



College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Ave, College Station, TX 77840
Internet: <https://us06web.zoom.us/j/84552928824>
Phone: 888 475 4499 and Webinar ID: 845 5292 8824

The City Council may or may not attend this meeting.

July 6, 2023

5:30 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.

2. Executive Session Agenda.

Executive Session is closed to the public and will be held in the 1938 Executive Conference Room. The Planning & Zoning Commission may according to the Texas Open Meetings Act adjourn the Open Meeting during the Executive, Consent, Regular, or Informational Agendas and return into Executive Session to seek legal advice from the City Attorney regarding any item on the Consent, Regular, or Informational Agendas under Chapter 551, Texas Government Code.

2.1. Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The Planning & Zoning Commission may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the Planning & Zoning Commission. Upon occasion, the Planning & Zoning Commission may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Legal advice related to the rezoning of property.

3. The Open Meeting will reconvene no earlier than 6:00 PM from Executive Session and the Planning & Zoning Commission will take action, if any.

4. Pledge of Allegiance and Consider Absence Request.

5. 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. 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.)

6. 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.

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

Attachments: 1. June 1 2023

6.2. Presentation, discussion, and possible action regarding a Final Plat for Greens Prairie Reserve Subdivision Section 4, Phase 404 on approximately 10 acres located at 4734 Legendary Drive, generally located southwest of the intersection of Diamondback Drive and Oldham Oaks Avenue. Case #FP2022-000030

Sponsors: Jesse Dimeolo

Attachments: 1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Final Plat

6.3. Presentation, discussion, and possible action regarding a Final Plat for Mission Ranch Subdivision, Phase 105 on approximately 8.9 acres located at 3533 Parmer Creek Court, generally located at the intersection of Slocum Hill Court and Register Drive Court. Case #FP2022-000035.

Sponsors: Gabriel Schrum

Attachments: 1. Staff Report
2. Vicinity, Aerial, and Small Area Map
3. Final Plat

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

8. Regular Agenda

8.1. Public Hearing, presentation, discussion, and possible action(s) 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 as follows:

Area #1

- a. Changing the zoning district boundary from R-4 Multi-Family to MH Middle Housing for approximately 0.28 of an acre being Block 1, Lot 11 of the Cooner Addition, generally located at 207 Cooner Street. Case #REZ2023-000011
- b. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.21 of an acre being Block 5, Lot 2 of the Cooner Addition, generally located at 502 Cooner Street. Case #REZ2023-000012

- c. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.66 of an acre being Block 5, Lots 6 - 8 of the Cooner Addition, generally located at 510-514 Cooner Street. Case #REZ2023-000013
- d. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.27 of an acre being Block 1, Lot 28 of the Cooner Addition, generally located at 511 Cooner Street. Case #REZ2023-000014

Area #2

- e. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.17 of an acre being Block E, Lot 6 (10' of) & 7 of the College Vista Subdivision, generally located at 400 Live Oak Street. Case #REZ2023-000015

Area #3

- f. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 5.41 acres being Lots 1-18 of the Little Knight Addition, generally located at 400-513 Aurora Court. Case #REZ2023-000019

Area #4

- g. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.18 of an acre being Block 1, Lot 3 and 10' of Lot 2 of the West Park Addition, generally located at 302 Park Place. Case #REZ2023-000020
- h. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.36 of an acre being Block 1, Lot 1-R2 of the West Park Addition and Block D, Lot 1B & 35' of 2 of the WM Sparks Subdivision, generally located at 306 – 308 Park Place. Case #REZ2023-000022
- i. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.35 of an acre being Block 2, Lots 8-R and 9-R of the West Park Addition, generally located at 611 – 613 Highlands Street. Case #REZ2023-000023
- j. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.17 of an acre being Block 3, Lot 17 of the West Park Addition, generally located at 607 Maryem Street. Case #REZ2023-000024
- k. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.16 of an acre being Block 1, Lot 2-R1 of the West Park Addition, generally located at 301 Luther Street. Case #REZ2023-000025

(Note: Final action of these items will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Sponsors: Matthew Ellis , Robin Macias, Gabriel Schrum

Attachments:

- 1. Area #1 Supporting Materials
- 2. Area #2 Supporting Materials
- 3. Area #3 Supporting Materials
- 4. Area #4 Supporting Materials

- 8.2. 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 GS General Suburban to MH Middle Housing for approximately 1.05 acres being Lots 5-1 to 5-5 of the D.A. Smith Subdivision and generally located along Avenue A. Case #REZ2023-000026 (Note: Final action of this item will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Sponsors: Matthew Ellis

Attachments:

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

9. Informational Agenda

- 9.1. Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

- 9.2. Discussion of Minor / Amending Plats approved by staff:

- Aggieland Business Park Phase 3D; Case #FPCO2023-000002
- Scott & White Healthcare Subdivision, Block 1, Lots 1R & 2R; Case #FPCO2022-000011

Sponsors: Jeff Howell, Jesse Dimeolo

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

- Thursday, July 13, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 20, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 27, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 3, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

- 9.4. Presentation and discussion regarding an update on items heard:

- A rezoning of approximately 0.4 acres of land located at 1100 Dexter Drive South from GS General Suburban to MH Middle Housing. The Planning & Zoning Commission heard this item on May 18, 2023 and voted (6-0) to recommend denial. The City Council heard this item on June 12, 2023 and voted (6-0) to deny the request.
- An ordinance amendment regarding lot grading for residential property. The Planning & Zoning Commission heard this item on June 1, 2023 and voted (4-0) to recommend approval with direction that staff explore additional design professionals. The ordinance was amended based on P&Z direction and the City Council heard this item on June 12, 2023 and voted (6-0) to approve the request.

- 9.5. Discussion and review regarding the following meetings: Design Review Board and BioCorridor Board.

- Design Review Board Meeting ~ June 28, 2023 ~ Board Training
- Future Meetings(s): Design Review Board Meeting ~ July 14, 2023 ~ 11:00 a.m. ~ 1938 Executive Conference Room

10. 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.

11. 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 June 30, 2023 at 5:00 p.m.



Deputy 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
June 1, 2023**

COMMISSIONERS PRESENT: Chairperson Dennis Christiansen, Commissioners Bobby Mirza, Melissa McIlhaney, and Marcus Chaloupka

COMMISSIONERS ABSENT: Commissioners David White, Jason Cornelius, and Aron Collins

COUNCIL MEMBERS PRESENT: Councilmember Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Long Range Planning Administrator Alyssa Halle-Schramm, Land Development Review Administrator Anthony Armstrong, Senior Planner Matthew Ellis, Staff Planner Robin Macias, Graduate Engineer II Katherine Beaman-Jamael, Graduate Engineer I Lindsey Pressler, Deputy City Attorney Leslie Tipton-Whitten, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

Chairperson Christiansen called the 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.

- May 18, 2023

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Southern Pointe Section 106 on approximately 10.399 acres of land, generally located along Patriot Drive north of Eldora Drive. Case #FP2022-000024

Commissioner Chaloupka motioned to approve the Consent Agenda, Commissioner Mirza seconded the motion, the motion passed 4-0.

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

No items were removed from the Consent Agenda for discussion.

5. Regular Agenda

- 5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, “Unified Development Ordinance,” Article 7, “General Development Standards,” Section 7.14, “Drainage and Stormwater Management” and adding Section 7.15, “Lot Grading and Drainage for Individual Lots” of the Code of Ordinances of the City of College Station, Texas regarding lot grading for residential property. Case #ORDA2023-000002 (Note: Final action of this item will be considered at the June 12, 2023 City Council Meeting – Subject to change).

Administrator Armstrong presented the ordinance amendment to the Commission recommending approval.

Chairperson Christiansen asked how staff decides on a geographical area to analyze drainage issues and who is responsible for paying for drainage plans.

Administrator Armstrong stated that with a new subdivision there is a property owner doing an original design. The property owner must analyze the property working with staff and a design engineer to come to a consensus on the scope of work and all work is done by a design team to make sure the development meets the ordinance requirements.

Chairperson Christiansen asked if with this ordinance, whomever is doing the rebuilding is responsible for having an engineer certify that the drainage requirements are met.

Administrator Armstrong stated that applicants can follow the proposed design templates, which are ones used by the Federal Housing Administration, or utilize a design engineer that will work with staff to meet the ordinance requirements.

Commissioner McIlhaney asked if a landscape architect is an acceptable professional on an individual development.

Administrator Armstrong clarified that the ordinance is written to require professional engineer. Mr. Armstrong stated that landscape architects do not typically provide grading information on their plans.

Commissioner McIlhaney stated that professional grading and drainage plans should be able to be provided by a landscape architect.

Administrator Armstrong stated that staff can look to see if there are options to expand the language to include other design professionals while staying within the scope of expertise.

Commissioner Chaloupka asked what would initiate lot-by-lot grading requirements.

Administrator Armstrong stated that Section 7.14 of the UDO addresses a master drainage plan for an entire subdivision, looking at the development holistically, and this ordinance

would, at the time of the building permit, show either compliance with the master plan or look at the individual lot basis in conjunction with neighbors and surrounding drainage. Mr. Armstrong further stated that this ordinance speaks specifically to the building permit level but can reflect back on the platting stage.

Commissioner McIlhaney stated that the time to get plans from an engineer is longer than the time it takes for a landscape architect, and typically civil engineers do not want to touch individual lot development.

Chairperson Christiansen asked for clarification that the City incurs no cost and is not responsible for developing the plans.

Administrator Armstrong confirmed that the City incurs no cost and is not responsible for developing the plans.

Commissioner McIlhaney asked if staff will be conducting inspections and at what point.

Administrator Armstrong confirmed that the City will be conducting inspections at the certificate of occupancy stage, at final grading.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Chairperson Christiansen asked that staff look to see if there are options to expand the ordinance language to include landscape architects prior to the June 12, 2023 City Council meeting.

Administrator Armstrong confirmed that staff will review the ordinance language for an expanded list of design professionals.

Commissioner Mirza asked if the plans include Federal Emergency Management Agency floodplain.

Administrator Armstrong clarified that the rest of the ordinance will address floodplain in another capacity.

Commissioner McIlhaney expressed support for the ordinance amendment asking that the definition of design professionals be expanded to include landscape architects.

Commissioner McIlhaney motioned to recommend approval of the ordinance amendment, including a review of the definition of a design professional, Commissioner Chaloupka seconded the motion, the motion passed 4-0.

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 timeline of City-initiated MH Middle Housing rezonings.

Administrator Halle-Schramm presented updates on this item to the Commission.

Chairperson Christiansen commended staff for pushing the City-initiated rezonings through at an expedited pace, but asked for a quicker timeline. Mr. Christiansen spoke to the individually-submitted rezonings, asking if there has been any discussion to create requirements such as a minimum geographical area or contiguous lots to mitigate one-lot MH Middle Housing rezonings.

Administrator Halle-Schramm stated that staff have discussed the individual MH Middle Housing rezonings that have come forward and there are no thresholds at this time. Ms. Halle-Schramm stated that there is opportunity for additional individually-submitted MH Middle Housing rezonings to be applied for, stating that it is a policy decision for the Commission to recommend approval or denial.

Commissioner McIlhaney asked of the 16 individually-submitted MH Middle Housing rezoning cases, how many are in City-initiated areas.

Administrator Halle-Schramm clarified that all but one are in City-initiated areas – the one being a down zoning from R4 Multi-Family to MH Middle Housing on Cooner Street.

Chairperson Christiansen asked for clarification that the 16 individually-submitted rezoning requests are not going through the City-initiated process.

Administrator Halle-Schramm confirmed that the individually-submitted rezoning requests are being presented as groups separately from the City-initiated rezonings.

Commissioner McIlhaney asked about the citizen letter of concern presented to staff and the Commission.

Administrator Halle-Schramm confirmed that staff had received the correspondence and clarified that there is nothing that can prevent applicants from applying for individual MH Middle Housing rezonings. Ms. Halle-Schramm clarified that the working group looked for areas that made sense for the City to begin City-initiated cases, and the Comprehensive Plan shows other applicable areas, stating that the working group was not intended to define all MH Middle Housing zoning district areas in the City of College Station.

Commissioner McIlhaney discussed traffic and street implications for three areas that were identified as City-initiated areas and asked if staff have reviewed the implications or heard concerns in other areas.

Administrator Halle-Schramm clarified that infrastructure capacities are assumed in the Comprehensive Plan update, and if areas have transportation concerns, some rezoning cases may move forward at a slower pace. Ms. Halle-Schramm also stated that staff across all departments are reviewing all rezonings and staff will flag public comments and concerns.

Commissioner McIlhaney asked if other reviewing departments received citizen concerns as part of their review.

Administrator Halle-Schramm stated that other reviewing departments including public safety, water services, and sanitation, assess a more zoomed-in area for analysis.

Commissioner McIlhaney asked if the privately-initiated MH Middle Housing rezonings could wait until the City-initiated rezonings have gone through the process.

Administrator Halle-Schramm stated that the privately-initiated rezonings have the ability to go through the City-initiated process but have chosen to go through the rezoning process faster.

Commissioner McIlhaney stated that City-initiated rezonings to MH Middle Housing will be looked upon more favorably.

Administrator Halle-Schramm stated that four of the five privately-initiated rezonings are in City-initiated areas, but applicants are wanting to rezone faster than the City-initiated process.

Commissioner Chaloupka shared concerns for privately-initiated rezonings, and that the committee identified areas for MH Middle Housing rezoning, however staff has not taken into consideration public input.

Chairperson Christiansen stated that the privately-initiated rezonings will be met with scrutiny when presented to the Commission.

Administrator Halle-Schramm clarified that all rezonings are public hearings that are available for public input.

Tina Evans, The Knoll, College Station, spoke on the item citing concerns for areas not approved by the committee, infrastructure, transportation, and that the Future Land Use Map will still identify other areas appropriate for mixed-use.

- 6.3 Presentation and discussion regarding the P&Z Calendar of Upcoming Meetings:
- Monday, June 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

- Thursday, June 15, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, June 22, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 6, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

6.4 Presentation and discussion regarding an update on items heard:

- A Comprehensive Plan amendment of approximately 3 acres of land located at 100 Graham Road from Business Center to Neighborhood Commercial. The Planning & Zoning Commission heard this item on April 20, 2023 and voted (5-0) to recommend approval. The City Council heard this item on May 15, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 3 acres of land located at 100 & 140 Graham Road from C3 Light Commercial to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 20, 2023 and voted (5-0) to recommend approval. The City Council heard this item on May 15, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 0.5 of an acre of land located at 170 Graham Road from M-2 Heavy Industrial to SC Suburban Commercial. The Planning & Zoning Commission heard this item on April 20, 2023 and voted (5-0) to recommend approval. The City Council heard this item on May 15, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 27 acres of land located along Bee Creek Drive and Southwood Drive to establish a Restricted Occupancy Overlay. The Planning & Zoning Commission heard this item on May 4, 2023 and voted (5-2) to recommend approval. The City Council heard this item on May 25, 2023 and voted (5-1) to approve the request.

There was no discussion.

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

- None

There was no discussion.

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 6:52 p.m.

Approved:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services



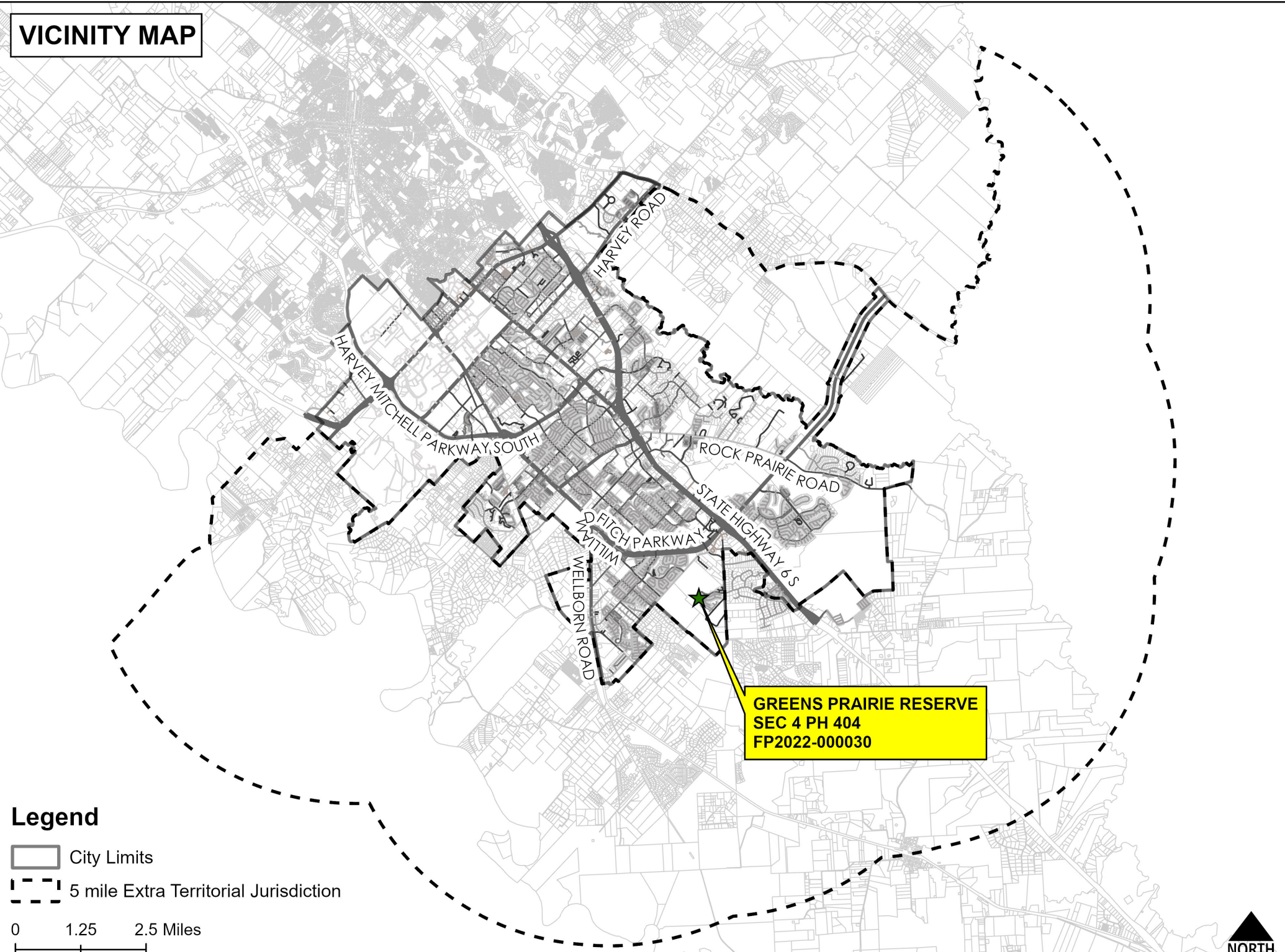
**FINAL PLAT
OF
GREENS PRAIRIE RESERVE
SECTION 4, PHASE 404
(FP2022-000030)**

Scale	28 lots, 1.590 acres of Common Area and 1.602 acres of ROW dedication on approximately 10 acres
Location	Generally located southwest of the intersection of Diamondback Drive and Oldham Oaks Avenue
Property Owner	Oldham Goodwin Group LLC
Applicant	RME Consulting Engineers
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	This is the seventh phase of a 31-phase single-family clustered subdivision. This Final Plat creates twenty-eight lots, three common areas and approximately 1.6 acres of right-of-way dedication. All lots will conform to UDO standards.
Preliminary Plan	Approved July 2022. This final plat dedicates a portion of Legendary Drive that received a waiver for block length with the preliminary plan. The proposed length of block 19 is 1945' and exceeds the ordinance by 745'.
Public Infrastructure	Approximate Totals (linear feet): Streets 1404 LF Water Lines 1301 LF Storm Sewer Lines 397 LF Sanitary Sewer Lines 1565 LF Sidewalks 1665 LF
Parkland Dedication	This Final Plat does not include parkland dedication. The developer originally dedicated land and constructed park improvements in the initial phases of the project to help cover parkland fees later. All the parkland fees required for this phase have been credited.
Traffic Impact Analysis	A traffic impact analysis (TIA) was updated with the preliminary plan approved in July of 2022. The TIA warrants a conversion of the existing shoulder on the eastbound approach of Arrington Road and William D Fitch to a right turn lane, triggered after 214 dwelling units are exceeded. This final plat puts the total number above 214 and the conversion of the shoulder has been completed.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

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

VICINITY MAP

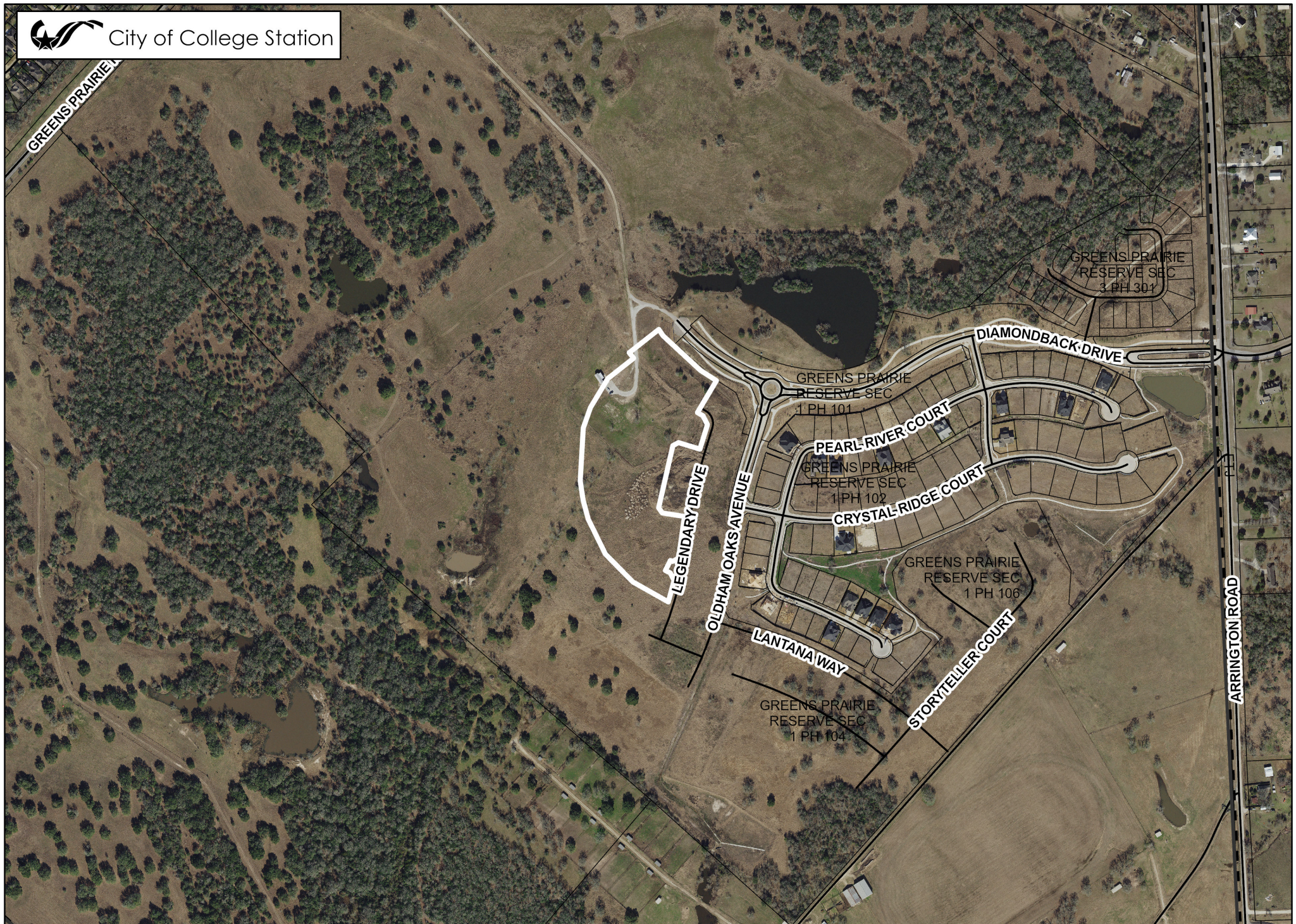


Legend

City Limits

5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles

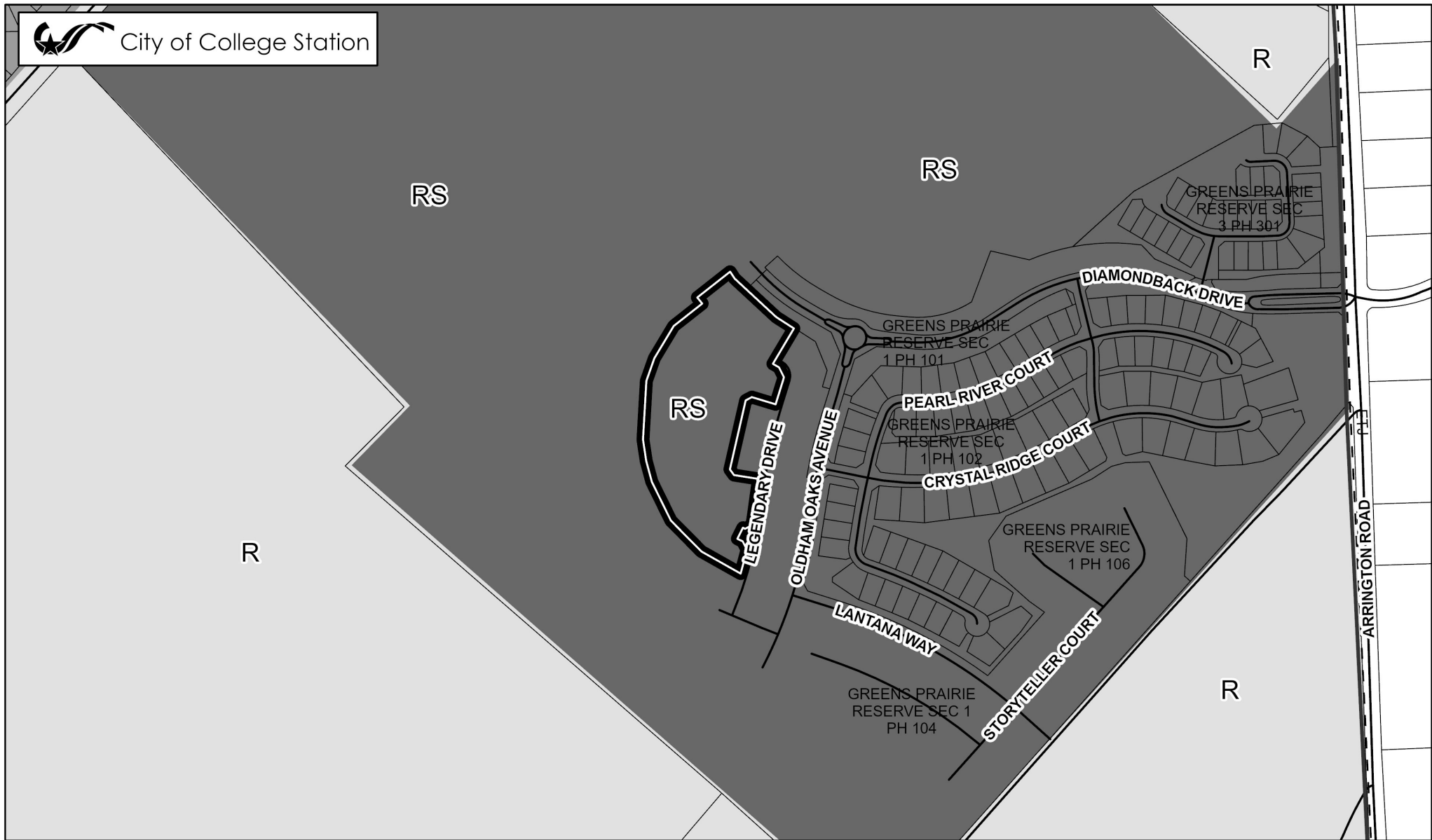


0 500 1,000 Feet

**GREENS PRAIRIE RESERVE
SEC 4 PH 404**

Case:
FP2022-000030

**FINAL PLAT
RESIDENTIAL**



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

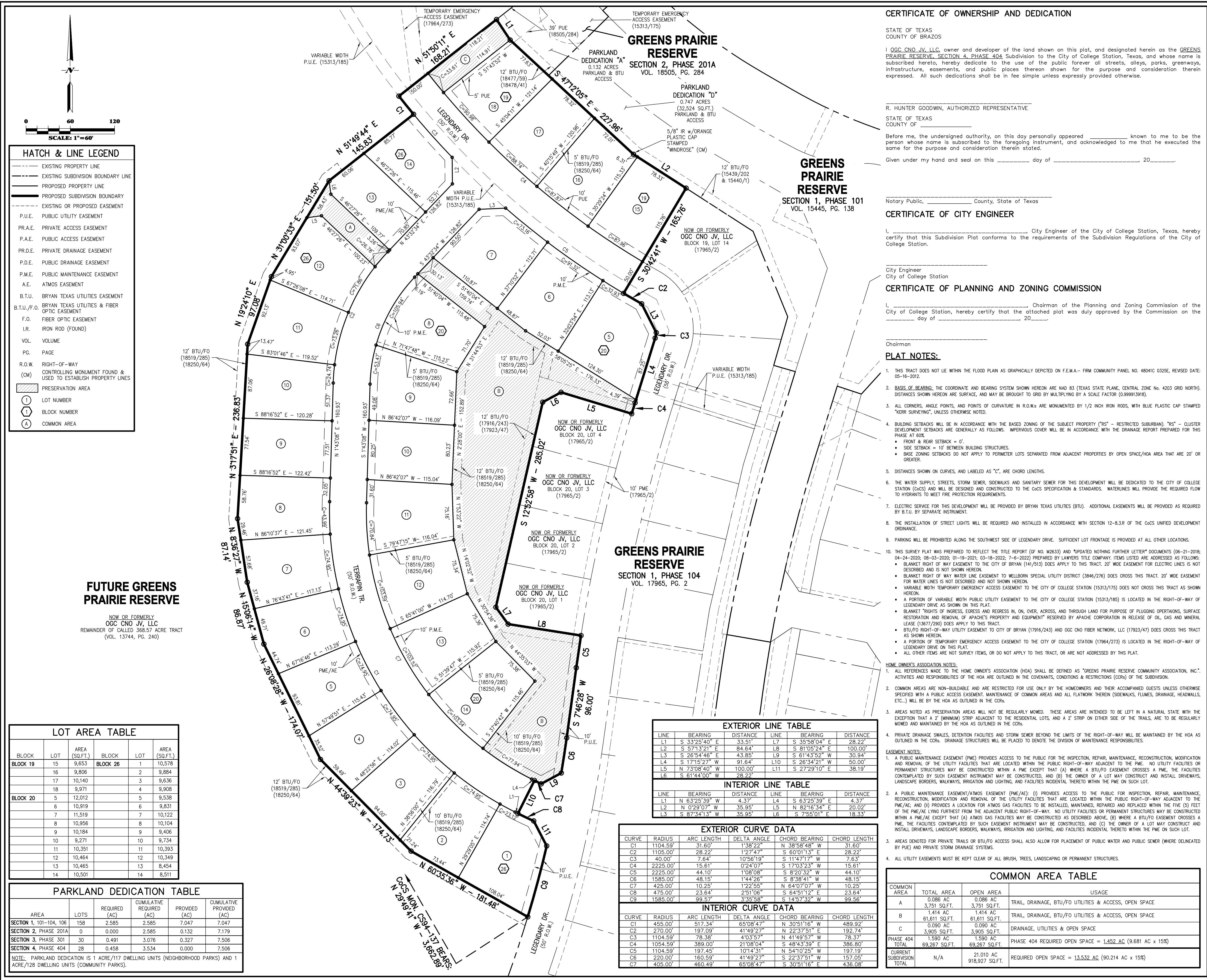


0 500 1,000 Feet

**GREENS PRAIRIE RESERVE
SEC 4 PH 404**

Case:
FP2022-000030

**FINAL PLAT
RESIDENTIAL**



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, OGC CNO JV, LLC, owner and developer of the land shown on this plat, and designated herein as the GREENS PRAIRIE RESERVE, SECTION 4, PHASE 404 Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

R. HUNTER GOODWIN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____

Notary Public, _____ County, State of Texas

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

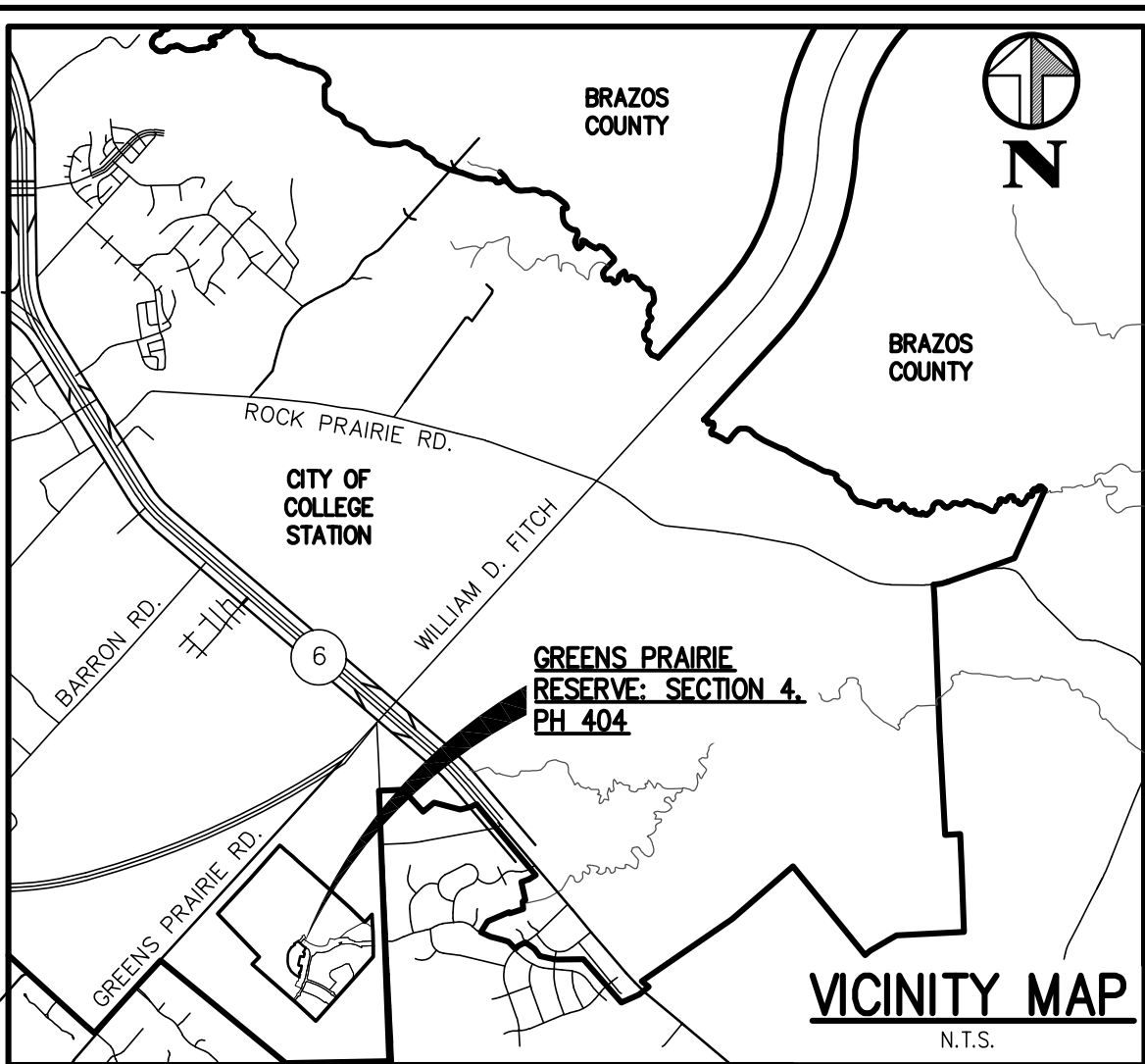
PLAT NOTES:

- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0325E, REVISED DATE: 05-16-2012.
- BASIS OF BEARING: THE COORDINATE AND BEARING SYSTEM SHOWN HEREON ARE NAD 83 (TEXAS STATE PLANE, CENTRAL ZONE No. 4203 GRID NORTH). DISTANCES SHOWN HEREON ARE SURFACE, AND MAY BE BROUGHT TO GRID BY MULTIPLYING BY A SCALE FACTOR (0.999913918).
- ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE IN R.O.W.s ARE MONUMENTED BY 1/2" IRON RODS, WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING", UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE BASED ZONING OF THE SUBJECT PROPERTY ("RS" - RESTRICTED SUBURBAN, "RS" - CLUSTER DEVELOPMENT SETBACKS ARE GENERALLY AS FOLLOWS: IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE AT 60%:
 - FRONT & REAR SETBACK = 10'
 - SIDE SETBACK = 10' BETWEEN BUILDING STRUCTURES.
 - BASE ZONING SETBACKS DO NOT APPLY TO PERIMETER LOTS SEPARATED FROM ADJACENT PROPERTIES BY OPEN SPACE/HOA AREA THAT ARE 20' OR GREATER.
- DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
- THE WATER SUPPLY, STREETS, STORM SEWER, SIDEWALKS AND SANITARY SEWER FOR THIS DEVELOPMENT WILL BE DEDICATED TO THE CITY OF COLLEGE STATION (C&CS) AND WILL BE DESIGNED AND CONSTRUCTED TO THE C&CS SPECIFICATION & STANDARDS. WATERLINES WILL PROVIDE THE REQUIRED FLOW TO HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU, BY SEPARATE INSTRUMENT.
- THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH SECTION 12-8.3.R OF THE C&CS UNIFIED DEVELOPMENT ORDINANCE.
- PARKING WILL BE PROHIBITED ALONG THE SOUTHWEST SIDE OF LEGENDARY DRIVE. SUFFICIENT LOT FRONTAGE IS PROVIDED AT ALL OTHER LOCATIONS.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (OF NO. M2633) AND "UPDATED NOTHING FURTHER LETTER" DOCUMENTS (06-21-2018; 04-24-2020; 08-03-2020; 01-19-2021; 03-18-2022; 7-6-2022) PREPARED BY LAWYERS TITLE COMPANY. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
 - BLANKET RIGHT OF WAY EASEMENT TO THE CITY OF BRYAN (141/513) DOES APPLY TO THIS TRACT. 20' WIDE EASEMENT FOR ELECTRIC LINES IS NOT DESCRIBED AND IS NOT SHOWN HEREON.
 - BLANKET RIGHT OF WAY WATER LINE EASEMENT TO WELBORN SPECIAL UTILITY DISTRICT (3846/276) DOES CROSS THIS TRACT. 20' WIDE EASEMENT FOR WATER LINES IS NOT DESCRIBED AND NOT SHOWN HEREON.
 - VARIABLE WIDTH TEMPORARY EMERGENCY ACCESS EASEMENT TO THE CITY OF COLLEGE STATION (15313/175) DOES NOT CROSS THIS TRACT AS SHOWN HEREON.
 - A PORTION OF VARIABLE WIDTH PUBLIC UTILITY EASEMENT TO THE CITY OF COLLEGE STATION (15313/185) IS LOCATED IN THE RIGHT-OF-WAY OF LEGENDARY DRIVE AS SHOWN ON THIS PLAT.
 - BLANKET "RIGHTS OF INGRESS, EGRESS AND REGRESS IN, ON, OVER, ACROSS, AND THROUGH LAND FOR PURPOSE OF PLUGGING OPERATIONS, SURFACE RESTORATION AND REMOVAL OF APACHE'S PROPERTY AND EQUIPMENT" RESERVED BY APACHE CORPORATION IN RELEASE OF OIL, GAS AND MINERAL LEASE (13877/290) DOES APPLY TO THIS TRACT.
 - BTU/FO RIGHT-OF-WAY UTILITY EASEMENT TO CITY OF BRYAN (17916/243) AND OGC CNO FIBER NETWORK, LLC (17923/47) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - A PORTION OF TEMPORARY EMERGENCY ACCESS EASEMENT TO THE CITY OF COLLEGE STATION (17964/273) IS LOCATED IN THE RIGHT-OF-WAY OF LEGENDARY DRIVE ON THIS PLAT.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS, OR DO NOT APPLY TO THIS TRACT, OR ARE NOT ADDRESSED BY THIS PLAT.

HOME OWNER'S ASSOCIATION NOTES:

- ALL REFERENCES MADE TO THE HOME OWNER'S ASSOCIATION (HOA) SHALL BE DEFINED AS "GREENS PRAIRIE RESERVE COMMUNITY ASSOCIATION, INC.", ACTIVITIES AND RESPONSIBILITIES OF THE HOA ARE OUTLINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R) OF THE SUBDIVISION.
 - COMMON AREAS ARE NON-BUILDABLE AND ARE RESTRICTED FOR USE ONLY BY THE HOMEOWNERS AND THEIR ACCOMPANIED GUESTS UNLESS OTHERWISE SPECIFIED WITH A PUBLIC ACCESS EASEMENT. MAINTENANCE OF COMMON AREAS AND ALL FLATWORK THEREIN (SIDEWALKS, PLUMES, DRAINAGE, HEADWALLS, ETC.) WILL BE BY THE HOA AS OUTLINED IN THE CC&R.
 - AREAS NOTED AS PRESERVATION AREAS WILL NOT BE REGULARLY MOWED. THESE AREAS ARE INTENDED TO BE LEFT IN A NATURAL STATE WITH THE EXCEPTION THAT A 2" (MINIMUM) STRIP ADJACENT TO THE RESIDENTIAL LOTS, AND A 2" STRIP ON EITHER SIDE OF THE TRAILS, ARE TO BE REGULARLY MOWED AND MAINTAINED BY THE HOA AS OUTLINED IN THE CC&R.
 - PRIVATE DRAINAGE SWALES, DETENTION FACILITIES AND STORM SEWER BEYOND THE LIMITS OF THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOA AS OUTLINED IN THE CC&R. DRAINAGE STRUCTURES WILL BE PLACED TO DENOTE THE DIVISION OF MAINTENANCE RESPONSIBILITIES.
- EASEMENT NOTES:
- A PUBLIC MAINTENANCE EASEMENT (PME) PROVIDES ACCESS TO THE PUBLIC FOR THE INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE UTILITY FACILITIES THAT ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE PME. NO UTILITY FACILITIES OR PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PME EXCEPT THAT (A) WHERE A BTU/FO EASEMENT CROSSES A PME, THE FACILITIES CONTEMPLATED BY SUCH EASEMENT INSTRUMENT MAY BE CONSTRUCTED, AND (B) THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PME ON SUCH LOT.
 - A PUBLIC MAINTENANCE EASEMENT/ATMOS EASEMENT (PME/AE): (I) PROVIDES ACCESS TO THE PUBLIC FOR INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE UTILITY FACILITIES THAT ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE PME/AE; AND (II) PROVIDES A LOCATION FOR ATMOS GAS FACILITIES TO BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED WITHIN THE FIVE (5) FEET OF THE PME/AE LYING FURTHEST FROM THE ADJACENT PUBLIC RIGHT-OF-WAY. NO UTILITY FACILITIES OR PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PME/AE EXCEPT THAT (A) ATMOS GAS FACILITIES MAY BE CONSTRUCTED AS DESCRIBED ABOVE, (B) WHERE A BTU/FO EASEMENT CROSSES A PME, THE FACILITIES CONTEMPLATED BY SUCH EASEMENT INSTRUMENT MAY BE CONSTRUCTED, AND (C) THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PME ON SUCH LOT.
 - AREAS DEDICATED FOR PRIVATE TRAILS OR BTU/FO ACCESS SHALL ALSO ALLOW FOR PLACEMENT OF PUBLIC WATER AND PUBLIC SEWER (WHERE DELINEATED BY PUE) AND PRIVATE STORM DRAINAGE SYSTEMS.
 - ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES.

COMMON AREA TABLE			
COMMON AREA	TOTAL AREA	OPEN AREA	USAGE
A	0.086 AC	0.086 AC	TRAIL, DRAINAGE, BTU/FO UTILITIES & ACCESS, OPEN SPACE
	3,751 SQ.FT.	3,751 SQ.FT.	
B	1.414 AC	1.414 AC	TRAIL, DRAINAGE, BTU/FO UTILITIES & ACCESS, OPEN SPACE
	61,611 SQ.FT.	61,611 SQ.FT.	
C	0.090 AC	0.090 AC	DRAINAGE, UTILITIES & OPEN SPACE
	3,905 SQ.FT.	3,905 SQ.FT.	
PHASE 404 TOTAL	1.580 AC	1.580 AC	PHASE 404 REQUIRED OPEN SPACE = 1.452 AC (90.214 AC x 15%)
	69,267 SQ.FT.	69,267 SQ.FT.	
CURRENT SUBDIVISION TOTAL	N/A	21,010 AC 918,927 SQ.FT.	REQUIRED OPEN SPACE = 15.332 AC (90.214 AC x 15%)



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

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

WITNESS my hand and official Seal, at my office in BRYAN, Texas

County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, NATHAN PAUL KERR, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

NATHAN PAUL KERR, RPLS No. 6834



KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
TBPELS FIRM No. 10018500

FINAL PLAT
OF
GREENS PRAIRIE
RESERVE
SECTION 4, PHASE 404

BLOCK 19, LOTS 15-18 & BLOCK 20, LOTS 5-14 & BLOCK 26, LOTS 1-14
COMMON AREAS A - C (1.590 ACRES) & R.O.W. DEDICATION (1.602 ACRES)
A TOTAL OF 9.681 ACRES

BEING A PORTION OF THE REMAINDER OF A CALLED 368.57 ACRE TRACT
VOLUME 13744, PAGE 240
WILLIAM CLARK SURVEY, A-101
COLLEGE STATION, BRAZOS COUNTY, TEXAS



LANDOWNER INFORMATION
OGC CNO JV, LLC
c/o OLDHAM GOODWIN GROUP
CHRIS RHODES
2800 SOUTH TEXAS AVENUE, STE. 401
BRYAN, TX 77802
PH: (979) 260-2000
EMAIL: Chris.rhodes@oldhamgoodwin.com

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.

SHEET 1 OF 1

325 - 0770



**FINAL PLAT
OF
MISSION RANCH SUBDIVISION PHASE 105
(FP2022-000035)**

Scale	25 lots, 2 common areas and 2.071 acres of Right-of-Way dedication on approximately 8.9 acres
Location	Generally located at the intersection of Slocum Hill Court and Register Drive Court.
Property Owner	Drew Stewart
Applicant	Schultz Engineering
Project Manager	Gabriel Schrum, Staff Planner gschrum@cstx.gov
Project Overview	This plat will establish additional lots within the Mission Ranch Subdivision. This phase of the development will consist of 25 residential lots and 2 common areas.
Preliminary Plan	The northern portion of the subdivision was originally part of the Great Oaks Subdivision and is vested to 2007 regulations; the southern half of this development is subject to current subdivision regulations. A Preliminary Plan was approved in 2014 and 2015 granting waivers to block length, sidewalk, single-family parking standards for platting and cluster development requirements. A revised Preliminary Plan was approved in 2017, which granted a waiver request for additional block lengths, included the addition of a tract zoned for multi-family and excluded property sold to the school district. In 2020, a revised Preliminary Plan was approved with minor changes but no additional waivers. The most recent Preliminary Plan revision that included this phase, was approved February 28 th of 2022.
Public Infrastructure	Total linear feet (LF) proposed: 1,543 Streets 1,252 Storm Sewers 1,390 Water Lines 1,523 Sanitary Sewer Lines 2,029 Public Sidewalk
Parkland Dedication	Parkland dedication fee-in-lieu for 25 Single Family Lots (vested to 2018 rate) totaling \$35,525.
Traffic Impact Analysis	N/A
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

Supporting Materials

Planning & Zoning Commission
July 6th, 2023

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

VICINITY MAP

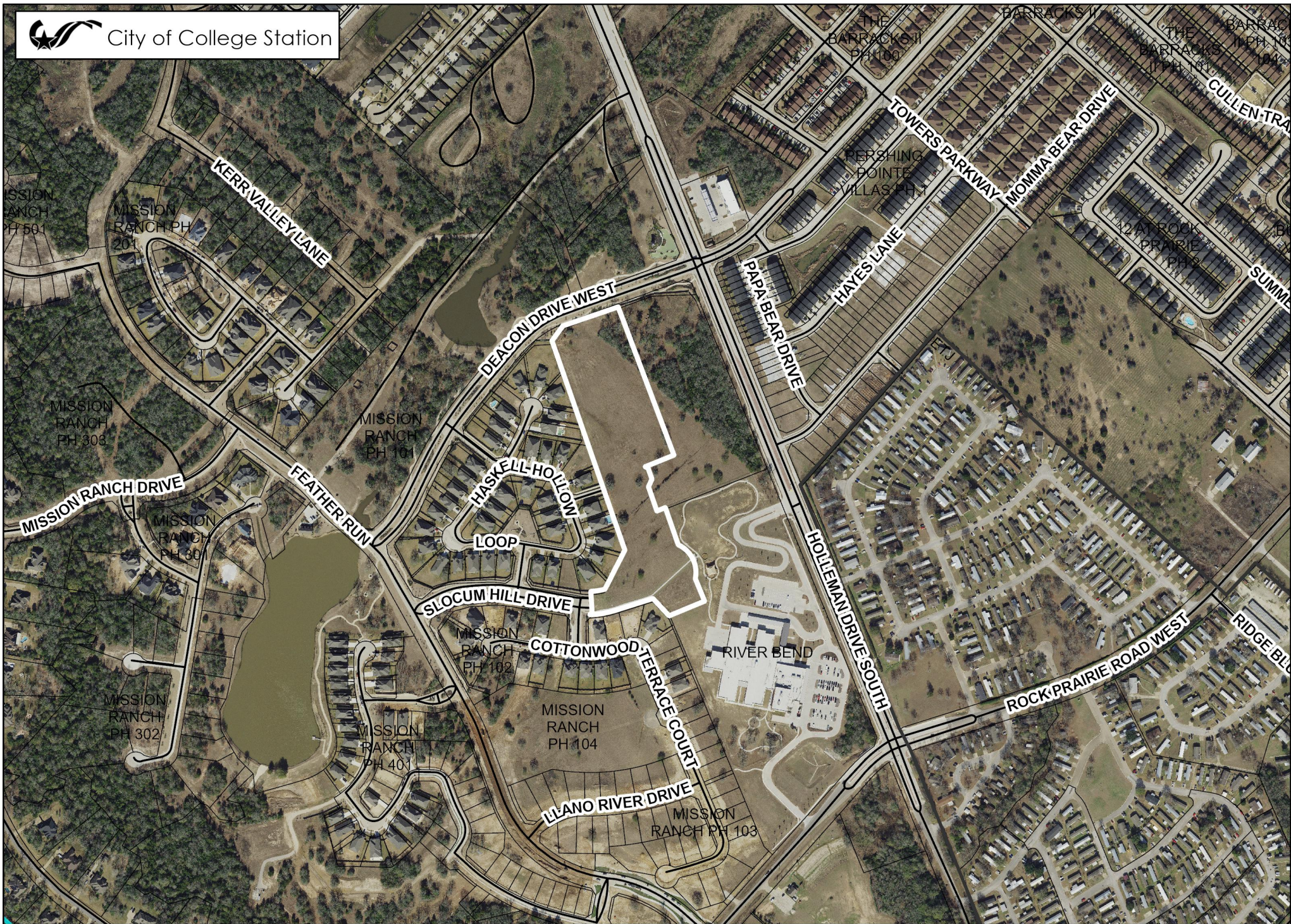
**MISSION RANCH SUBDIVISION
PHASE 105
FP2022-000035**

Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



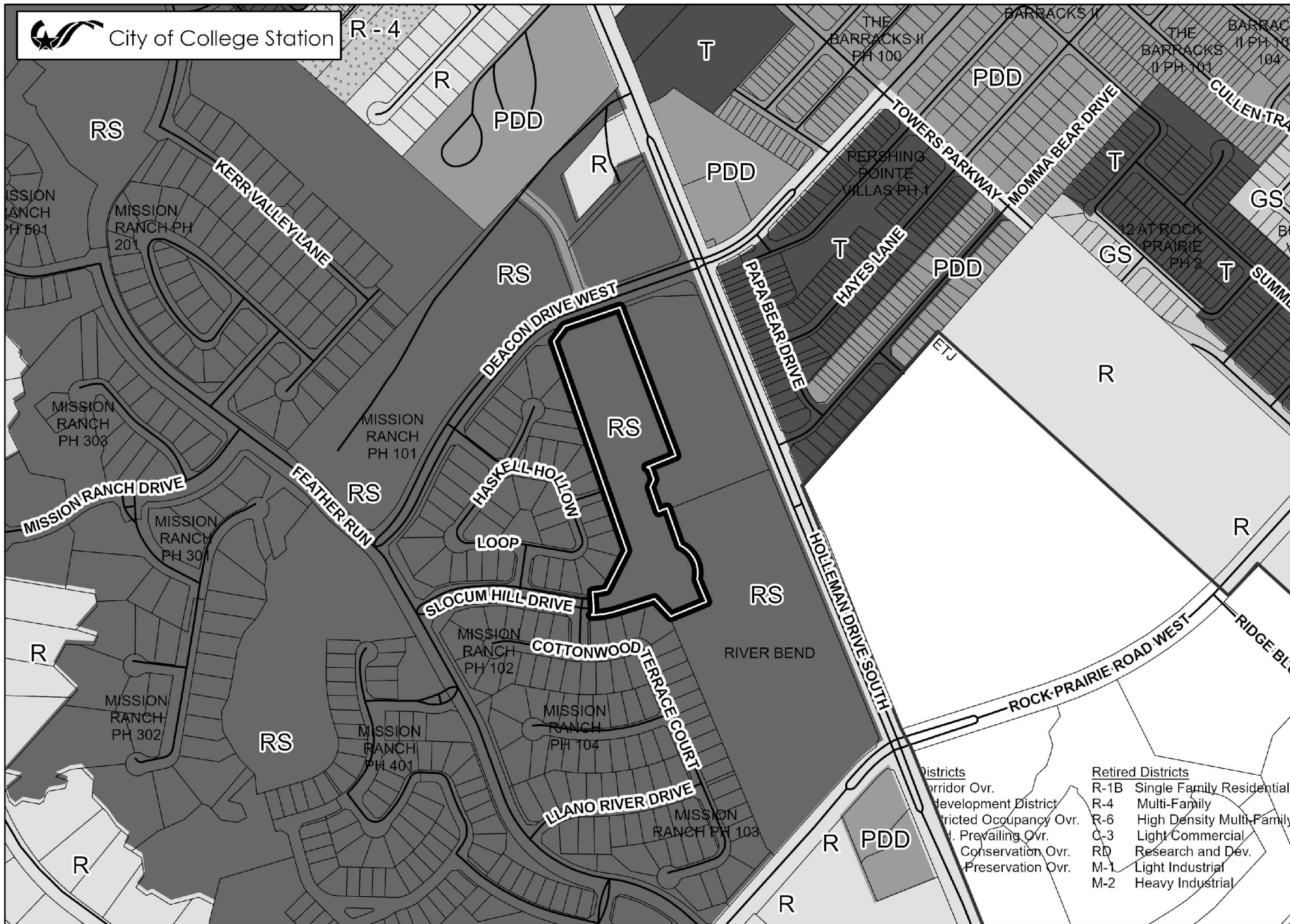


0 500 1,000 Feet

**MISSION RANCH SUBDIVISION
PHASE 105**

Case:
FP2022-000035

**FINAL PLAT
RESIDENTIAL**

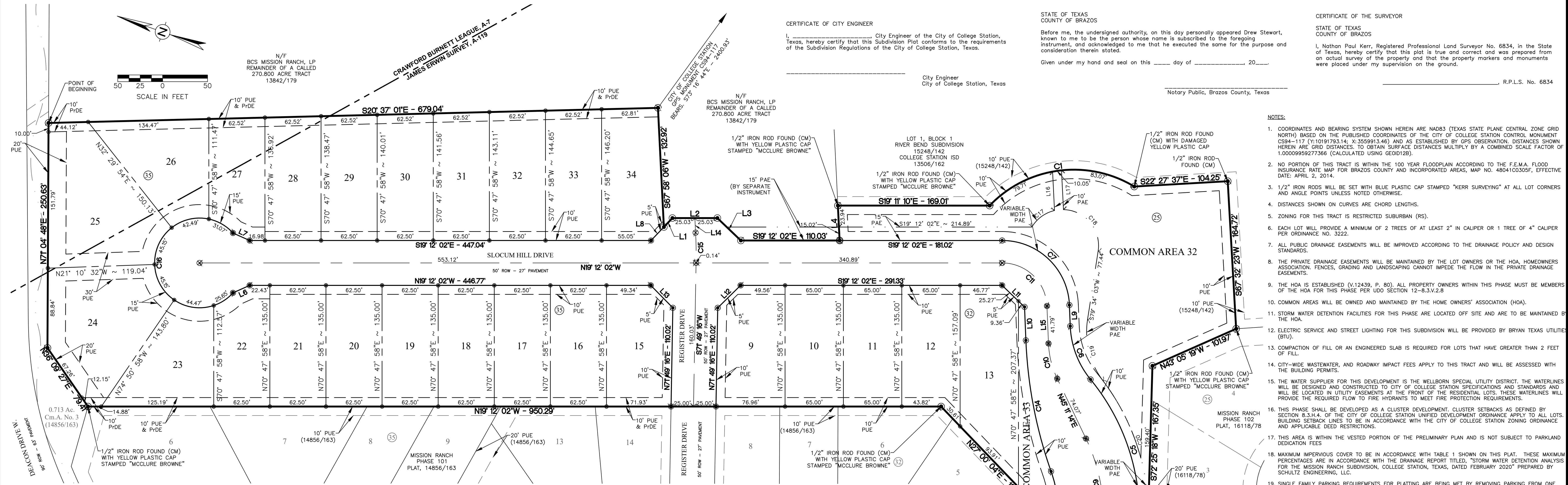


0 500 1,000 Feet

MISSION RANCH SUBDIVISION
PHASE 105

Case:
FP2022-000035

FINAL PLAT
RESIDENTIAL



A FIELD NOTES DESCRIPTION OF 8.918 ACRES IN THE JAMES ERWIN SURVEY, ABSTRACT 119, AND THE CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 270.800 ACRE TRACT CONVEYED TO BCS MISSION RANCH, L.P. IN VOLUME 13842, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC), SAID 8.918 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS CALLED "SET" TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON THE SOUTHEAST LINE OF A CALLED 0.713 ACRE COMMON AREA 3 DEPICED ON A PLAT OF MISSION RANCH PHASE 101 FILED IN VOLUME 14856, PAGE 163 (OPRBC), BEING ON A NORTHWEST LINE OF SAID REMAINDER OF SAID 270.800 ACRE TRACT;

THENCE, SEVERING SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) S 20° 37' 01" E, PASSING THE SOUTHWEST LINE OF SAID CRAWFORD BURNETT LEAGUE SURVEY, A-7 BEING THE NORTHEAST LINE OF SAID JAMES ERWIN SURVEY, A-119, A DISTANCE OF 679.04 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, FOR REFERENCE THE CITY OF COLLEGE STATION GPS MONUMENT CS94-117 BEARS S 73° 19' 44" E A DISTANCE OF 2,400.93 FEET;
- 2) S 67° 58' 06" W A DISTANCE OF 132.92 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 3) S 65° 32' 52" E A DISTANCE OF 13.79 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 4) S 19° 12' 02" E A DISTANCE OF 50.06 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 5) S 24° 29' 35" W A DISTANCE OF 36.15 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 6) S 19° 12' 02" E A DISTANCE OF 110.03 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
- 7) N 67° 57' 44" E A DISTANCE OF 38.96 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE" MARKING "THE NORTHERMOST WEST" CORNER OF LOT 1, BLOCK 1, RIVER BEND SUBDIVISION AS DEPICTED ON A PLAT FILED IN VOLUME 15248, PAGE 142 (OPRBC);

THENCE, WITH THE COMMON BOUNDARY OF SAID LOT 1, BLOCK 1, RIVER BEND SUBDIVISION AND SAID REMAINDER OF CALLED 270.800 ACRE TRACT FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 19° 11' 10" E A DISTANCE OF 169.01 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE";
- 2) WITH A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 129.99 FEET, AN ARC DISTANCE OF 175.61 FEET, A DELTA ANGLE OF 77° 24' 13", AND A CHORD WHICH BEARS S 26° 42' 42" E A DISTANCE OF 162.56 FEET TO A 1/2 INCH IRON ROD WITH DAMAGED YELLOW PLASTIC CAP;
- 3) S 22° 37' 37" E A DISTANCE OF 104.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
- 4) S 67° 32' 23" W A DISTANCE OF 164.72 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE" MARKING A COMMON CORNER OF SAID LOT 1, BLOCK 1, RIVER BEND SUBDIVISION (15248/142 OPRBC), LOT 4, BLOCK 25, MISSION RANCH PHASE 102 AS DEPICTED ON A PLAT FILED IN VOLUME 16118, PAGE 78 (OPRBC), AND SAID REMAINDER OF 270.800 ACRE TRACT (13842/179 OPRBC);

THENCE, WITH THE COMMON BOUNDARY OF SAID MISSION RANCH PHASE 102 AND SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 43° 05' 19" W A DISTANCE OF 101.97 FEET;
- 2) S 72° 25' 18" W A DISTANCE OF 167.35 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE";
- 3) WITH A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 406.87 FEET, AN ARC DISTANCE OF 112.77 FEET, A DELTA ANGLE OF 15° 52' 49", AND A CHORD WHICH BEARS S 80° 21' 43" W A DISTANCE OF 112.41 FEET TO A COMMON CORNER OF SAID MISSION RANCH PHASE 102, SAID MISSION RANCH PHASE 101 (14856/163 OPRBC), AND SAID REMAINDER OF 270.800 ACRE TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID MISSION RANCH PHASE 101 AND SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) N 44° 07' 44" E A DISTANCE OF 13.85 FEET;
- 2) N 03° 17' 15" W A DISTANCE OF 89.99 FEET;
- 3) WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 299.97 FEET, AN ARC DISTANCE OF 60.94 FEET, A DELTA ANGLE OF 11° 38' 23", AND A CHORD WHICH BEARS N 81° 23' 07" E A DISTANCE OF 60.83 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE";
- 4) N 27° 00' 04" E A DISTANCE OF 188.40 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE";
- 5) N 19° 12' 02" W A DISTANCE OF 980.29 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "MCCLURE BROWNE";
- 6) N 36° 09' 27" E A DISTANCE OF 79.41 FEET;
- 7) N 71° 04' 48" E, PASSING SAID NORTHEAST LINE OF SAID JAMES ERWIN SURVEY, A-119 BEING THE SOUTHWEST LINE OF SAID CRAWFORD BURNETT LEAGUE SURVEY, A-7, A DISTANCE OF 250.63 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 8.918 ACRES OF LAND, MORE OR LESS.

BLOCK	LOT	AREA (SF)	AREA (ACRES)	MAXIMUM IMPERVIOUS COVER (%)
32	9	9,915	0.228	58
32	10	8,775	0.201	66
32	11	8,775	0.201	66
32	12	9,009	0.207	64
32	13	12,254	0.281	50
35	15	9,561	0.219	60
35	16	8,437	0.194	68
35	17	8,437	0.194	68
35	18	8,437	0.194	68
35	19	8,437	0.194	68
35	20	8,437	0.194	68
35	21	8,437	0.194	68
35	22	8,002	0.184	105
35	23	9,754	0.224	105
35	24	15,192	0.349	50
35	25	16,025	0.368	105
35	26	10,244	0.235	105
35	27	7,947	0.182	105
35	28	8,606	0.198	67
35	29	8,703	0.200	66
35	30	8,799	0.202	65
35	31	8,896	0.204	65
35	32	8,992	0.206	64
35	33	9,089	0.209	63
35	34	9,656	0.222	59

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	175.61'	129.99'	077°24'13"	104.15'	162.56'
C2	112.77'	406.87'	015°52'49"	56.75'	112.41'
C3	60.94'	299.97'	011°38'23"	30.57'	60.83'
C4	81.95'	389.95'	012°02'27"	41.13'	81.80'
C5	182.82'	240.00'	043°38'41"	96.10'	178.43'
C6	64.72'	100.00'	037°04'48"	33.54'	63.59'
C7	114.78'	75.00'	087°41'12"	72.03'	103.90'
C8	73.82'	349.96'	012°05'07"	37.05'	73.68'
C9	104.24'	200.00'	029°51'43"	53.33'	103.06'
C10	40.66'	100.00'	023°17'55"	20.62'	40.38'
C11	76.52'	50.00'	087°41'12"	48.02'	69.27'
C12	2.70'	299.97'	000°30'59"	1.35'	2.70'
C13	61.97'	150.00'	023°40'18"	31.43'	61.53'
C14	149.30'	500.00'	017°06'31"	75.21'	148.75'
C15	33.62'	500.00'	003°51'09"	16.82'	33.61'
C16	241.19'	50.00'	276°22'46"	44.72'	66.67'
C17	32.08'	40.00'	045°57'12"	16.96'	31.23'
C18	68.06'	40.00'	097°28'56"	45.60'	60.14'
C19	72.10'	90.00'	045°54'07"	38.11'	70.19'
C20	153.88'	250.00'	035°16'04"	79.47'	151.47'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.79'	S65° 32' 52"E
L2	50.06'	S19° 12' 09"E
L3	36.15'	S24° 29' 35"W
L4	38.96'	N67° 57' 44"E
L5	13.85'	N44° 07' 44"E
L6	20.41'	N43° 17' 44"W
L7	20.41'	S4° 53' 39"W
L8	20.72'	S65° 32' 52"E
L9	23.48'	S68° 29' 09"W
L10	37.25'	S68° 29' 09"W
L11	34.63'	S24° 38' 33"W
L12	35.67'	S63° 41' 23"E
L13	35.04'	N26° 18' 37"E
L14	16.24'	S67° 58' 06"W
L15	41.79'	N68° 29' 09"E
L16	43.40'	N67° 56' 25"E
L17	43.81'	S67° 56' 25"W

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station, Texas

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Drew Stewart, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 6834

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (Y:10191793.14; X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000959277366 (CALCULATED USING GEOID12B).
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON RODS WILL BE SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN (RS).
- EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
- THE HOA IS ESTABLISHED (V.12439, P. 80). ALL PROPERTY OWNERS WITHIN THIS PHASE MUST BE MEMBERS OF THE HOA FOR THIS PHASE PER UDO SECTION 12-B.3.V.2.8
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
- COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
- CITY-WIDE WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- THIS PHASE SHALL BE DEVELOPED AS A CLUSTER DEVELOPMENT. CLUSTER SETBACKS AS DEFINED BY SECTION 8.3.4.4, OF THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE APPLY TO ALL LOTS. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION ZONING ORDINANCE AND APPLICABLE DEED RESTRICTIONS.
- THIS AREA IS WITHIN THE VESTED PORTION OF THE PRELIMINARY PLAN AND IS NOT SUBJECT TO PARKLAND DEDICATION FEES
- MAXIMUM IMPERVIOUS COVER TO BE IN ACCORDANCE WITH TABLE 1 SHOWN ON THIS PLAT. THESE MAXIMUM PERCENTAGES ARE IN ACCORDANCE WITH THE DRAINAGE REPORT TITLED, "STORM WATER DETENTION ANALYSIS FOR THE MISSION RANCH SUBDIVISION, COLLEGE STATION, TEXAS, DATED FEBRUARY 2020" PREPARED BY SCHULTZ ENGINEERING, LLC.
- SINGLE FAMILY PARKING REQUIREMENTS FOR PLATTING ARE BEING MET BY REMOVING PARKING FROM ONE SIDE OF THE STREET. NO PARKING WILL BE ALLOWED ON SLOCUM HILL DRIVE, LOTS 9-13, BLOCK 32 & LOTS 15-27, BLOCK 35.
- PHASE 105 IS VESTED TO THE 2012 B/C/S DESIGN GUIDELINES. THEREFORE, THE CUL-DE-SAC CAN BE 50' RADIUS.
- THIS PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 223051, DATED 08-07-2022. EXCEPTIONS ARE ADDRESSED AS FOLLOWS:
~(132/68, 147/417 DRBC) BLANKET RIGHT-OF-WAY EASEMENT FROM J.W. MOCHAS TO SINGULAR REFINING COMPANY ASSIGNED IN 147/417 DRBC DOES APPLY TO THE PORTION OF THIS TRACT IN THE CRAWFORD BURNETT LEAGUE SURVEY, A-7, BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(132/134, 147/417 DRBC) BLANKET RIGHT-OF-WAY EASEMENT FROM P.J. MOCHAS, ET AL. TO SINGULAR REFINING COMPANY ASSIGNED IN 147/417 DRBC DOES APPLY TO THE PORTION OF THIS TRACT IN THE CRAWFORD BURNETT LEAGUE SURVEY, A-7, BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(141/392 DRBC) BLANKET RIGHT-OF-WAY EASEMENT FROM D.D. CANDY TO THE CITY OF BRYAN DOES APPLY TO THE PORTION OF THIS TRACT IN THE CRAWFORD BURNETT LEAGUE SURVEY, A-7, BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(141/603 DRBC) BLANKET RIGHT-OF-WAY EASEMENT FROM MRS. J.D. JONES TO THE CITY OF BRYAN DOES APPLY TO THIS TRACT BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(1487/95 DRBC) BLANKET EASEMENT FROM JIM ABBATE AND WIFE GRACE ABBATE TO GTE SOUTHWEST, INC. DOES APPLY TO THIS TRACT BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(782/47 DRBC) BLANKET RIGHT OF WAY AND SURFACE DAMAGE AGREEMENT TO INEXCO OIL COMPANY DOES NOT APPLY TO THIS TRACT AND IS NOT SHOWN HEREON.
~(1487/95 DRBC) BLANKET EASEMENT FROM JIM ABBATE AND WIFE GRACE ABBATE TO GTE SOUTHWEST, INC. DOES APPLY TO THIS TRACT BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(3645/294 DRBC) BLANKET RIGHT OF WAY EASEMENT TO WELBORN SPECIAL UTILITY DISTRICT DOES APPLY TO THIS TRACT BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(7923/106 DRBC) BLANKET WATER LINE RIGHT OF WAY EASEMENT FROM STEPHEN J. LARKIN AND WIFE, REBECCA A. LARKIN TO WELBORN SPECIAL UTILITY DISTRICT DOES APPLY TO THE PORTION OF THIS TRACT IN THE CRAWFORD BURNETT LEAGUE SURVEY, A-7, BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.
~(11595/39 DRBC) 15' WIDE PRIVATE DRAINAGE EASEMENT AGREEMENT BY MBS HOLLEMAN, LTD AND BCS RANCH, L.P. DOES NOT CROSS THIS TRACT AND IS NOT SHOWN HEREON.
~(14527/60 DRBC) BLANKET UTILITY EASEMENT TO THE CITY OF COLLEGE STATION DOES APPLY TO THIS TRACT BUT IS NOT PLOTTABLE AND NOT SHOWN HEREON.

FINAL PLAT MISSION RANCH SUBDIVISION PHASE 105 8.918 ACRES

BEING A PORTION OF THE CALLED
270.800 ACRE TRACT
VOLUME 13842, PAGE 179 OPRBC
JAMES ERWIN SURVEY, A-119
CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS
25 LOTS

BLOCK 25, COMMON AREA 32
BLOCK 32, LOTS 9-13 & COMMON AREA 33
BLOCK 35, LOTS 15-34

SCALE 1" = 50'
NOVEMBER, 2022

OWNER/DEVELOPER:

BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

SURVEYOR:

KERR
SURVEYING
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBREL@KERRSURVEYING.NET
Kerr Job # 22-643

ENGINEER:

SCHULTZ
ENGINEERING, LLC

TBPE NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840

(979) 764-3900

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Drew Stewart, Vice President of BCS Mission Ranch, LP, owner and developer of the land shown on this plat, and designated herein as the Mission Ranch Subdivision, Phase 105, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places therein shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Drew Stewart, Vice President
BCS Mission Ranch, LP

CERTIFICATE OF PLANNING AND ZONING COMMISSION

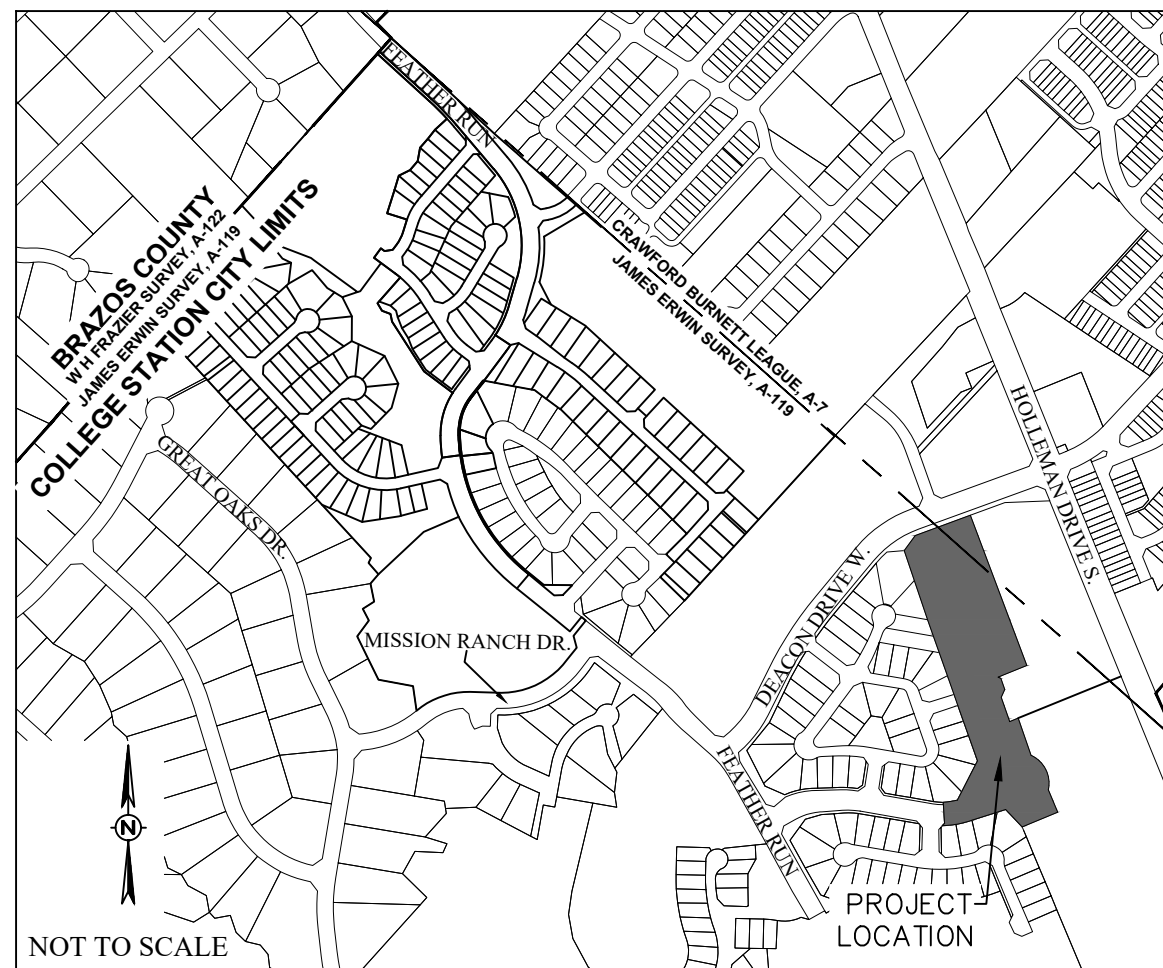
I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

Chairman
City of College Station, Texas

BLOCK	LOT	AREA (SF)	AREA (ACRES)	MAXIMUM IMPERVIOUS COVER (%)
25	COMMON AREA 32	55,825	1.277	5
32	COMMON AREA 33	4,696	0.108	5

LEGEND

—	PROPERTY BOUNDARY
—	RIGHT OF WAY
—	LOT LINE
---	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
---	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
---	EXISTING PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
- - -	SURVEY LEAGUE LIMITS
●	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
⊗	RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
⊕	BLOCK LABEL
(#)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORDING INFORMATION
ROW	RIGHT-OF-WAY



July 6, 2023

Item No. 8.1.

Rezoning - MH Middle Housing (Privately-Initiated)

Sponsor: Matthew Ellis , Robin Macias, Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption:Public Hearing, presentation, discussion, and possible action(s) 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 as follows:

Area #1

- a. Changing the zoning district boundary from R-4 Multi-Family to MH Middle Housing for approximately 0.28 of an acre being Block 1, Lot 11 of the Cooner Addition, generally located at 207 Cooner Street. Case #REZ2023-000011
- b. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.21 of an acre being Block 5, Lot 2 of the Cooner Addition, generally located at 502 Cooner Street. Case #REZ2023-000012
- c. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.66 of an acre being Block 5, Lots 6 - 8 of the Cooner Addition, generally located at 510-514 Cooner Street. Case #REZ2023-000013
- d. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.27 of an acre being Block 1, Lot 28 of the Cooner Addition, generally located at 511 Cooner Street. Case #REZ2023-000014

Area #2

- e. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 0.17 of an acre being Block E, Lot 6 (10' of) & 7 of the College Vista Subdivision, generally located at 400 Live Oak Street. Case #REZ2023-000015

Area #3

- f. Changing the zoning district boundary from D Duplex to MH Middle Housing for approximately 5.41 acres being Lots 1-18 of the Little Knight Addition, generally located at 400-513 Aurora Court. Case #REZ2023-000019

Area #4

- g. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.18 of an acre being Block 1, Lot 3 and 10' of Lot 2 of the West Park Addition, generally located at 302 Park Place. Case #REZ2023-000020
- h. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.36 of an acre being Block 1, Lot 1-R2 of the West Park Addition and Block D, Lot 1B & 35' of 2 of the WM Sparks Subdivision, generally located at 306 – 308 Park Place. Case #REZ2023-000022

- i. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.35 of an acre being Block 2, Lots 8-R and 9-R of the West Park Addition, generally located at 611 – 613 Highlands Street. Case #REZ2023-000023
- j. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.17 of an acre being Block 3, Lot 17 of the West Park Addition, generally located at 607 Maryem Street. Case #REZ2023-000024
- k. Changing the zoning district boundary from GS General Suburban to MH Middle Housing for approximately 0.16 of an acre being Block 1, Lot 2-R1 of the West Park Addition, generally located at 301 Luther Street. Case #REZ2023-000025

(Note: Final action of these items will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: This item combines multiple requests from a single property owner who is applying to rezone multiple lots to MH Middle Housing. The requests are generally located in four areas across College Station:

- Area #1 includes the first four requests along Cooner Street.
- Area #2 includes the request to rezone 400 Live Oak Street.
- Area #3 includes the request to rezone 400-513 Aurora Court.
- Area #4 includes the rest of the requests, which are in the Southside Neighborhood on Park Place, Highlands Street, Maryem Street, and Luther Street.

Each of these requests, save for REZ2023-000011 (207 Cooner Street), is part of a larger area that is being considered for potential City-initiated rezonings to MH Middle Housing. REZ2023-000011 was not considered because the existing zoning on the property is R-4 Multi-Family, a retired multi-family zoning district. All of the requests in Area #1 (Cooner Street area) would have been in Area B of the City-initiated rezonings, the request in Area #2 (Live Oak) would have been in Area D, the request in Area #3 (Aurora Court) would have been its own Area J, and the requests in Area #4 (Southside) would have been part of Area Y.

As we have just finished the public engagement process for the City-initiated rezonings to MH Middle Housing, staff is preparing an upcoming presentation which will reflect the results of that public engagement and will recommend which areas should move forward and be rezoned. Proposed City-initiated areas B, D, J, and Y did not receive significant opposition from the community and each of them aligns with the broader vision in the Comprehensive Plan.

Budget & Financial Summary: N/A

Attachments:

1. Area #1 Supporting Materials
2. Area #2 Supporting Materials
3. Area #3 Supporting Materials
4. Area #4 Supporting Materials

 Areas for Privately-Initiated Rezoning
to MH Middle Housing

1

SUNNY LN

S ROSEMARY DR

COONER ST

COONER ST

MACARTHUR ST

NIMITZ ST

EISENHOWER ST

UNIVERSITY DR E

POPLAR ST

REZ2023-000014

REZ2023-000013

REZ2023-000012

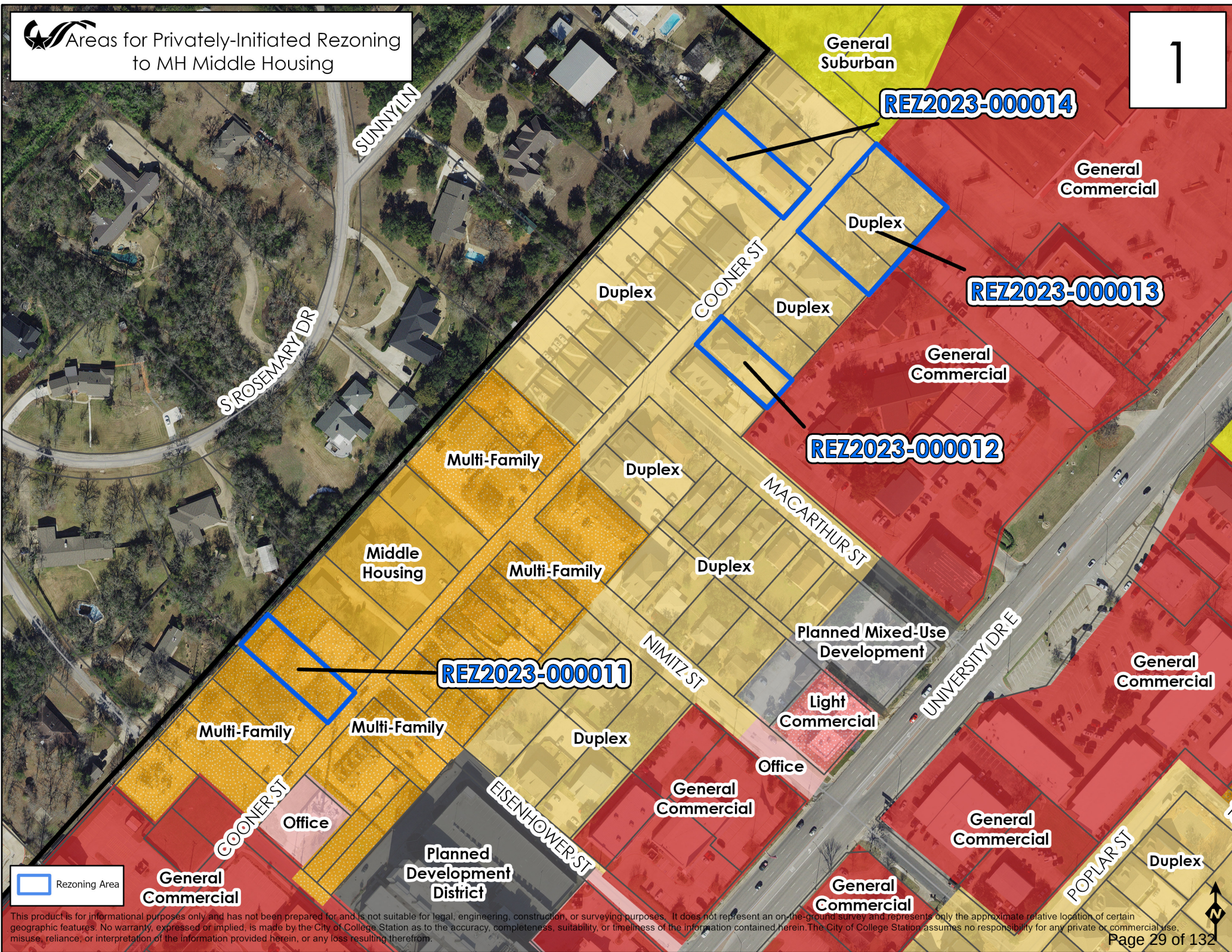
REZ2023-000011



Rezoning Area

 Areas for Privately-Initiated Rezoning
to MH Middle Housing

1



REZONING REVIEW CRITERIA FOR AREA #1

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are within the Texas Avenue and University Drive Redevelopment Area, which is currently undergoing a small area planning process. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the original character to evolve. These areas may serve as buffers between more intense multifamily residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street patterns and support neighborhoods with a mix of housing types and where larger or more dense housing is located near community facilities or adjacent to commercial or neighborhood centers. This rezoning request aligns with that vision.

Being located between the more intense Urban Center future land use designation and a single-family neighborhood located in the City of Bryan, these lots will provide a buffer between the commercial buildings along University Drive and the single family neighborhood to the north.

The zoning districts that are generally appropriate within this land use include middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both *Chapter 3, Strong Neighborhoods* and *Chapter 8, Managed Growth*. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill, especially in areas of the city designated for redevelopment, improves the efficiency of land use while enhancing the character of surrounding neighborhoods. As a tool for redevelopment, the request allows a mix of housing types with smaller lot sizes and is aligned with the Comprehensive Plan. The MH Middle Housing zoning district allows a variety of housing options by right—detached single-family homes, duplexes, townhomes, Courtyard houses, small and medium multiplexes, and live-work units.

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

207 and 511 Cooner St. are surrounded by single family homes in the City of Bryan to the north, and duplexes to the east, south and west. 502 Cooner St. is surrounded by duplex properties to the north, east and west and commercial property to the south. 510 – 514 Cooner St. is surrounded by duplex properties to the north and west and commercial properties to the east and

south. The residential uses permitted in MH Middle Housing zoning district are appropriate in the context of the area as it would allow for additional, medium-density residential development in the area.

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

The size and location of the subject properties makes them suitable for many of the permitted uses within the MH Middle Housing Zoning district, including single-family houses, duplexes, and townhomes, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

4. Whether there are 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 are adequate to support the needs of this development. Drainage and any other infrastructure required with the site development will be designed and constructed following the B/CS Unified Design Guidelines. The subject properties will take access from Cooner Street which is a local street. A change in parking configuration could be needed depending on the development standards at the time of redevelopment. The proposed rezoning is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that the properties are not as marketable under the current zoning district as the current developments are considered shared housing which is more marketable and appropriate under the MH Middle Housing zoning district. Shared housing uses are not permitted under the current zoning of R-4 Multi-Family or D Duplex. Allowing the rezoning will allow them to legally establish the shared housing uses and come into compliance if they are able to meet the standards set forth in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of this request.

BACKGROUND INFORMATION – REZ2023-000011

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 19

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	N/A (City of Bryan)	N/A (City of Bryan)	Single-family Residential
South	Urban Center	R-4 Multi-Family	Cooner Street (local street)
East	Mixed Residential	R-4 Multi-Family	Duplex
West	Mixed Residential	R-4 Multi-Family	Duplex

DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: R-1 Single Family Residential (upon annexation 1951)
R-4 Multi-Family (1978)
Final Plat: Cooner Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 207 COONER STREET REZONING

Address: 207 COONER ST

Legal Description: COONER, BLOCK 1, LOT 11

Total Acreage: 0.28

Applicant:: MITCHELL & MORGAN

Property Owner: MADISON HILLS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplex at 207 Cooner Street falls under this definition. We are requesting a rezoning to MH Middle Housing so that the property and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing duplexes contributes toward, which 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?

Uses permitted under R-4 Multi-Family are suitable for the property and for what is developed in the vicinity. MH Middle Housing would more accurately reflect what is on the ground and will be more consistent with the areas recommended for MH Middle Housing zoning.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Duplexes are especially suitable due to the proximity to Texas A&M University.

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

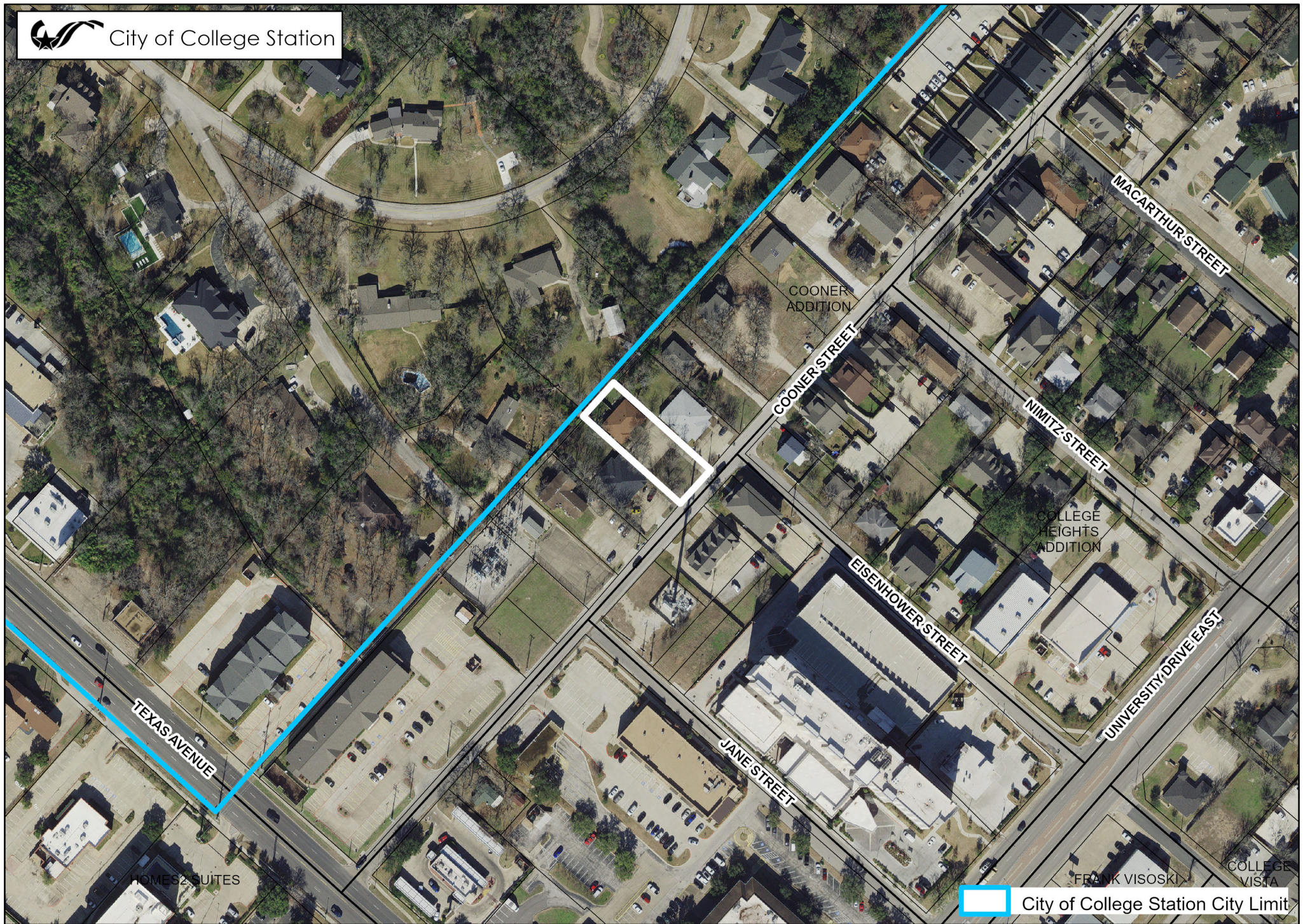
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Duplexes are especially suitable due to the proximity to Texas A&M University.

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

R-4 Multi-Family uses are marketable for the property; however development of multi-family uses on a lot by lot basis are not as fiscally successful without the consolidation of multiple properties. Because most of the lots are developed individually, R-4 Multi-family on this one single lot is not financially feasible. Uses permitted under the MH Middle Housing zoning district are more appropriate on individual lots.

List any other reasons to support this zone change.

N/A



 City of College Station City Limit

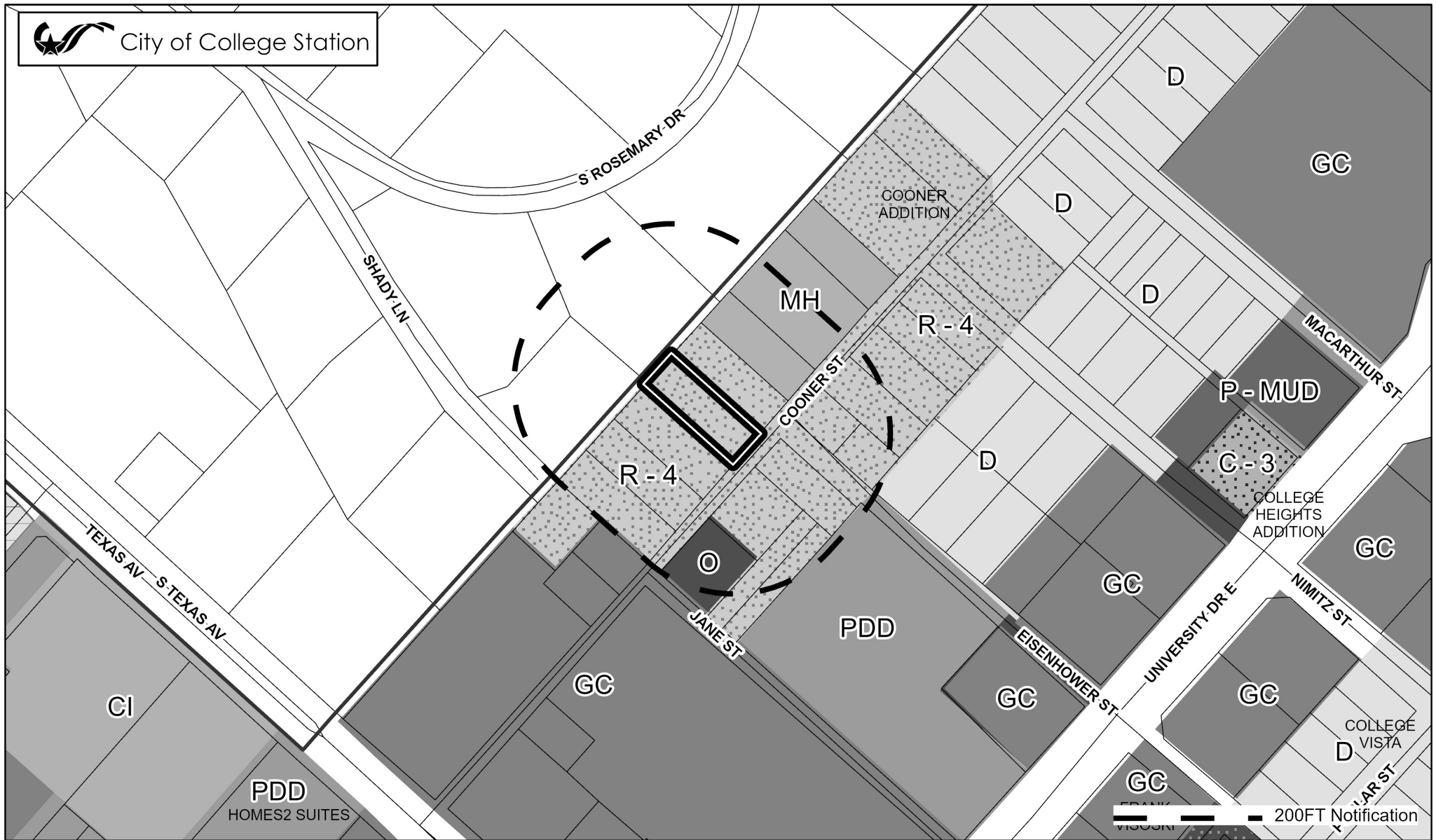


0 175 350 Feet

207 COONER STREET REZONING

Case:
REZ2023-000011

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 210 420 Feet

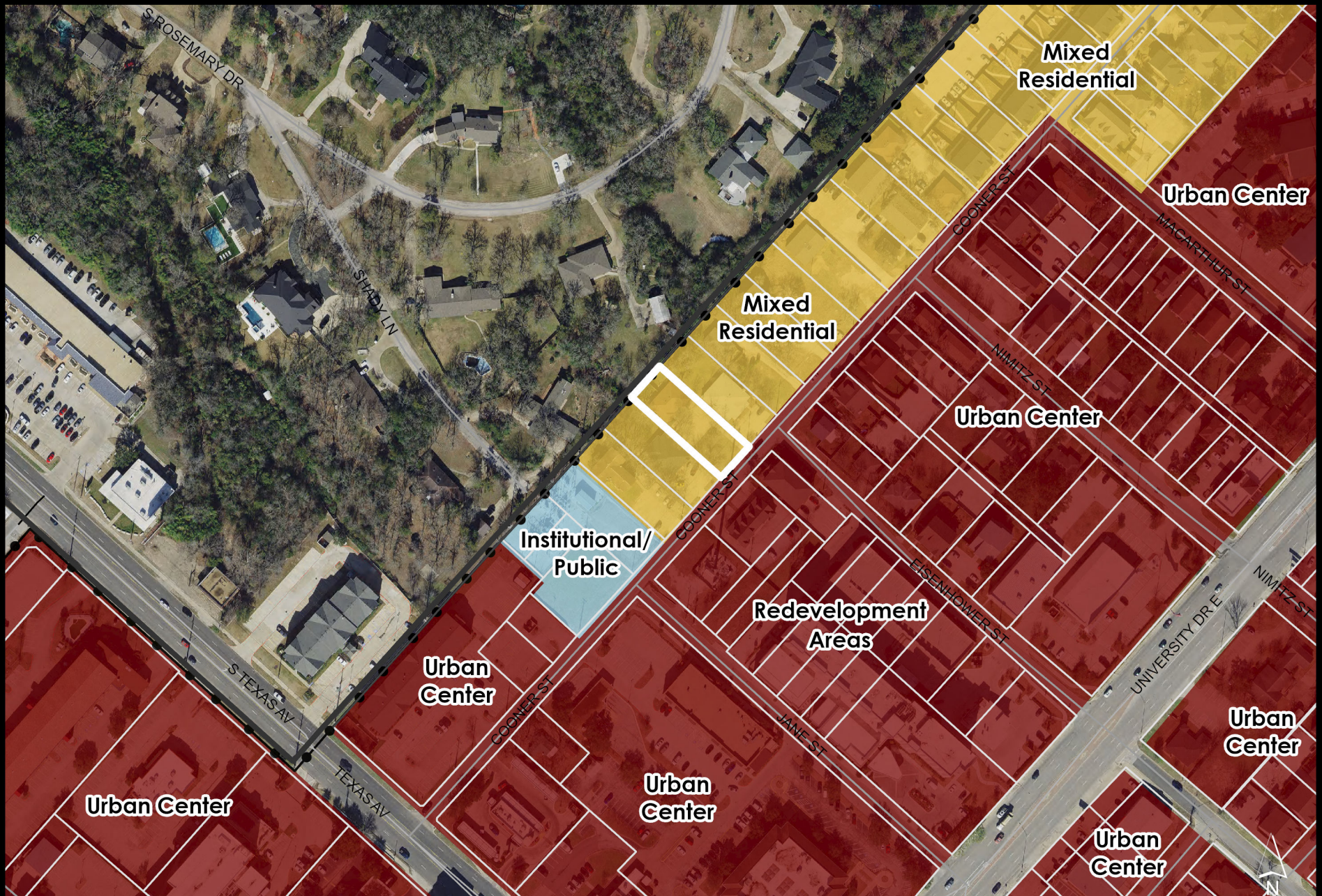
207 COONER STREET REZONING

Case:
REZ2023-000011

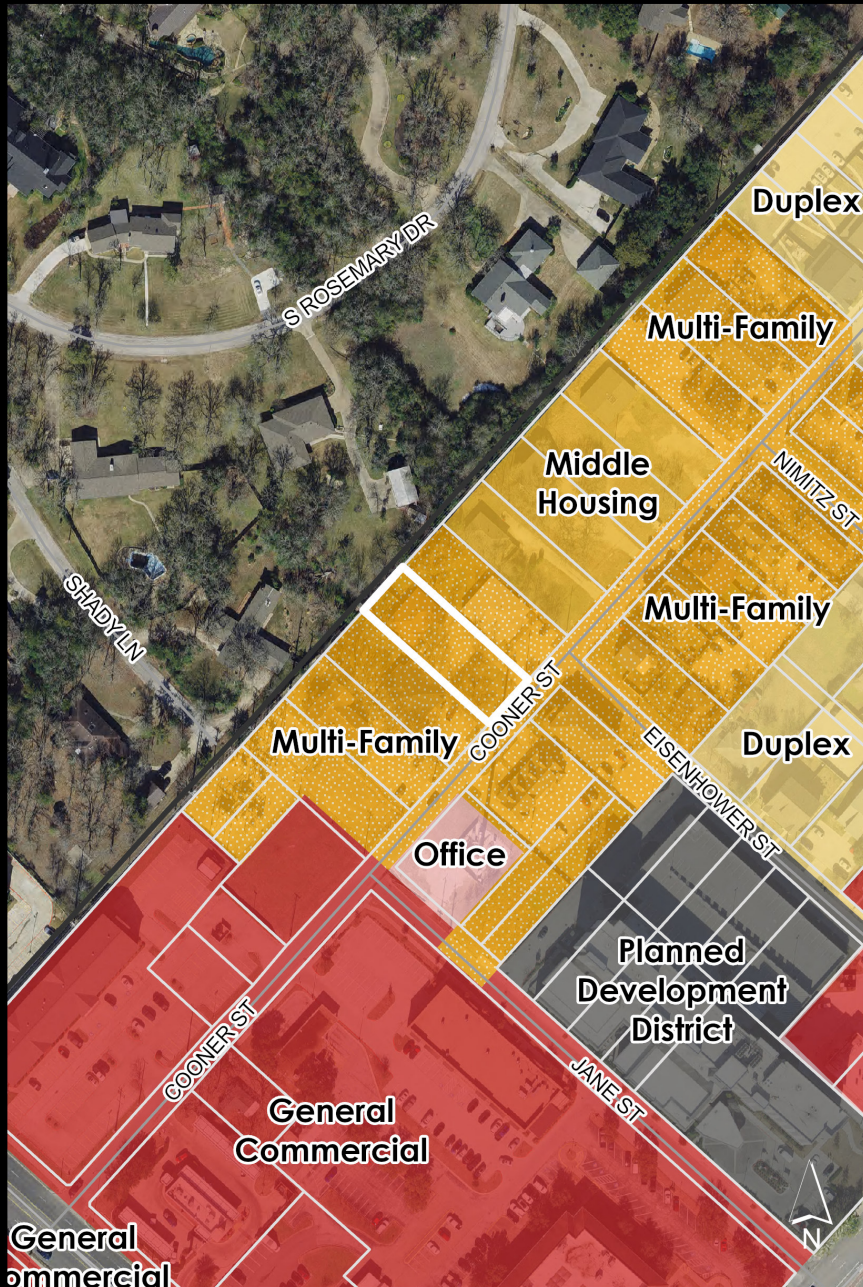
REZONING

EXISTING

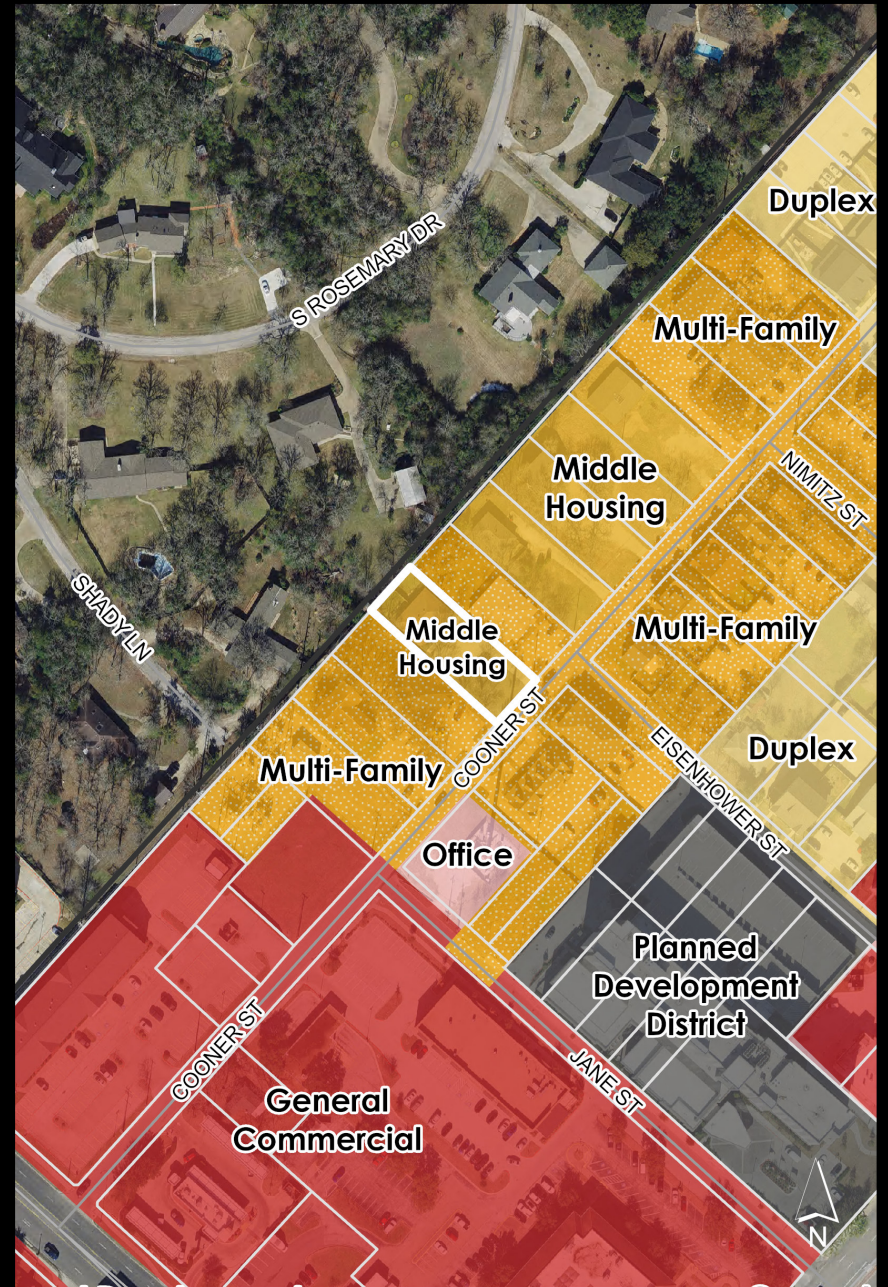
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000012

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 22

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	Mixed Residential	D Duplex	Cooner Street (local street)
South	Urban Center	GC General Commercial	Shopping Center
East	Mixed Residential	D Duplex	Single Family Residential
West	Mixed Residential	D Duplex	Duplex

DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: R-2 Duplex Residential (1953)
D Duplex (renamed in 2013)
Final Plat: Cooner Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 502 COONER ST REZONING

Address: 502 COONER ST

Legal Description: COONER, BLOCK 5, LOT 2

Total Acreage: 0.21

Applicant:: MITCHELL & MORGAN

Property Owner: VICTORIA HILLS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplex at 502 Cooner Street falls under this definition. We are requesting a rezoning to MH Middle Housing so that the property and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing duplex contributes toward, which 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?

D Duplex is suitable by use, but the duplex in this request was recently classified as Shared Housing and is no longer permitted in the D Duplex zoning district. D Duplex is no longer suitable on this property.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

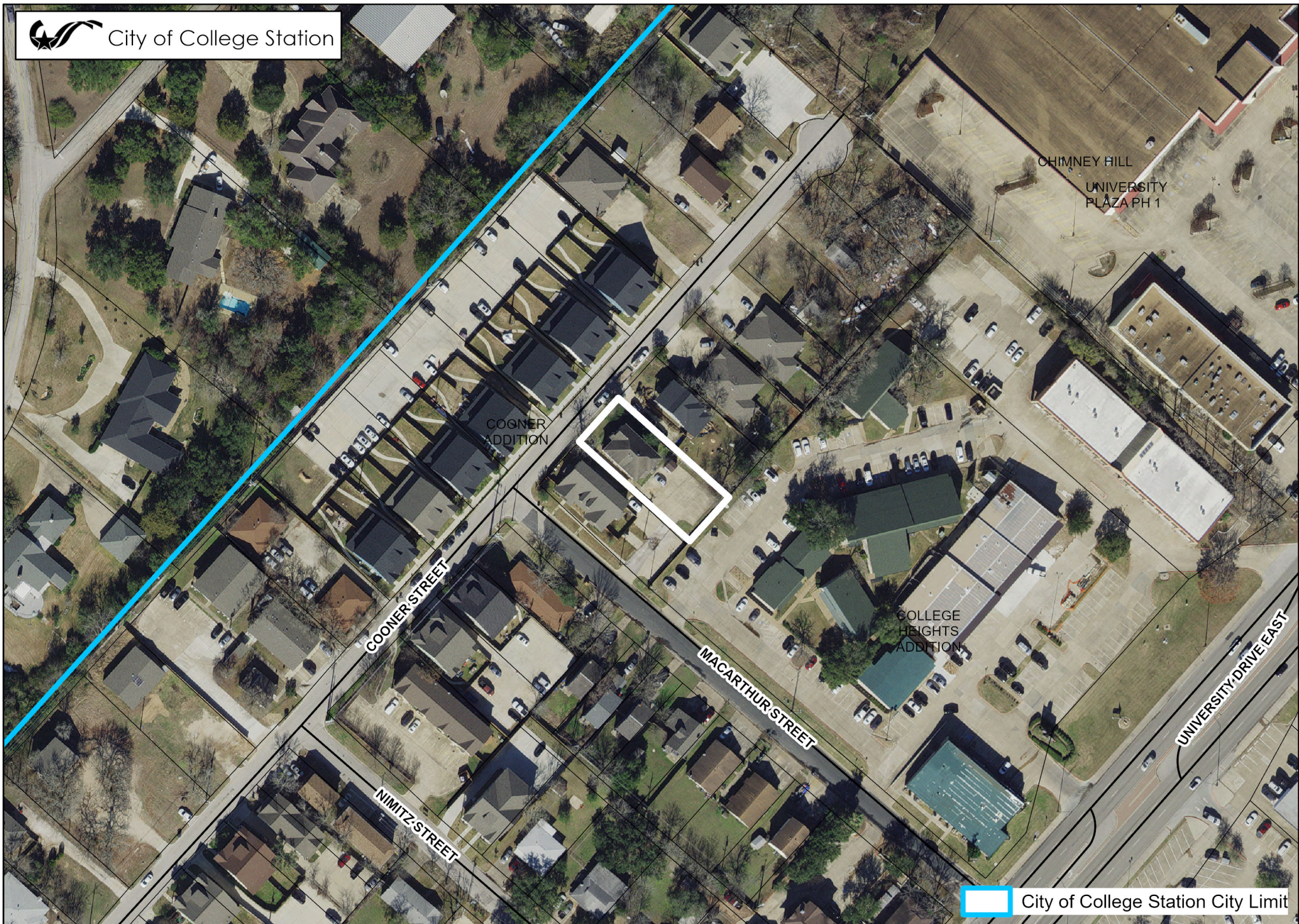
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

D Duplex is marketable for the property. However, the residential units on this property are now considered Shared Housing units, which are more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A



0 125 250 Feet

502 COONER ST REZONING

Case:
REZ2023-000012

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 210 420 Feet

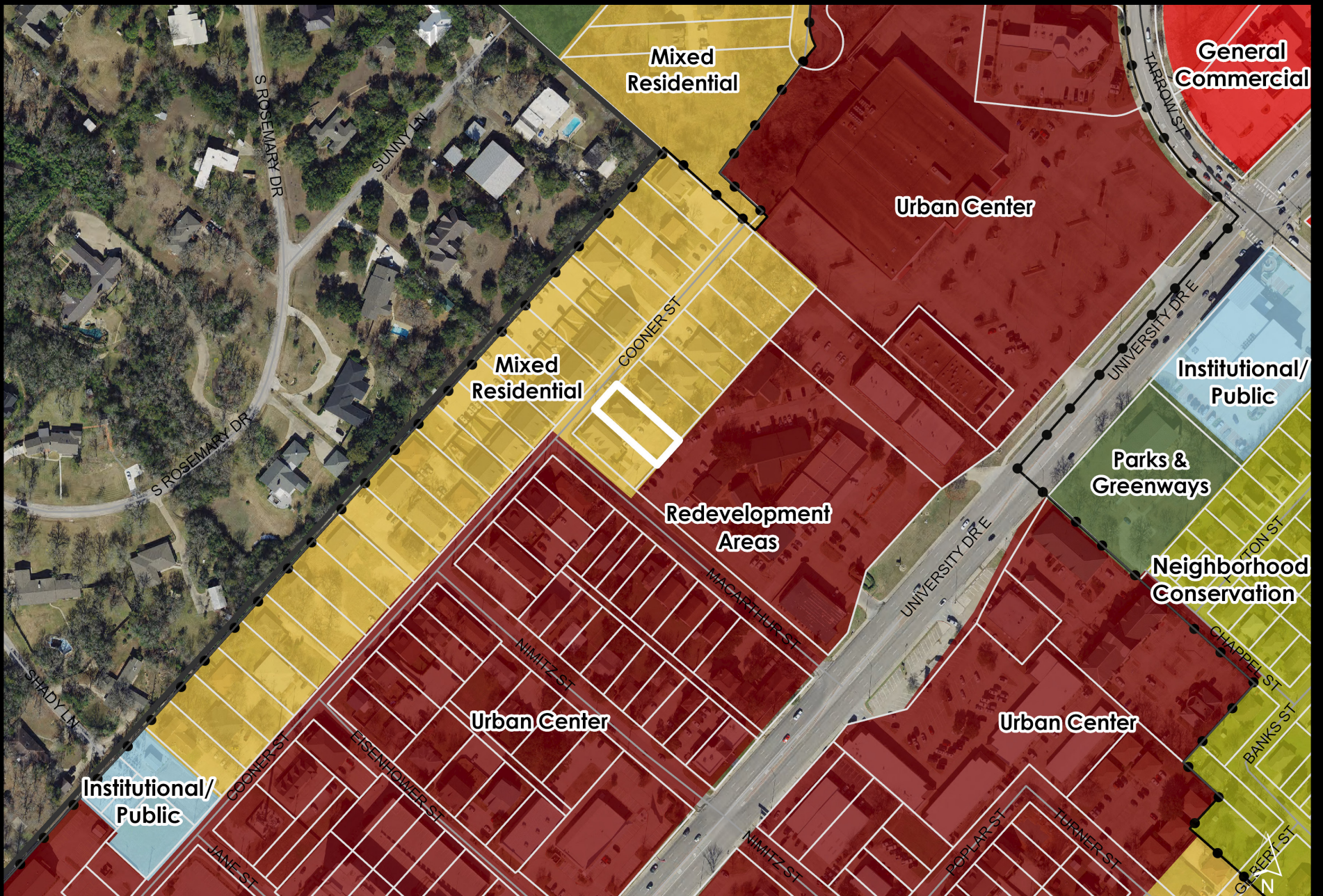
502 COONER ST REZONING

Case:
REZ2023-000012

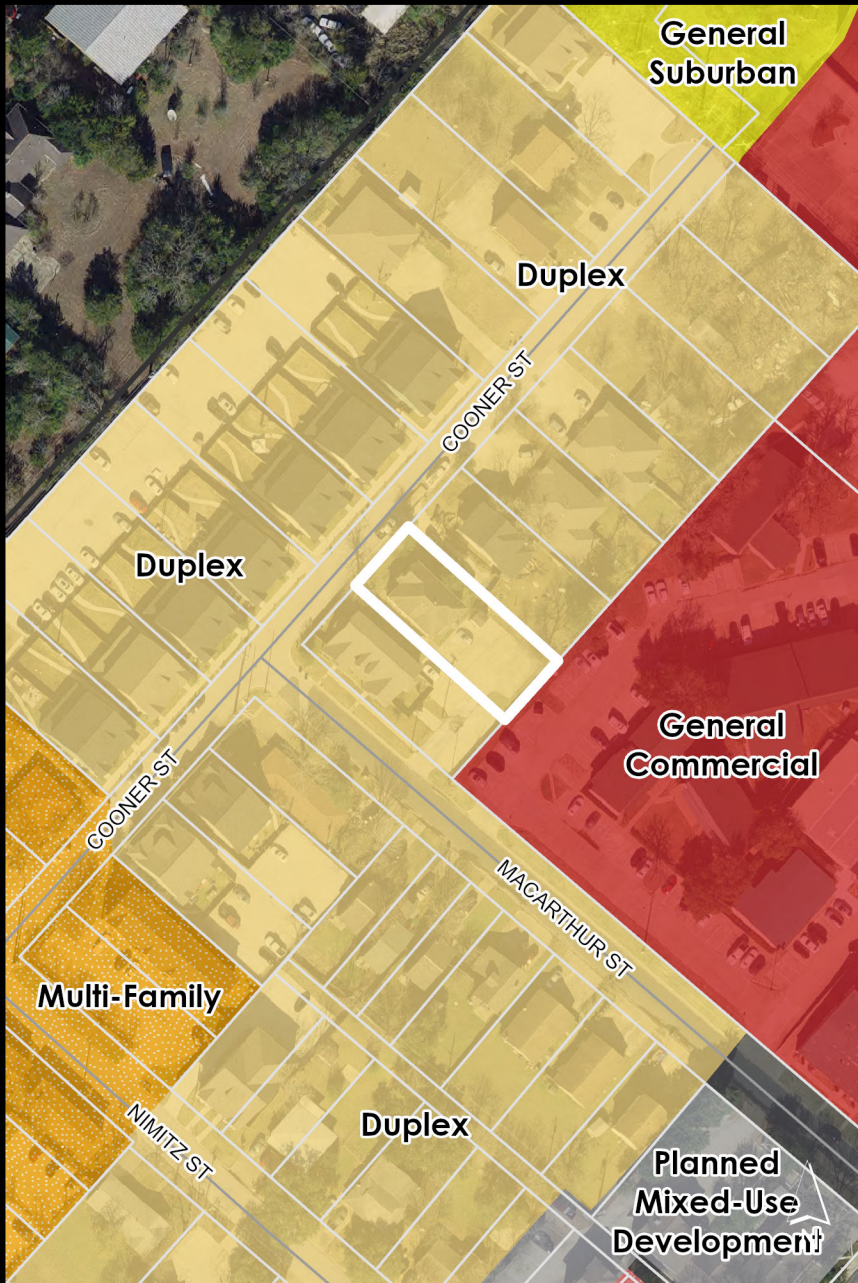
REZONING

EXISTING

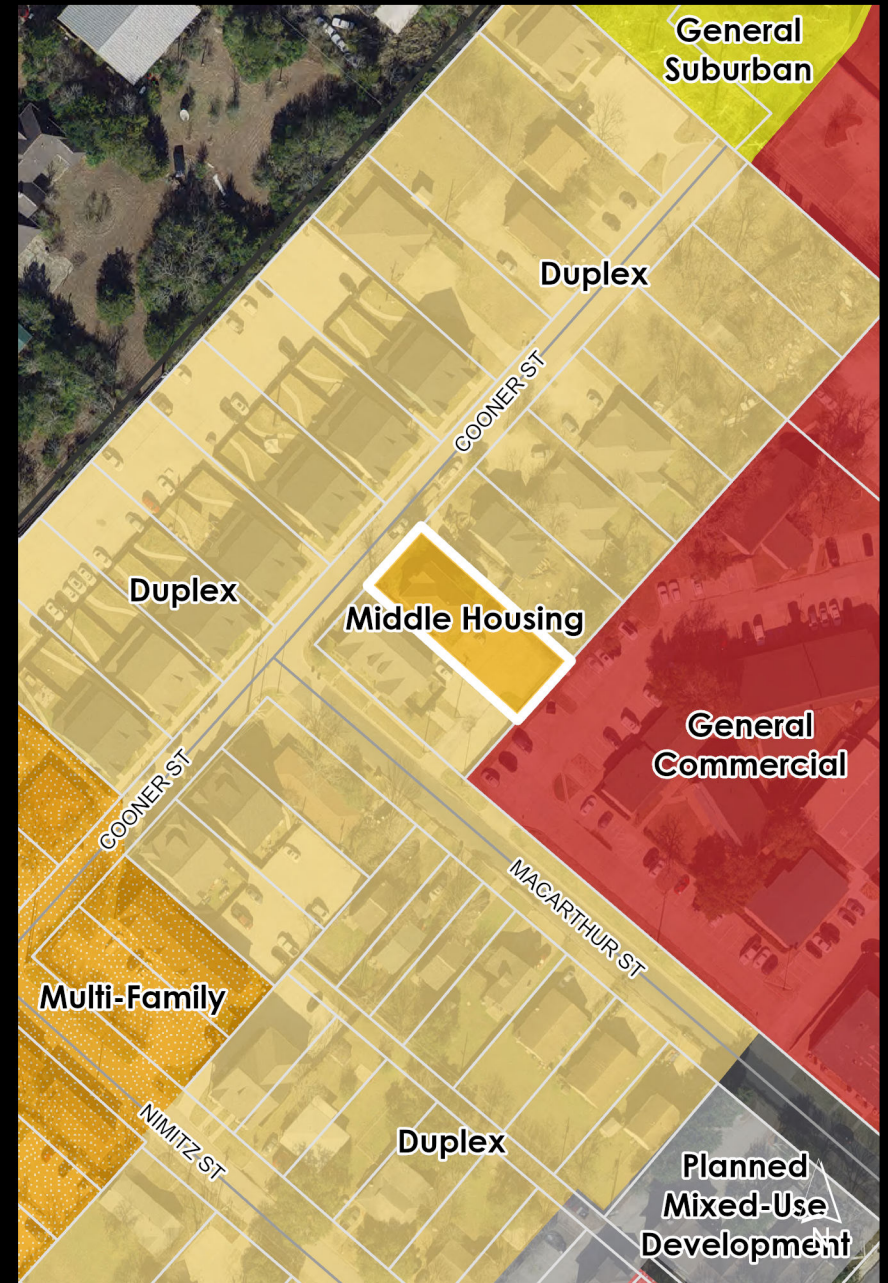
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000013

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 18

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	Mixed Residential	D Duplex	Cooner Street (local street)
South	Urban Center	GC General Commercial	Shopping Center
East	Urban Center	GC General Commercial	Shopping Center
West	Mixed Residential	D Duplex	Duplex

DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: R-2 Duplex Residential (1953)
D Duplex (renamed in 2013)
Final Plat: Cooner Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 510-514 COONER STREET REZONING

Address: 510 COONER ST

Legal Description: COONER, BLOCK 5, LOT 6

Total Acreage: 0.66

Applicant:: MITCHELL & MORGAN

Property Owner: FUJI HILLS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplexes at 510, 512, and 514 Cooner Street fall under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes.

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 indicates these properties are designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing duplexes contributes toward, which 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?

D Duplex is suitable by use, but the duplexes in this request were recently classified as Shared Housing and are no longer permitted in the D Duplex zoning district. D Duplex is no longer suitable on the properties.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

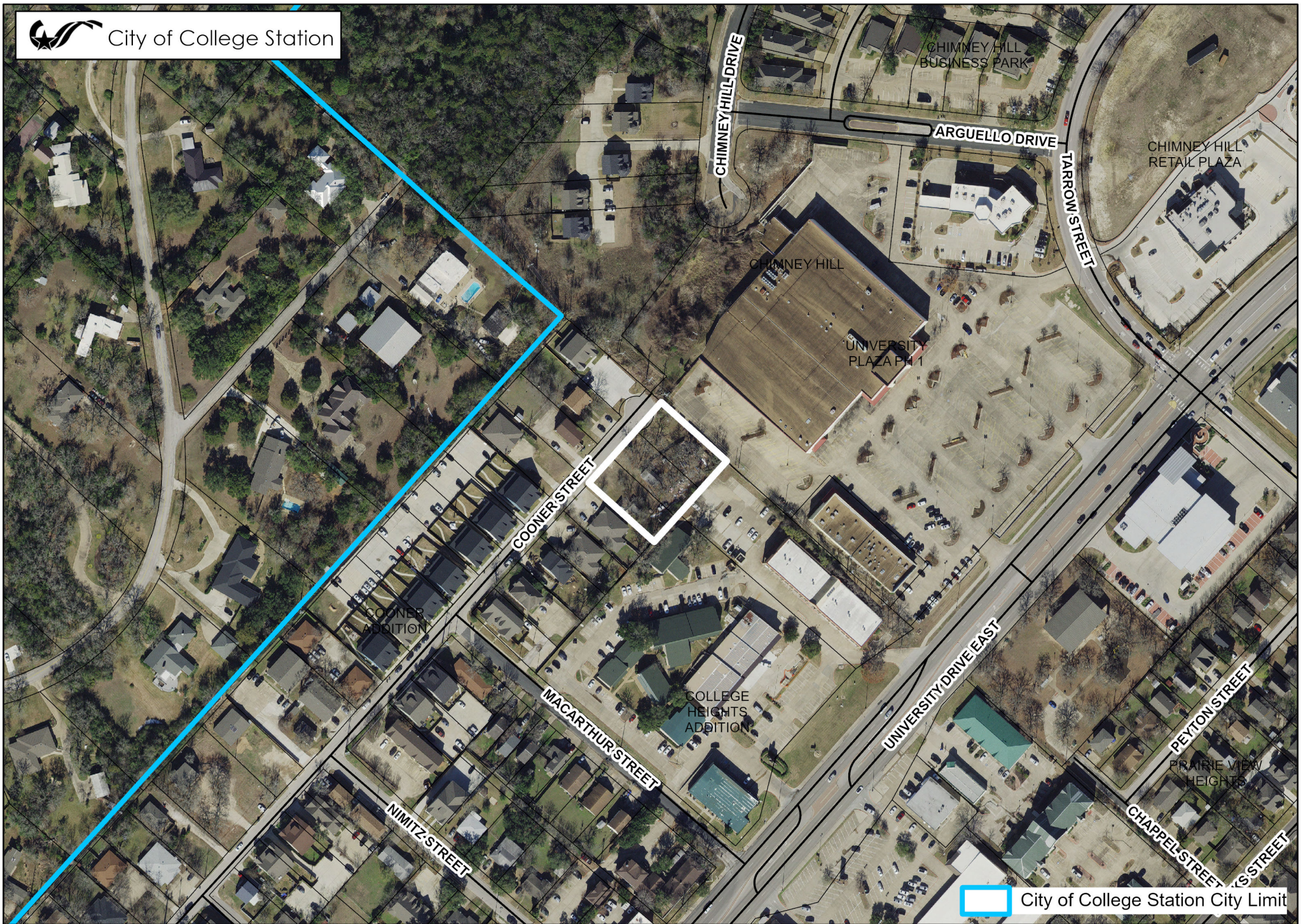
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

D Duplex are marketable for the properties. However, the residential units on the properties are now considered Shared Housing units, which are more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A



City of College Station City Limit

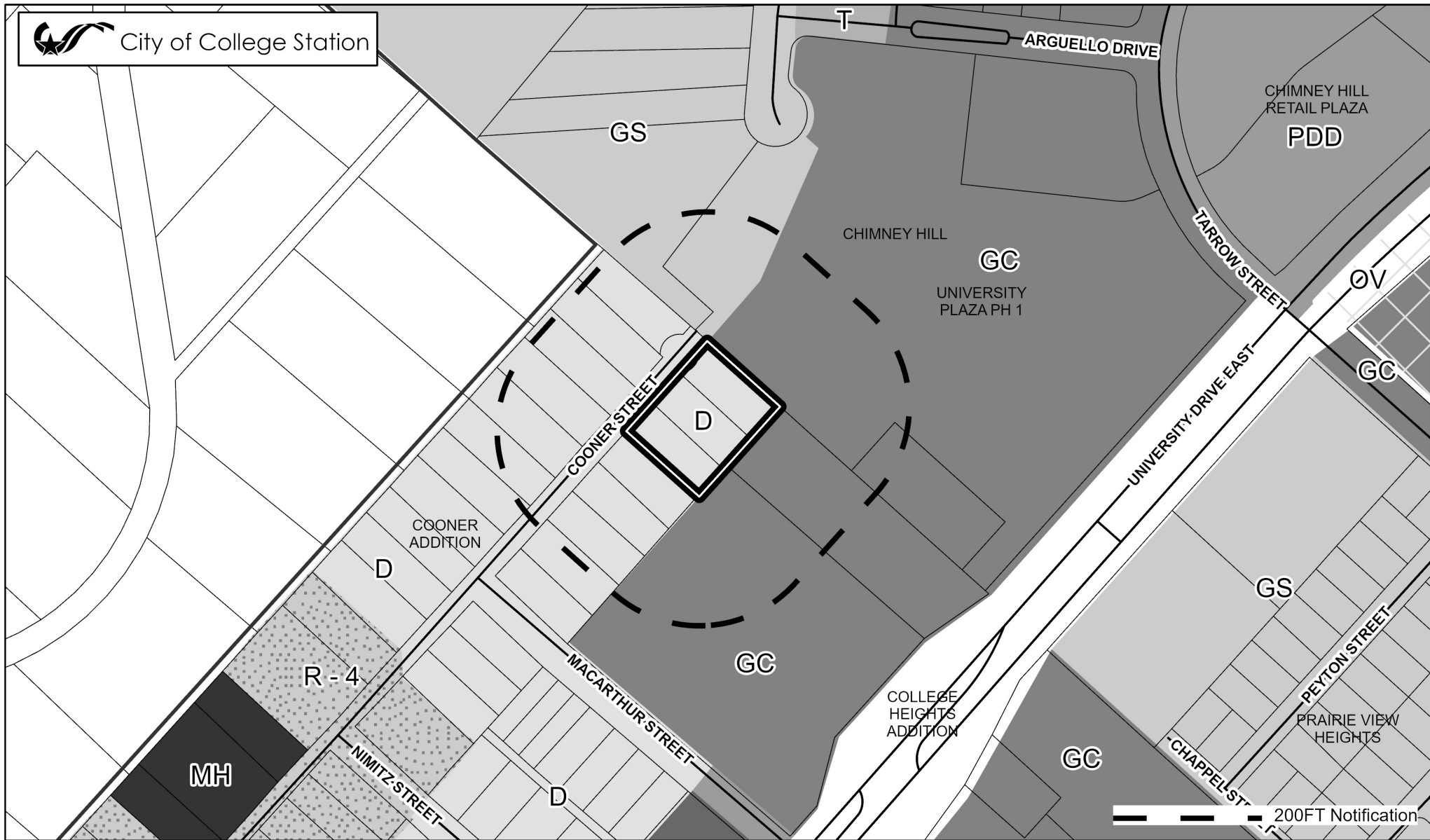


0 212.5 425 Feet

510-514 COONER STREET REZONING

Case:
REZ2023-000013

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 210 420 Feet

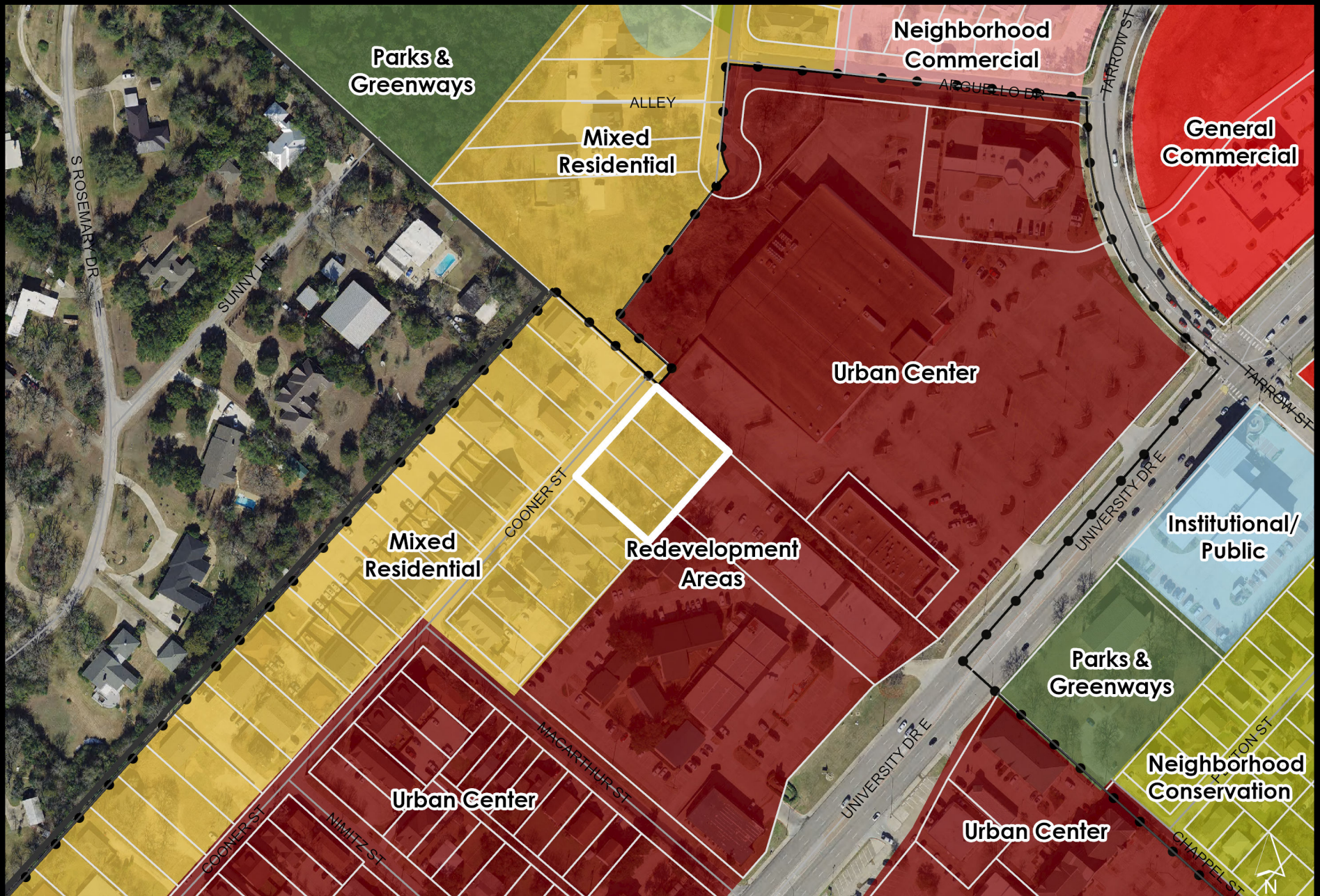
510-514 COONER STREET REZONING

Case:
REZ2023-000013

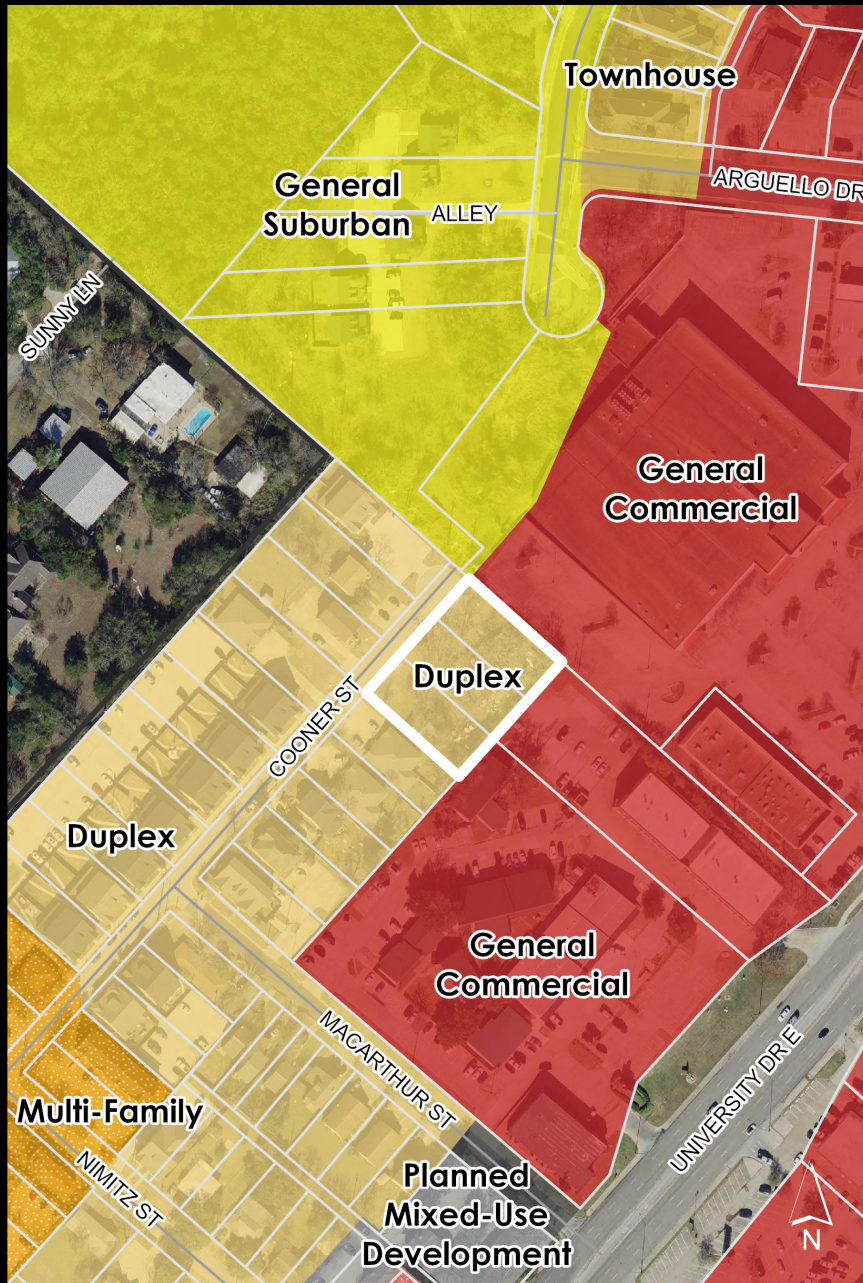
REZONING

EXISTING

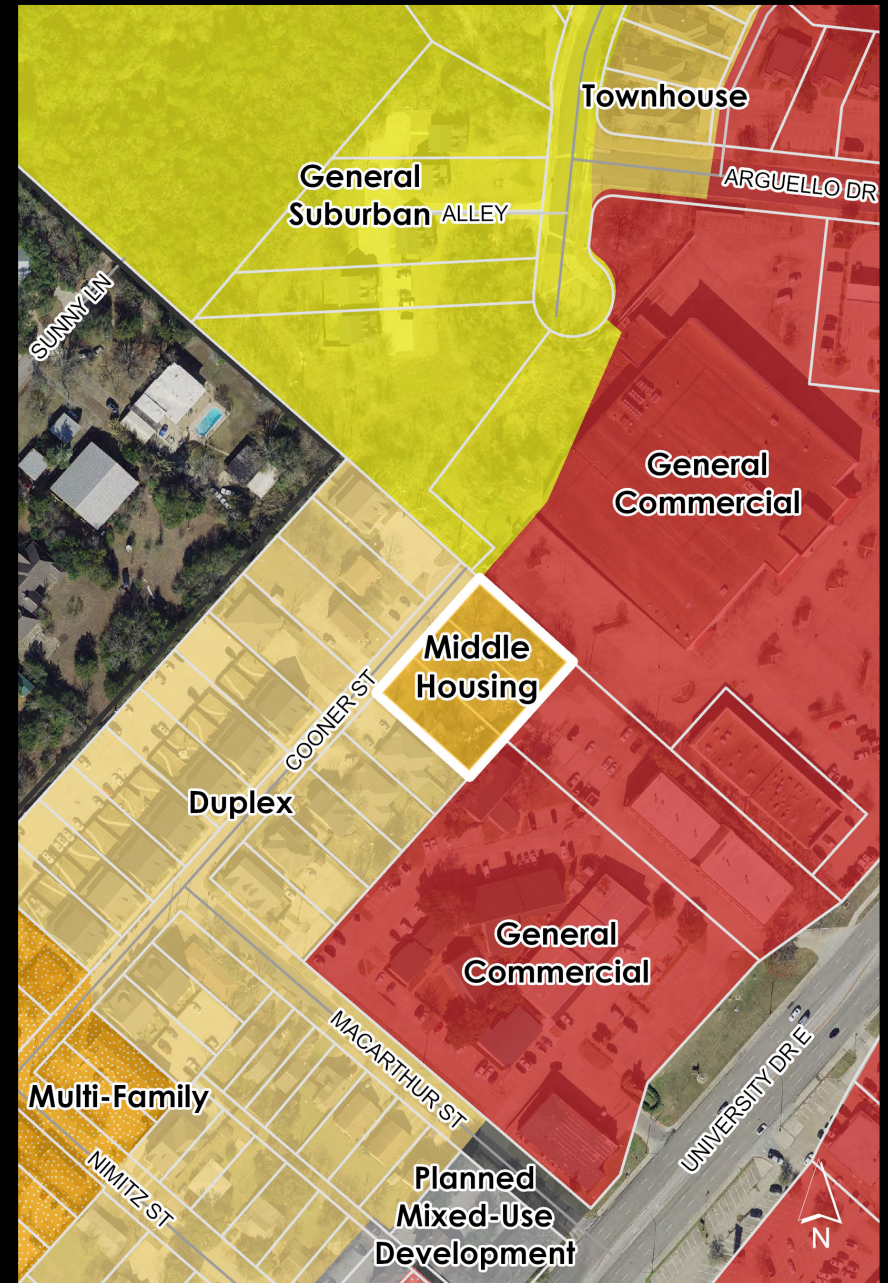
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000014

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 18

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	N/A (City of Bryan)	N/A (City of Bryan)	Single-family Residential
South	Mixed Residential	D Duplex	Cooner Street (local street)
East	Mixed Residential	D Duplex	Duplex
West	Mixed Residential	D Duplex	Duplex

DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: R-2 Duplex Residential (1953)
D Duplex (renamed in 2013)
Final Plat: Cooner Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 511 COONER REZONING

Address: 511 COONER ST

Legal Description: COONER, BLOCK 1, LOT 28

Total Acreage: 0.27

Applicant:: MITCHELL & MORGAN

Property Owner: VICTORIA HILLS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplex at 511 Cooner Street falls under this definition. We are requesting a rezoning to MH Middle Housing so that the property and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing duplexes contributes toward, which 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?

D Duplex is suitable by use, but the duplex in this request was recently classified as Shared Housing and is no longer permitted in the D Duplex zoning district. D Duplex is no longer suitable on the property.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

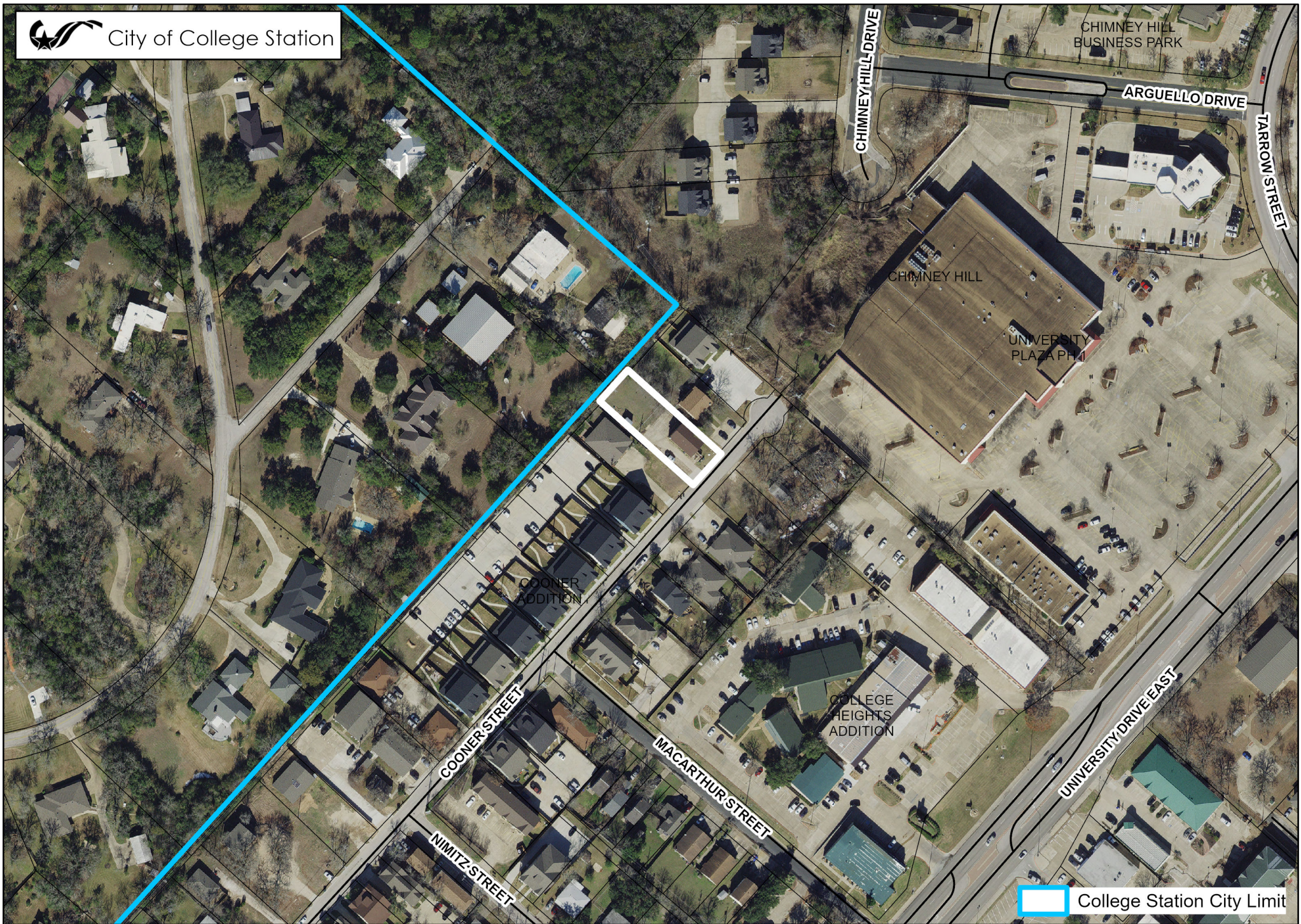
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

D Duplex is marketable for the property. However, the residential units on the property are now considered Shared Housing units, which are more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A



College Station City Limit



0 180 360 Feet

511 COONER REZONING

Case:
REZ2023-000014

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 210 420 Feet

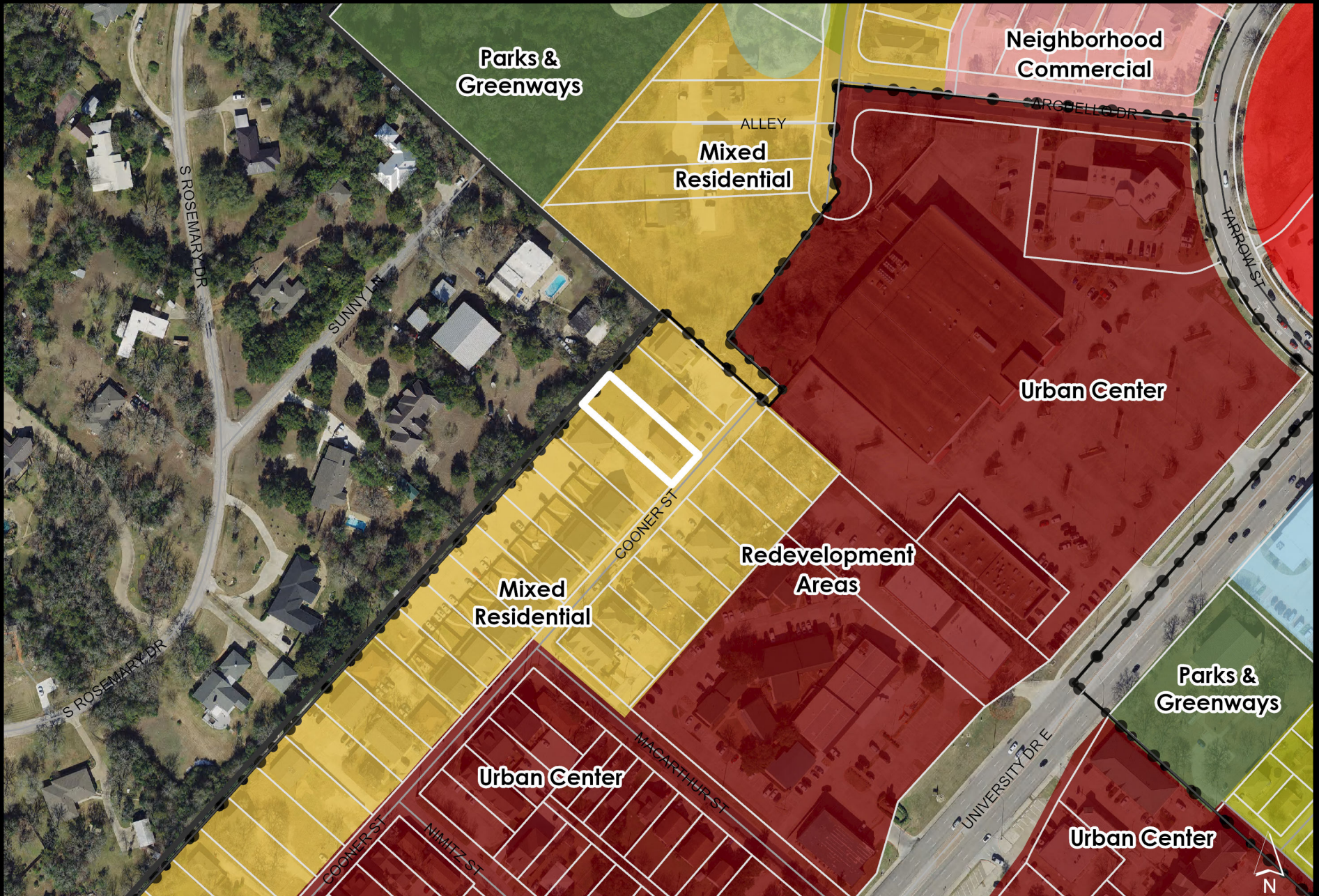
511 COONER REZONING

Case:
REZ2023-000014

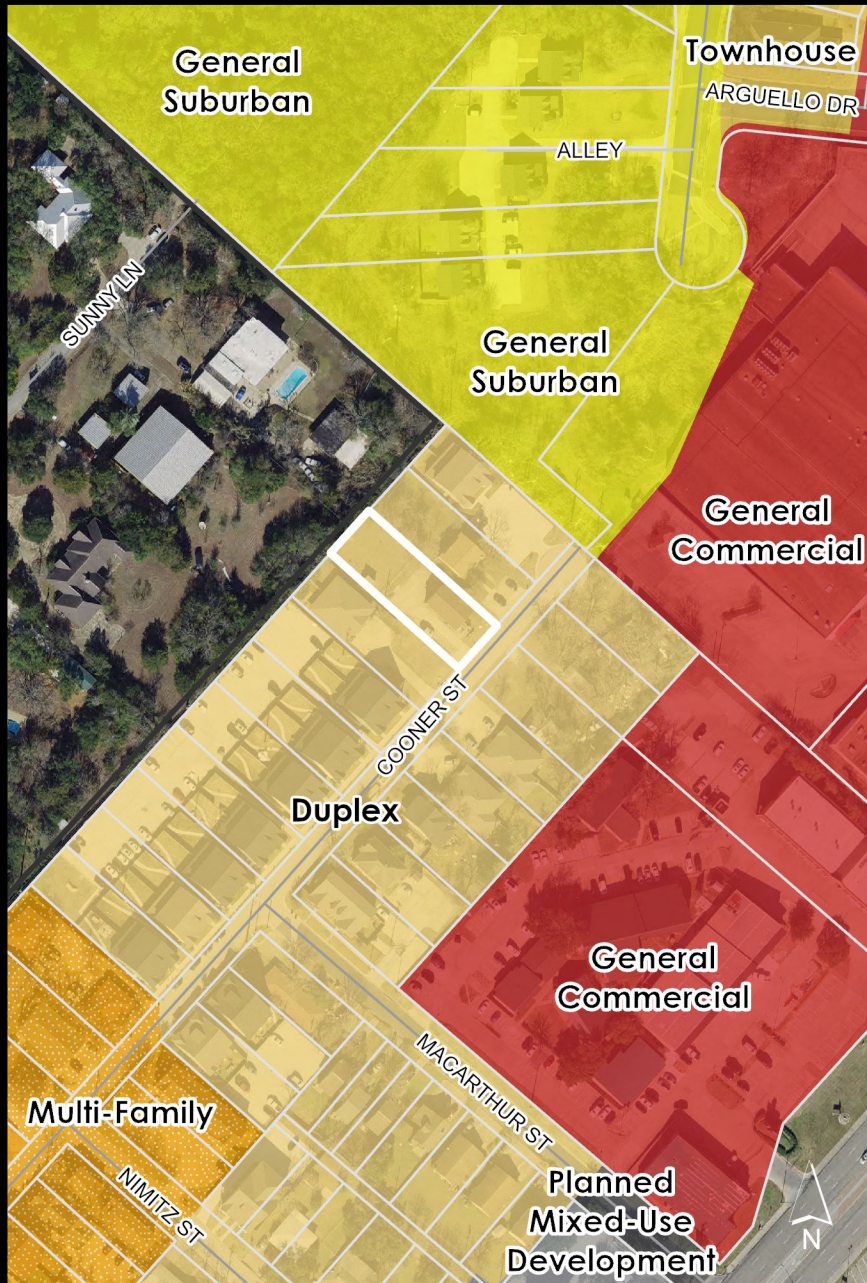
REZONING

EXISTING

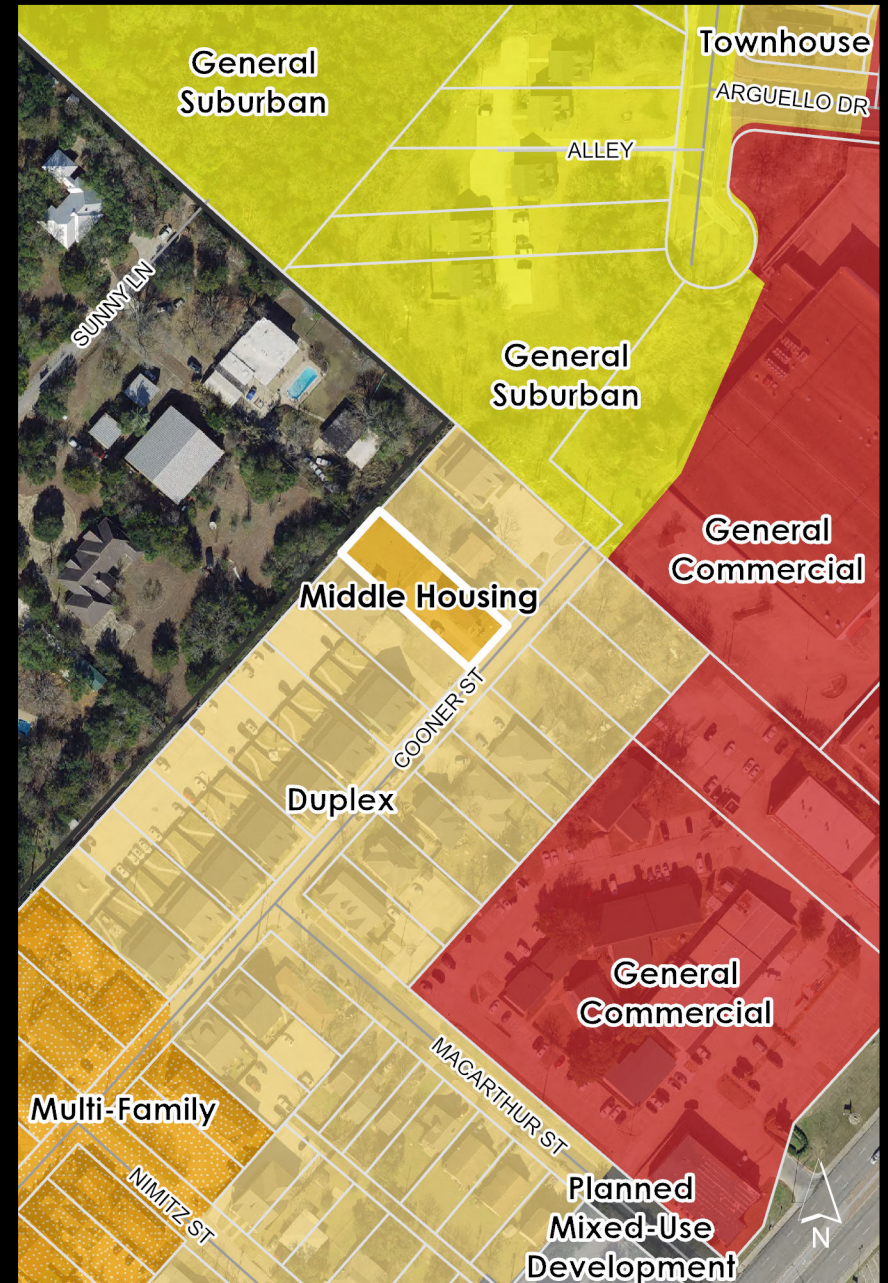
Future Land Use

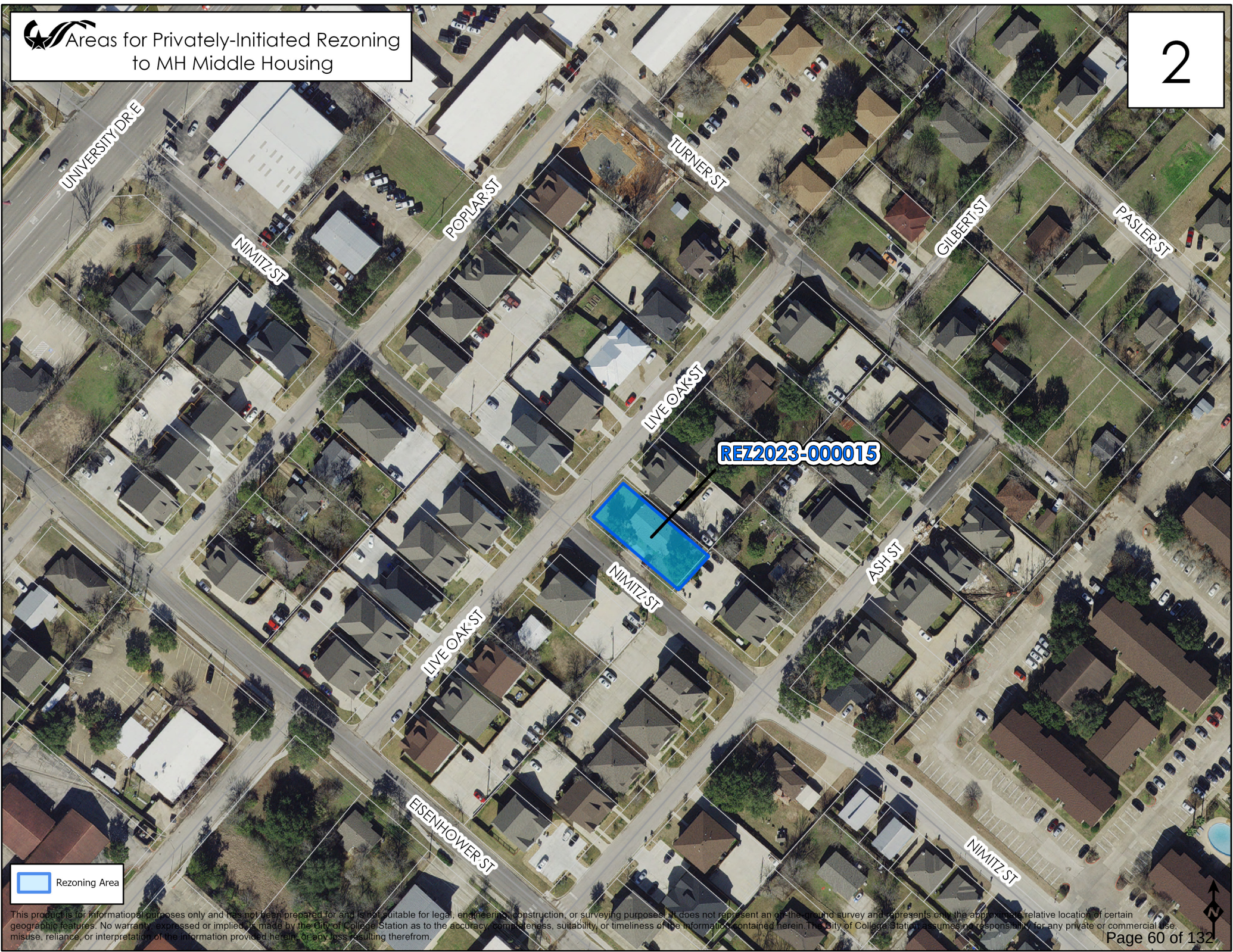


EXISTING Zoning



PROPOSED Zoning

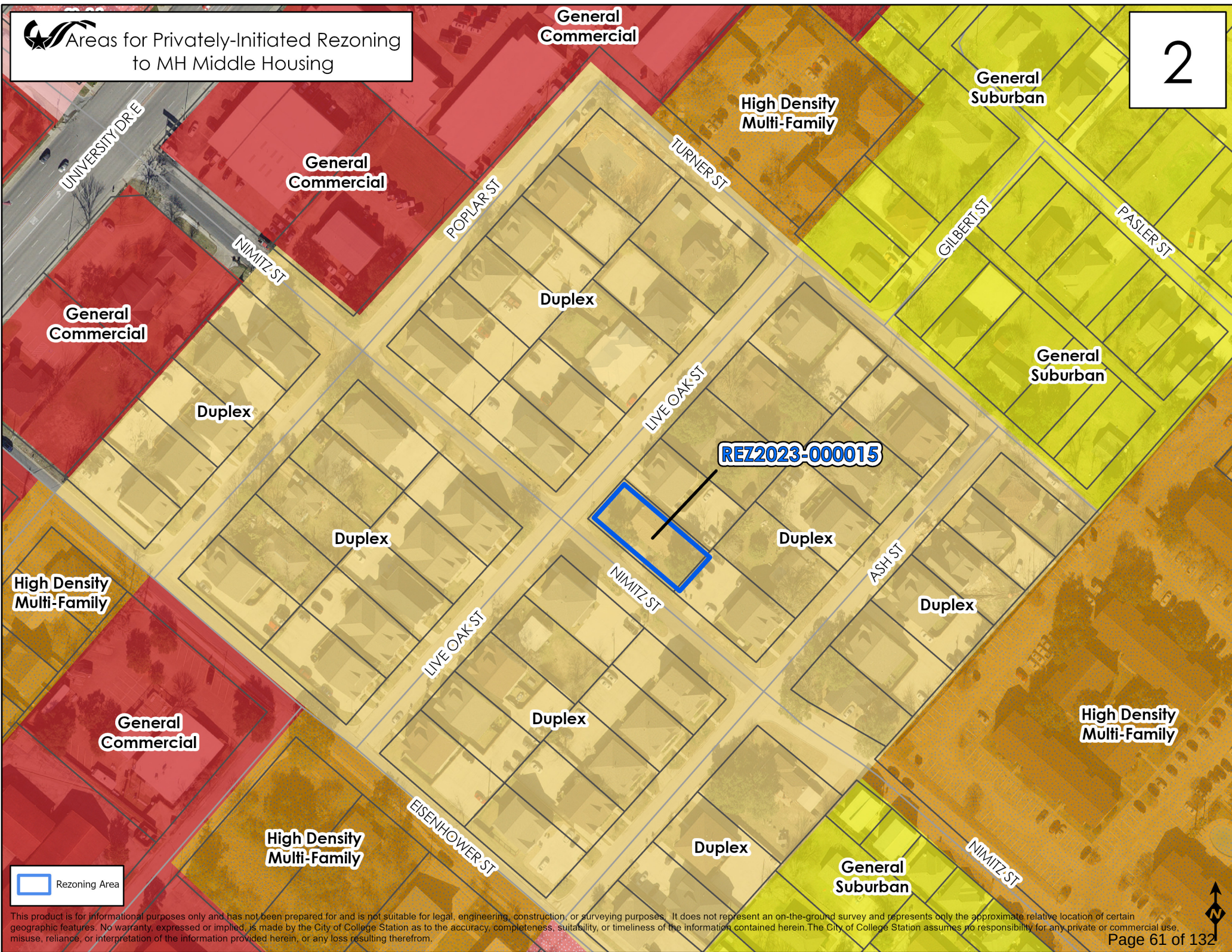






Areas for Privately-Initiated Rezoning
to MH Middle Housing

2



REZONING REVIEW CRITERIA FOR AREA #2

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

The subject property is designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are within the Texas Avenue and University Drive Redevelopment Area, which is currently undergoing a small area planning process. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the original character to evolve. These areas may serve as buffers between more intense multifamily residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street patterns and support neighborhoods with a mix of housing types and where larger or more dense housing is located near community facilities or adjacent to commercial or neighborhood centers. This rezoning request aligns with that vision.

This lot is set between the more intense Urban Center land use and the less intense Neighborhood Conservation land use. As the Urban Center land use area redevelops, the Mixed Residential area will serve as a buffer between the structures built along Texas Avenue and the single-family neighborhood in Neighborhood Conservation.

The zoning districts that are generally appropriate within this land use include middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both *Chapter 3, Strong Neighborhoods* and *Chapter 8, Managed Growth*. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill, especially in areas of the city designated for redevelopment, improves the efficiency of land use while enhancing the character of surrounding neighborhoods. As a tool for redevelopment, the request allows a mix of housing types with smaller lot sizes and is aligned with the Comprehensive Plan. The MH Middle Housing zoning district allows a variety of housing options by right—detached single-family homes, duplexes, townhomes, courtyard houses, small and medium multiplexes, and live-work units.

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

The subject property is surrounded by duplex homes to the north, east, south, and west. The residential uses permitted in the MH Middle Housing zoning district are appropriate in the context of the area as it would allow for additional, medium-density residential development in the area.

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

The size and location of the subject properties makes them suitable for many of the permitted uses within the MH Middle Housing Zoning district, including single-family houses and duplexes, although some uses would require replatting of the lot to fit the dimensional standards of the MH Middle Housing zoning district.

4. Whether there are 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 are adequate to support the needs of this development. Drainage and any other infrastructure required with the site development will be designed and constructed following the B/CS Unified Design Guidelines. The subject property will take access from Live Oak Street which is a local street. A change in parking configuration could be needed depending on the development standards at the time of redevelopment. The proposed rezoning is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has stated that while the current zoning district is marketable for the area, the current development is considered to be a shared housing use which is more marketable for the area. The shared housing use is not permitted within the current zoning district but would be allowed within the proposed MH Middle Housing zoning district. The rezoning would allow them to legally establish the shared housing use and come into compliance if they are able to meet the standards set forth in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of this request.

BACKGROUND INFORMATION – REZ2023-000015

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

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:

College Hills HOA

Property owner notices mailed: 27

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	Urban Center	D Duplex	Live Oak St (local street)
South	Mixed Residential	D Duplex	Duplex
East	Mixed Residential	D Duplex	Duplex
West	Mixed Residential and Minor Collector	D Duplex	Nimitz St

DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: R-2 Duplex Residential (1953)
D Duplex (renamed in 2013)
Final Plat: College Vista
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 400 LIVE OAK STREET REZONING

Address: 400 LIVE OAK ST

Legal Description: COLLEGE VISTA, BLOCK E, LOT 6 (10' OF) & 7

Total Acreage: 0.17

Applicant:: MITCHELL & MORGAN

Property Owner: AVENUE HILLS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplex at 400 Live Oak Street falls under this definition. We are requesting a rezoning to MH Middle Housing so that the property and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing duplexes contributes toward, which 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?

D Duplex is suitable by use, but the duplex in this request was recently classified as Shared Housing and are no longer permitted in the D Duplex zoning district. D Duplex is no longer suitable for the uses on the property.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

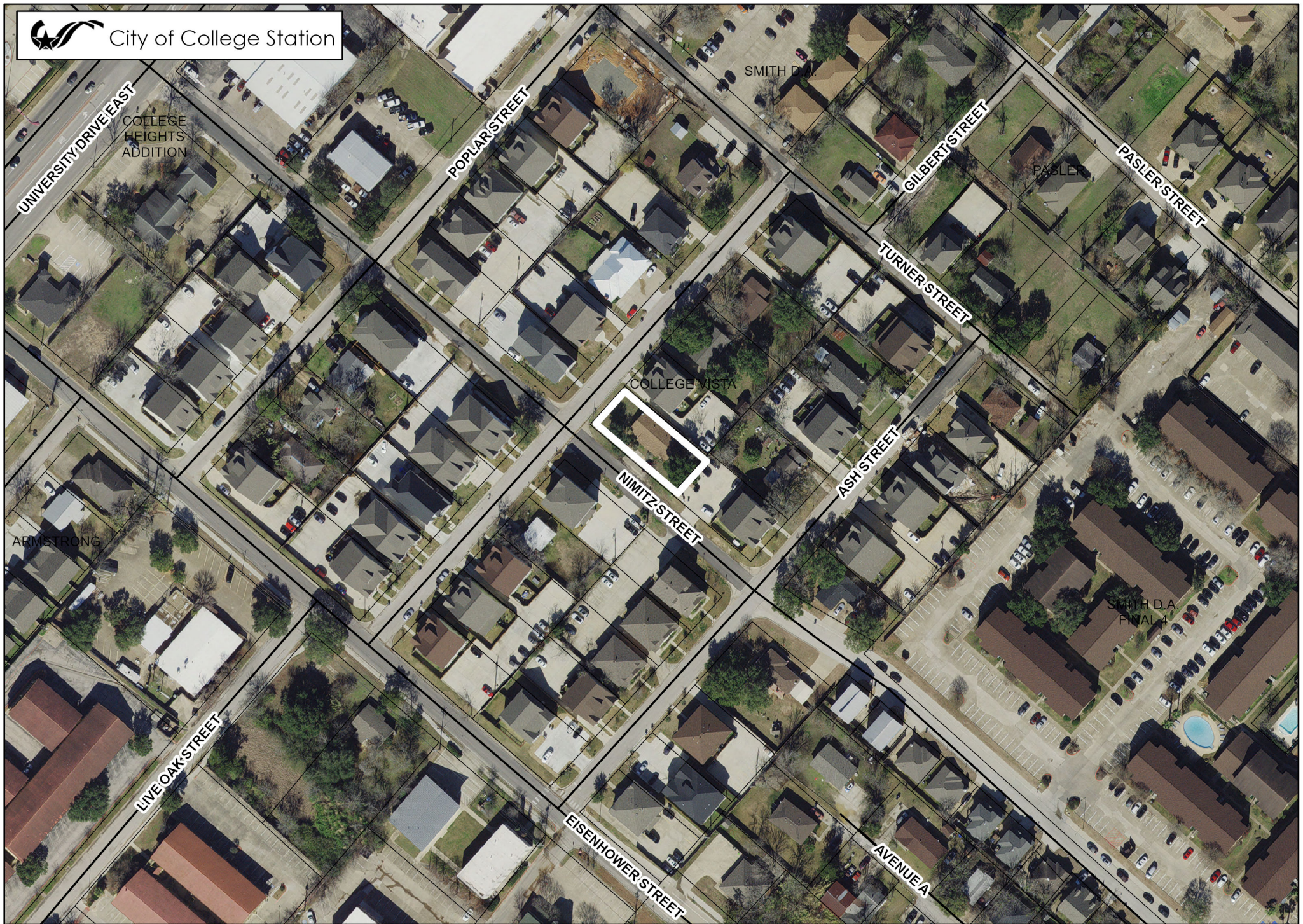
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

D Duplex are marketable for the property. However, the residential units on the properties are now considered Shared Housing units, which are more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A

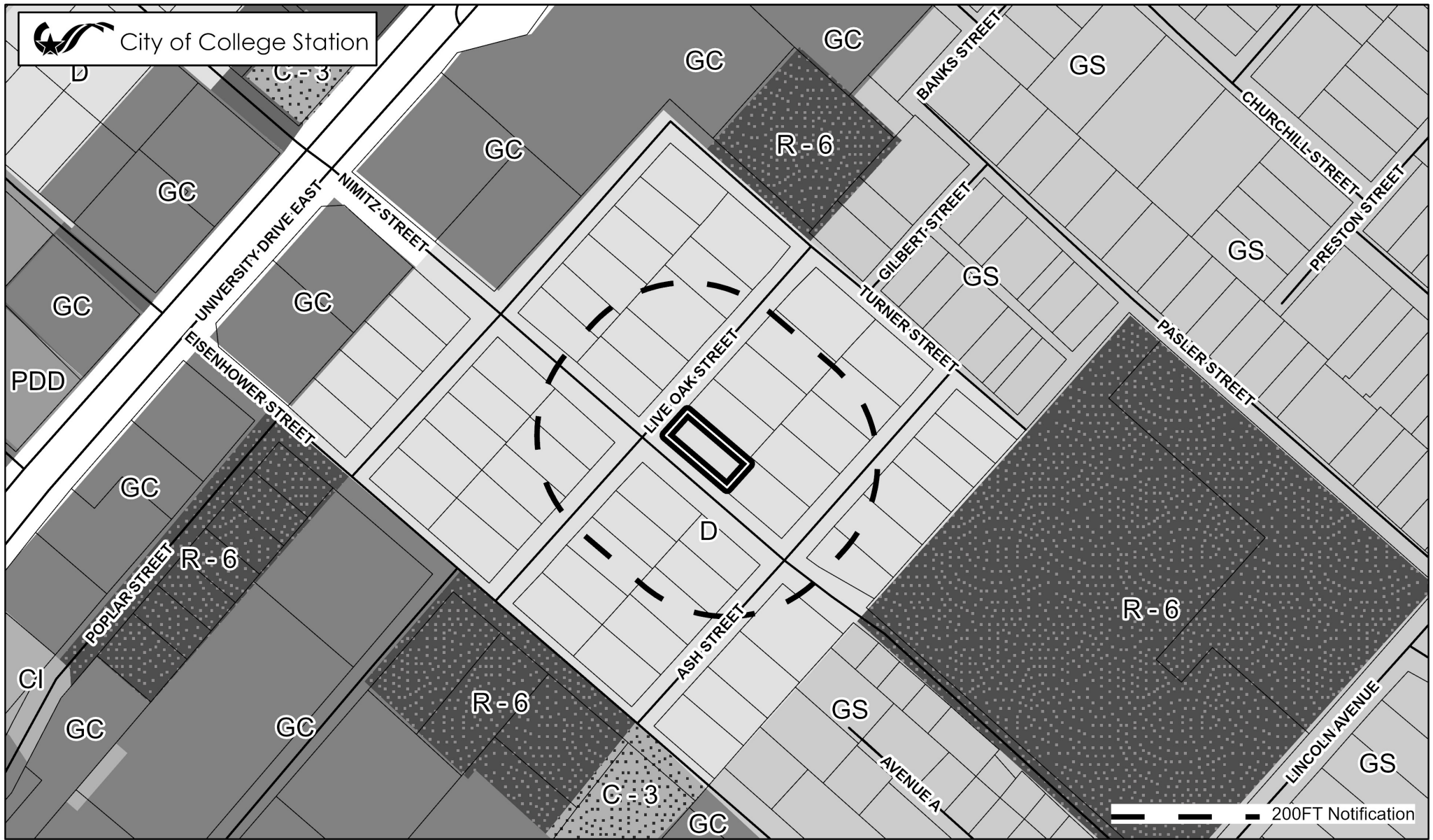


0 140 280 Feet

400 LIVE OAK STREET REZONING

Case:
REZ2023-000015

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 210 420 Feet

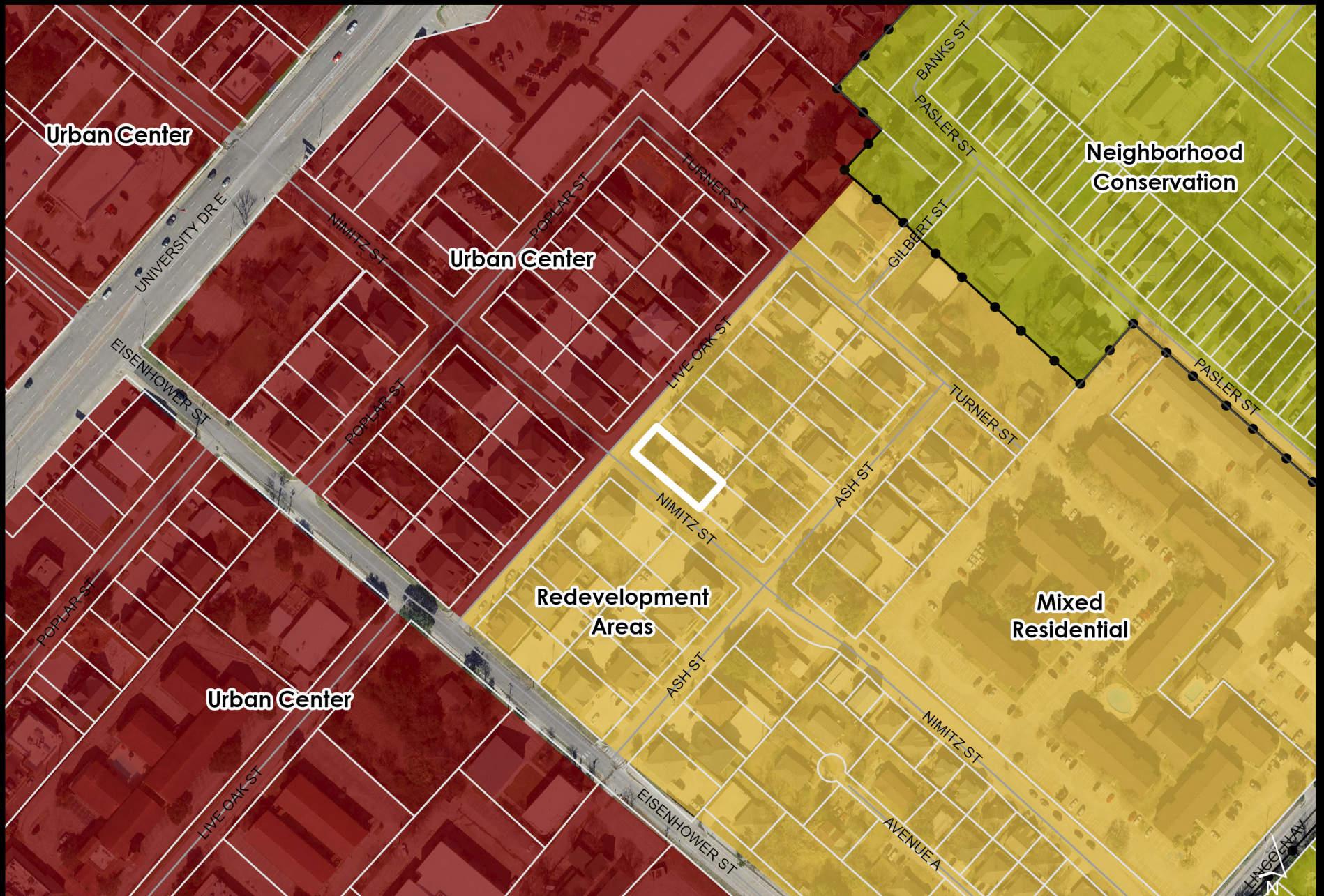
400 LIVE OAK STREET REZONING

Case:
REZ2023-000015

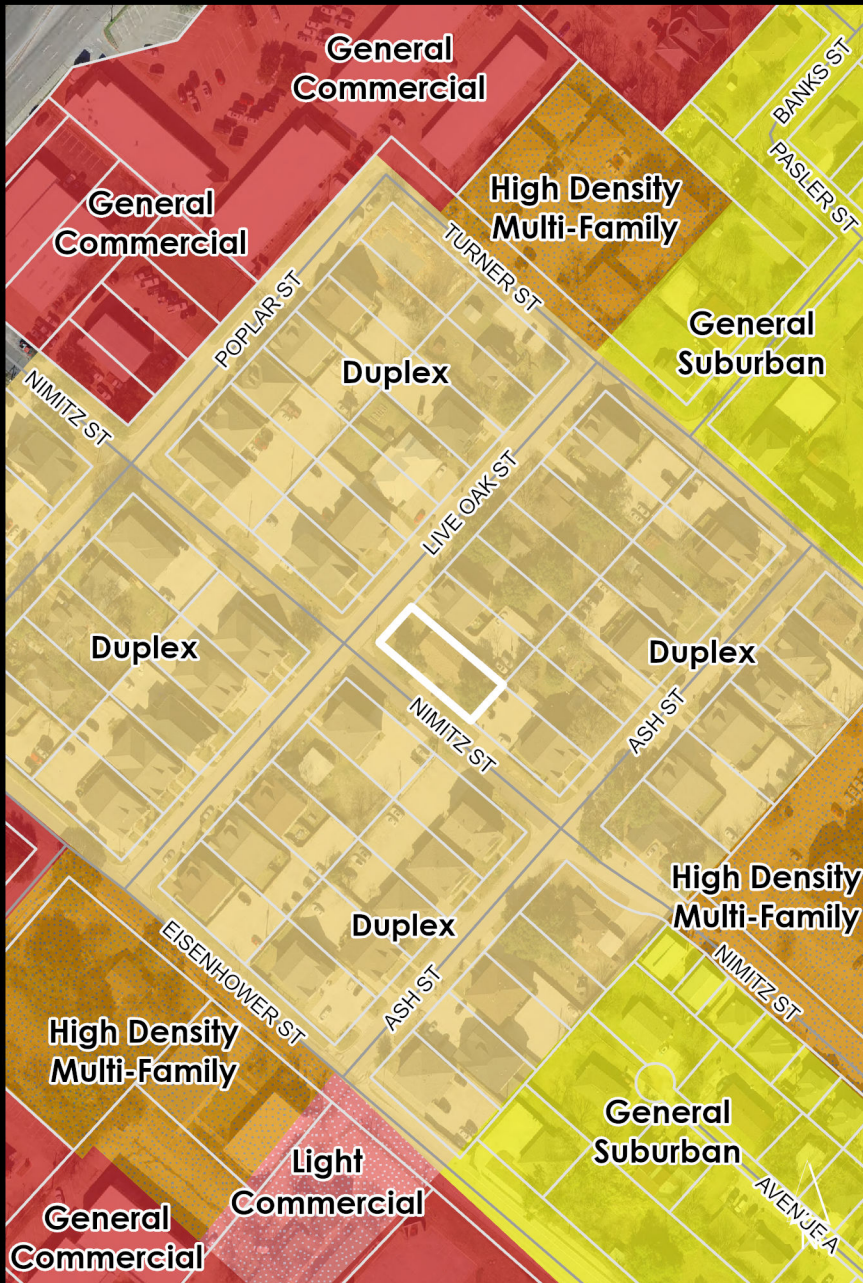
REZONING

EXISTING

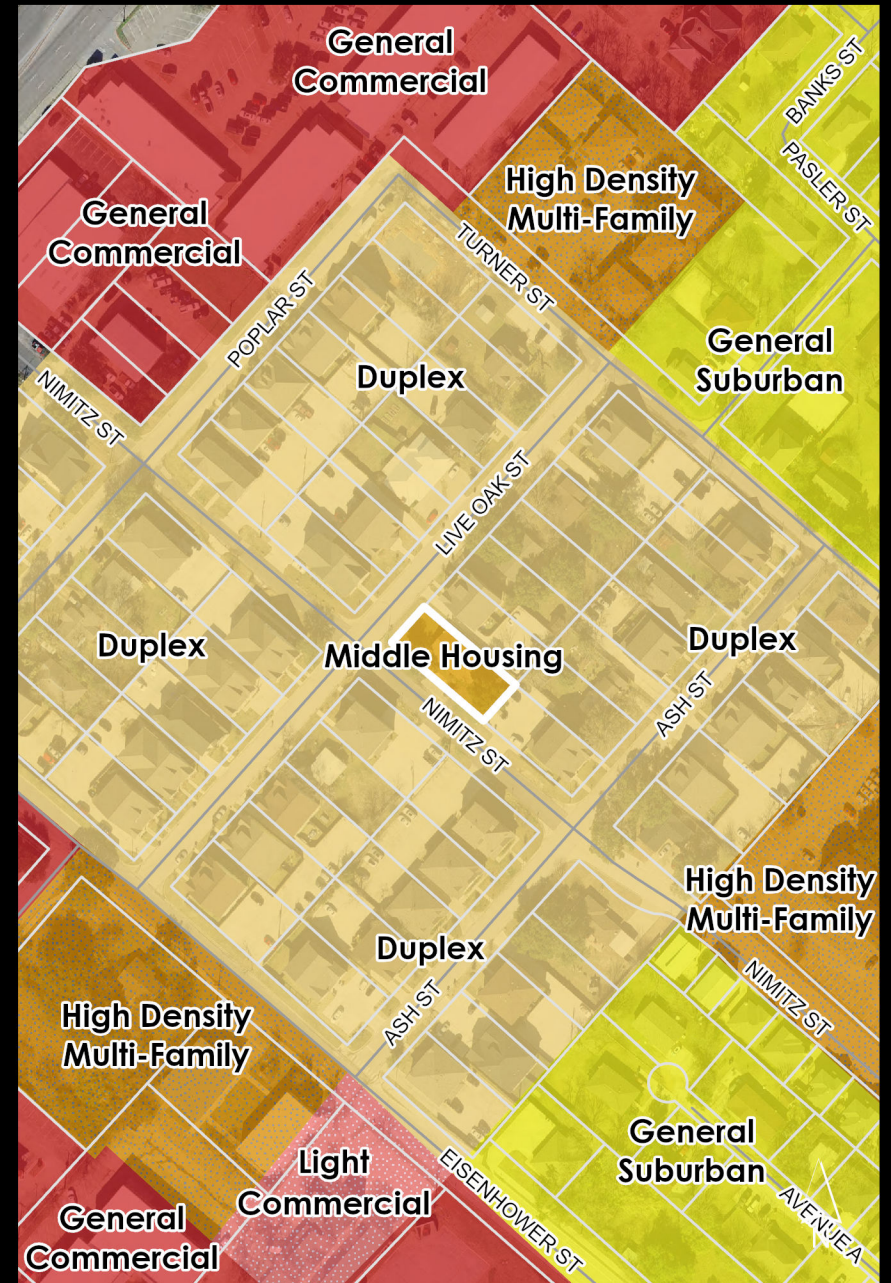
Future Land Use

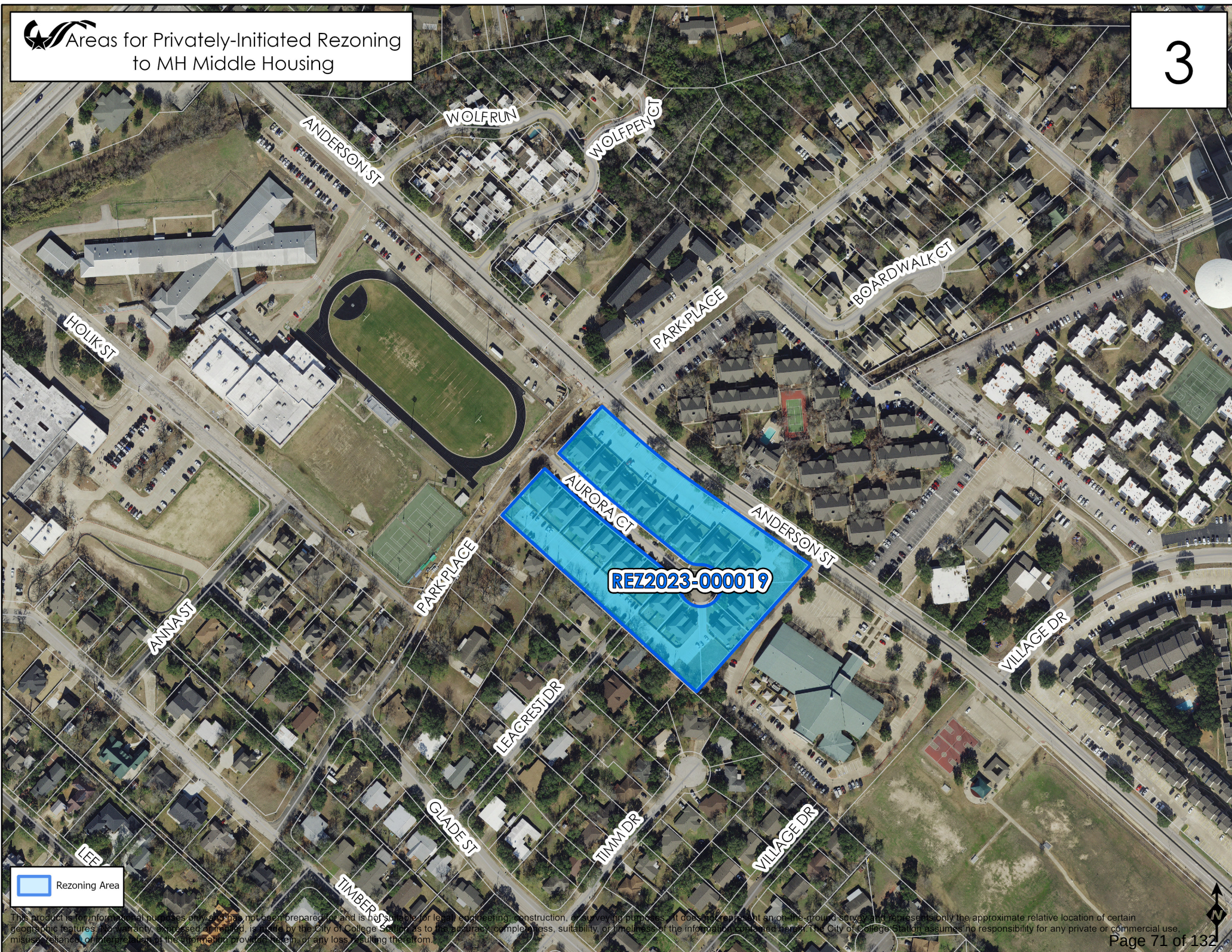


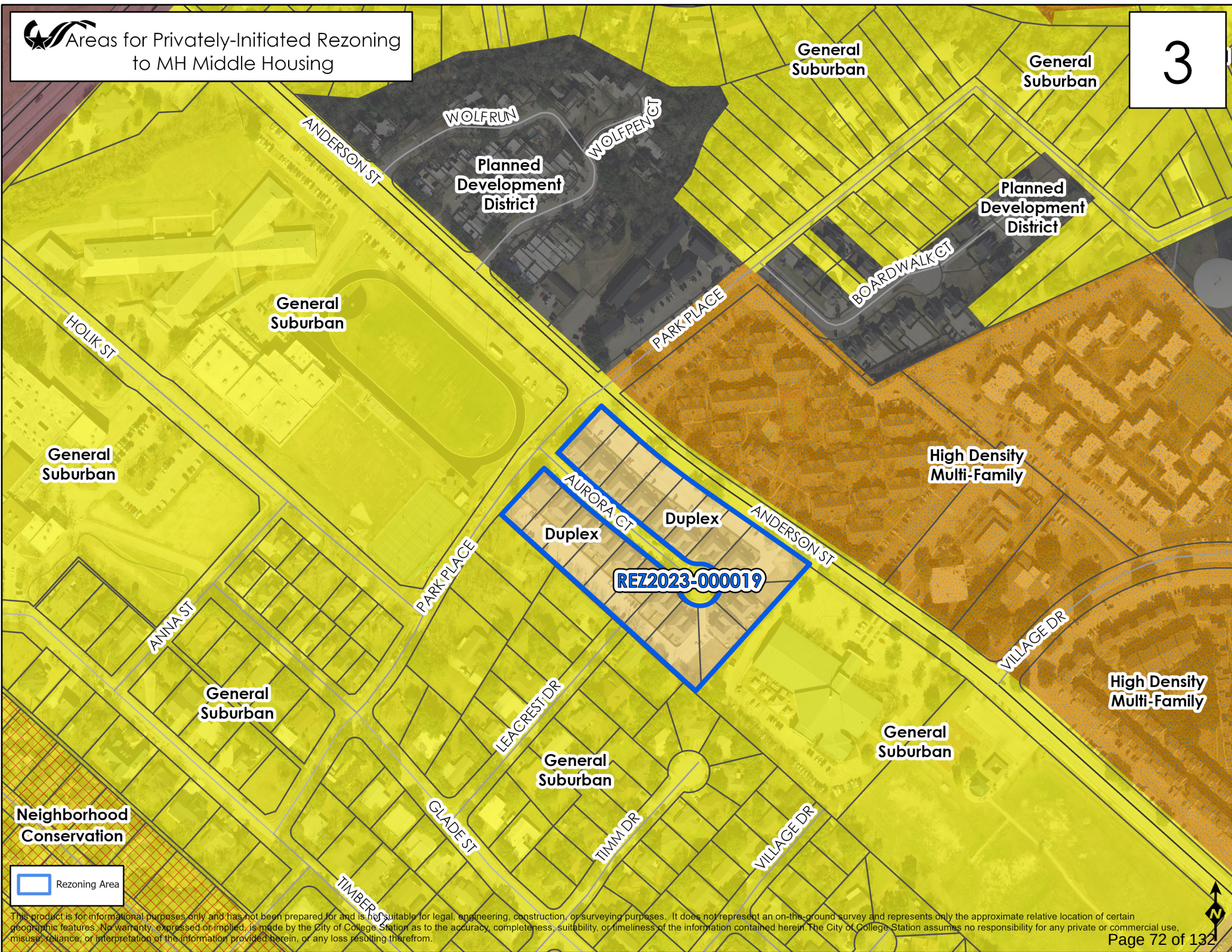
EXISTING Zoning



PROPOSED Zoning







REZONING REVIEW CRITERIA FOR AREA #3

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. This rezoning request is aligned with that vision.

The zoning districts that are generally appropriate within this land use include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both Chapter 3, Strong Neighborhoods and Chapter 8, Managed Growth. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill, especially in areas of the city designated for redevelopment, improves the efficiency of land use while enhancing the character of surrounding neighborhoods. As a tool for redevelopment, the MH Middle Housing zoning district allows a variety of housing options by right—detached single-family homes, duplexes, townhomes, Courtyard houses, small and medium multiplexes, and live-work units.

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

The subject property is surrounded by a school (A&M Consolidated Middle School) to the north, Multi Family Developments to the east, Grace Bible Church to the south, and Single-Family homes to west. The lots proposed for rezoning have been developed as shared housing uses prior to the adoption of the definition. The residential uses permitted in the MH Middle Housing zoning district are appropriate in the context of the area as it would allow for medium-density residential development in the area.

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

The size and location of the subject properties makes them suitable for single-family, townhouse, duplex, and a small multiplex use although some uses would require replatting of the lots.

4. Whether there are 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 are adequate to support the needs of this development. Drainage and any other infrastructure required with any site redevelopment will be designed and constructed following the B/CS Unified Design Guidelines. The subject properties take access from Aurora Court, which is a local street. The proposed rezoning is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that duplexes are marketable for the properties; however, the residential units on the properties are now considered Shared Housing units. The shared housing use is not permitted within the current zoning district but would be allowed within the proposed MH Middle Housing zoning district. The rezoning would allow them to legally establish the shared housing use and come into compliance if they are able to meet the standards set forth in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of this request.

BACKGROUND INFORMATION – REZ2023-000019

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 27

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	Institutional/Public and Minor Collector	GS General Suburban	Park Place
South	Mixed Residential	GS General Suburban	Grace Bible Church
East	Urban Residential and Major Collector	R-6 High Density Multi-Family	Anderson Street
West	Neighborhood Conservation	GS General Suburban	Single-Family Residential

DEVELOPMENT HISTORY

Annexed: May 1956
Zoning: R-1 Single Family Residential (1940)
R-1 to GS General Suburban (2013)
GS General Suburban to D Duplex (2018)
Final Plat: Little Knight Addition
Site Development: Duplex Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: AURORA COURT REZONING

Address: 400 AURORA CT

Legal Description: LITTLE KNIGHT, LOT 1

Total Acreage: 5.41

Applicant:: MITCHELL & MORGAN

Property Owner: JEREZ INVESTMENTS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The duplexes on Aurora Court fall under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes.

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 indicates these properties are designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing duplexes contributes toward, which 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?

D Duplex is suitable by use, but the duplexes in this request were recently classified as Shared Housing and are no longer permitted in the D Duplex zoning district. D Duplex is no longer suitable on the properties.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

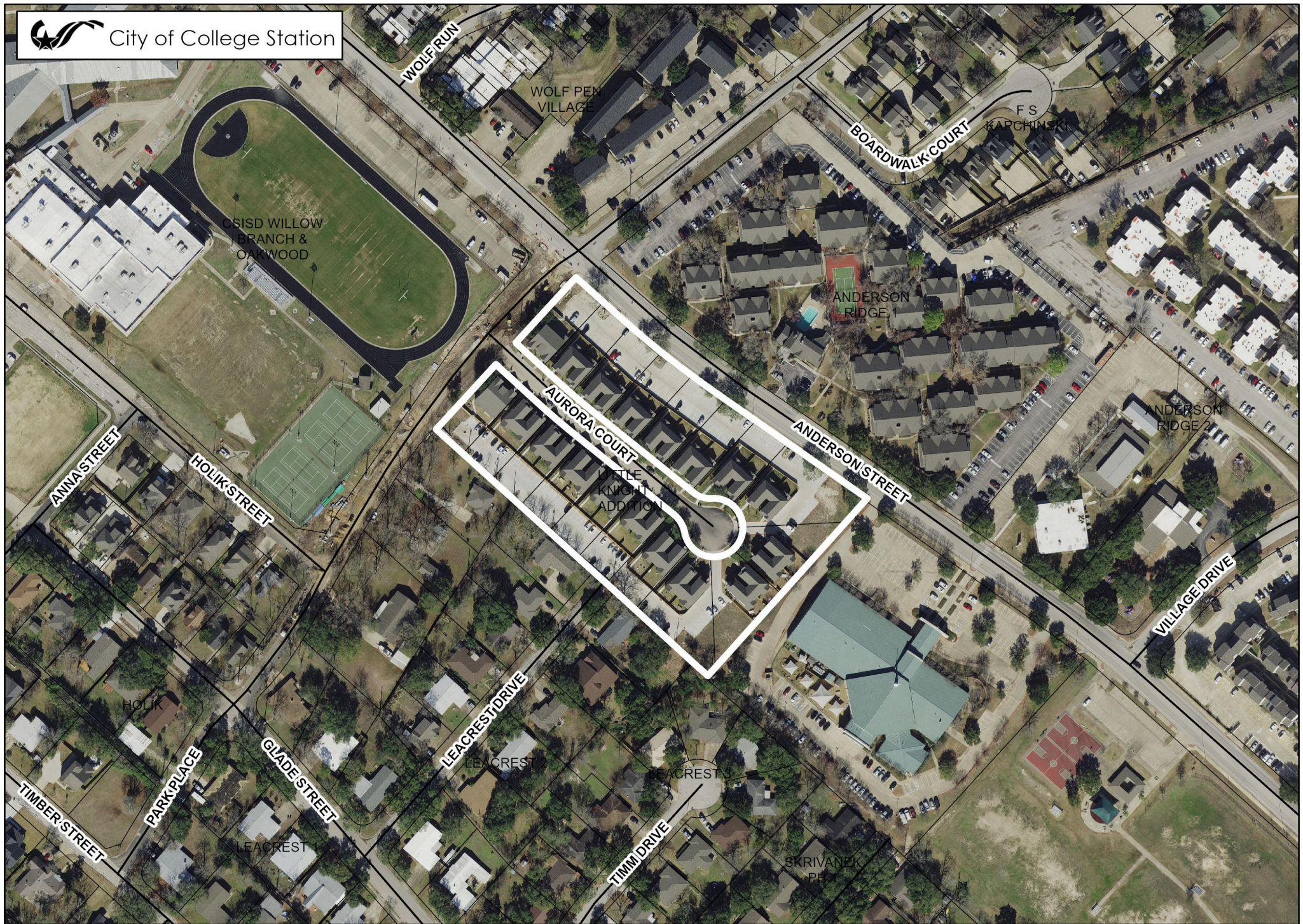
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing duplexes are especially suitable due to the proximity to Texas A&M University.

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

D Duplex are marketable for the properties. However, the residential units on the properties are now considered Shared Housing units, which are more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A

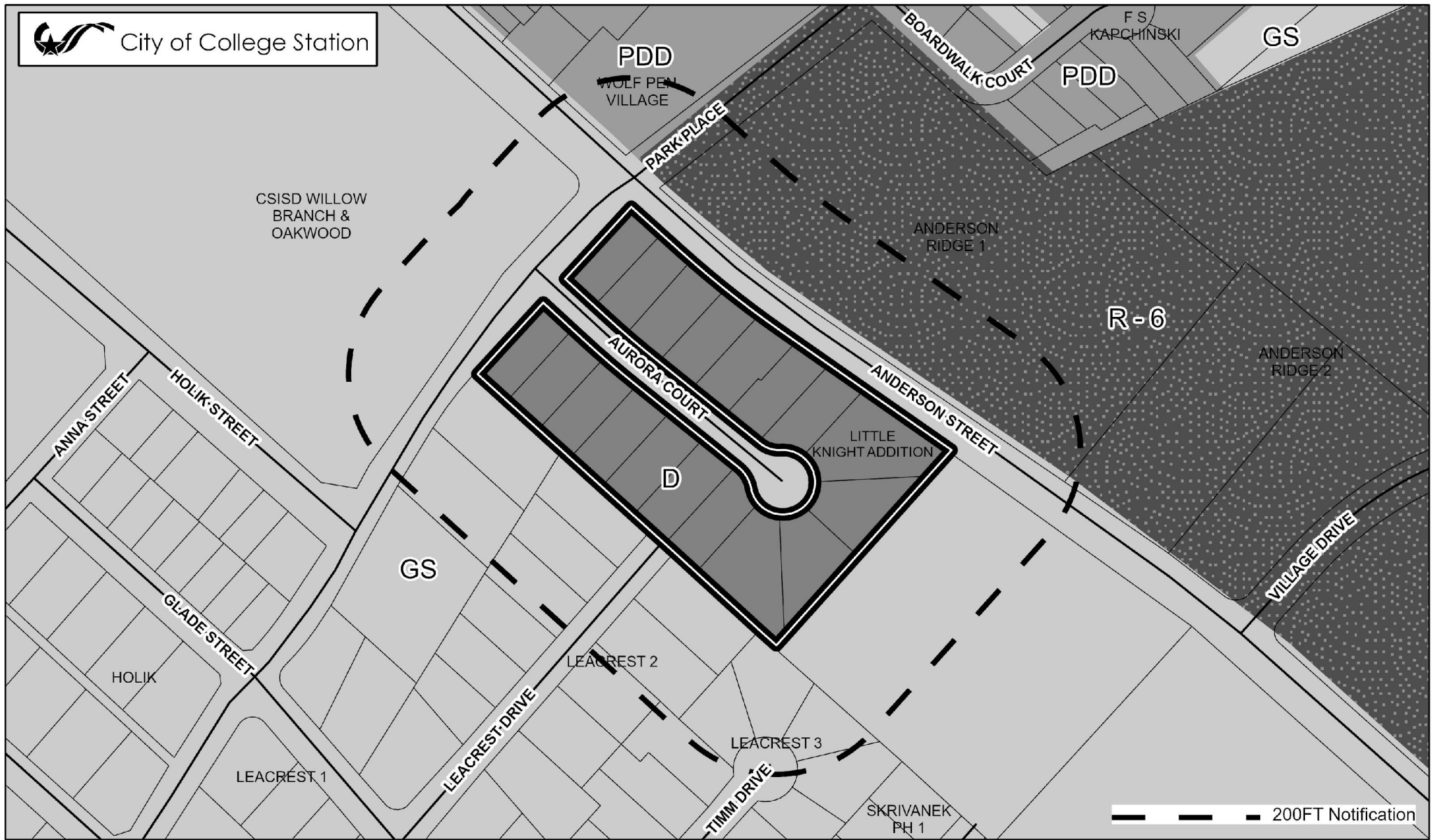


0 210 420 Feet

AURORA COURT REZONING

Case:
REZ2023-000019

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		
R	Rural	MH Middle Housing
WE	Wellborn Estate	MF Multi-Family
E	Estate	MU Mixed-Use
WRS	Wellborn Restricted Suburban	MHP Manufactured Home Pk.
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



0 210 420 Feet

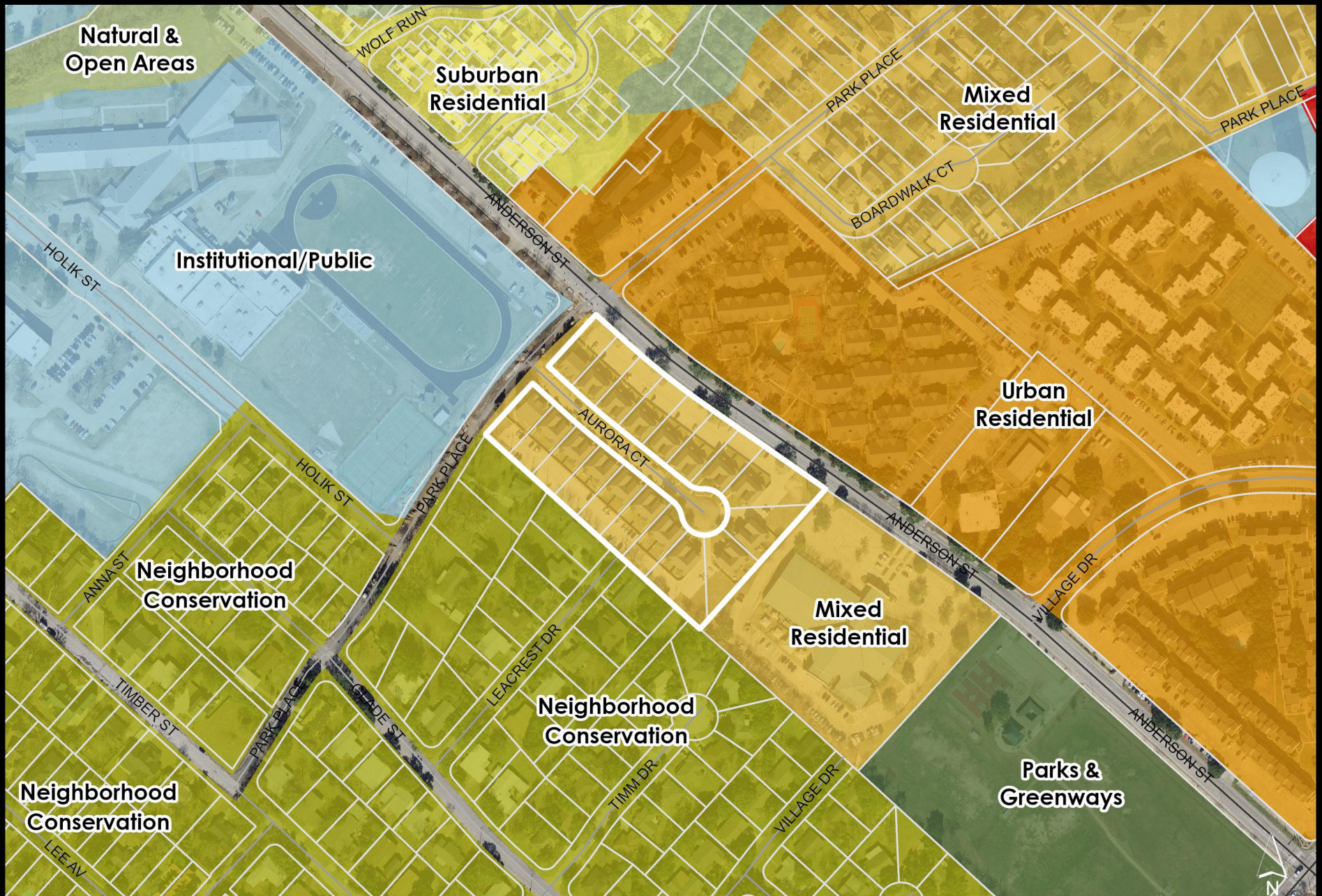
AURORA COURT REZONING

Case:
REZ2023-000019

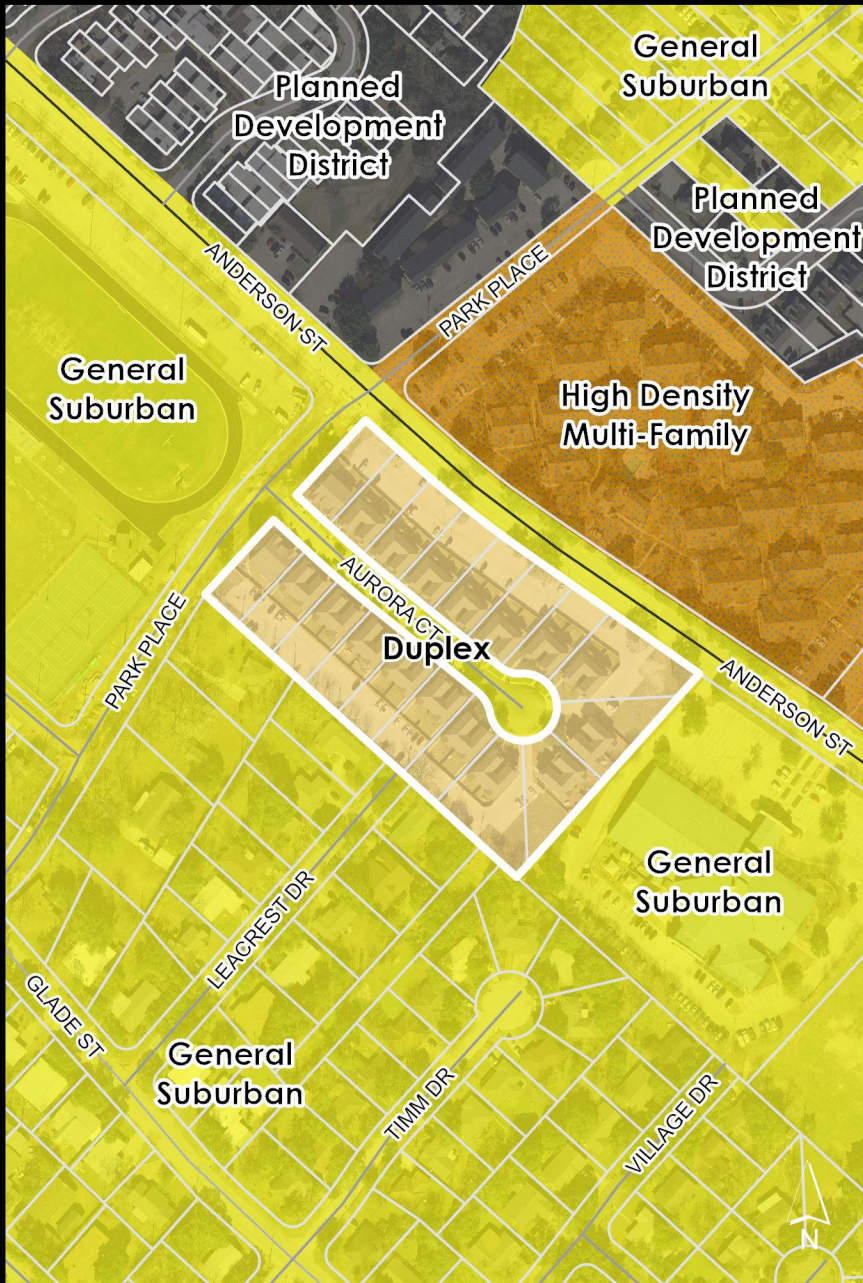
REZONING

EXISTING

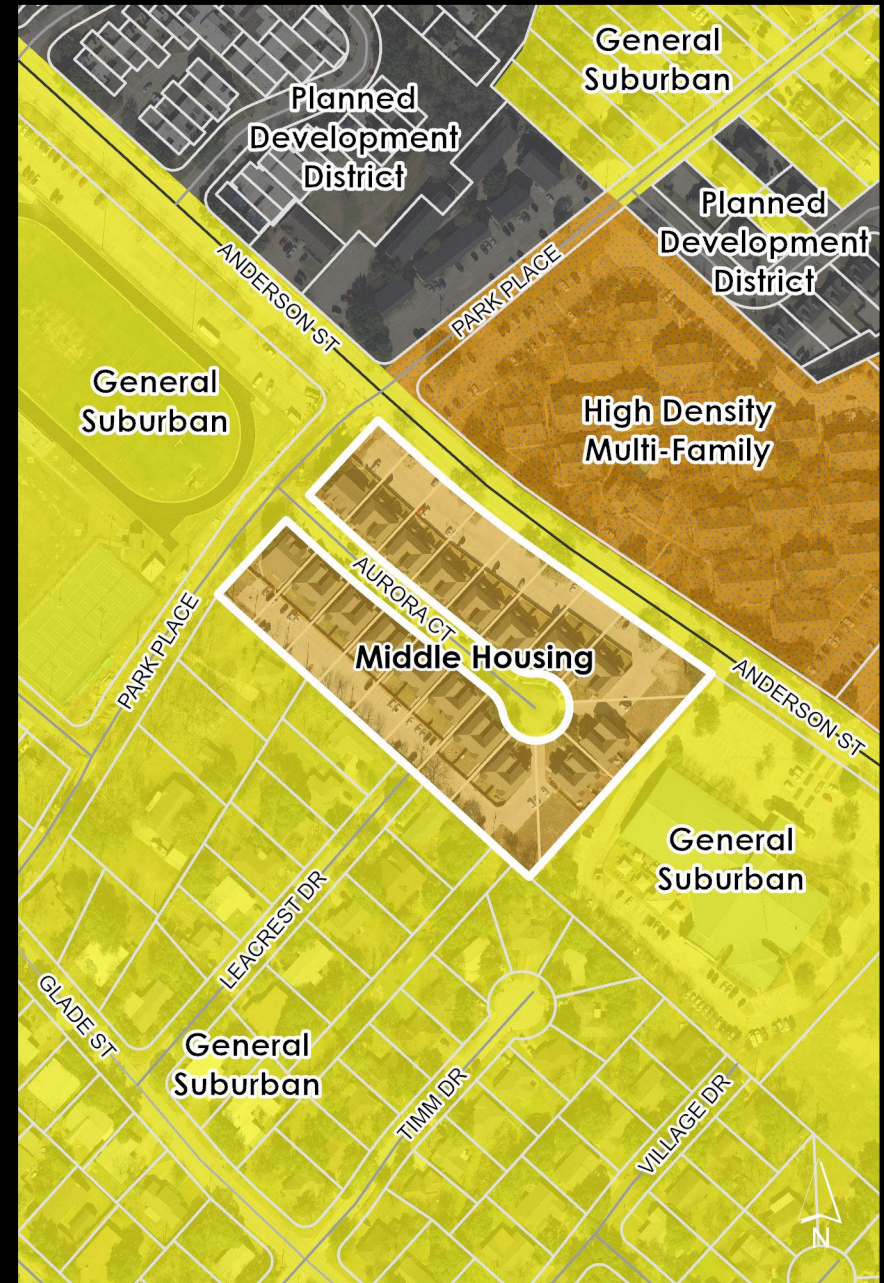
Future Land Use

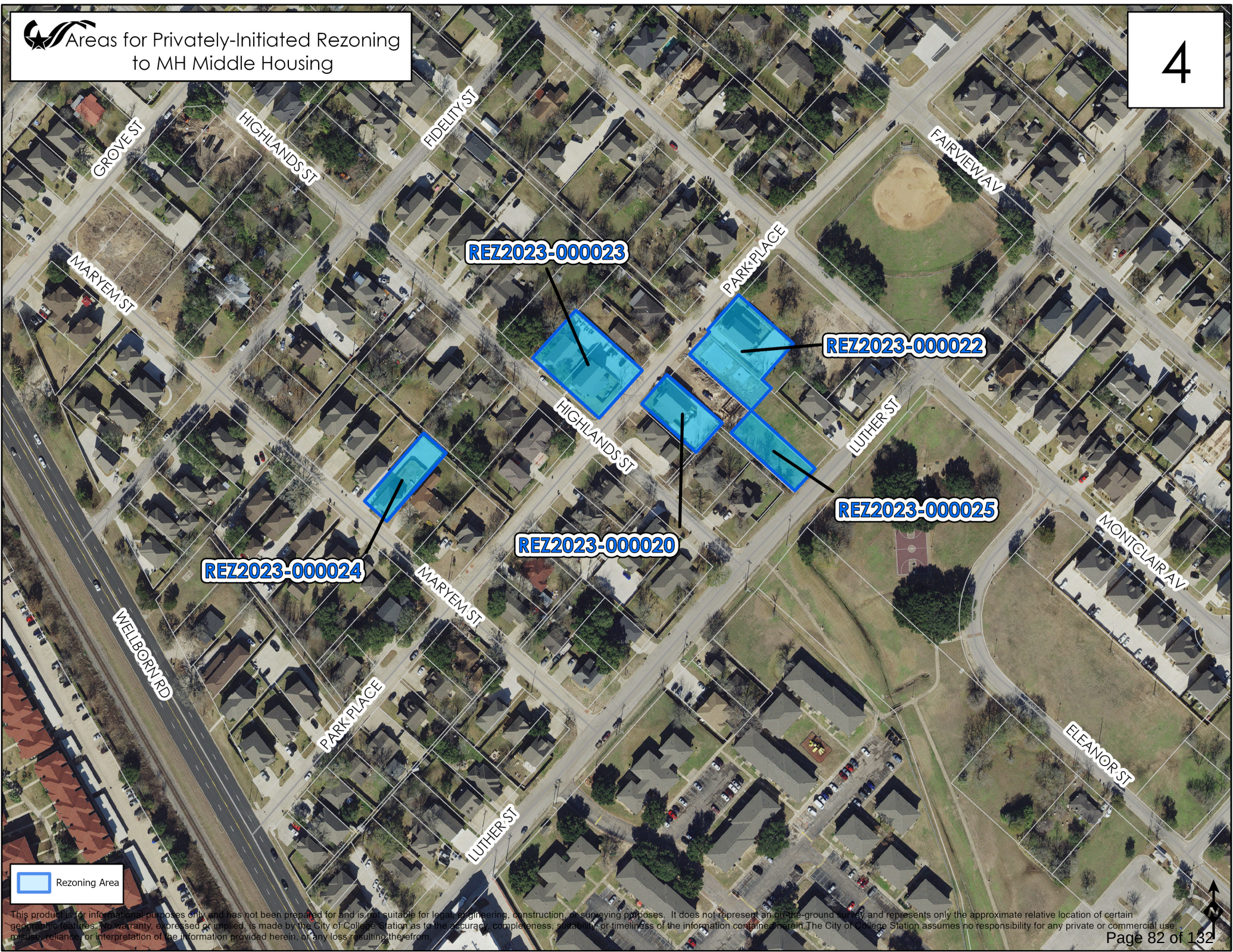


EXISTING Zoning

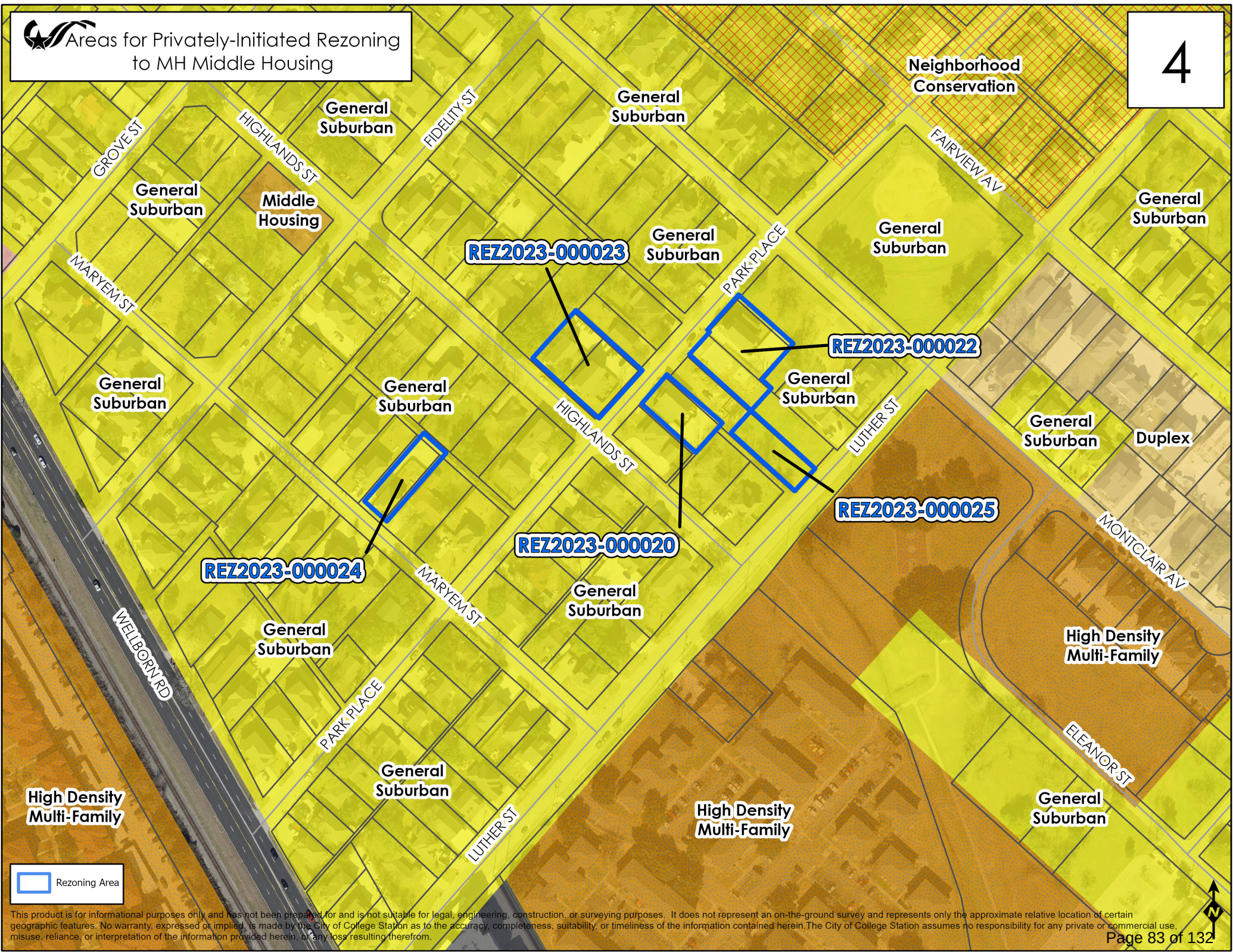


PROPOSED Zoning





 Rezoning Area



REZONING REVIEW CRITERIA FOR AREA #4

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are within the George Bush Drive & Wellborn Road (FM 2154) Redevelopment Area. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The Mixed Residential land use intends to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. The rezoning request is aligned with that vision.

These lots sit between the more intense Urban Center future land use and the less intense Neighborhood Conservation future land use. As the Urban Center land use area develops, the Mixed Residential area between the two will serve as a buffer between the mixed-use structures that are built along Wellborn Road and established single-family neighborhood in Neighborhood Conservation.

The zoning districts that are generally appropriate within this land use include middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both *Chapter 3, Strong Neighborhoods*, and *Chapter 8, Managed Growth*. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill improves the efficiency of land use while enhancing the character of surrounding neighborhoods. The request allows a mix of housing types with smaller lot sizes, enabling the future redevelopment and infill of the area.

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

The subject properties are surrounded by single-family homes to the north, east, south, and west. However, many of the lots in this area, including some that are proposed to be rezoned, have been developed as shared housing uses prior to the adoption of the definition. Thus, they do not fit within the existing GS General Suburban zoning. Development pressure continues to grow as new generations of students, young professionals, families, and seniors move to College Station. Allowing and encouraging redevelopment opportunities helps alleviate some of the pressure in

the market. The MH Middle Housing zoning district enables the future redevelopment of these lots at a more appropriate scale, enabling the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate in the context of the surrounding area.

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

The size and location of the subject properties makes them suitable for many of the residential uses in the MH Middle Housing District, including single-family houses, duplexes, and townhouses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district. The applicant shared no immediate plans to redevelop the lots, but the MH Middle Housing district standards will provide a more flexible development pattern for future redevelopment.

4. Whether there are 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 are adequate to support the needs of this development. Drainage and any other infrastructure required with the site development will be designed and constructed following the B/CS Unified Design Guidelines. The subject properties are all developed and designed to access from local streets, so no reconfiguration is needed. A change in parking configuration could be needed depending on the development standards at the time of redevelopment. The proposed rezoning is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that GS General Suburban is not likely to be as marketable for lots in this area. They mention the residential units on the properties are considered shared housing and that the use is more marketable and more appropriate under the MH Middle Housing zoning district. The shared housing use is not permitted within the current zoning district but would be allowed within the proposed MH Middle Housing zoning district. Allowing the rezoning would allow them to legally establish the shared housing use and come into compliance if they are able to meet the standards set forth in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of these requests.

BACKGROUND INFORMATION – REZ2023-000020

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 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	Mixed Residential	GS General Suburban	Park Place (local street)
South	Mixed Residential	GS General Suburban	Residential
East	Mixed Residential	GS General Suburban	Residential
West	Mixed Residential	GS General Suburban	Residential

DEVELOPMENT HISTORY

Annexed: October 1938
Zoning: District No. 1 First Dwelling House District (1940)
District R1-A Single-Family Residential (1972)
R-1 Single-Family Residential (2003)
GS General Suburban (2013)
Final Plat: West Park Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 302 PARK PLACE REZONING

Address: 302 PARK PLACE

Legal Description: WEST PARK (CS), BLOCK 1, LOT 3 & 10' OF 2

Total Acreage: 0.18

Applicant:: MITCHELL & MORGAN

Property Owner: AL ANDALUS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The residence at 302 Park Place falls under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing residence contributes toward, which 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?

GS General Suburban can be suitable for the property; however, the property is developed as shared housing residence, which is more suitable under the MH Middle Housing zoning classification

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

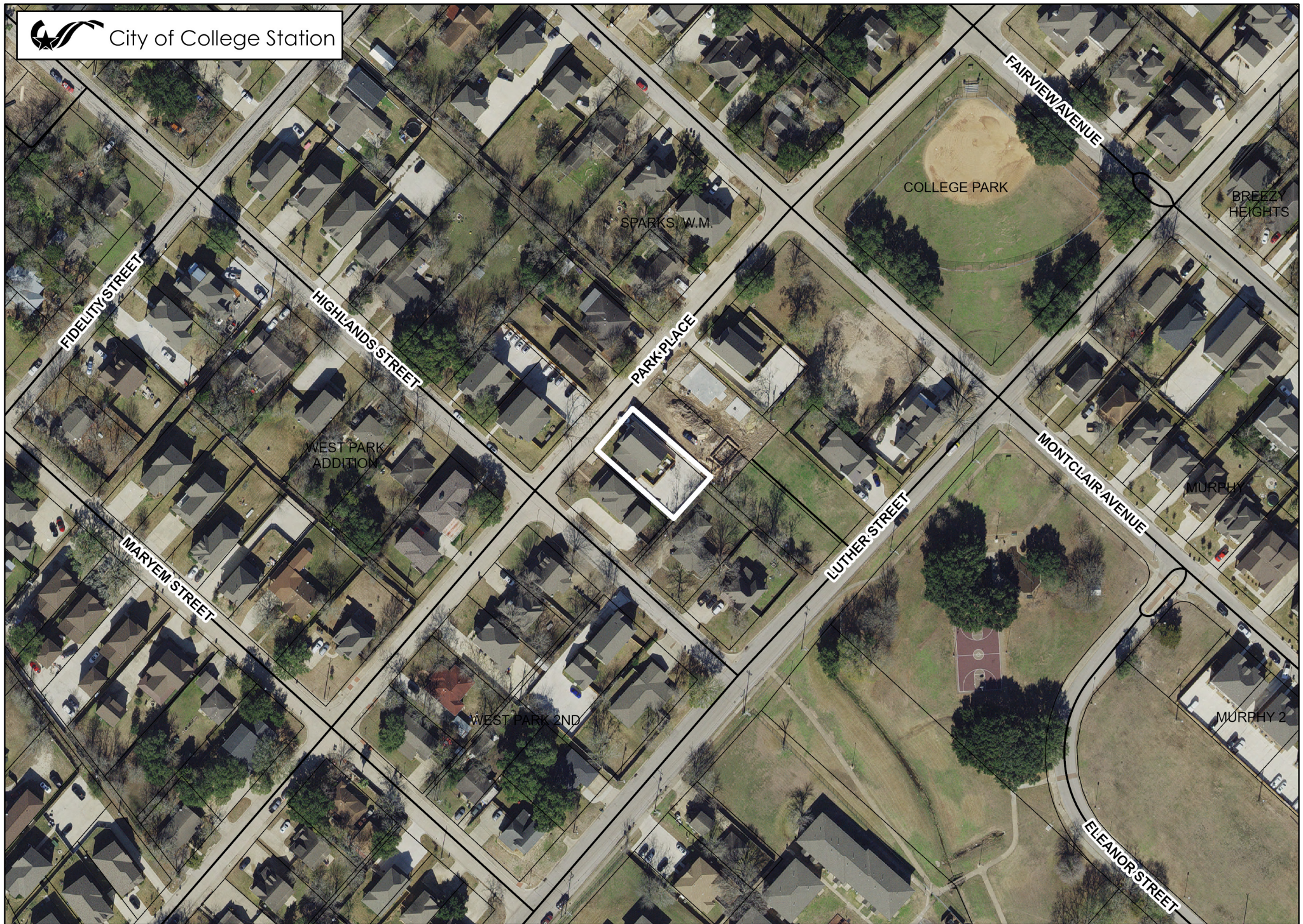
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

GS General Suburban is not likely to be as marketable for lots in this area. The land use plan designates the property for Mixed Residential, meaning medium density residences that can't be achieved under the GS General Suburban zoning district. The residential unit on the property is considered Shared Housing and is a use that is more marketable and more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A



0 140 280 Feet

302 PARK PLACE REZONING

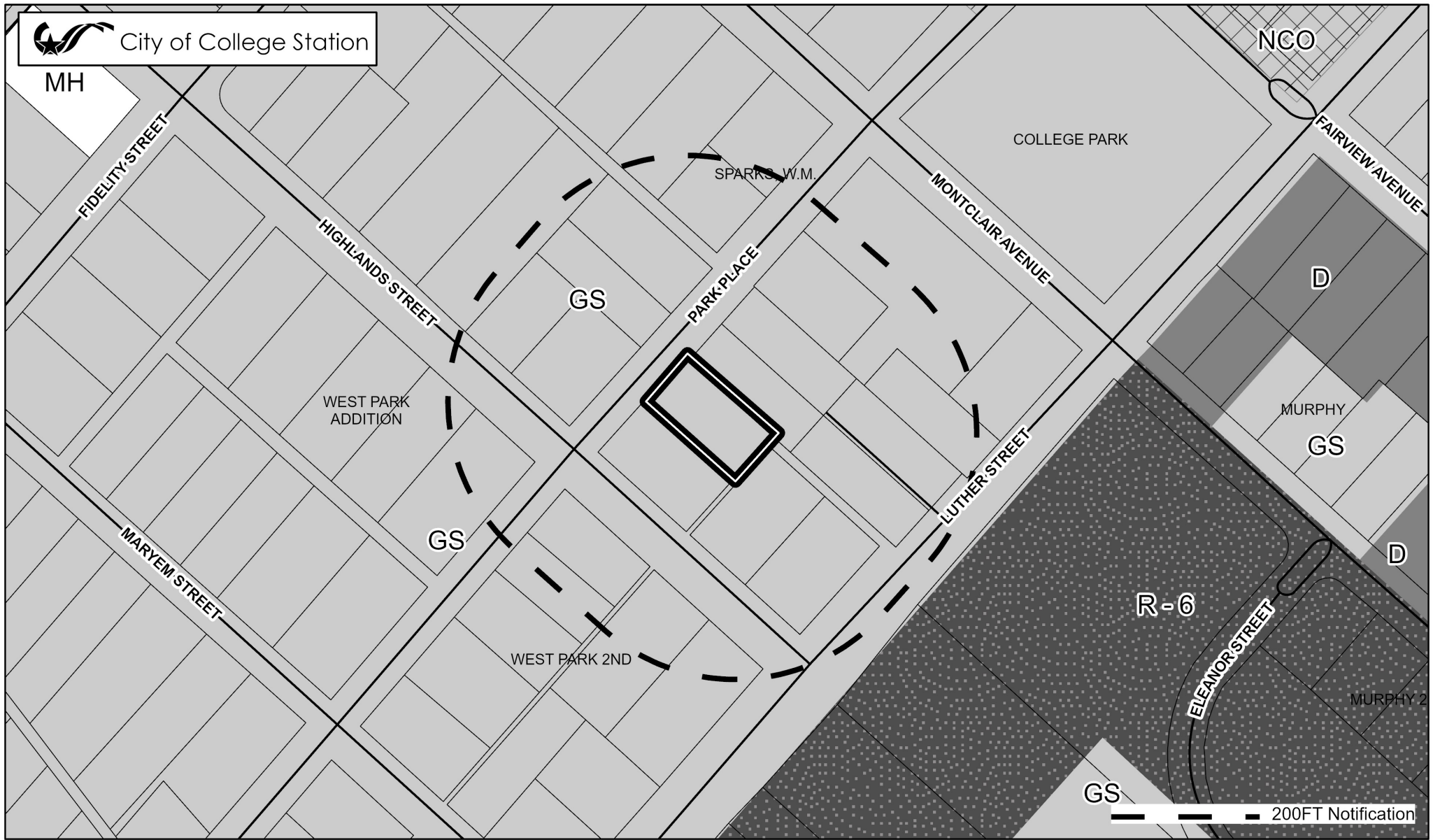
Case:
REZ2023-000020

REZONING



City of College Station

MH



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 135 270 Feet

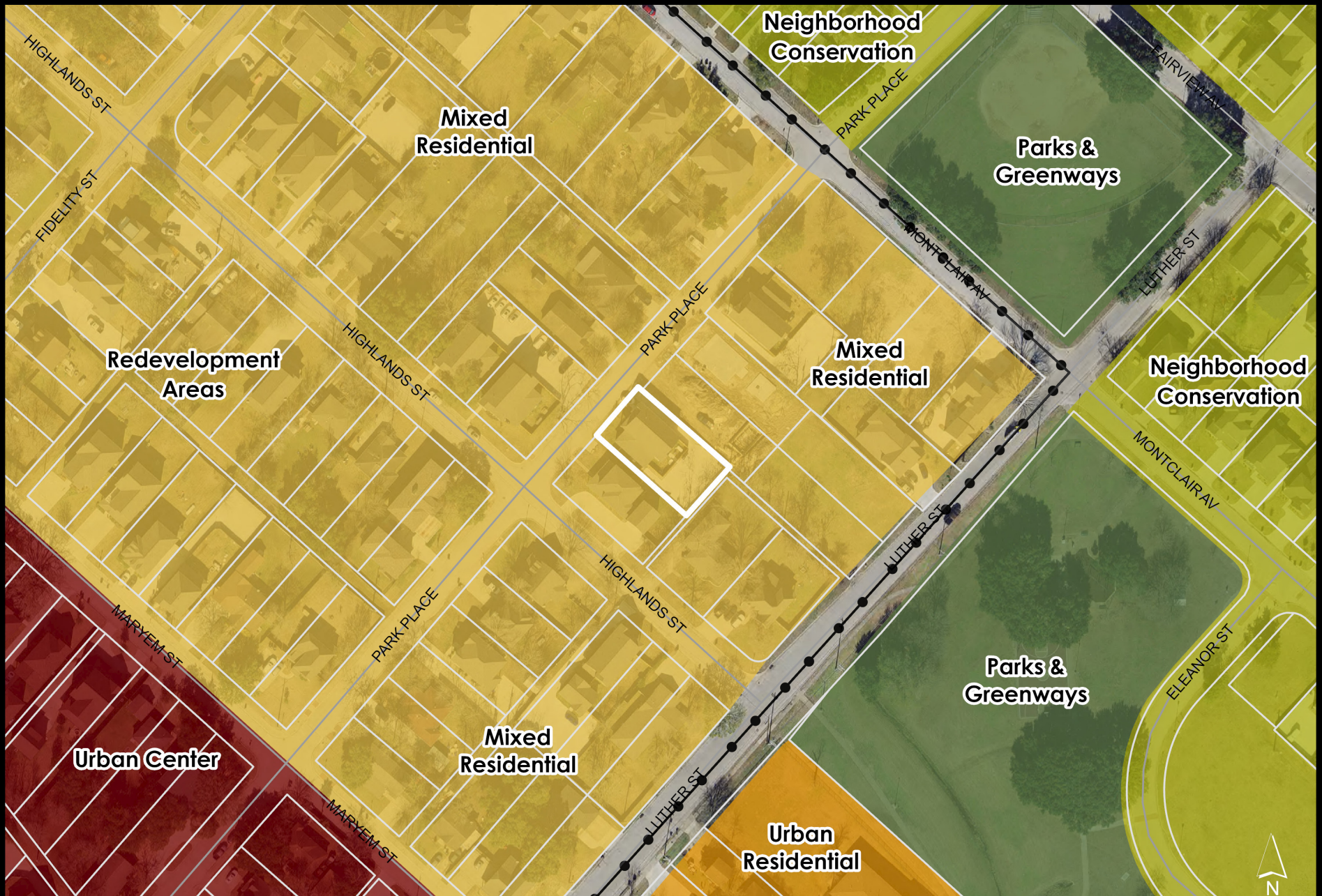
302 PARK PLACE REZONING

Case:
REZ2023-000020

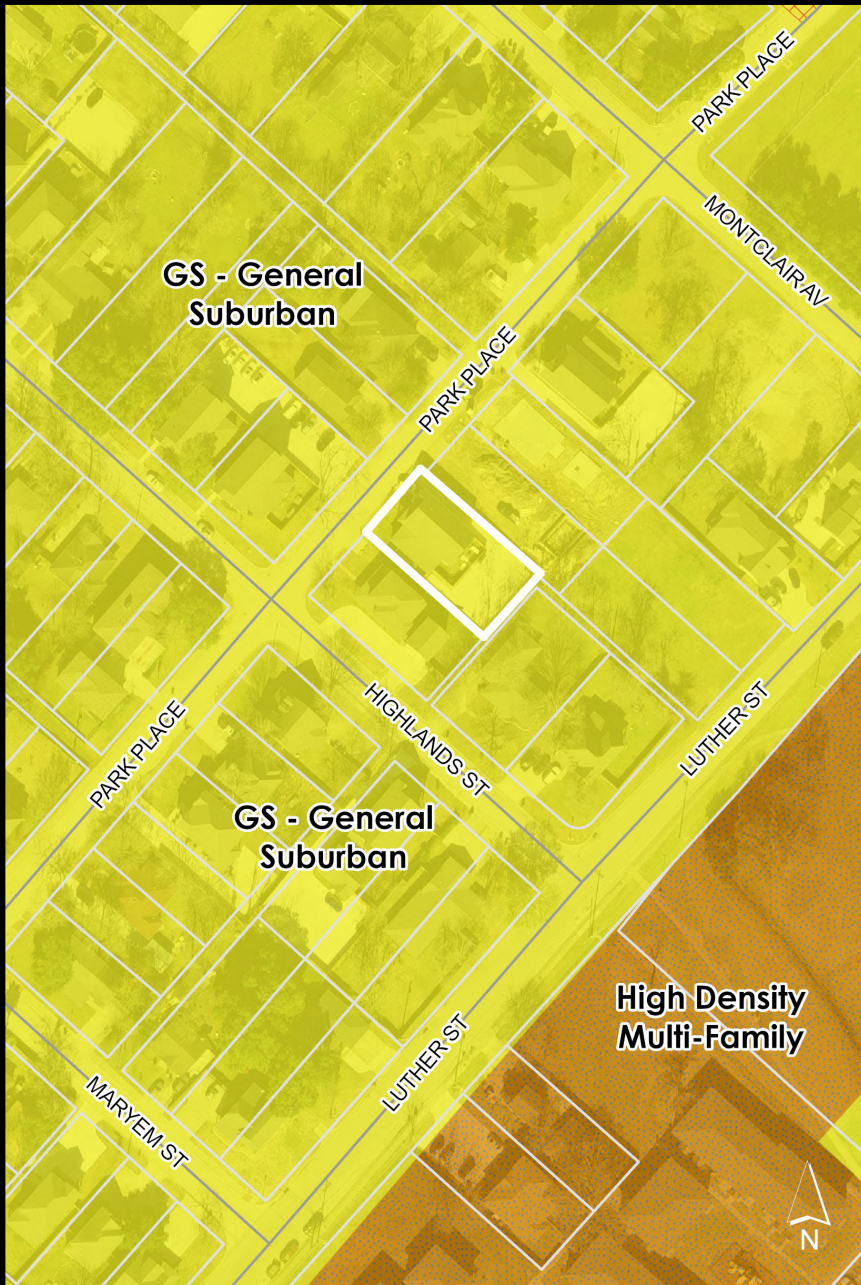
REZONING

EXISTING

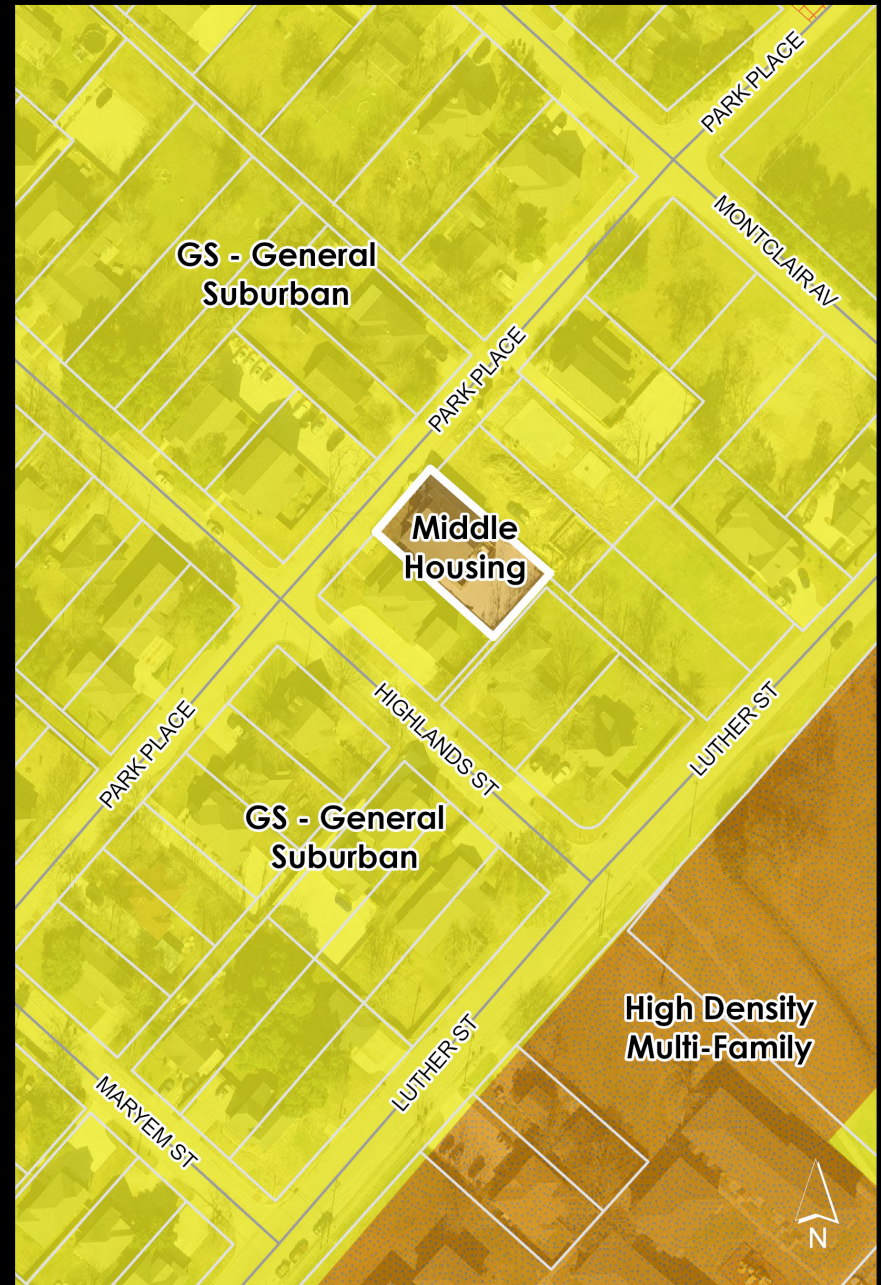
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000022

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 25

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	Mixed Residential	GS General Suburban	Park Place (local street)
South	Mixed Residential	GS General Suburban	Residential
East	Mixed Residential	GS General Suburban	Residential
West	Mixed Residential	GS General Suburban	Residential

DEVELOPMENT HISTORY

Annexed: October 1938
Zoning: District No. 1 First Dwelling House District (1940)
District R1-A Single-Family Residential (1972)
R-1 Single-Family Residential (2003)
GS General Suburban (2013)
Final Plat: West Park Addition and W.M. Sparks
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 306-308 PARK PLACE REZONING

Address: 306 PARK PLACE

Legal Description: WEST PARK (CS), BLOCK 1, LOT 1-R2

Total Acreage: 0.36

Applicant:: MITCHELL & MORGAN

Property Owner: BCS BOARDWALK HOMES LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The residences at 306 and 308 Park Place fall under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing residences contributes toward, which 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?

GS General Suburban can be suitable for the properties; however, the properties are developed as shared housing residences, which is more suitable under the MH Middle Housing zoning classification.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

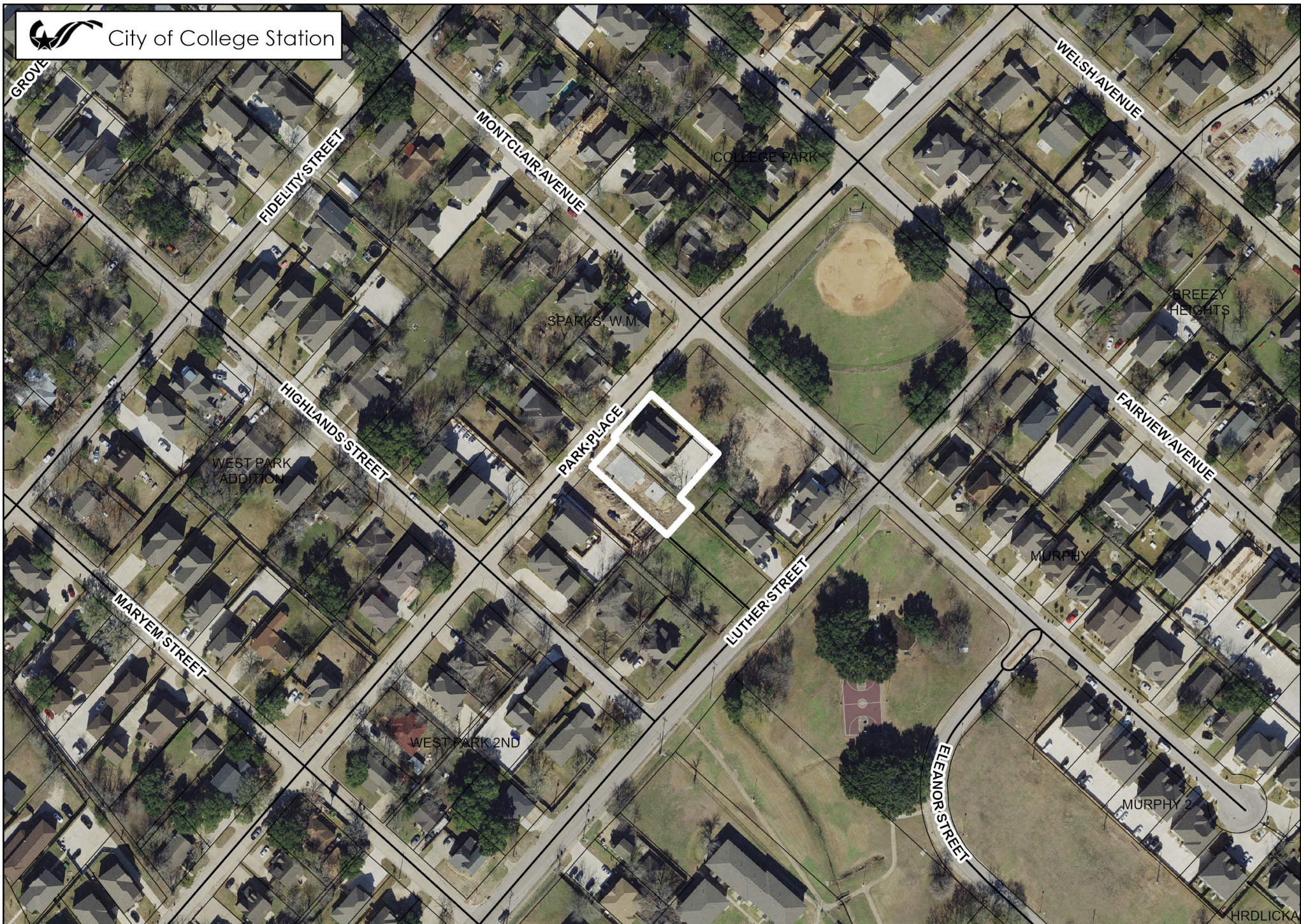
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

GS General Suburban is not likely to be as marketable for lots in this area. The land use plan designates the properties for Mixed Residential, meaning medium density residences that can't be achieved under the GS General Suburban zoning district. The residential units on the property are considered Shared Housing and is a use that is more marketable and more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A

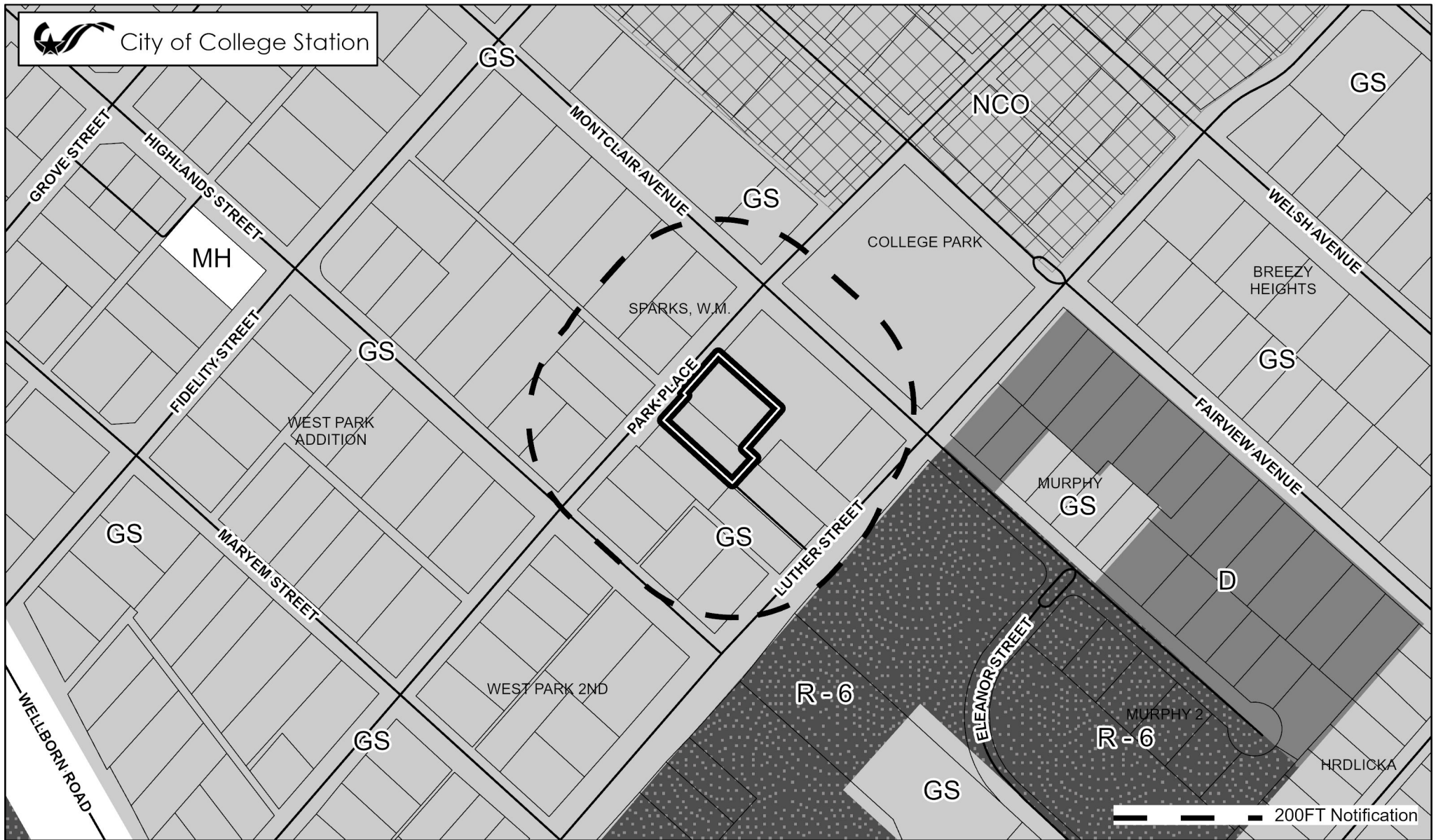


0 165 330 Feet

306-308 PARK PLACE REZONING

Case:
REZ2023-000022

REZONING



ZONING DISTRICTS (In Grayscale)

Residential			
R	Rural	MH	Middle Housing
WE	Wellborn Estate	MF	Multi-Family
E	Estate	MU	Mixed-Use
WRS	Wellborn Restricted Suburban	MHP	Manufactured Home Pk.
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



0 200 400 Feet

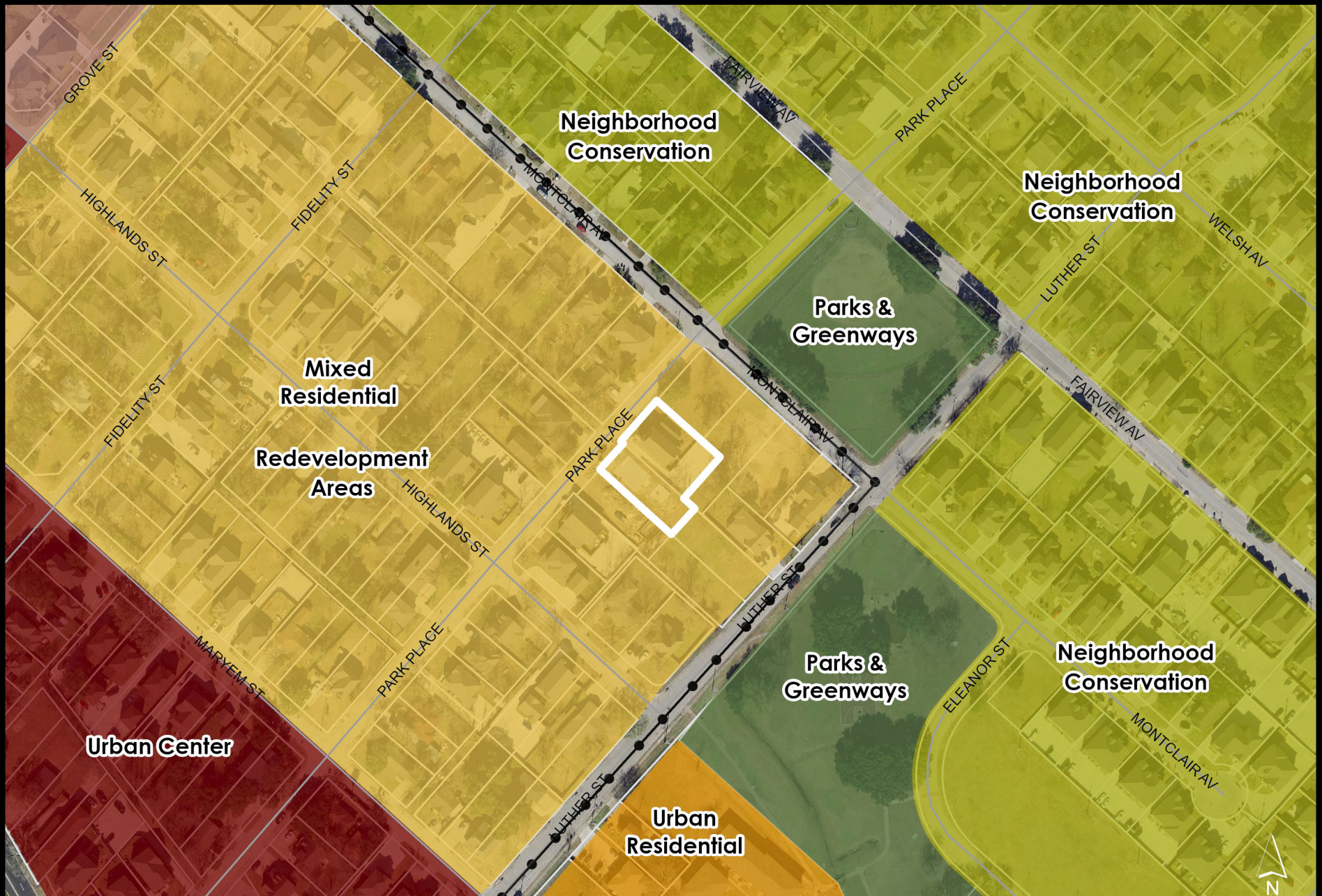
306-308 PARK PLACE REZONING

Case:
REZ2023-000022

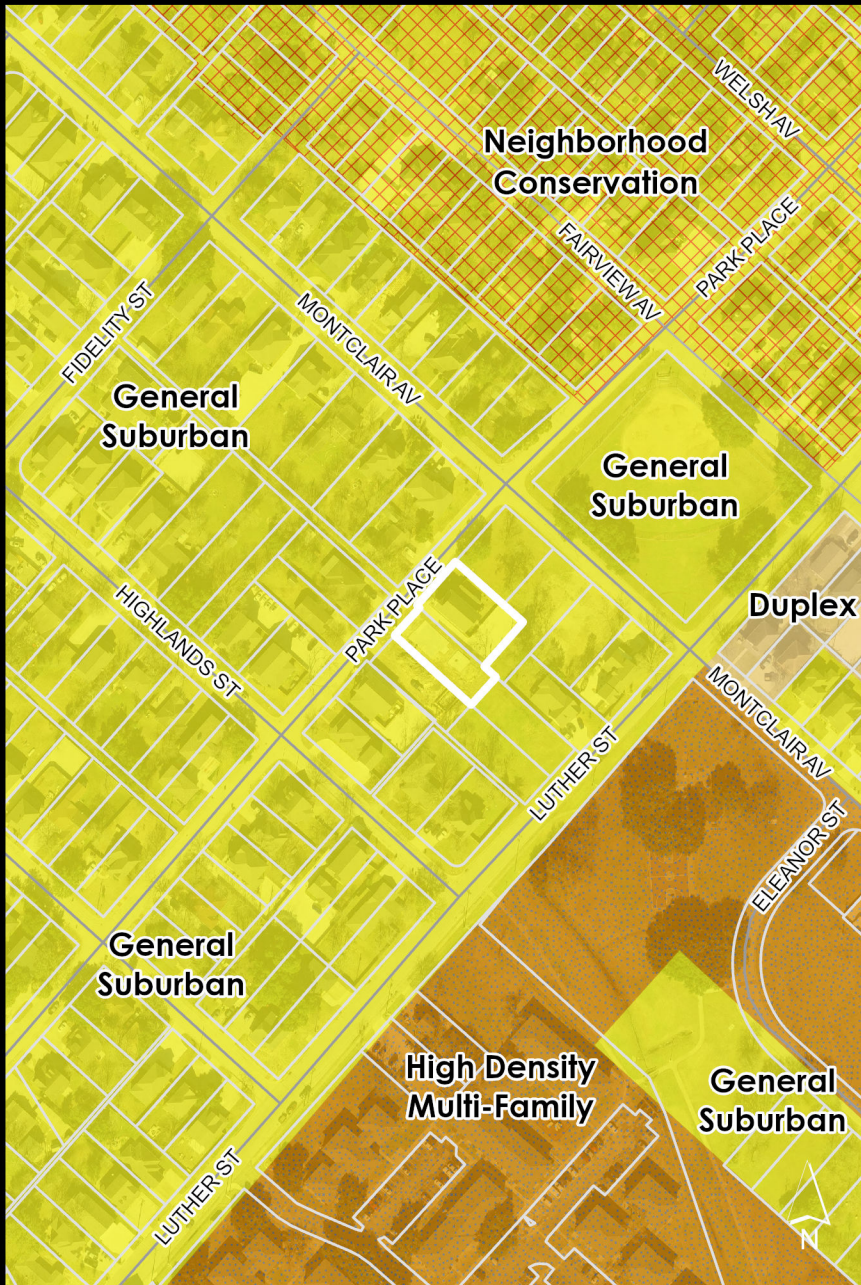
REZONING

EXISTING

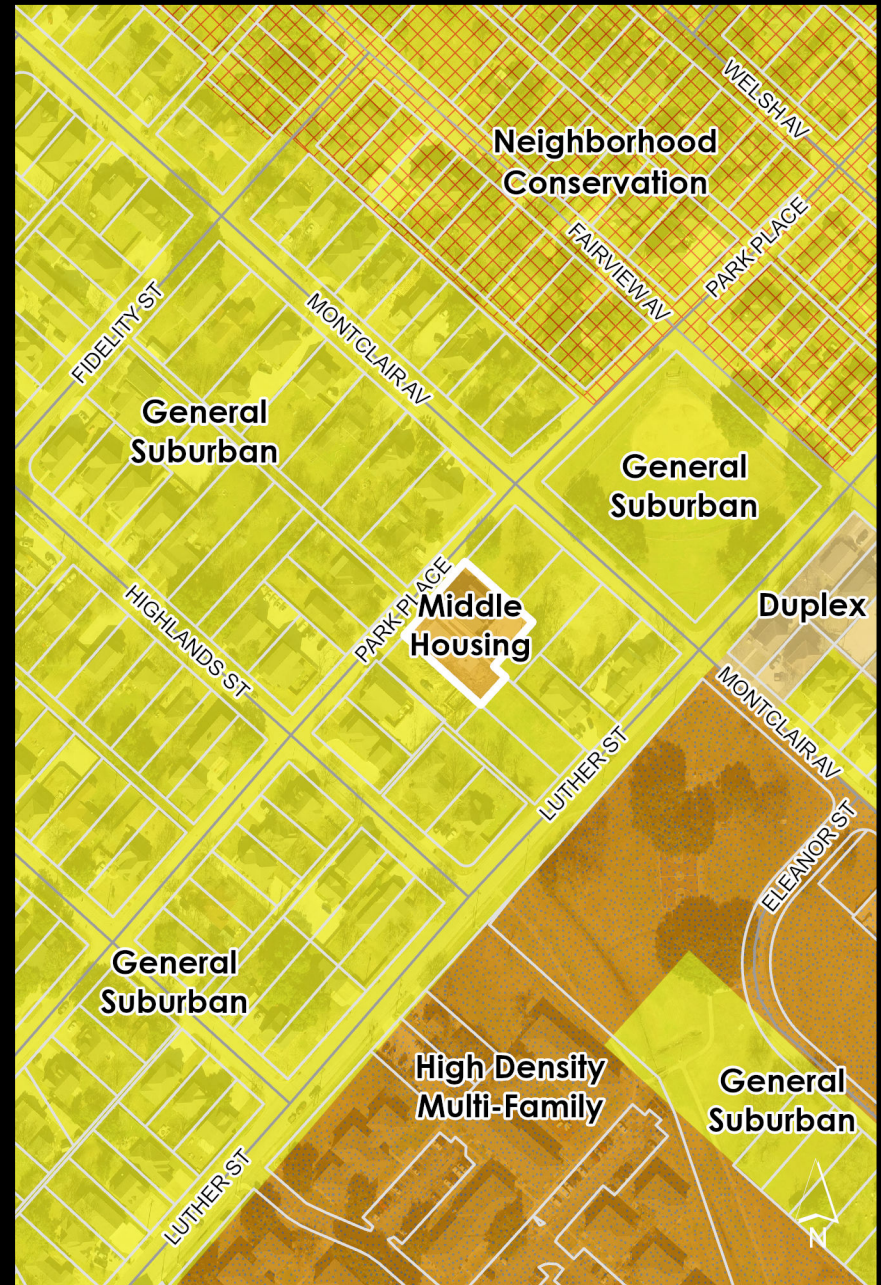
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000023

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 32

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	Mixed Residential	GS General Suburban	Residential
South	Mixed Residential	GS General Suburban	Park Place (local street)
East	Mixed Residential	GS General Suburban	Residential
West	Mixed Residential	GS General Suburban	Highlands Street (local street)

DEVELOPMENT HISTORY

Annexed: October 1938
Zoning: District No. 1 First Dwelling House District (1940)
District R1-A Single-Family Residential (1972)
R-1 Single-Family Residential (2003)
GS General Suburban (2013)
Final Plat: West Park Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 611-613 HIGHLANDS STREET REZONING

Address: 611 HIGHLANDS ST

Legal Description: WEST PARK (CS), BLOCK 2, LOT 8-R

Total Acreage: 0.35

Applicant:: MITCHELL & MORGAN

Property Owner: AMARES LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The residences at 611 and 613 Highlands Street fall under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing residences contributes toward, which 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?

GS General Suburban can be suitable for the properties; however, the properties are developed as shared housing residences, which is more suitable under the MH Middle Housing zoning classification.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

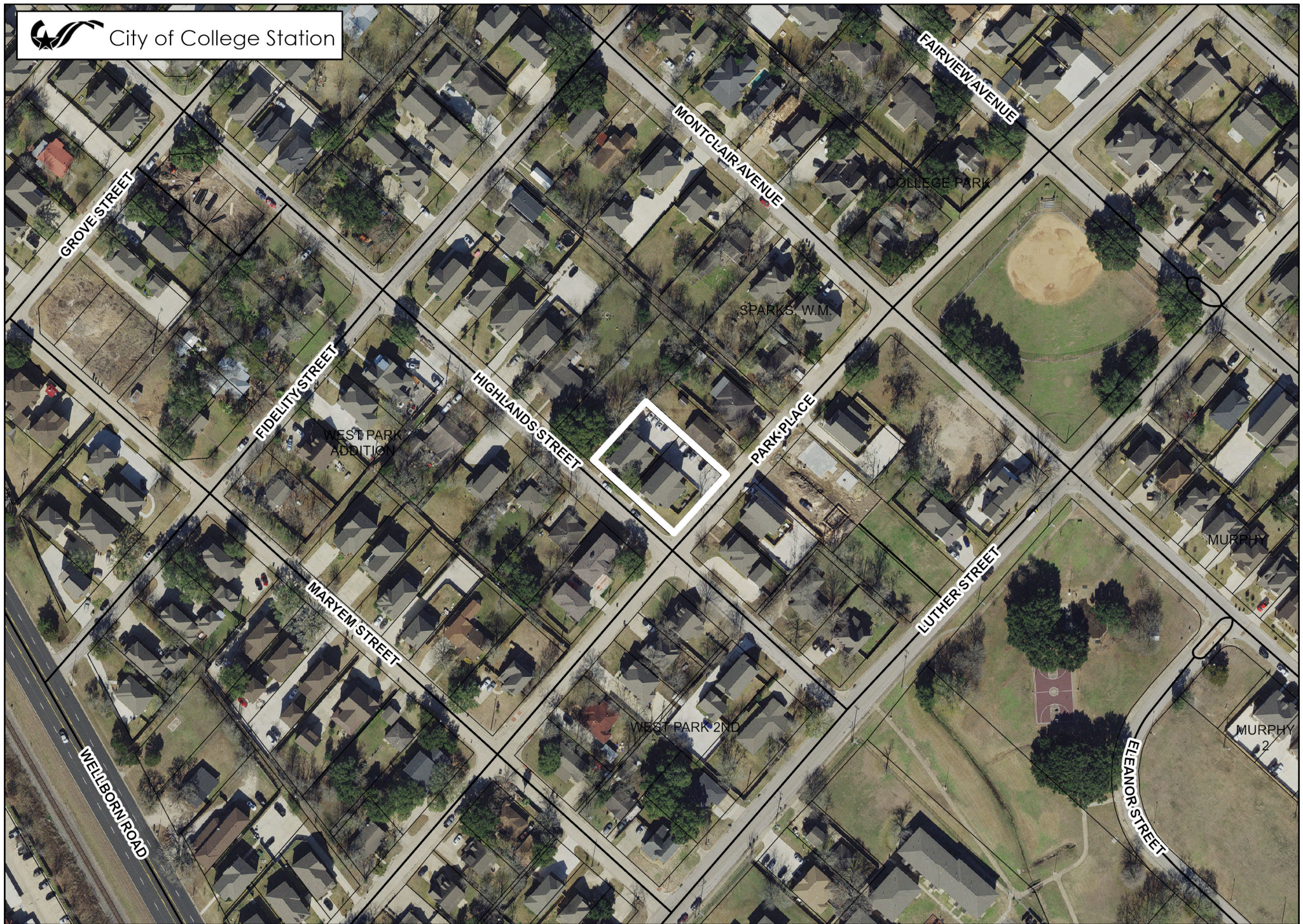
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

GS General Suburban is not likely to be as marketable for lots in this area. The land use plan designates the properties for Mixed Residential, meaning medium density residences that can't be achieved under the GS General Suburban zoning district. The residential units on the property are considered Shared Housing and is a use that is more marketable and more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A

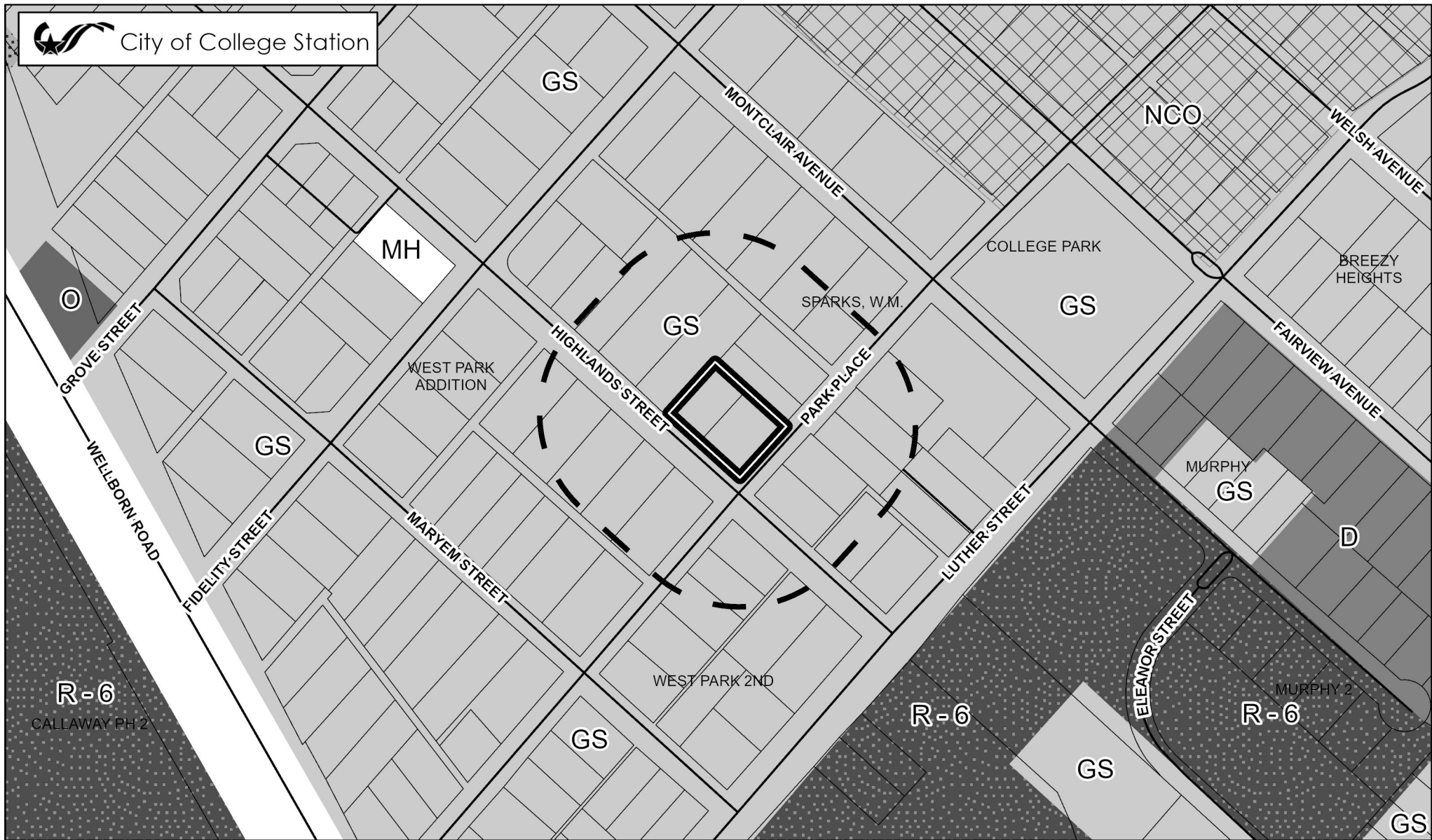


0 165 330 Feet

611-613 HIGHLANDS STREET REZONING

Case:
REZ2023-000023

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 210 420 Feet

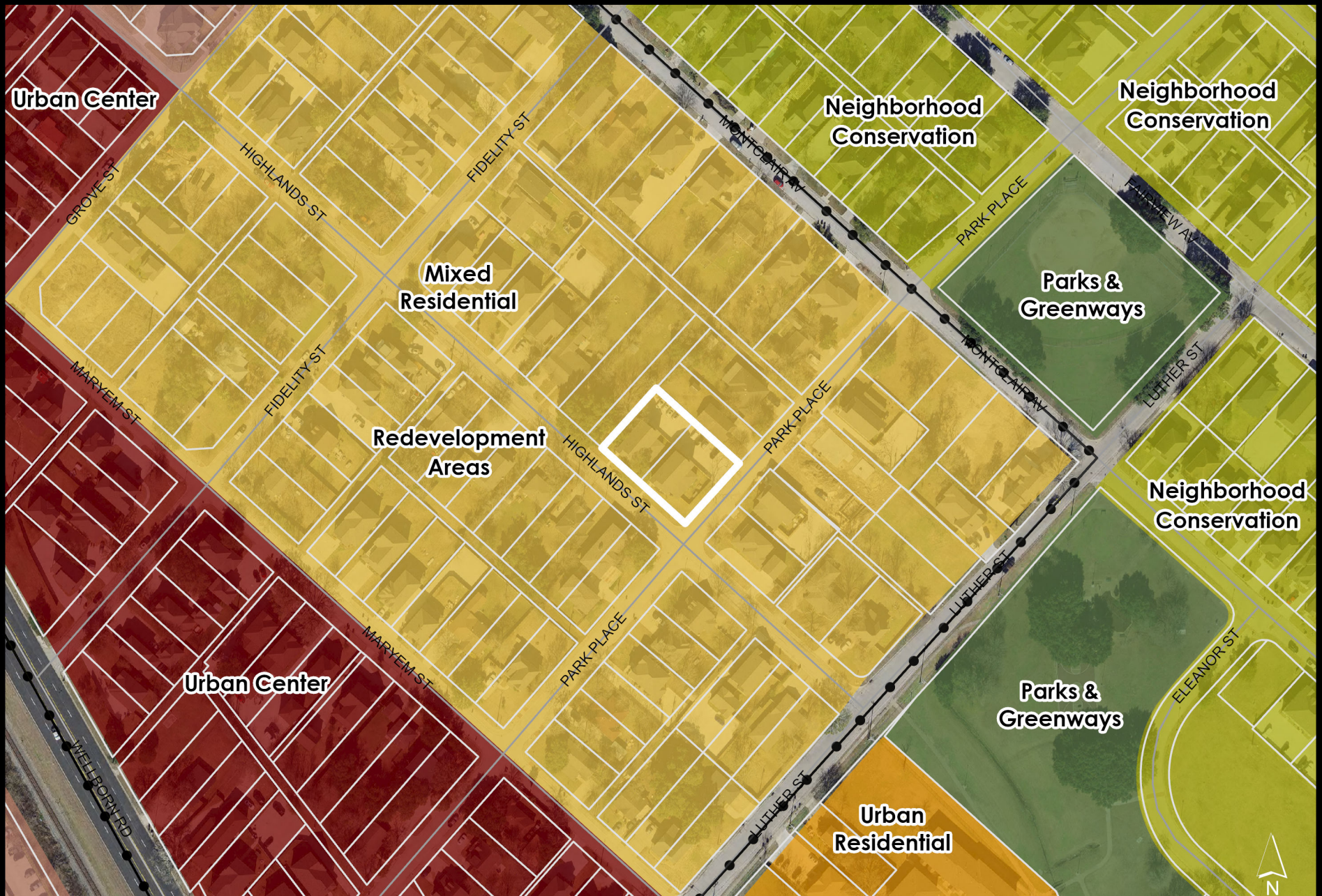
611-613 HIGHLANDS STREET REZONING

Case:
REZ2023-000023

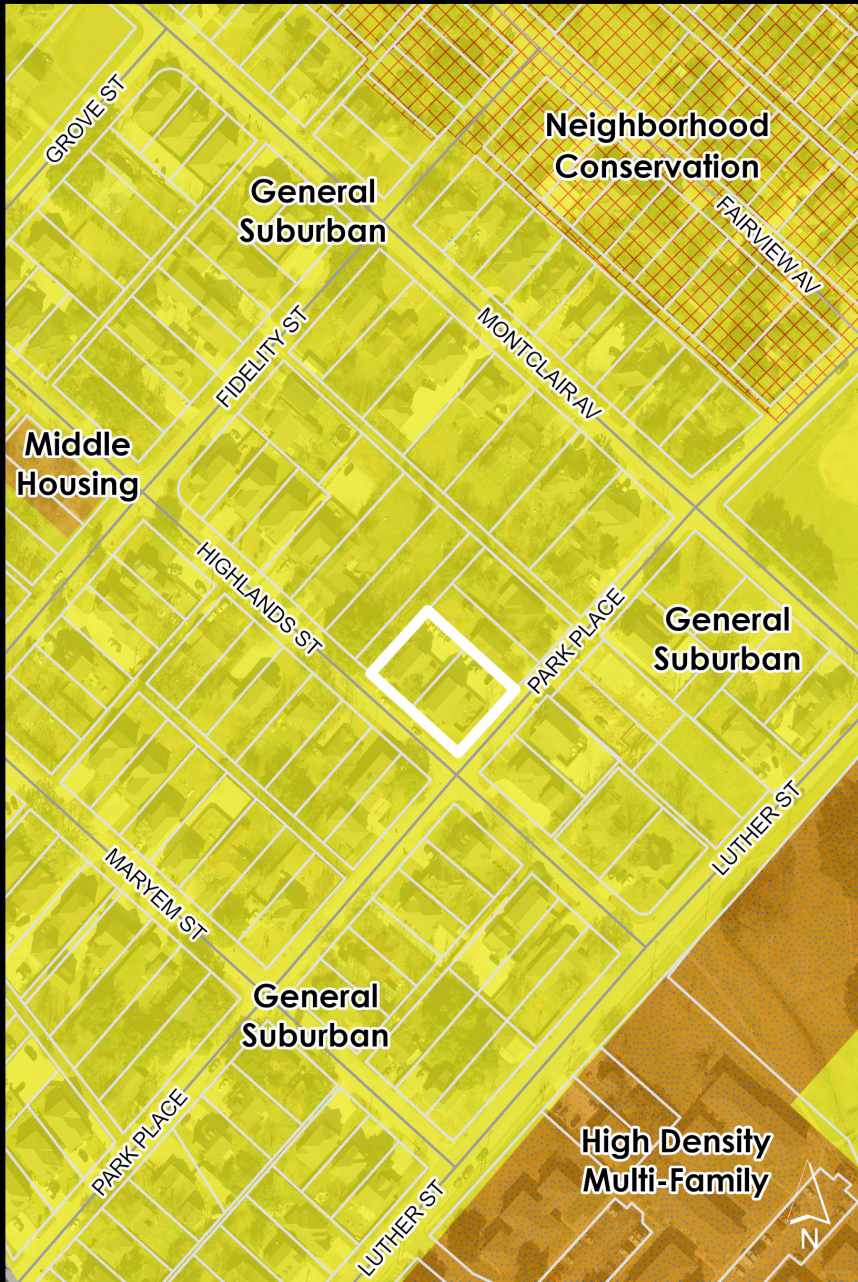
REZONING

EXISTING

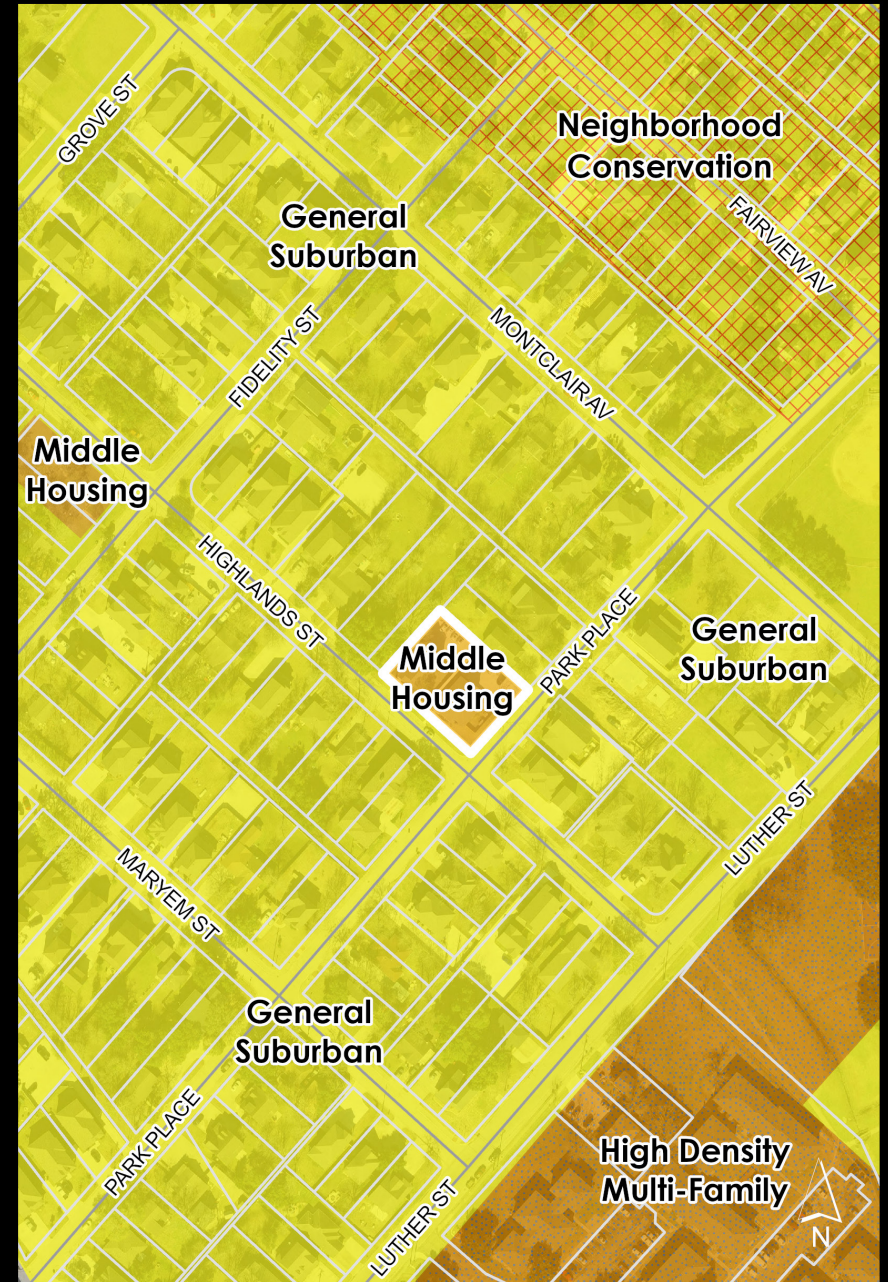
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000024

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 29

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	Mixed Residential	GS General Suburban	Residential
South	Mixed Residential	GS General Suburban	Residential
East	Mixed Residential	GS General Suburban	Residential
West	Mixed Residential	GS General Suburban	Maryem Street (local street)

DEVELOPMENT HISTORY

Annexed: October 1938
Zoning: District No. 1 First Dwelling House District (1940)
District R1-A Single-Family Residential (1972)
R-1 Single-Family Residential (2003)
GS General Suburban (2013)
Final Plat: West Park Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 607 MARYEM STREET

Address: 607 MARYEM ST

Legal Description: WEST PARK (CS), BLOCK 3, LOT 17

Total Acreage: 0.17

Applicant:: MITCHELL & MORGAN

Property Owner: PALAMOS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The residence at 607 Maryem Street falls under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing residence contributes toward, which 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?

GS General Suburban can be suitable for the property; however, the property is developed as shared housing residence, which is more suitable under the MH Middle Housing zoning classification.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

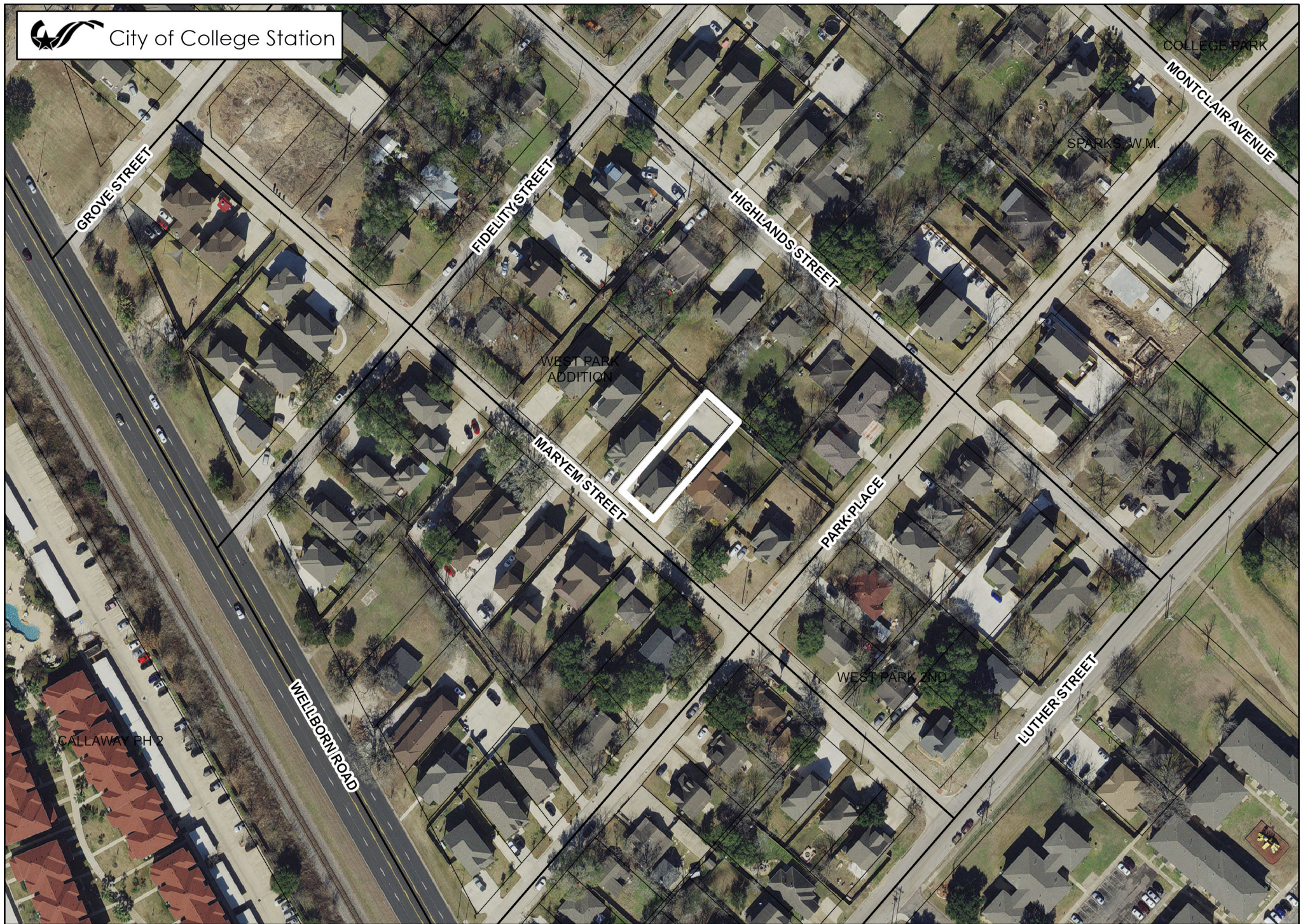
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University.

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

GS General Suburban is not likely to be as marketable for lots in this area. The land use plan designates the property for Mixed Residential, meaning medium density residences that can't be achieved under the GS General Suburban zoning district. The residential unit on the property is considered Shared Housing and is a use that is more marketable and more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A

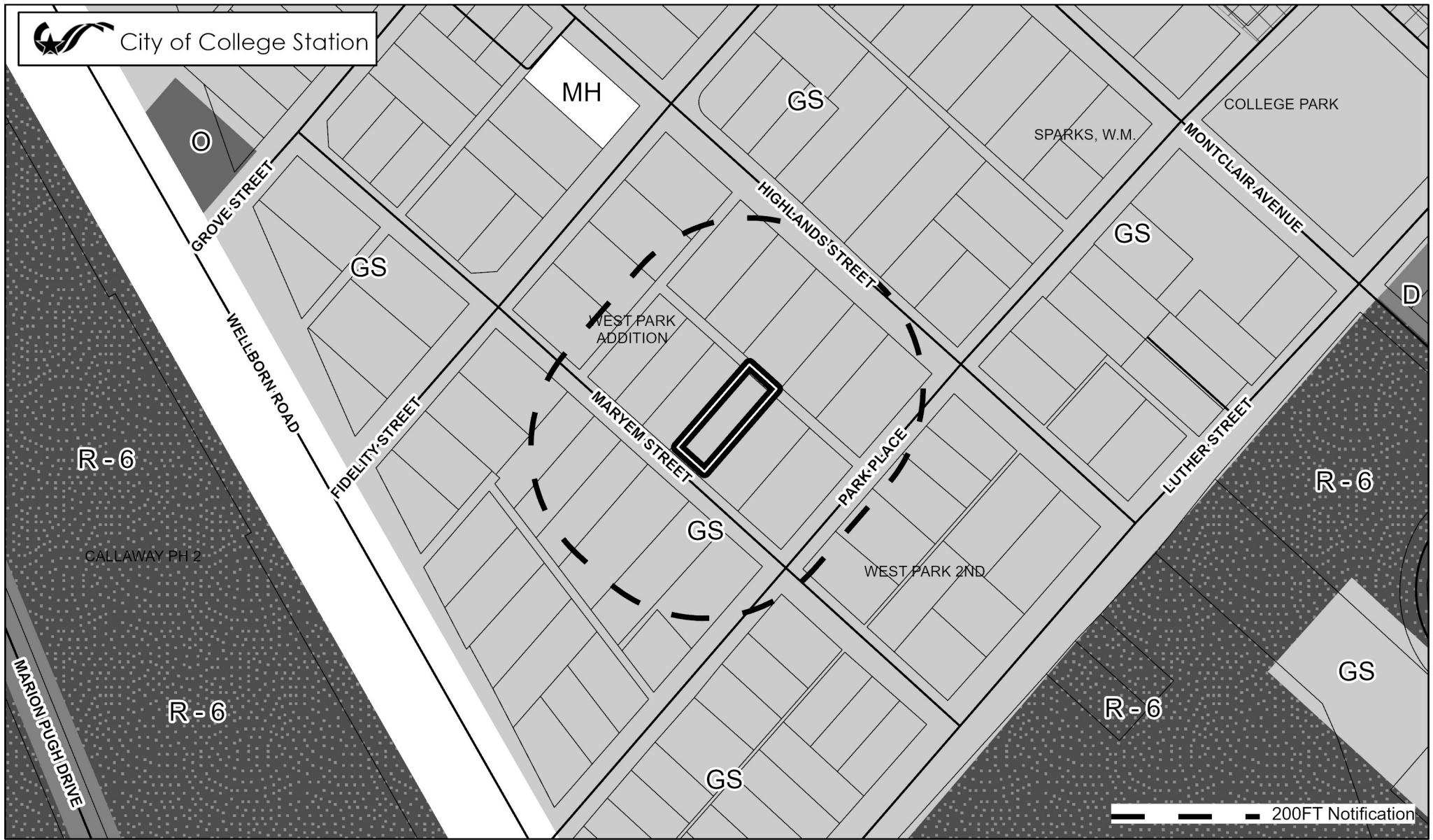


0 140 280 Feet

607 MARYEM STREET

Case:
REZ2023-000024

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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



0 185 370 Feet

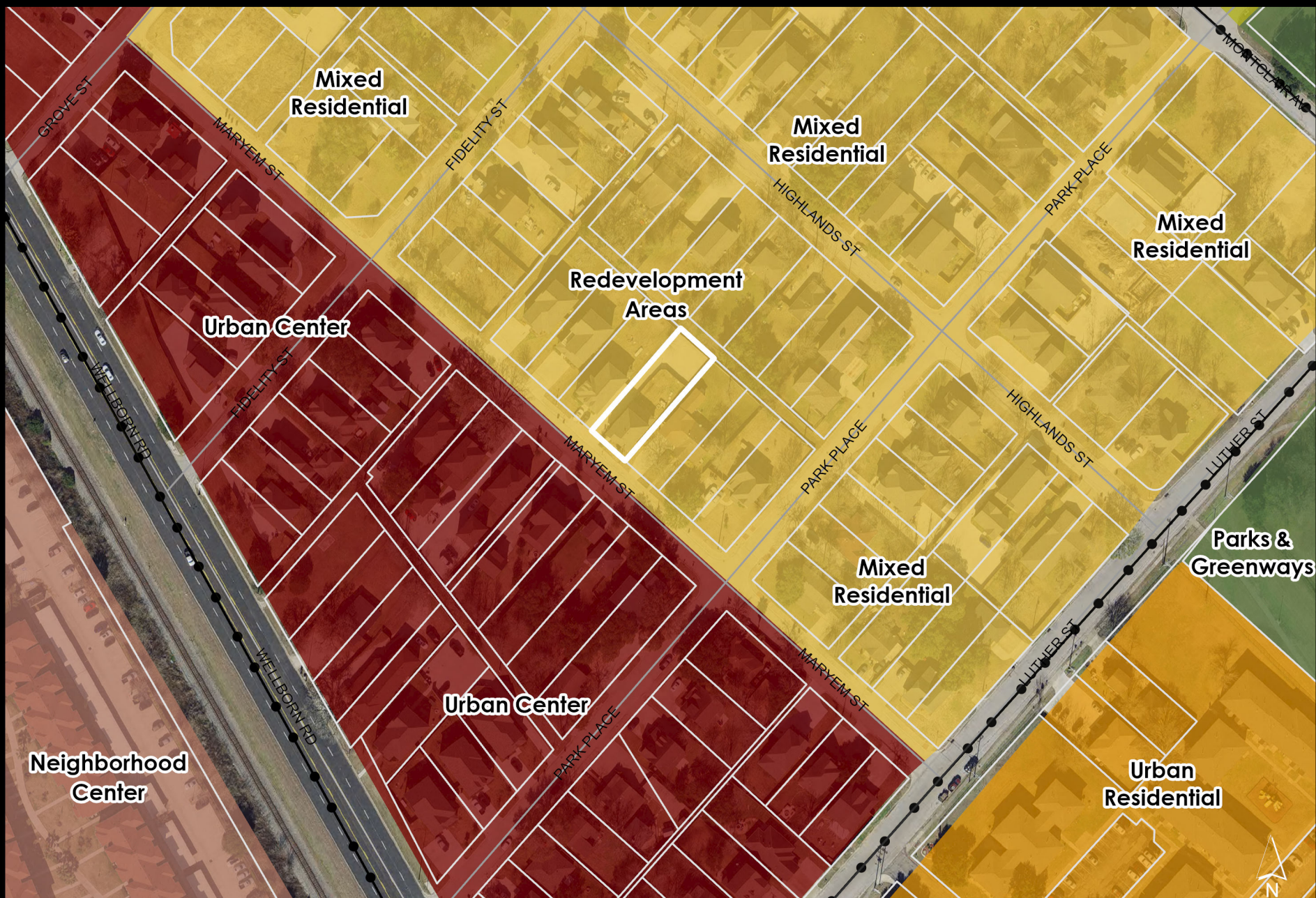
607 MARYEM STREET

Case:
REZ2023-000024

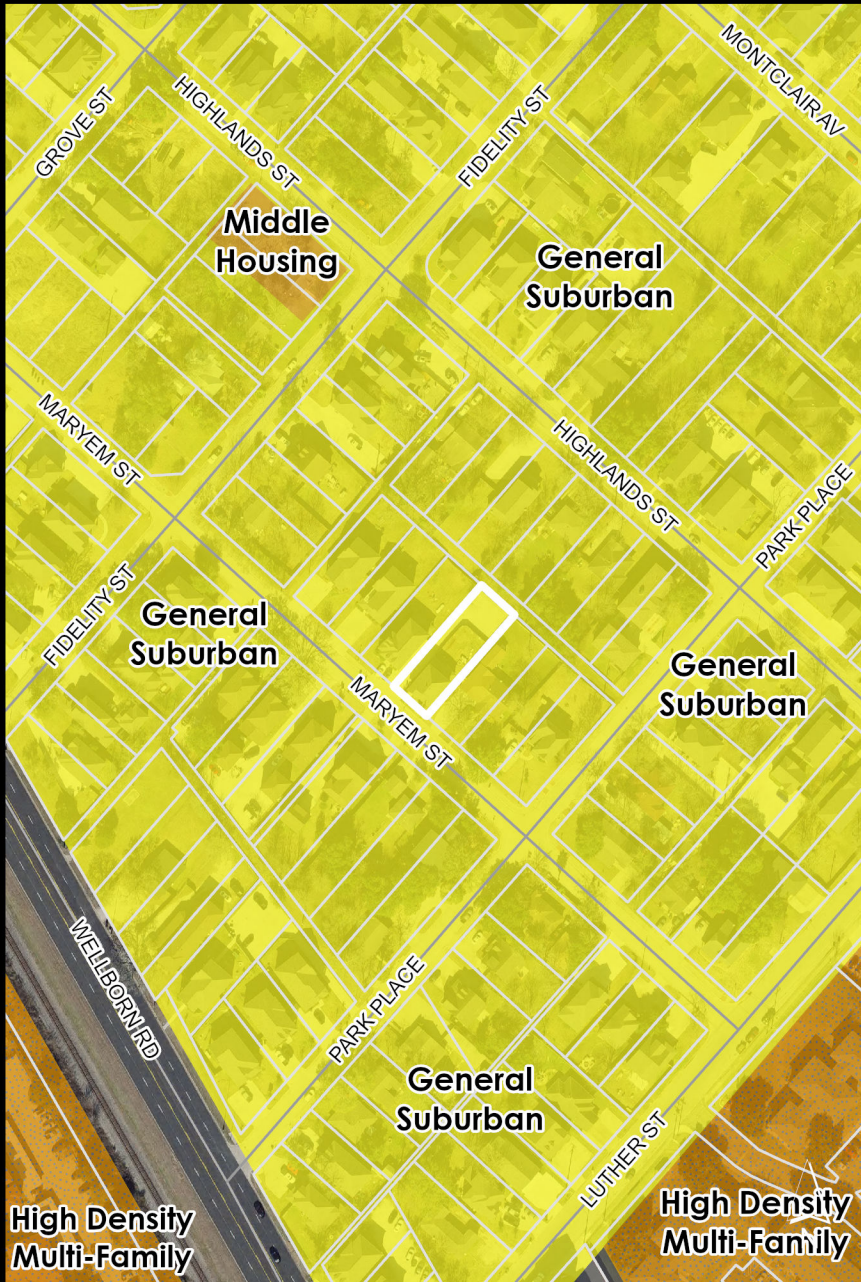
REZONING

EXISTING

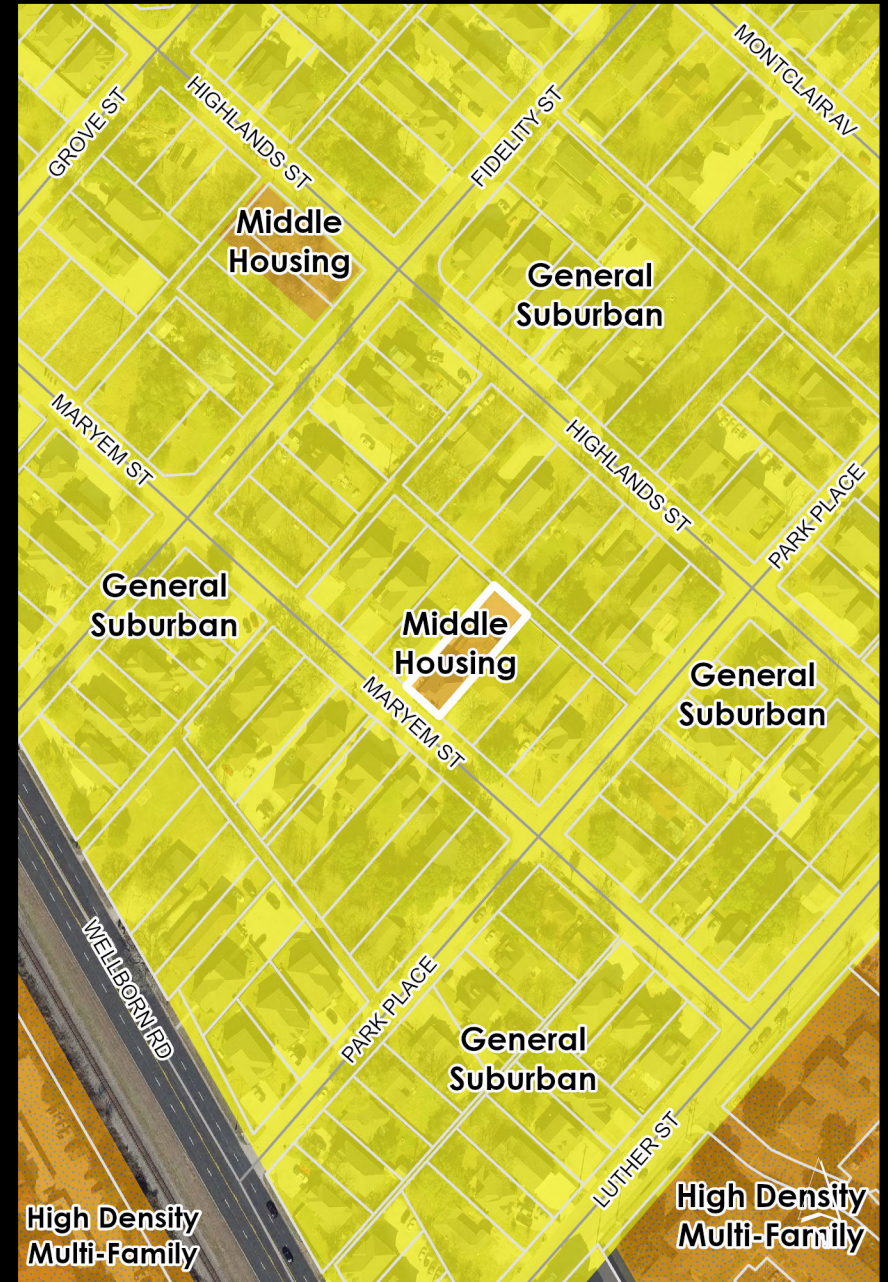
Future Land Use



EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION – REZ2023-000025

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 23

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	Mixed Residential	GS General Suburban	Residential
South	Parks & Greenways and Minor Collector	GS General Suburban	Luther Street
East	Mixed Residential	GS General Suburban	Residential
West	Mixed Residential	GS General Suburban	Residential

DEVELOPMENT HISTORY

Annexed: October 1938
Zoning: District No. 1 First Dwelling House District (1940)
District R1-A Single-Family Residential (1972)
R-1 Single-Family Residential (2003)
GS General Suburban (2013)
Final Plat: West Park Addition
Site Development: Single Family Residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 301 LUTHER STREET

Address: 301 LUTHER ST

Legal Description: WEST PARK (CS), BLOCK 1, LOT 2-R1

Total Acreage: 0.16

Applicant:: MITCHELL & MORGAN

Property Owner: ALI JAAFFAR BCS LLC

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

The City of College Station recently created a use for high occupancy residential structures that are permitted under the MH Middle Housing zoning district. The residence at 301 Luther Street falls under this definition. We are requesting a rezoning to MH Middle Housing so that the properties and property owner may be in compliance with zoning and development codes.

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 indicates this property is designated for Mixed Residential uses. Mixed Residential is intended for a mix of medium density uses. There is a variety of housing densities in in this area of the city that the existing shared housing residence contributes toward, which 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?

GS General Suburban can be suitable for the property; however, the property is developed as shared housing residence, which is more suitable under the MH Middle Housing zoning classification.

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

Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University

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

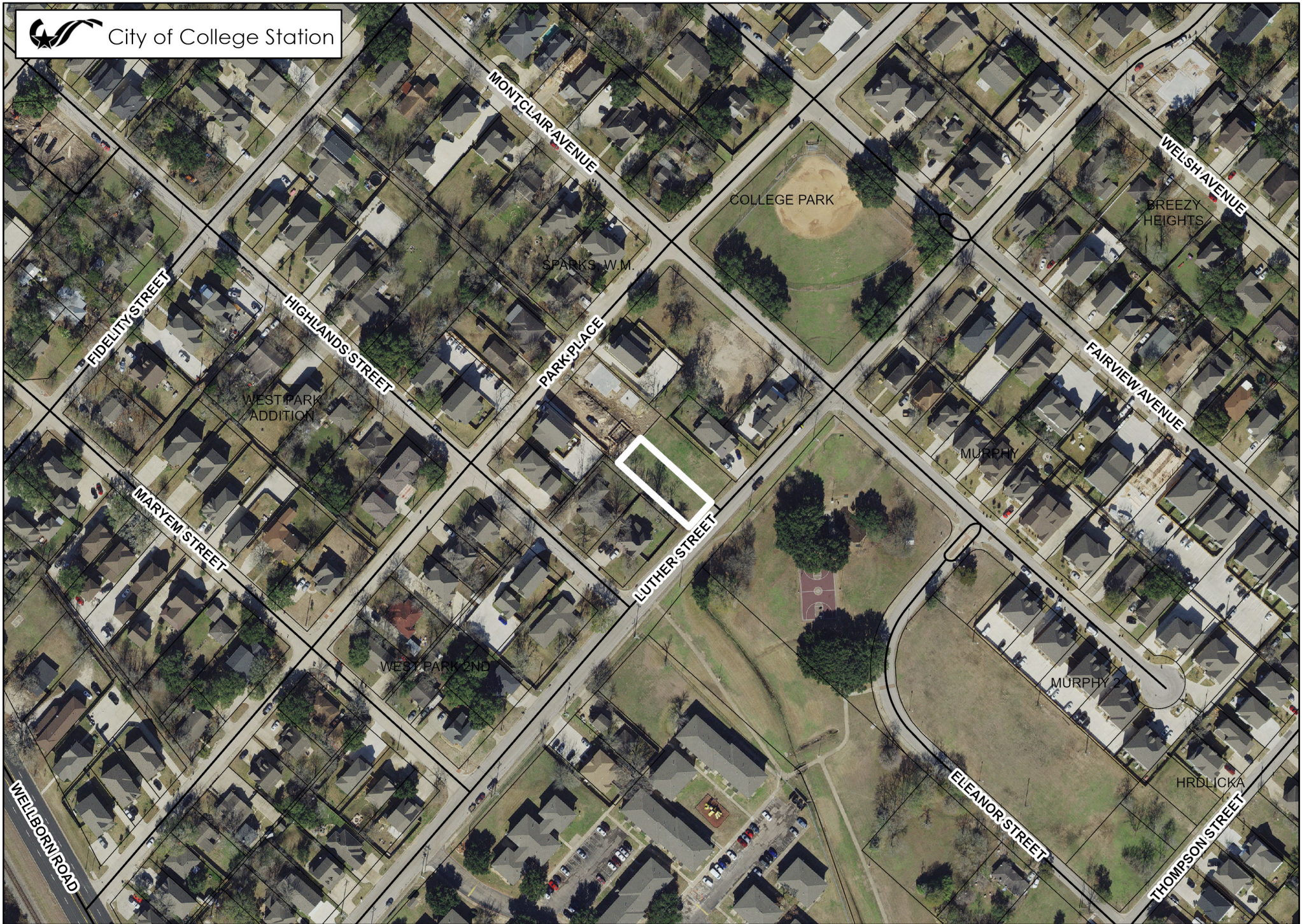
Middle Housing uses contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Shared housing residences are especially suitable due to the proximity to Texas A&M University

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

GS General Suburban is not likely to be as marketable for lots in this area. The land use plan designates the property for Mixed Residential, meaning medium density residences that can't be achieved under the GS General Suburban zoning district. The residential unit on the property is considered Shared Housing and is a use that is more marketable and more appropriate under the MH Middle Housing zoning district.

List any other reasons to support this zone change.

N/A

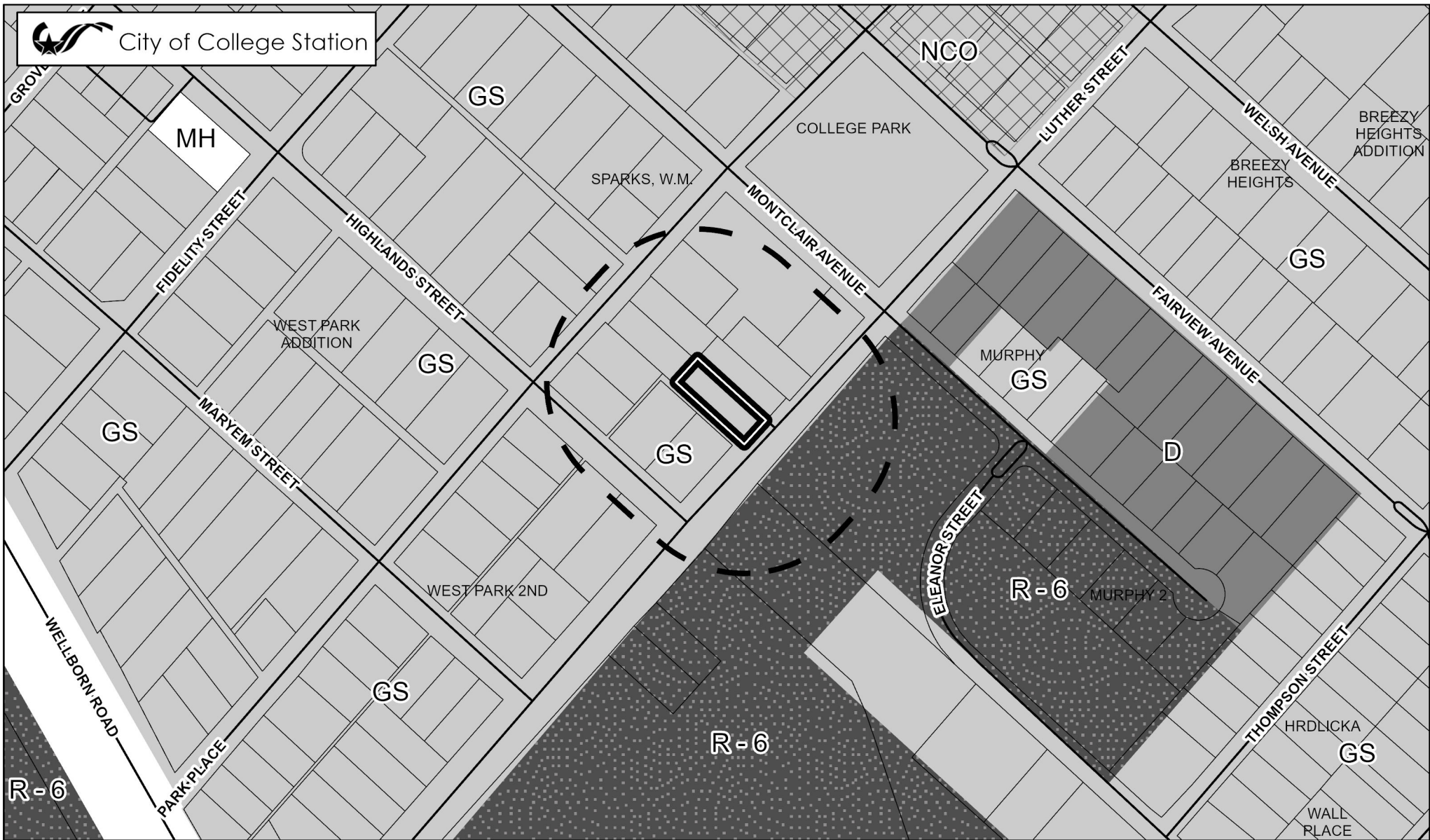


0 185 370 Feet

301 LUTHER STREET

Case:
REZ2023-000025

REZONING



ZONING DISTRICTS (In Grayscale)

Residential			
R	Rural	MH	Middle Housing
WE	Wellborn Estate	MF	Multi-Family
E	Estate	MU	Mixed-Use
WRS	Wellborn Restricted Suburban	MHP	Manufactured Home Pk.
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



0 210 420 Feet

301 LUTHER STREET

Case:
REZ2023-000025

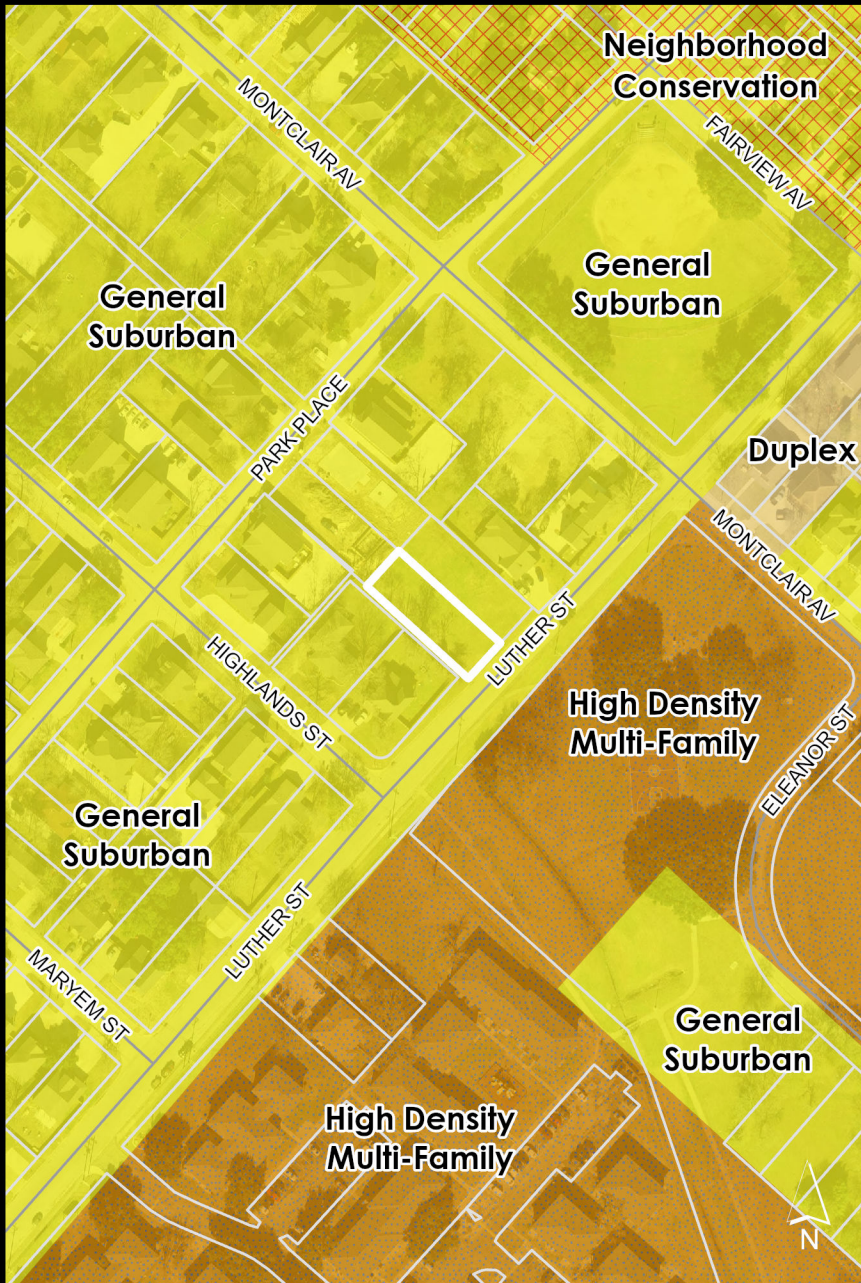
REZONING

EXISTING

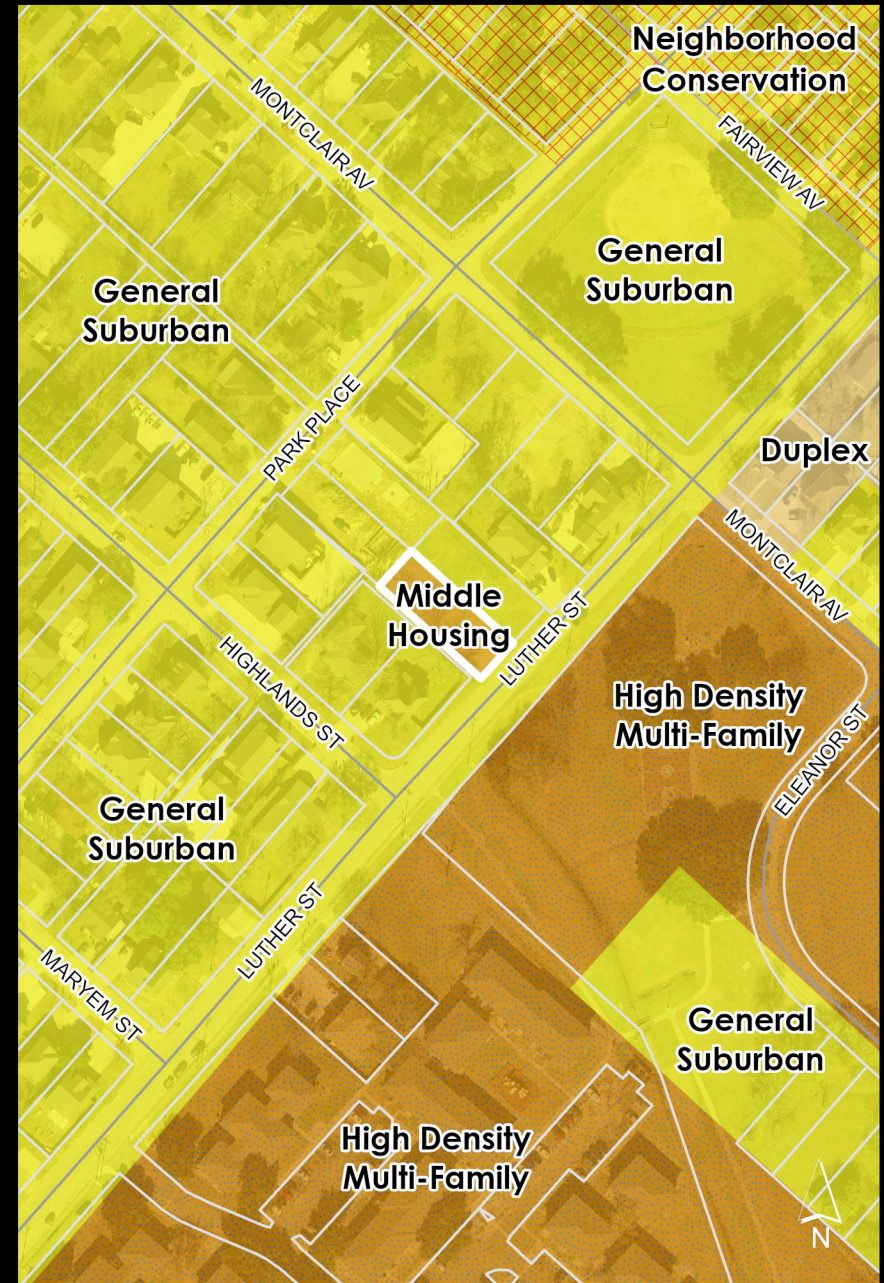
Future Land Use



EXISTING Zoning



PROPOSED Zoning



July 6, 2023
Item No. 8.2.
Rezoning - Avenue A GS to MH

Sponsor: Matthew Ellis

Reviewed By CBC: Planning & Zoning Commission

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 GS General Suburban to MH Middle Housing for approximately 1.05 acres being Lots 5-1 to 5-5 of the D.A. Smith Subdivision and generally located along Avenue A. Case #REZ2023-000026 (Note: Final action of this item will be considered at the July 27, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

- Core Services & Infrastructure
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this request conditioned on the construction of an approved secondary access drive meeting Fire Department standards no less than 175 feet away from Lincoln Avenue, a 10’ right-of-way dedication from each lot along Avenue A, and right-of-way chamfers along the lot that abuts Lincoln Avenue. These conditions are necessary to ensure the safe and effective delivery of services with the increase in potential density.

Summary: This request is to rezone approximately 1.05 acres of land being five platted lots generally located at 818-826 Avenue A from GS General Suburban to MH Middle Housing. The subject properties were platted in 2001 and are currently developed as single-family houses, constructed in 2002. The applicant intends to redevelop the lots to build duplexes. Nearby properties include single-family homes, two multi-family complexes, and a large-scale shopping center.

REZONING REVIEW CRITERIA

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are within the Texas Avenue and University Drive Redevelopment Area, which is currently undergoing a small area planning process. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The Mixed Residential land use intends to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in

this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. The proposed redevelopment of these sites is aligned with that vision.

The zoning districts that are generally appropriate within this land use include middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Comprehensive Plan discusses residential infill and redevelopment in both *Chapter 3, Strong Neighborhoods* and *Chapter 8, Managed Growth*. The plan states, “infill development offers the opportunity to mediate and enhance the identity of neighborhoods.” The plan goes on to mention that infill and redevelopment can create more viable and vibrant places throughout the city. Residential infill, especially in areas of the city designated for redevelopment, improves the efficiency of land use while enhancing the character of surrounding neighborhoods. As a tool for redevelopment, the request allows a mix of housing types with smaller lot sizes.

However, there is a concern when it comes to Fire and Solid Waste access on Avenue A. Fire and Solid Waste personnel already face challenges in trying to serve the current residents. Currently, there is not a sufficient turn around for either department’s larger vehicles, forcing both to do a backing maneuver onto Lincoln Avenue, a major collector. The addition of more dwelling units without the creation of a second access point would undermine the above benefits of infill development, causing this rezoning request to not be consistent with the Comprehensive Plan. Additionally, the right-of way for most of the block on Avenue A is deficient for the construction of a typical residential street. These lots will need to dedicate right-of-way to help establish the proper roadway system for this block.

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

The subject property is surrounded by single-family homes to the north, east, and south and commercial development to the west. Development pressure continues to grow as new generations of students, young professionals, families, and seniors move to College Station; allowing and encouraging redevelopment opportunities helps alleviate some of the pressure in the market. The Middle Housing zoning district enables the redevelopment of these lots at an appropriate scale, enabling the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for the surrounding areas, but access concerns would be worsened with infill density without a secondary access point.

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

The size and location of the subject properties makes them suitable for single-family houses, townhouses, duplexes, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district. The proposed use of duplexes would not require replatting, although, the dedication of the right-of-way and access drive will change the lot dimensions.

4. Whether there are 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 are adequate to support the needs of this

development. Drainage and any other infrastructure required with the site development shall be designed and constructed following the BCS Unified Design Guidelines. The subject property fronts Avenue A but could be reoriented to face Eisenhower Street to allow for rear parking off Avenue A. Each residential lot will take access off Avenue A as it is a local street and would not be allowed access from Eisenhower Street as it is a major collector. Avenue A is a road that does not conform to Fire access requirements, which creates issues for Fire and Solid Waste personnel. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that the currently allowed uses are marketable, but not the best use of the property. They mention the properties are close to Texas A&M University and will serve the student population, and duplexes are more appropriate and marketable for these lots.

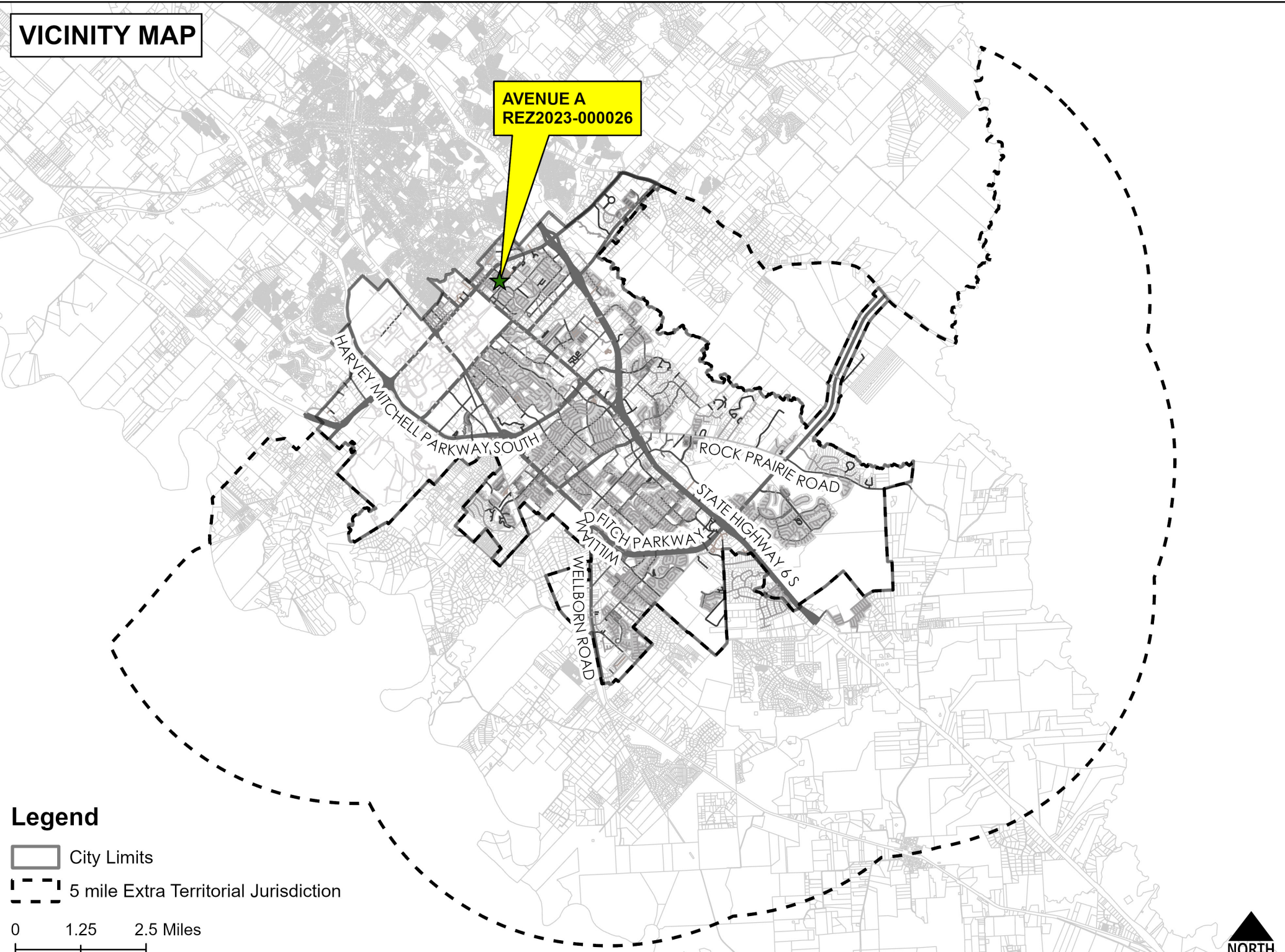
Budget & Financial Summary: N/A

Attachments:

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

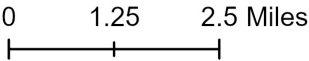
VICINITY MAP

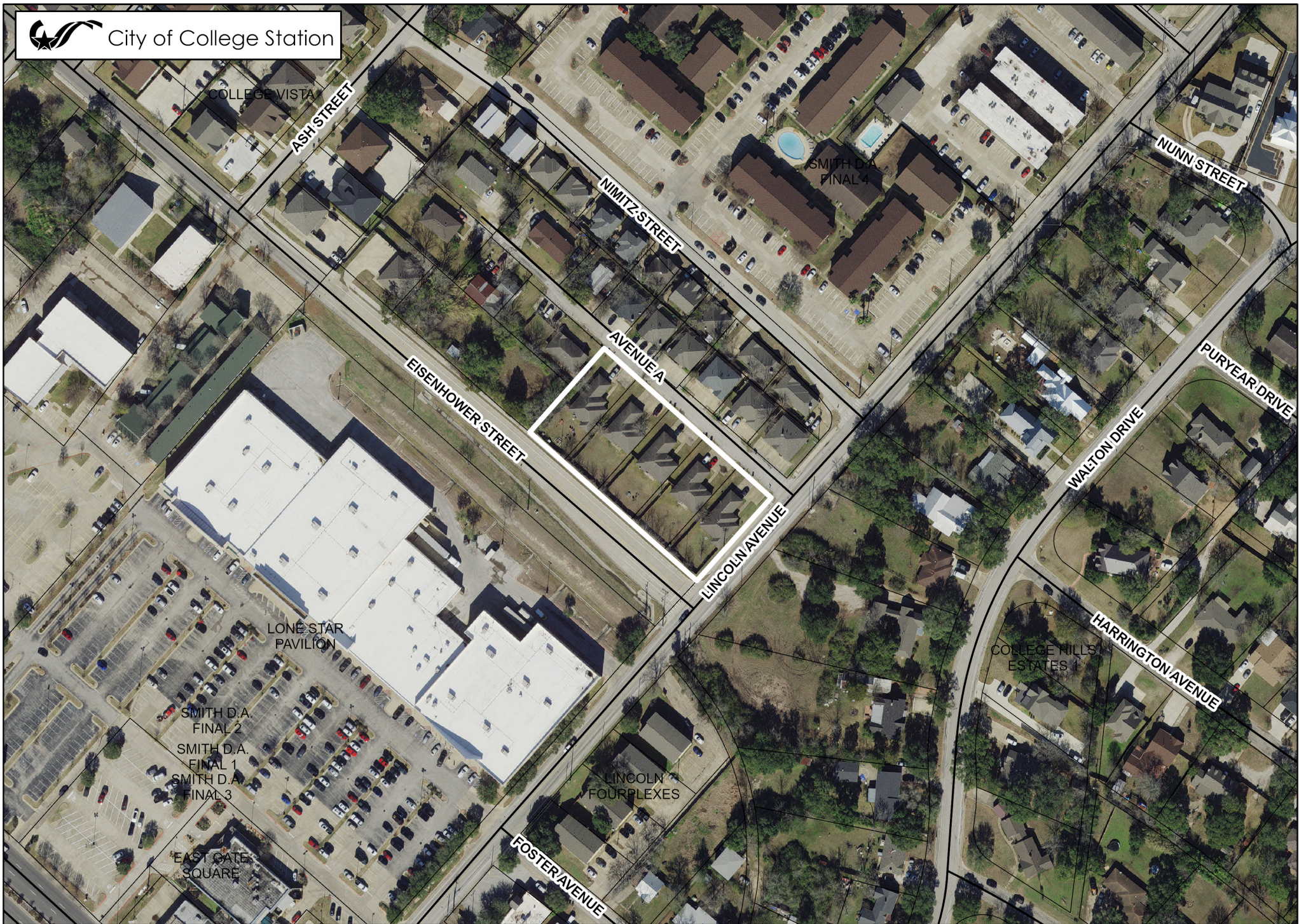
AVENUE A
REZ2023-000026



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





0

165

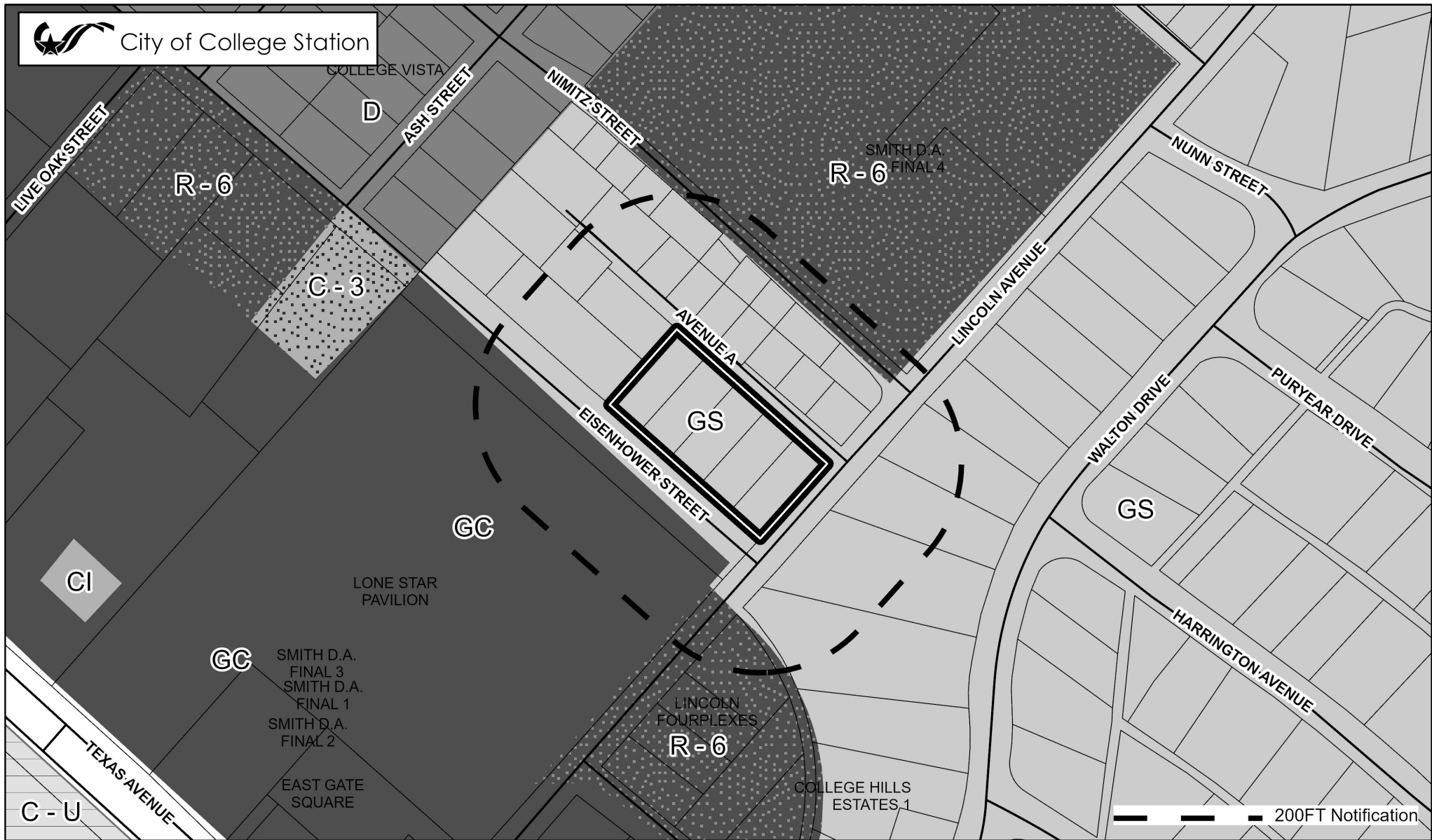
330

Feet

AVENUE A

Case:
REZ2023-000026

REZONING



ZONING DISTRICTS (In Grayscale)

Residential		MH	Middle Housing
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

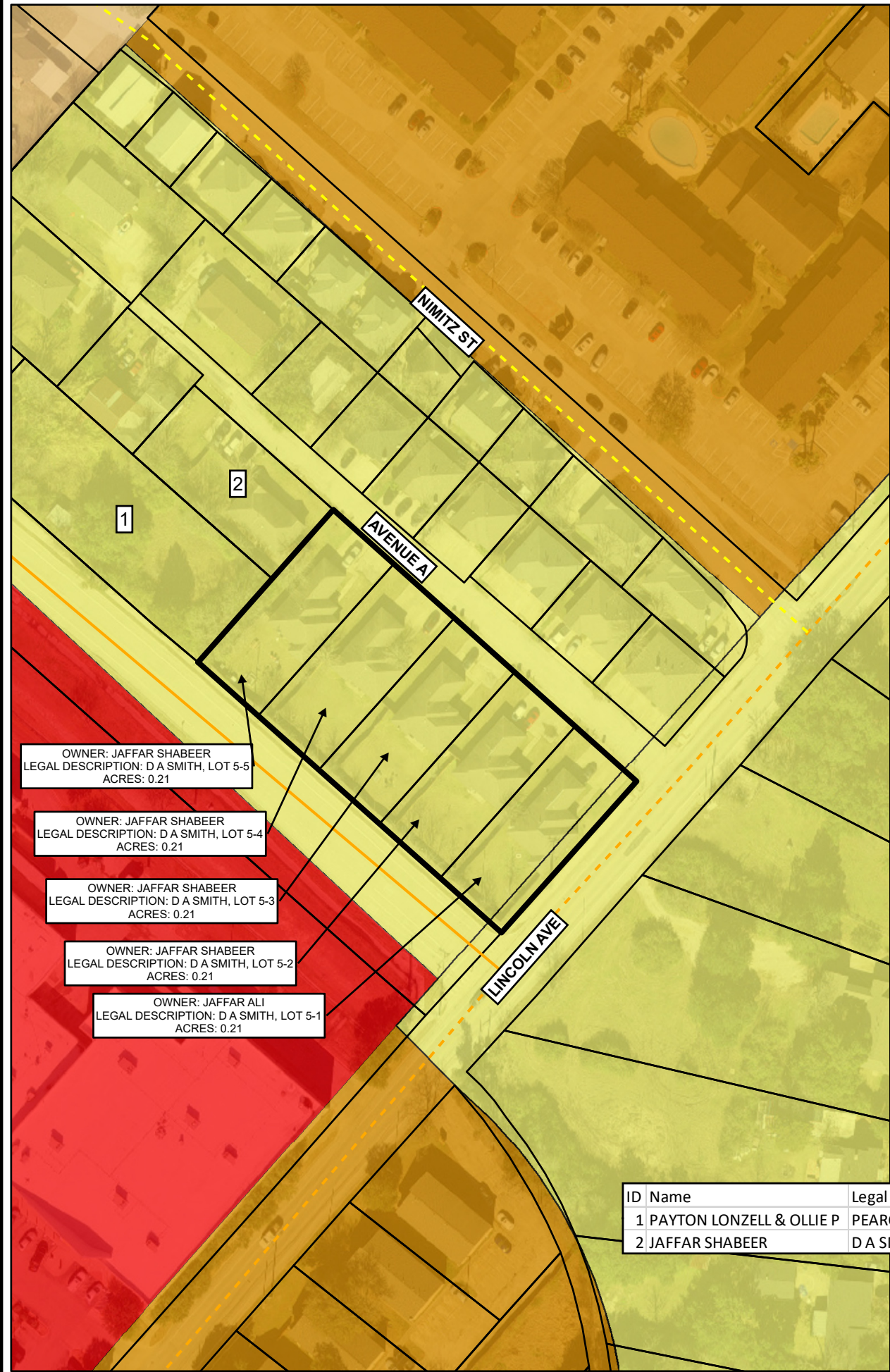


0 200 400 Feet

AVENUE A

Case:
REZ2023-000026

REZONING



ID	Name	Legal Description	Current Zoning	Current Land Use
1	PAYTON LONZELL & OLLIE P	PEARCE (AN UNRECORDED ADDITION), BLOCK 2, LOT 10 & 11	General Suburban	Mixed Residential
2	JAFFAR SHABEER	D A SMITH, LOT 5-6	General Suburban	Mixed Residential

Zoning

Description

D - Duplex

GC - General Commercial

GS - General Suburban

R-6 - High Density Multi-Family

MH - Middle Housing

Thoroughfare Plan

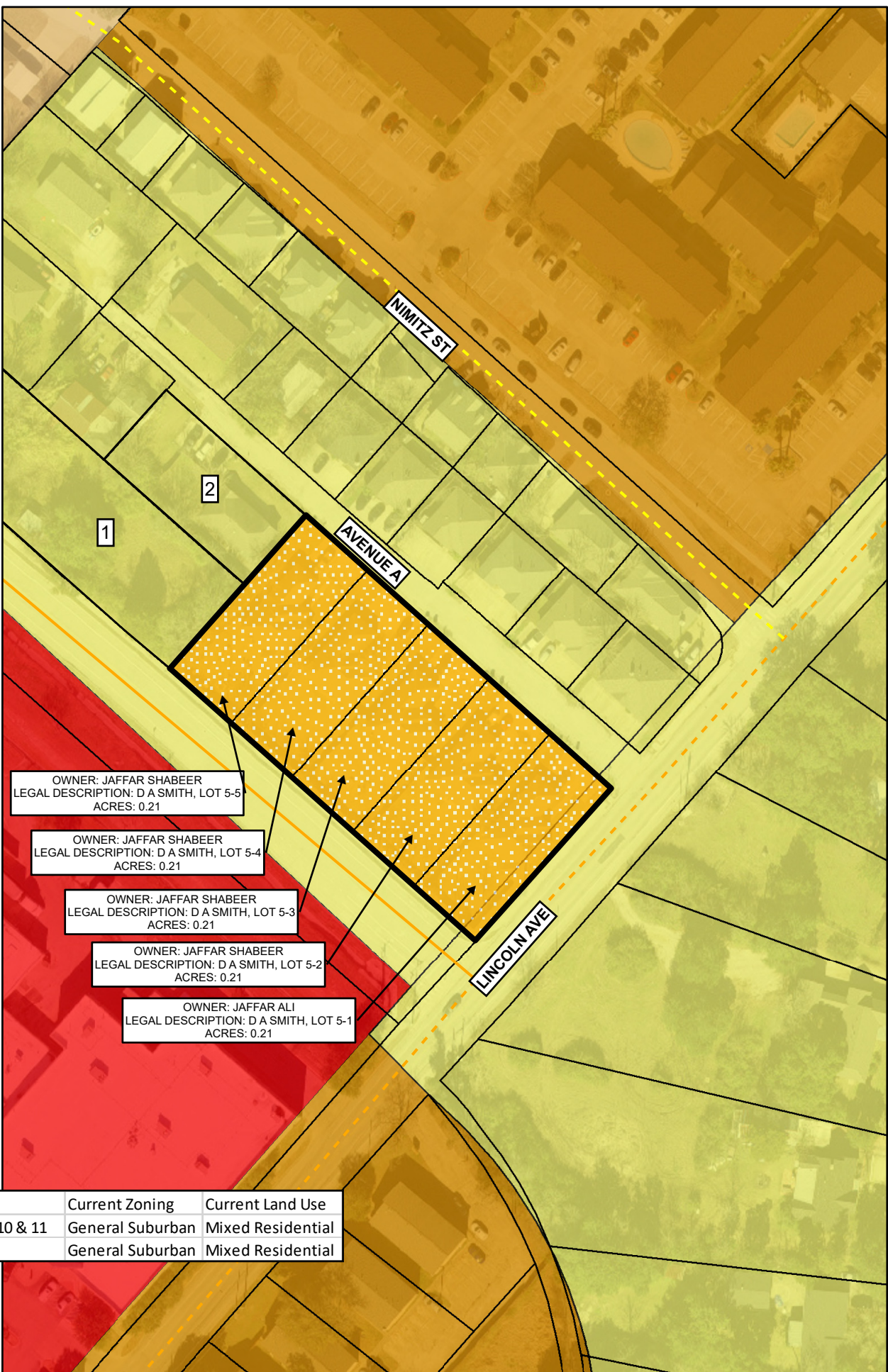
Classification

Existing, 2 Lane Major Collector

Future, 2 Lane Major Collector

Future, 2 Lane Minor Collector

NOTE: This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0215F, Effective Date: April 2, 2014



N

1 inch = 100 feet

MITCHELL

M&M

MORGAN

T. 979.260.6963
F. 979.260.3564
3204 Earl Rudder Fwy S
College Station, TX 77845
Plan & Design Specialists in
Civil · Engineering · Hydraulics
Hydrology · Utilities · Streets
Site Plans · Subdivisions
www.mitchellandmorgan.com

Rezoning Map

818-826 Avenue A

May 2023

Ex. A

Page 127 of 132

BACKGROUND INFORMATION – REZ2023-000026

NOTIFICATIONS

Advertised Commission Hearing Date: July 6, 2023
Advertised Council Hearing Date: July 27, 2023

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:

College Hills HOA

Property owner notices mailed: 25

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	Mixed Residential	GS General Suburban	Detached single family
South	Neighborhood Conservation	GS General Suburban	Detached single family
East	Neighborhood Conservation	GS General Suburban	Detached single family
West	Urban Center	GC General Commercial	Shopping center

DEVELOPMENT HISTORY

Annexed: April 1951
Zoning: A-O Agricultural Open (1951 upon annexation)
R-3 Apartment Building (year undetermined)
R-1 Single Family Residential (1976)
R-1 Single Family Residential renamed to GS General Suburban (2013)
Final Plat: D.A. Smith Subdivision
Site Development: Single-family Houses



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: AVENUE A

Address: 818 AVENUE A

Legal Description: D A SMITH, LOT 5-5

Total Acreage: 1.02

Applicant:: MITCHELL & MORGAN

Property Owner: JAFFAR SHABEER

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

As the student population at Texas A&M University continues to grow, the need for housing close to the University becomes more important. The Comprehensive Plan recognizes this need and includes a new land use designation ideal for infill redevelopment that will accommodate a variety of moderate density residential land uses. These properties are ideal for redevelopment and this rezoning to allow duplexes will further implement the Plan

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

The Comprehensive Plan indicates these properties are designated for Mixed Residential uses. Mixed residential is intended for a mix of medium density uses. There is a variety of housing in the area of Avenue A. Duplexes will further support the mix of housing types and is in accordance with the Comprehensive Plan. These properties are also located within a Redevelopment area on the Comprehensive Plan. Redeveloping these properties will enhance the character and value of the neighborhood.

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

General Suburban is not suitable as this area is planned for Mixed Residential to encourage denser residential development.

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

Duplexes contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Duplexes are especially suitable due to the proximity to Texas A&M University.

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

Duplexes contribute to the desired mix of densities and housing types specified in the Mixed Residential land use designation making this development very suitable for the property. Duplexes are especially suitable due to the proximity to Texas A&M University.

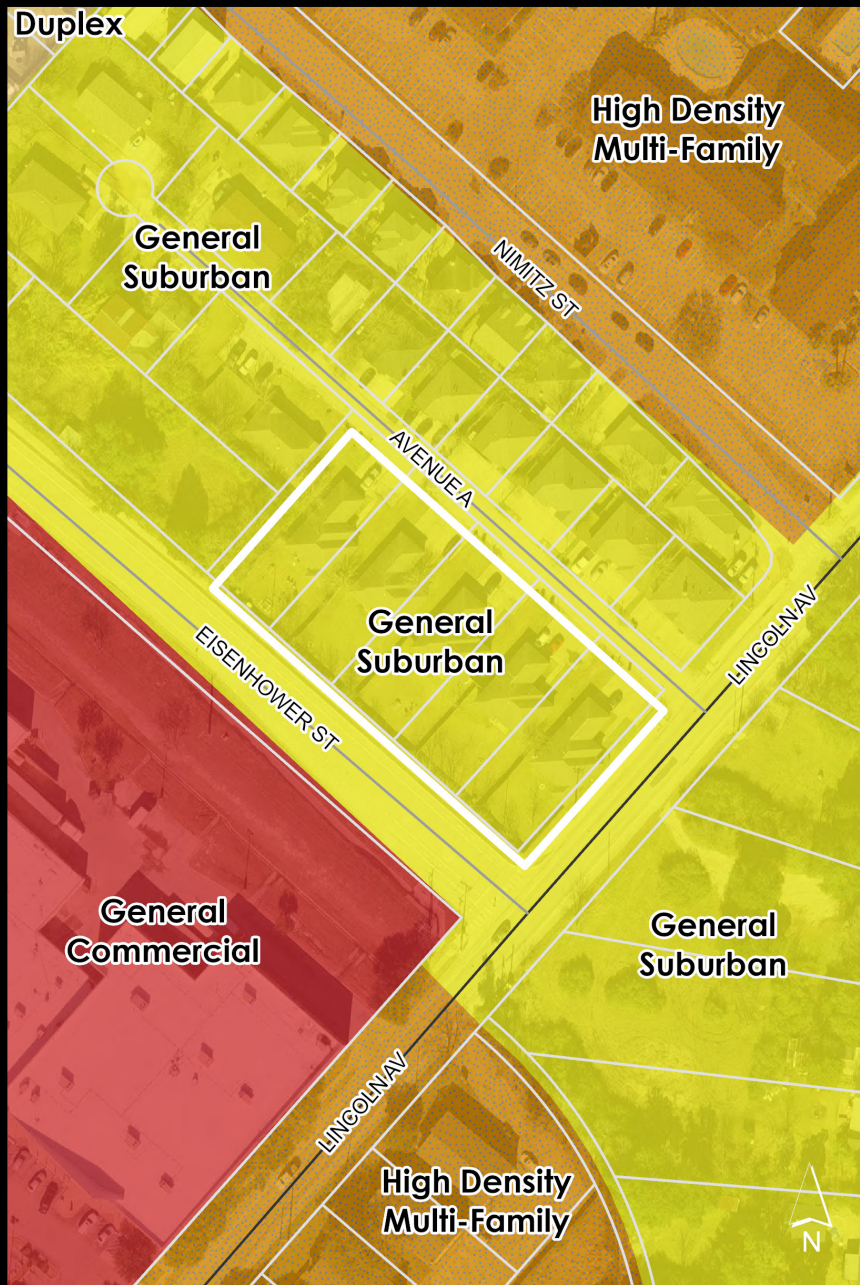
Explain the marketability of the property for uses permitted by the current zoning district.

General suburban uses as permitted by the existing zoning district are probably marketable, but are not the highest and best use for the property. These properties are close in proximity to Texas A&M University and will serve the student population. Duplexes are more appropriate and marketable for these lots and will better serve the student housing needs.

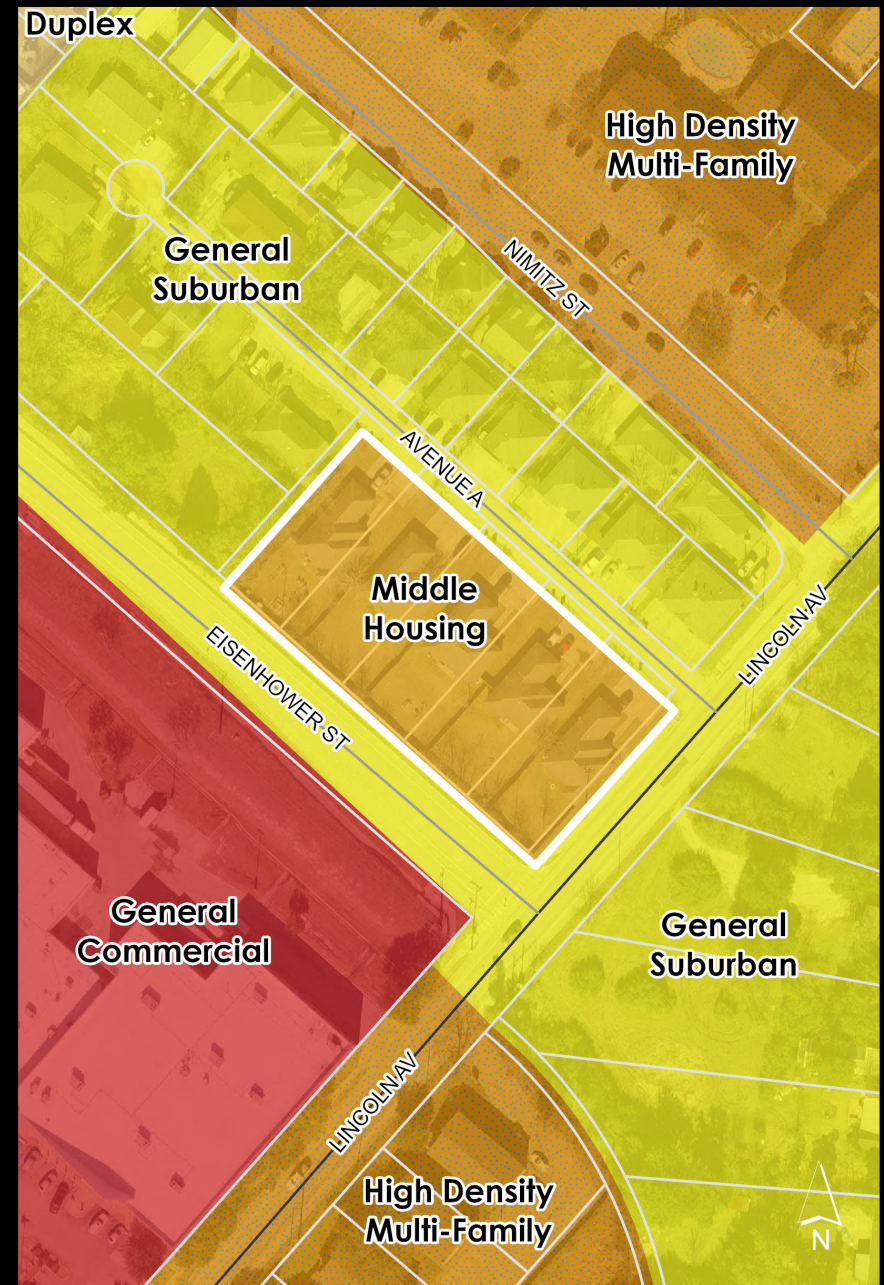
List any other reasons to support this zone change.

N/A

EXISTING Zoning



PROPOSED Zoning



EXISTING

Future Land Use

