 7 S&W HC, ACRES 7.7799	Medical	PDD Planned Development District
3	BCNELSON LLC	A000901, THOMAS CARRUTHERS (ICL), TRACT 24, 10.35 ACRES	Medical	R Rural
4	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 1 (PT OF)	Medical	PDD Planned Development District
5	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 6, LOT 1	Medical	PDD Planned Development District
6	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 5, LOT 1	Medical	PDD Planned Development District
7	COLLEGE STATION TOWN CENTER INC	A000901, THOMAS CARRUTHERS (ICL), TRACT 4.28, 49.7616 ACRES	Neighborhood Center	PDD Planned Development District
8	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 4, LOT 1R, ACRES 13.20	General Commercial	PDD Planned Development District
9	PERRY BRIAN HOWARD	A000901, THOMAS CARRUTHERS (ICL), TRACT 21.1, 0.1148 ACRES	Neighborhood Center	PDD Planned Development District
10	OGC CS HUNTINGTON APARTMENTS LP	M D WHEELER PH 1, BLOCK 1, LOT 1, ACRES 5.3 & ASSOCIATED BPP	Neighborhood Center	PDD Planned Development District
11	M D WHEELER LTD	A005401, R STEVENSON (ICL), TRACT 43.2, 11.061 ACRES	Neighborhood Center	R Rural
12	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT 1, ACRES 2.055	Neighborhood Center	PDD Planned Development District
13	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT COMMON AREA & PAE, ACRES 1.96	Neighborhood Center	PDD Planned Development District
14	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT 2, ACRES 2.049	Neighborhood Center	PDD Planned Development District

EXISTING

PROPOSED



VICINITY MAP



Scale:
1 inch = 130 feet

LEGEND

- O OFFICE
- PDD PLANNED DEVL. DISTRICT
- MF MULTI FAMILY
- R RURAL
- PROP 4-LANE MINOR ARTERIAL
- PROP 4-LANE MAJOR ARTERIAL
- PROP 2-LANE MINOR COLLECTOR
- PROP 2-LANE MAJOR COLLECTOR
- EXISTING 2-LANE MINOR COLLECTOR
- EXISTING 2-LANE MAJOR COLLECTOR

NOTES:

1. Per Map 48041C0310F, no FEMA Floodplain exists on this property.

MITCHELL
M&M
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

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to be used for permit
bidding, or permit
purpose.
Veronica J.B. Morgan, P.E.
No. 7708

APRIL 2022
Drawn By: TE
Checked By: VBM

Prepared For:
Jackie Blake
4117 Joe Creek Loop
College Station, Texas
77840

Revisions

REZONING MAP
MULTI-FAMILY HOUSING OFF MEDICAL AVE
16.88 ACRE TRACT

RZ

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: November 17, 2022

Advertised Council Hearing Date: December 8, 2022

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:

Sandstone HOA
Foxfire HOA
Amberlake HOA

Chadwick HOA
Stonebridge HOA
Stonebridge Court HOA

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	Neighborhood Commercial	R Rural and C-3 Light Commercial	Galleria Spa Salon Boutique
South	General Commercial	PDD Planned Development District	New Baylor Scott and White Clinic and undeveloped land
East	Medical Use	PDD Planned Development District and O Office	Accel Nursing Home and undeveloped land
West	Medical Use and General Commercial	PDD Planned Development District	Gas stations, restaurants, spas and undeveloped land

DEVELOPMENT HISTORY

Annexation: 1983

Zoning: A-O Agricultural Open upon annexation
A-O rezoned C-1 General Commercial (2009)
C-1 General Commercial rezoned PDD Planned Development District (2010)

Final Plat: Scott & White Healthcare Subdivision Block 4, Lot 1 (2011)

Site development: Tract 3 is undeveloped and Tract 1 has the main hospital building

400 Double Mountain Road Multi-Family Rezoning Application

PROPERTY INFORMATION

1. Legal Description: A000901, THOMAS CARRUTHERS (ICL), TRACT 21
2. Total Acreage: 16.88 acres
3. Date Deeded to Owner: 11/30/1993
4. Deed Recording: 1980/272
5. Existing Zoning: O Office
6. Proposed Zoning: MF Multi-Family
7. Present Use: Undeveloped/Residential
8. Proposed Use: Multi-Family Housing
9. PAC Meeting Date: August 25, 2021
10. Additional Properties: N/A

PROJECT INFORMATION

1. Property Owner: Brian Howard Perry
2. Property Owner Address: 17975 Bella Lago Ct. College Station, TX 77845
3. Property Owner Email: brianltlg@yahoo.com
4. Property Owner Phone: 979-229-9832
5. Developer: Brazos Valley B&B, LLC
6. Developer Address: 4717 Johnson Creek Loop, College Station, TX 77845
7. Developer Email: Jackie.binks@gmail.com
8. Developer Phone: 409-656-6858

REQUIRED INFORMATION

1. List the changed or changing conditions in the area, or in the City, which make this zone change necessary. – *For the last two years, the need for qualified doctors and nurses in hospitals has increased daily. One of the biggest challenges for hospitals in securing additional staffing is locating and providing quality housing for their full-time staff, along with traveling employees coming into the area. Currently, no class A multi-family housing exists for medical employees within the College Station Medical District, consisting of both St. Joseph's Hospital and Baylor Scott and White Hospital. Baylor Scott and White utilizes what is known as the employed model of care delivery, meaning a majority of their doctors, nurses, and practitioners are actual employees of the hospital; their offices are located within the hospital or on hospital property. Due to this, we believe the greater need at this time and in the future is to change the zoning district from O Office to MF Multi-family to provide increased housing options for those working in the medical district.*
2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect. – *The recent Comprehensive Plan Amendment has changed the designation of this property from Medical to Urban Residential land use. This Comprehensive Plan Amendment was specifically chosen to allow for a MF multi-family rezoning of this property. A multi-family development at this location supports the Comprehensive Plan by providing medical staff with a variety of housing options, as called for in the Comprehensive Plan. Medical uses include "areas appropriate for medically related uses and supporting office, commercial, and residential uses." The Comprehensive Plan also points us in the direction of the Medical District Master Plan, which illustrates Land Use Concentrations. Within this illustration, a "supporting uses" bubble is drawn which includes the subject property. These supporting uses include single-family and multi-family housing as outlined on page 53 of the Medical District Master Plan. Within this section, multi-family housing is used as an example of being well-suited for the medical district. Moreover, one of the requirements for success in this section is easy access to employment centers. The request for rezoning this property to MF Multi-Family makes*

this property the ideal fit for creating a livable, walkable medical community. The requested zone change is in compliance with the Medical District Master Plan, and the Comprehensive Plan.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood? – *The proposed MF Multi-Family zoning is designed to provide residential use to surrounding businesses, giving employees live-work-play opportunities. This zone change also opens the door to opportunities for nearby hospitals to house temporary employees such as traveling doctors and nurses. In 2018, the adjacent property to the southwest was rezoned to a PDD using MF Multi-Family as its base zoning district, providing affordable housing for the 55+ community, within walking distance of Baylor Scott and White. In addition, the property to the northeast was developed as an assisted living facility. This zone change is perfectly compatible with the surrounding neighborhood as it connects these residential uses and further opens the door to the walkable/bikeable community, providing housing for those who work for the hospitals and those who benefit from the medical services. This zone change is a supportive and compatible use in the medical district while also providing growth and support for nearby businesses.*
4. Explain the suitability of the property for uses permitted by the rezoning district requested. – *Due to the adjacency to Baylor Scott and White and the need for housing within the Medical District, the permitted uses in the MF Multi-Family zoning district are suitable for the property at this location. It supports a need and supplies it within walking distance of one of the major employers in College Station, creating an opportunity for a walkable/bikeable community within the Medical District.*
5. Explain the suitability of the property for uses permitted by the current zoning district. – *While it appears that the current zoning O Office would be suitable for the property to provide more workspace for the future growth of the Medical District, this property has remained vacant with no queries and no interest in developing it as office space. In addition, Baylor Scott and White has no interest in ever purchasing this property for medical use, as confirmed during both the Planning and Zoning Commission and City Council presentations for the Comprehensive Plan Amendment of this property. Along with this, significant office space vacancies within the Medical District indicate there is not a need for additional medical office space in this area. The need for the current zoning district O Office has diminished.*
6. Explain the marketability of the property for uses permitted by the current zoning district. – *The O Office zoning is currently not marketable for the property due to the rising office space vacancies in the Medical District. As the Medical District and the surrounding area continues to grow, the need for housing has surpassed the need for office space. The need for single-family housing in the Medical District is being met by new development, however, not all employees working in this district can afford to purchase a home or desire to purchase a home. As this area continues to grow, so does the need for a variety of housing types, especially housing that promotes walkable and bikeable communities for medical staff. We believe this is significant evidence to show the marketability of a MF Multi-Family zoning in this area.*
7. List any other reasons to support this zone change. – *The property is located just off of State Highway 6, within both the College Station Medical District and the “surrounding uses area”*

designated in the College Station Medical District Master Plan. We believe this property is highly marketable to employees of the nearby medical offices and facilities. With Baylor Scott and White being within walking distance of this property, along with groceries, gas and restaurants all within a mile, this property is ideal for multi-family housing, creating a walkable/bikeable community for the employees of the medical district. Baylor Scott and White have expressed their support and excitement for this proposal, as the need for housing traveling nurses has increased exponentially. Additionally, the developer, wanting to provide housing for the medical staff in town, has written an agreement to secure discounted rental rates for medical employees in the proposed development.

8. A CAD file (dxf/dwg in model space) or GIS shapefile, in Texas State Plane NAD83 Central Zone datum (with scale factor applied if applicable), must be attached. – *I understand a CAD file (dxf/dwg) is required.*
9. A survey exhibit including at least one tie to an existing City of College Station control monument. List the plat bearing and State Plane grid bearing (Central Texas Zone) if different, and provide the distance to the monument(s) noted as surface or grid (with scale factor applied if applicable), must be attached. – *I understand a Survey Exhibit is required.*

REQUIREMENTS

10. Traffic Impacts – *The Traffic Impact Analysis Report is attached.*
11. Dimensioned Map – *A fully dimensioned map is attached.*
12. Legal Description – *A written legal description is attached.*
13. CAD DWG or GIS SHP – *The CAD or GIS digital file is attached.*
14. Rezoning denial – *I understand the denial process and the 180-day waiting period.*
15. Owner Certification – *I am not the owner, but the Owner Certification is attached.*