College Station, TX

Meeting Agenda
Planning and Zoning Commission
1101 Texas Avenue, College Station, TX 77840
Internet: www.microsoft.com/microsoft-teams/join-a-meeting
Meeting ID: 257 325 334 510 | Passcode: iAGMTc
Phone: 833-240-7855 | Phone Conference: 771 141 369#

The City Council may or may not attend this meeting.

October 5, 2023	6:00 PM	City Hall Council Chambers

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

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

2. Hear Visitors

At this time, the Chairperson will open the floor to visitors wishing to address the Commission on issues not already scheduled on tonight's agenda. The visitor presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

3. Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. September 21 2023

3.2. Presentation, discussion, and possible action regarding a Final Plat for Indian Lakes Subdivision Phase XL on approximately 26.549 acres, generally located east of the intersection of Chaco Canyon Drive and Winema Trail in the City of College Station Extraterritorial Jurisdiction (ETJ). Case #FP2022-000011

Sponsors: Jeff Howell

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

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

5. Regular Agenda

5.1. Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.G.2 ‘Blocks’, Section 8.3.J.3 ‘Access Ways,’ and presentation, discussion, and possible action regarding a Preliminary Plan for Midtown Reserve and Midtown City Center Subdivision on approximately 250 acres of land, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2023-000011.

Sponsors: Jesse Dimeolo

Attachments:
1. Staff Report
2. Waiver Request
3. Block Length Waiver Exhibit
4. Access Way Waiver Exhibit
5. Applicants Supporting Information
6. Vicinity Map and Aerial
7. Preliminary Plan

5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A , Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to PDD Planned Development District for approximately 2.805 acres located at 1115 Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive. Case #REZ2023-000010 (Note: Final action of this item will be considered at the October 26th, 2023 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

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

5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to amend the Wellborn Community Plan, to amend the planning areas and future land use descriptions within Chapter 2. Distinctive Places, to amend the Comprehensive Plan – Planning Areas Map, to amend the Comprehensive Plan – Future Land Use & Character Map, to amend the Comprehensive Plan – Functional Classification & Context Class Map, and to amend associated maps in the Bicycle, Pedestrian, and Greenways Master Plan including the Proposed Bicycle Facilities Map and the Proposed Pedestrian Facilities Map. Case #CPA2023-000002. (Note: Final action on this item is scheduled for the October 12, 2023, City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

Attachments:
1. Wellborn District Plan
2. Chapter 2. Distinctive Places Redlines
3. Chapter 2. Distinctive Places
4. Planning Areas Map, from the Comprehensive Plan

5. Future Land Use & Character Map, from the Comprehensive Plan
6. Functional Classification & Context Class Map, from the Comprehensive Plan
7. Proposed Bicycle Facilities Map, from the Bicycle, Pedestrian, and Greenways Master Plan
8. Proposed Pedestrian Facilities Map, from the Bicycle, Pedestrian, and Greenways Master Plan

5.4. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries as follows:

a. From MH Middle Housing or R-4 Multi-Family to MH Middle Housing and HOO High Occupancy Overlay or R-4 Multi-Family and HOO High Occupancy Overlay for approximately 2.85 acres being The Cooner Addition, Block 1, Lots 10-19, generally located along Cooner Street;
b. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, and Block 5, Lots 1-8, generally located along Cooner Street;
c. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.4 acres being College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, Block H, Lots 1-3, 4R-5R, and 6-7, generally located along Live Oak Street and Ash Street;
d. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.11 acres being University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R, generally located along Dominik Drive;
e. From MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.66 acres being Little-Knight Addition, Lots 1-18, generally located along Aurora Court, and;
f. From GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 23.62 acres being all of that certain tract or parcel of land lying and being situated in the Joseph E. Scott League, Abstract No. 50, and Crawford Burnett League, Abstract No. 7, in College Station, Brazos County, Texas, including all of the W.M. Sparks Subdivision as described by plat recorded in Volume 139, Page 261, and portions of West Park Addition and West Park 2nd Addition as described by plats recorded in Volume 102, Page 198 and Volume 128, Page 574, respectively, of the Deed Records of Brazos County, Texas, as well as subsequent replats of portions of these subdivisions in an area generally bounded by Luther Street, Montclair Avenue, Grove Street, and Maryem Street;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski, Jeff Howell, Matthew Ellis , Robin Macias, Gabriel Schrum

Attachments:
1. Area B1, Area B2, and Area D Supporting Materials
2. Area F-G-H Supporting Materials
3. Area J Supporting Materials
4. Area Y Supporting Materials

5.5. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 6.3 “Types of Use” of the Code of Ordinances of the City of College Station, Texas, for modifications to the shared housing use in the MH Middle Housing zoning district. (Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski

Attachments: 1. Section 6.3 Types of Use redlines

5.6. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries as follows:

a. From GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue;
b. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.12 acres being Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22, generally located along University Oaks Boulevard;
c. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 6.71 acres being Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1-12, generally located along Pine Ridge Drive;
d. From GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 19.34 acres being Autumn Chase, Block 1, Lots 1-7, Brentwood Section Two, Block 4, Lots 1-30, Block 5, Lots 1-23, Block 6, Lots 1-4, and Brentwood Section Three Subdivision, generally located along Cornell Drive, Brentwood Drive, and Southwest Parkway;
e. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.8 acres being Ashford Square Subdivision Replat, Volume 3202, Page 61, generally located along Ashford Drive;
f. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.15 acres being Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "Park," generally located along Oney Hervey Drive;
g. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 28.4 acres being University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision, generally bounded by Paloma Ridge Drive, Feather Run, Davidson Drive, and Holleman Drive South;
h. From R Rural to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South;
i. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 12.85 acres being The Barracks II Phase 111 Subdivision, and The Barracks II Phase 112, Block 38, Lots 1-24, Block 39, Lots 1-10, Common Area 13 and Parkland 12, generally bounded by Towers Parkway, Goldilocks Lane, and Cain Road;
j. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 18.83 acres being Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision, generally bounded by Deacon Drive West, Towers Parkway, Oak Crest, and Holleman Drive South, and;

k. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 55.49 acres being The Barracks Phase 1 Subdivision, The Barracks Phase 2 Subdivision, Williamsgate Phase 1 Subdivision, Buena Vida Subdivision, 12 at Rock Prairie Phase 1 Subdivision, 12 at Rock Prairie Phase 2 Subdivision, and 12 at Rock Prairie Phase 3 Subdivision, generally bounded by Rock Prairie Road West, Towers Parkway, Deacon Drive West, and General Parkway;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski, Jeff Howell, Matthew Ellis , Robin Macias, Jesse Dimeolo, Gabriel Schrum

Attachments:
1. Area E Supporting Materials
2. Area I Supporting Materials
3. Area M Supporting Materials
4. Area P-Q-R-S-T Supporting Materials
5. Area W Supporting Materials
6. Area Z Supporting Materials
7. Area HH and Area II Supporting Materials
8. Area JJ-KK, Area LL, and Area MM Supporting Materials

5.7. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries as follows:

a. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 15.5 acres being The Dobrovolny Subdivision and Holleman Ridge Subdivision, generally bounded by Anderson Street, Holleman Drive, and Charles Court;
b. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 9.73 acres being Lemon Tree Addition, Block 1, Lots 1-11, Block 2, Lot 1, Block 3, Lots 1-11, and Parkway Plaza Phase 4, Block 3, Lots 1-14, Block 4, Lots 1-9, generally bounded by Anderson Street, Cedar Run, and Lemon Tree Lane;
c. From D Duplex to MH Middle Housing for approximately 7.03 acres being Brentwood Section Five, Block 1, Lots 1-16 and Block 4, Lots 1-11, generally located along Colgate Circle and Stanford Circle;
d. From T Townhouse to MH Middle Housing for approximately 6.85 acres being Eastmark Phase II, Block E, Lots 1R-5R and Lots 16-40, generally located along Kalanchoe Court, Camelia Court, and Azalea Court;
e. From T Townhouse to MH Middle Housing for approximately 7.4 acres being Krenek Crossing Subdivision, Volume 6187, Page 138, generally located along Nelson Lane, Thornton Court, and Camp Court;
f. From GS General Suburban to MH Middle Housing for approximately 3.87 acres being Chalet Village Subdivision, Volume 420, Page 91, generally located along Swiss Court and Chalet Court;
g. From R Rural or D Duplex to MH Middle Housing for approximately 43.6 acres being Steeplechase Phase One Subdivision, Steeplechase Phase Two Subdivision, and Steeplechase Phase Three Subdivision, generally bounded by Navarro Drive, FM 2154, Balcones Drive, and Welsh Avenue;
h. From GS General Suburban, R-1B Single Family Residential, or D Duplex to MH Middle Housing for approximately 38.1 acres being Steeplechase Phase Five Subdivision,

Steeplechase Phase Six Subdivision, Southwood Valley Section 23 Subdivision, Volume 525, Page 647, and West Ridge, Block 5, Lots 1A-1B, 2A-2B, 3A-3B, 4A-4B, 5A-5B, 6A-6B, 7A-7B, 8A-8B, 9A-9B, 10A-10B, 11A-11B, 12A-12B, 13A-13B, 14A-14B, 15A-15B, 16A-16B, 17A-17B, 18A-18B, 19A-19B, 20A-20B, 21A-21B, 22A-22B, 23A-23B, 24A-24B, and 25A-25B, generally bounded by Deacon Drive, FM 2154, Navarro Drive, and Welsh Avenue;

i. From D Duplex to MH Middle Housing for approximately 14.6 acres being Southwood Valley Section 22B, Block 47, Lots 1-14, Block 48, Lots 1-15 and 20-34, Block 49, Lots 14-29, and Southwood Valley Section 22C, Block 45, Lots 21A-21B, 22A-22B, 23A-23B, 24A-24B, 25A-25B, 26A-26B, 27A-27B, 28A-28B, Block 47, Lots 25A-25B, 26A-26B, 27A-27B, 28A-28B, 29A-29B, 30A-30B, 31A-31B, and 32A-32B, generally bounded by Deacon Drive, Welsh Avenue, Navarro Drive, and Pedernales Drive, and;

j. From D Duplex to MH Middle Housing for approximately 3.7 acres being Southwood Valley Section 10A, Block 37, Lots 7-12, and Southwood Valley Section 2, Block 2, Lots 13-26, generally bounded by Hawk Tree Drive, Rio Grande Boulevard, Airline Drive, and Southwood Drive;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Sponsors: Michael Ostrowski, Jeff Howell, Matthew Ellis , Robin Macias, Jesse Dimeolo, Gabriel Schrum

Attachments:
1. Area L and Area N Supporting Materials
2. Area U Supporting Materials
3. Area V Supporting Materials
4. Area X Supporting Materials
5. Area BB Supporting Materials
6. Area DD, Area EE, and Area FF Supporting Materials
7. Area GG Supporting Materials

5.8. 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 and HOO High Occupancy Overlay for approximately 0.23 acres generally located at 701-703 Turner Street. Case #REZ2023-000016 (Note: Final action of this item will be considered at the October 26, 2023 City Council Meeting - Subject to change).

Sponsors: Robin Macias

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

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

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

- Cornerstone Commercial, Section One, Block 1, Lot 2-BR1 & Lot 2-BR2 ~ Case #FPCO2023-000007
- Cobb Addition, Block 1, Lots 1 & 2 ~ Case #FP2023-000017

Sponsors: Jesse Dimeolo, Robin Macias

6.3. Presentation and discussion on MH Middle Housing rezoning requests.
Sponsors: Michael Ostrowski
Attachments: None

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

- Thursday, October 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 26, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 2, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- A Comprehensive Plan Amendment to adopt the Northeast Gateway Redevelopment Plan. The Planning & Zoning Commission heard this item on September 21, 2023 and voted (5-0) to recommend approval. The City Council heard this item on September 28, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately one acre of land located at 1601 Sebesta Road from M-1 Light Industrial to SC Suburban Commercial. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 28, 2023 and voted (6-0) to approve the request.

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

- None

7. Discussion and possible action on future agenda items.

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. Adjourn.

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

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 29, 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."

CITY OF COLLEGE STATION
Home of Texas A&M University®

Minutes
Planning and Zoning Commission
Regular Meeting
September 21, 2023

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

COMMISSIONERS ABSENT: Commissioners Jason Cornelius and David White

COUNCIL MEMBERS PRESENT: Councilmember Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planners Jeff Howell and Matthew Ellis, Staff Planner Jesse DiMeolo, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, Staff Assistant Tiffany Romero, and Technology Services Specialist Lillian Wells

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.

- September 7, 2023

3.2 Presentation, discussion, and possible action regarding a Final Plat for Easton Subdivision Block 1, Lots 1 and 2 on approximately .24 acres, located at 111 Sterling Street. Case #FP2023-000006

Commissioner Chaloupka motioned to approve the Consent Agenda, Commissioner Collins seconded the motion, the motion passed 5-0.

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 Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.4.A. 'Reserved Strips and Tracts Prohibited', Section 8.4.C.3.b. 'Street Projections', Section 8.4.C.7. 'Cul-de-sac', Section 8.4.E.1. 'Blocks', and presentation, discussion, and possible action regarding a Preliminary Plan for Arrowhead Village Phase 1-3 on approximately 46.6 acres of land, generally located south of the intersection of Arrington Road and Harper's Ferry Road. Case #PP2023-000009.

Senior Planner Howell presented the waiver requests and preliminary plan to the Commission recommending denial of both.

Chairperson Christiansen asked if Brazos County had reviewed the preliminary plan and waiver requests.

Senior Planner Howell clarified that Brazos County was included in the review process and had no comments.

Chairperson Christiansen asked if the adjacent properties have access through an easement.

Senior Planner Howell confirmed that an access easement is the current access point to the adjacent properties.

Chairperson Christiansen asked for clarification regarding the emergency services requirement that two access points to the development are required.

Senior Planner Howell clarified that the developer is proposing 30 lots which does not exceed the threshold for secondary access point requirements, a single point of access is allowed.

Commissioner Mirza asked if there were drawings for stormwater detention.

Senior Planner Howell clarified that the preliminary plan does show contours that identify detention in common areas.

Commissioner McIlhaney asked for clarification on the property abutting the College Station Independent School District owned property to the north.

Senior Planner Howell stated that the abutting properties are privately and individually owned.

Travis Martinek, Applicant, was available to address the Commission, answering questions regarding abutting property owners and drainage on the property.

Commissioner Collins stated that special circumstances were not identified by staff, asking the applicant for special circumstances to justify the granting of the waivers.

Mr. Martinek clarified that special circumstances are primarily the will of the neighbors to provide less roadway, and to provide the subdivision with some exclusivity.

Chairperson Christiansen asked the applicant to comment on the City's concerns regarding the length of the cul-de-sacs.

Mr. Martinek stated that the configuration of the property does not allow for a second access point and cul-de-sacs were placed as they fit.

Chairperson Christiansen asked if the applicant reviewed different layouts to alleviate the cul-de-sac length issue.

Mr. Martinek stated that most buyers desire cul-de-sac lots and one access point.

Chairperson Christiansen asked for clarification that if the Commission denies the waivers, they must then deny the preliminary plan.

Senior Planner Howell confirmed that if the Commission denies the waivers, they must then deny the preliminary plan or approve with conditions.

Commissioner McIlhaney asked for fire provisions in this area.

Senior Planner Howell clarified that this development is outside the City of College Station's city limits.

Mr. Martinek clarified that this area is covered by Emergency Services District One.

Commissioner McIlhaney asked for the average cost of homes in this development.

Mr. Martinek clarified that the homes would be listed for approximately $1,000,000.

Administrator Armstrong clarified that fire requirements in the City's fire code do not apply in the City's extraterritorial jurisdiction (ETJ). Mr. Armstrong further clarified that subdivision regulations do apply in the ETJ and are based off fire code requirements.

Commissioner Collins asked for the purpose of block length requirements.

Senior Planner Howell clarified that block length requirements are used to break up subdivisions and to provide for additional connectivity.

Mr. Martinek stated that the only way to create a connectivity block length would be to connect near Deer Park Drive.

Commissioner McIlhaney expressed concerns with no connectivity within the subdivision for emergency services, creating a safety issue.

Mr. Martinek clarified that cul-de-sacs would be designed to meet street design guidelines.

Chairperson Christiansen stated that if there were an emergency response, streets would be blocked with no way in or out of the subdivision.

Commissioner McIlhaney spoke in opposition to the waiver requests and preliminary plan.

Commissioner Mirza asked if the development could be annexed, and if the development meets city guidelines if annexed.

Senior Planner Howell stated that if the development were annexed, annexation would be property owner driven and zoned appropriately upon annexation. Mr. Howell also stated that the property is unplatted so subdivision regulations would apply.

Director Ostrowski clarified that this request would not meet subdivision regulations requirements upon annexation.

Commissioner Collins spoke in opposition to the waiver requests and preliminary plan.

Commissioner Chaloupka spoke in opposition to the waiver requests and preliminary plan.

Chairperson Christiansen spoke in opposition to the waiver requests and preliminary plan.

Commissioner McIlhaney motioned to deny the waiver requests and preliminary plan as presented, Commissioner Mirza seconded the motion, the motion passed 5-0.

5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to adopt the Northeast Gateway Redevelopment Plan, to amend the planning areas description within Chapter 2. Distinctive Places, to amend the Comprehensive Plan – Planning Areas Map, to amend the Comprehensive Plan – Future Land Use & Character Map, to amend the Comprehensive Plan – Functional Classification & Context Class Map, and to amend associated maps in the Bicycle, Pedestrian, and Greenways Master Plan including the Proposed Bicycle Facilities Map and the Proposed Pedestrian Facilities Map. Case #CPA2023-000001. (Note: Final action on this item is scheduled for the September 28, 2023 City Council Meeting – subject to change.)

Senior Planner Ellis presented the ordinance amendment to the Commission recommending approval.

Commissioner Collins asked for clarification on a grade-separated crossing.

Senior Planner Ellis stated that grade-separated facilities would be either above or below grade, bicycle and pedestrian facilities. Mr. Ellis stated that the action in the plan is to assess the feasibility and use, stating that these facilities could be a pedestrian bridge or a tunnel under the roadway.

Commissioner Collins clarified that a grade-separated crossing is of limited use in this area where staff is trying to create a pedestrian and bicycle friendly area, unless users can use Texas Avenue to cross over University Drive.

Commissioner Chaloupka stated that assessing the crossing, University Drive should be on a shorter timeline and staff should look at access points to cross Texas Avenue. Mr. Chaloupka further stated that issues will need to be addressed in five years and staff needs to address crossing major thoroughfares.

Commissioner Mirza asked for clarification on affordable housing along Lincoln Avenue as part of the plan.

Senior Planner Ellis stated that the plan addresses investments that the City can make to set up development for an affordable housing incentive program.

Commissioner McIlhaney asked if the City had any data concerning bicycle activity in these areas.

Senior Planner Ellis stated that the Existing Conditions Report included a map pulled from STRAVA containing recent bicycle activity data.

Chairperson Christiansen asked if there were plans to make on-street bicycle separations by paint stripe.

Senior Planner Ellis stated that the goal of the planning effort was to identify the facility and then decide the design during construction.

Chairperson Christiansen stated that he would like to see a longer-range plan where bicycle lanes were not separated by a paint stripe.

Chairperson Christiansen opened the public hearing.

No visitors spoke.

Chairperson Christiansen closed the public hearing.

Chairperson Christiansen stated that data missing is what is the population demand staff is trying to serve.

Commissioner Collins motioned to recommend approval of the ordinance amendment, Commissioner Chaloupka seconded the motion.

Commissioner Chaloupka expressed concerns that this plan does not look far enough into the future.

The motion passed 5-0.

5.3 Presentation, discussion, and possible action on the PDS Plan of Work.

Director Ostrowski requested feedback from the Commission on the proposed Plan of Work.

Chairperson Christiansen stated that staff needs to identify housing needs in College Station, to meet demands.

Director Ostrowski stated that staff does calculate the demand needed over a planning period, stating that planning to 2030, there would need to be about 7,200 additional housing units to meet the 2% - 2.5% growth rate.

Commissioner Mirza asked if staff considers the Texas A&M University Rellis Campus into calculation.

Director Ostrowski stated that staff does take into consideration the growth of the university, but individual components could change the growth potential.

Commissioner Collins would like to be prepared to meet the housing needs of the city and would like to see a proactive step toward creating an environment for growth.

Commissioner Chaloupka motioned to approve the PDS Plan of work, Commissioner Mirza seconded the motion, the motion passed 5-0.

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 on MH Middle Housing rezoning requests.

Director Ostrowski provided updates on the MH Middle Housing zoning district and Shared Housing site plan applications.

Commissioner Chaloupka asked for a status on MH Middle Housing site plan submittals.

Director Ostrowski stated that 25 site plans have been submitted, five have been approved.

6.3 Presentation and discussion regarding an update on items heard:

- A rezoning of approximately 0.35 of an acre of land located at 710 Vassar Court from D Duplex to MF Multi-Family. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 14, 2023 and voted (7-0) to approve the request.
- A rezoning of approximately 48 acres of land located in the Greater Southwood area creating a Restricted Occupancy Overlay. The Planning & Zoning Commission heard this item on September 7, 2023 and the vote to recommend approval failed (3-4). The City Council heard this item on September 14, 2023 and voted (6-1) to approve the request.
- An ordinance amendment regarding parking and access standards for developments in the MH Middle Housing zoning district. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 14, 2023 and voted (7-0) to approve the request.
- An ordinance amendment creating a High Occupancy Overlay. The Planning & Zoning Commission heard this item on September 7, 2023 and voted (7-0) to recommend approval. The City Council heard this item on September 14, 2023 and voted (7-0) to approve the request.

There was no discussion.

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

- Thursday, September 28, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 5, 2023 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 12, 2023 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 19, 2023 ~ P&Z Meeting ~ Cancelled

There was no discussion.

6.5 Discussion and review regarding the following meetings: Design Review Board and 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 7:06 p.m.

Approved:	**Attest:**
_____	_____
Dennis Christiansen, Chairperson Planning & Zoning Commission	Kristen Hejny, Board Secretary Planning & Development Services

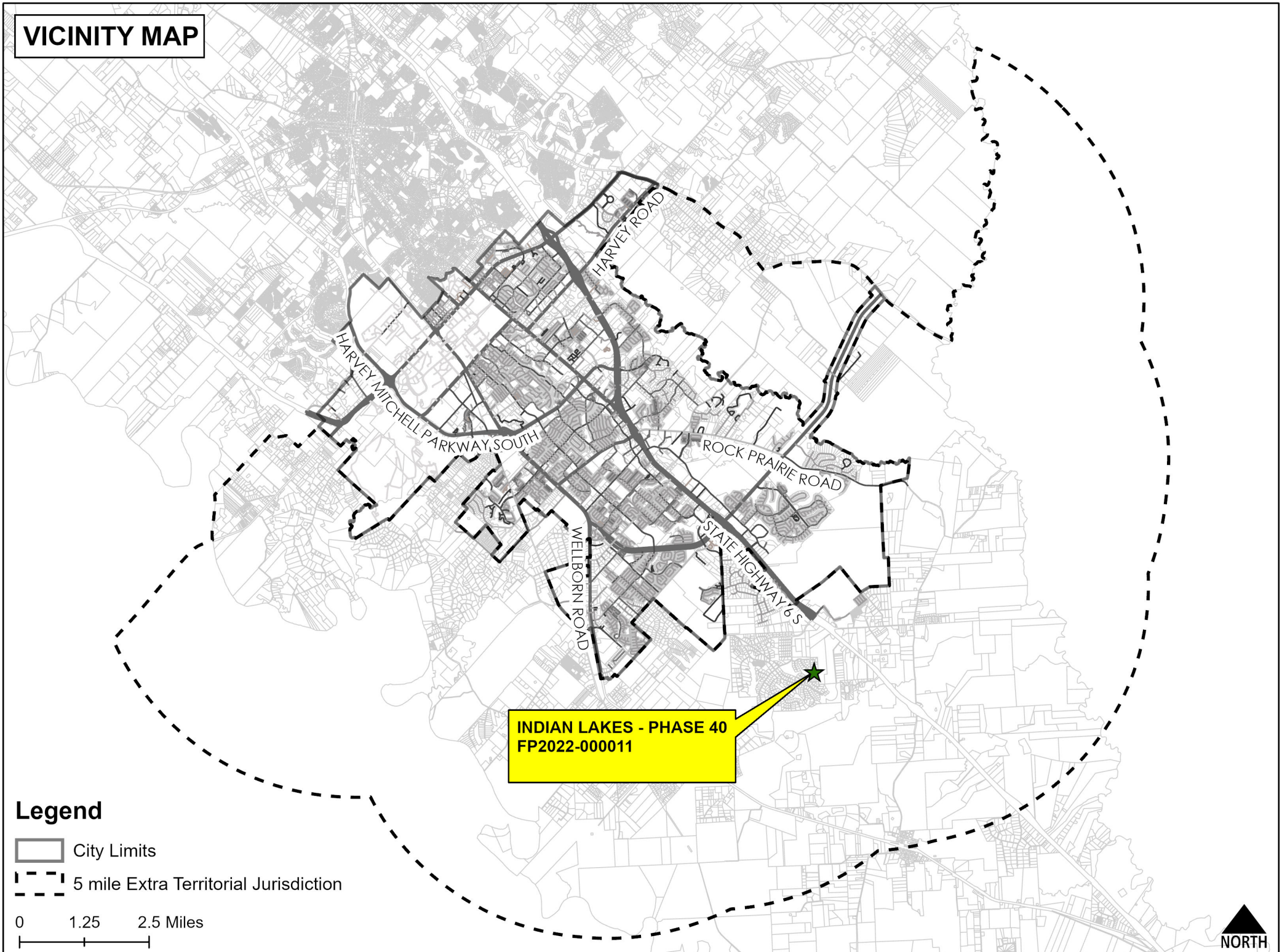
Final Plat
of
Indian Lakes Subdivision Phase XL
FP2022-000011

Scale	8 residential lots and common area on approximately 26.549 acres
Location	Generally east of the intersection of Chaco Canyon Drive and Winema Trail in the College Station Extraterritorial Jurisdiction
Property Owner	Smiling Mallard Development, Ltd.
Applicant	Smiling Mallard Development, Ltd.
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	This plat will establish lots within the Indian Lakes Subdivision. This phase of the development will consist of 8 residential lots, and one common area. The property is located in the City's ETJ and all lots are over one acre in size.
Preliminary Plan	January 2022
Public Infrastructure	868 linear feet of Wellborn SUD waterline 1,156 linear feet of County streets
Parkland Dedication	Not required as this area is vested to the Indian Lakes Subdivision Master Plan.
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	Yes
Staff Recommendation	Approval

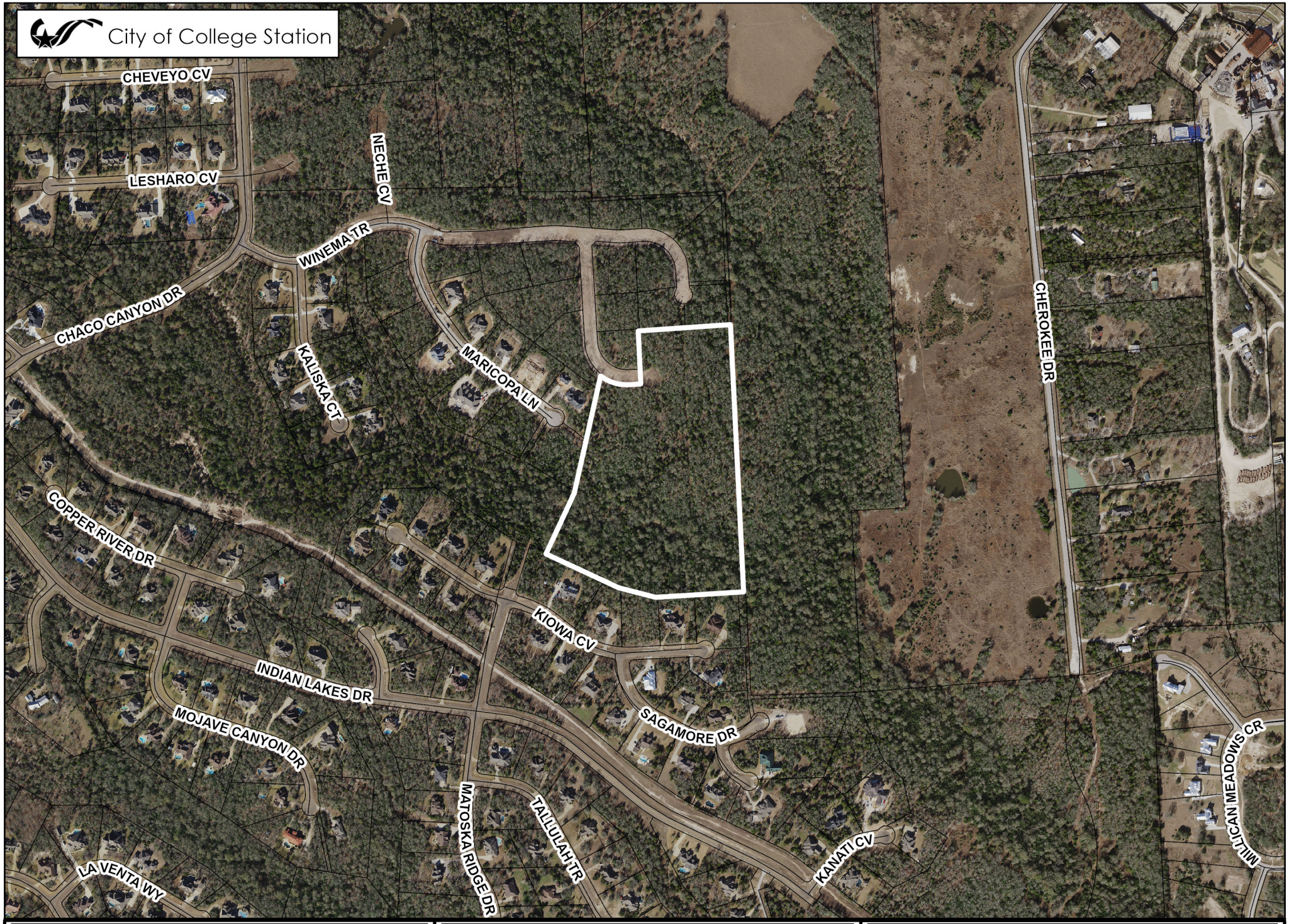
Supporting Materials

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

VICINITY MAP



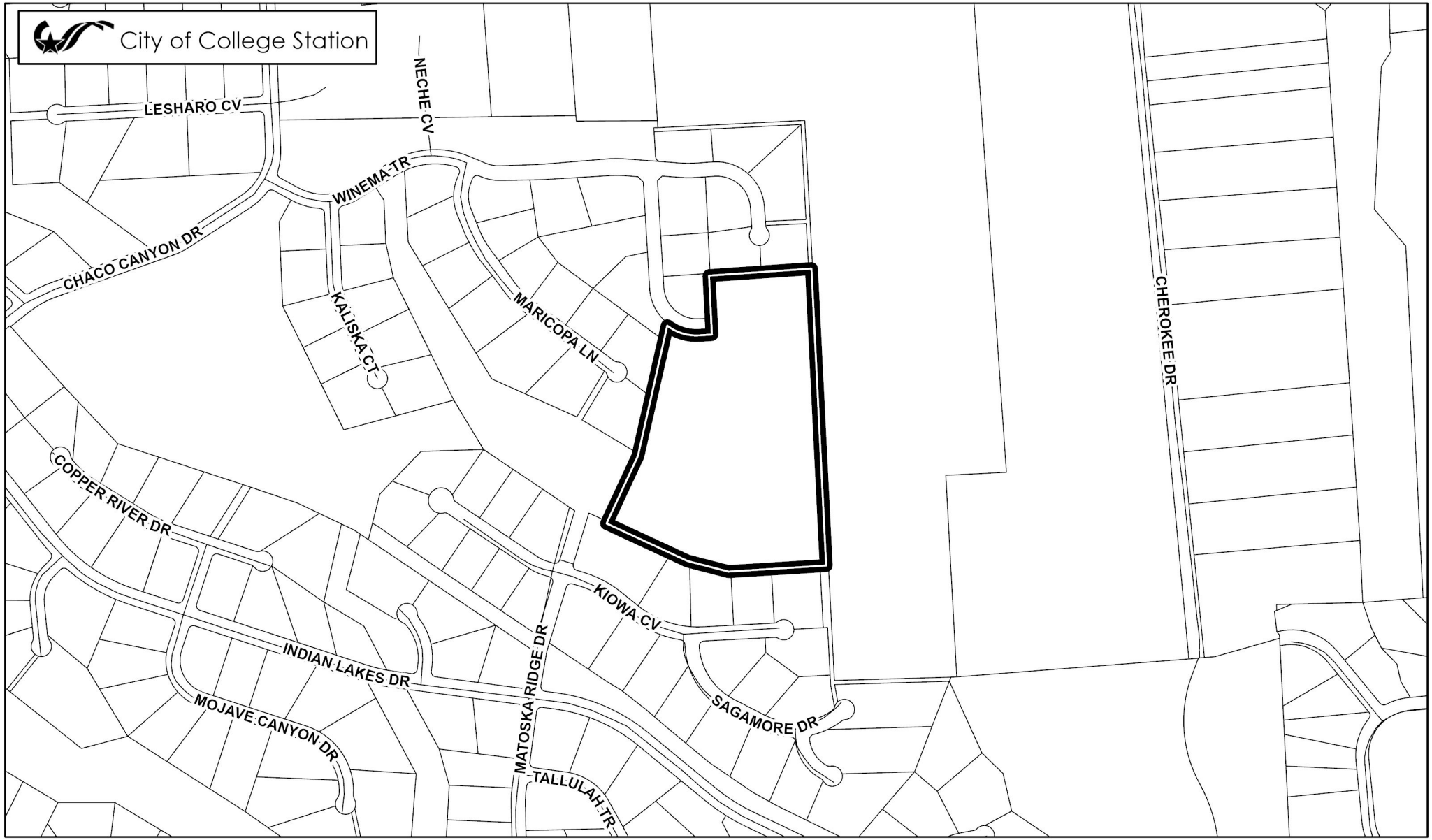
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



INDIAN LAKES - PHASE 40

Case:
FP2022-000011

FINAL PLAT
RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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

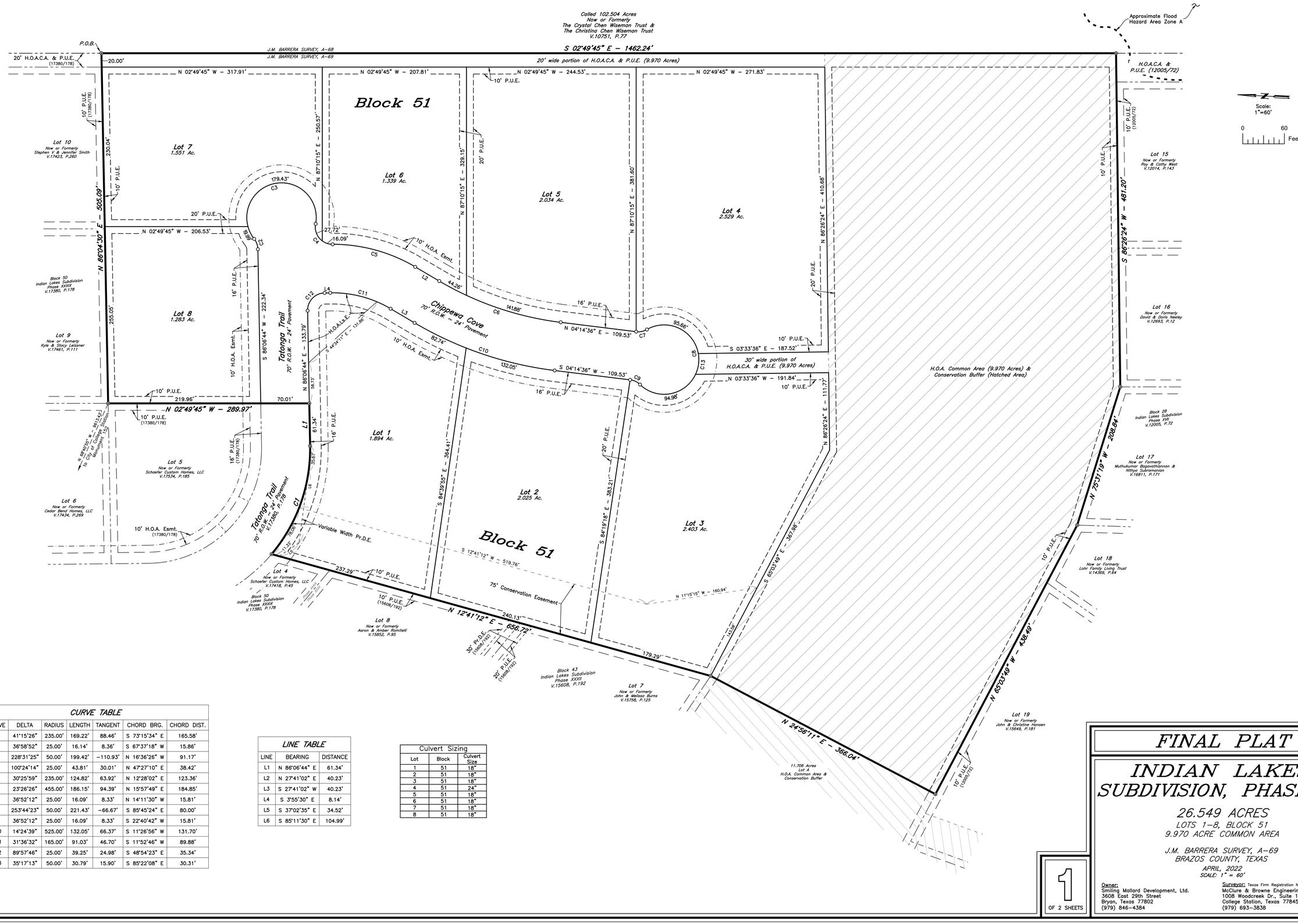
NORTH

0 500 1,000 Feet

INDIAN LAKES - PHASE 40

Case: FP2022-000011

FINAL PLAT RESIDENTIAL



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	41°15'26"	235.00'	169.22'	88.46'	S 73°15'34" E	165.58'
C2	36°58'52"	25.00'	16.14'	8.36'	S 67°37'18" W	15.86'
C3	228°31'25"	50.00'	199.42'	-110.93'	N 16°36'26" W	91.17'
C4	100°24'14"	25.00'	43.81'	30.01'	N 47°27'10" E	38.42'
C5	30°25'59"	235.00'	124.82'	63.92'	N 12°28'02" E	123.36'
C6	23°26'26"	455.00'	186.15'	94.39'	N 15°57'49" E	184.85'
C7	36°52'12"	25.00'	16.09'	8.33'	N 14°11'30" W	15.81'
C8	253°44'23"	50.00'	221.43'	-66.67'	S 85°45'24" E	80.00'
C9	36°52'12"	25.00'	16.09'	8.33'	S 22°40'42" W	15.81'
C10	14°24'39"	525.00'	132.05'	66.37'	S 11°26'56" W	131.70'
C11	31°36'32"	165.00'	91.03'	46.70'	S 11°52'46" W	89.88'
C12	89°57'46"	25.00'	39.25'	24.98'	S 48°54'23" E	35.34'
C13	35°17'13"	50.00'	30.79'	15.90'	S 85°22'08" E	30.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 86°06'44" E	61.34'
L2	N 27°41'02" E	40.23'
L3	S 27°41'02" W	40.23'
L4	S 3°55'30" E	8.14'
L5	S 37°02'35" E	34.52'
L6	S 85°11'30" E	104.99'

Culvert Sizing		
Lot	Block	Culvert Size
1	51	18"
2	51	18"
3	51	18"
4	51	24"
5	51	18"
6	51	18"
7	51	18"
8	51	18"

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XL

26.549 ACRES
LOTS 1-8, BLOCK 51
9.970 ACRE COMMON AREA

J.M. BARRERA SURVEY, A-69
BRAZOS COUNTY, TEXAS

APRIL, 2022
SCALE: 1" = 60'

1
OF 2 SHEETS

Owner:
Smiling Mallard Development, Ltd.
3608 East 29th Street
Bryan, Texas 77802
(979) 846-4384

Surveyor: Texas Firm Registration Nos. 10103300 / F458
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10620080-fp.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Paul Clarke, Manager Smiling Mallard Management, LLC, the general partner of Smiling Mallard Development, LTD., owner and developer of the land shown on this plat, and designated herein as INDIAN LAKES SUBDIVISION, PHASE XL of Brazos County, 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.

_____
Smiling Mallard Development, LTD.
By: Smiling Mallard Development Management, LLC.
Its: General Partner
By: Paul Clarke
Its: Manager

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 SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

_____
Gregory Hopcus, R.P.L.S. No. 6047

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

STATE OF TEXAS

COUNTY OF BRAZOS

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, Brazos County, Texas

CERTIFICATE OF ENGINEER

STATE OF TEXAS

COUNTY OF BRAZOS

I, Jeffery L. Robertson, Professional Engineer No. 94745, in the State of Texas, hereby certify that proper engineering consideration has been given to the improvements described herein.

_____
Jeffery L. Robertson, P.E.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, Karen McQueen, 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 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

A CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the ___ day of _____, 20____.

Signed this the ____ day of _____, 20____.

_____
County Judge
Brazos County, Texas

GENERAL NOTES:

1. The bearing system is based on Grid North/NAD83. The record bearings and actual measured distances to the found 1/2" iron rods along the adjoining phases of Indian Lakes Subdivision were used as the basis of the bearing system shown on this final plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0350E, Map Revised May 16, 2012, this property is not located in the Special Flood Hazard Area.
3. Building Line Setbacks:
   Front = 50'
   Side = 15'
   Rear = 25'
4. All Common Areas and Conservation Easement are owned and maintained by the Homeowners' Association. See the covenants, conditions, and restrictions for additional information.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. Notes from the Brazos County Health Department:
   a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
   b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
   c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
7. There is a minimum 50' wide Drainage Buffer (25' on each side of the centerline of all drainage ways). See the covenants, conditions, and restrictions for additional information.
8. There is a 16' Public Utility Easement and a 10' Homeowners' Association Easement along the right-of-way frontage of all lots.
9. H.O.A. Easements along all streets run parallel to and adjacent to the public utility easements shown hereon. H.O.A. Easement activities and/or infrastructure is referenced in the covenants, conditions, and restrictions of the subdivision.
10. All proposed lots must be no more than 500 feet from a fire hydrant based on the lay of hose along the street.
11. This property is located within the College Station Independent School District.
12. No construction, landscape, structures, grading, or fencing shall impede, constrict, or block the flow of water in any Private Drainage Easement. All Private Drainage Easements shall be maintained by the Homeowners' Association.
13. An engineered slab or proof of compaction of fill will be required for any lots with more than two (2) feet of fill above the existing grade.
14. Water service to be provided by Wellborn Water SUD (CCN#11340).
15. There is a 20' Public Utility Easement centered on all side lot lines and a 10' Public Utility Easement on all rear lot lines.
16. Conservation Easements are for the purpose of natural wildlife habitat preservation. These easements are to be maintained in a natural condition. These easements are owned and utilized by the property owner whose lot on which the buffer exists. No clearing shall be allowed, except in the Public Utility Easements. OSSF facilities may not be constructed within the easement area.
17. Acreage Dedications:
    Right-of-Way Acreage: 1.522 Ac.
    Common Area Acreage: 9.970 Ac.
18. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    ⊗ – 1/2" Iron Rod Found
    O – 1/2" Iron Rod Set
19. Abbreviation:
    H.O.A.E. – Homeowners Association Easement
    H.O.A.C.A. – Homeowners Association Common Area
    H.O.A.Ls.E.– Homeowners Association Landscape Easement
    P.O.B. – Point of Beginning
    Pr.D.E. – Private Drainage Easement
    P.U.E. – Public Utility Easement
20. Brazos County Subdivision Regulations:
    G.1 Development Note:
    No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the Base Flood Elevation ("BFE"), whichever is higher.
    G.2 Mailboxes:
    Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County.
    For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUs shall be shown on the construction Plans.
    G.3 Roadway Construction:
    In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
    G.4 Owner's Responsibilities:
    It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and Development of this property.
    The County assumes no responsibility for the accuracy of representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
21. The following Blanket Easement apply:
    a. 30' wide Pipeline Easement granted in Right-of-Way Agreement from Thousand Oaks Development Company Joint Venture to Ferguson Burleson County Gas Gathering System, dated November 18, 1993, recorded in Volume 2065, Page 38, Official Records, Brazos County, Texas.
    b. 15' wide Pipeline Easement from Thousand Oaks Development Company Joint Venture to Ferguson Burleson County Gas Gathering System, dated January 22, 1993, recorded in Volume 2065, Page 41, Official Records, Brazos County, Texas.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J. M. BARRERA SURVEY, Abstract No. 69, Brazos County, Texas and being part of the 1037.24 acre Tract Two described in the deed from Thousand Oaks Development Company Joint Venture to Smiling Mallard Development Ltd. recorded in Volume 4247, Page 51 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described as follows:

BEGINNING: at a found 1/2-inch iron rod marking the southeast corner of INDIAN LAKES SUBDIVISION, PHASE XXXIX recorded in Volume 17380, Page 178 (O.R.B.C.), said iron rod also being in a west line of the called 102.504 acre The Crystal Chen Wiseman Trust and The Christina Chen Wiseman Trust, First Victoria National Bank, Trustee Tract One recorded in Volume 10751, Page 77 (O.R.B.C.) and at or near the common line of the said J.M. BARRERA SURVEY, A-69 and the J.M. BARRERA SURVEY, A-68;

THENCE: S 02°49'45" E along the common line of the said 1037.24 acre Smiling Mallard Development Ltd. tract, the called 102.504 acre Wiseman Trust tract, the said J.M. BARRERA SURVEY, A-69 and the said J.M. BARRERA SURVEY, A-68 for a distance of 1,462.24 feet to a found 1/2-inch iron rod for corner, said iron rod marking an upper northeast corner of INDIAN LAKES SUBDIVISION, PHASE XVII according to the Final Plat recorded in Volume 12005, Page 72 (O.R.B.C.);

THENCE: along the north line of the said INDIAN LAKES SUBDIVISION, PHASE XVII for the following three (3) calls:

1) S 86°26'24" W for a distance of 481.20 feet to a found 1/2-inch iron rod for corner,
2) N 75°31'19" W for a distance of 208.84 feet to a found 1/2-inch iron rod for corner, and
3) N 65°03'49" W for a distance of 438.49 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the south corner of INDIAN LAKES SUBDIVISION, PHASE XXXII according to the Final Plat recorded in Volume 15608, Page 192 (O.R.B.C.);

THENCE: along the east line of the said INDIAN LAKES SUBDIVISION, PHASE XXXII for the following two (2) calls:

1) N 24°56'11" E for a distance of 366.04 feet to a found 1/2-inch iron rod for corner, and
2) N 12°41'12" E for a distance of 656.72 feet to a found 1/2-inch iron rod for corner, said iron rod also marking a south corner of said INDIAN LAKES SUBDIVISION, PHASE XXXIX;

THENCE: along the south lines of the said INDIAN LAKES SUBDIVISION, PHASE XXXIX for the following four (4) calls:

1) 169.22 feet in a counter clockwise direction along the arc of a curve having a central angle of 41°15'26", a radius of 235.00 feet, a tangent of 88.46 feet and a long chord bearing S 73°15'34" E at a distance of 165.58 feet to a found 1/2-inch iron rod for the Point of Tangency,
2) N 86°06'44" E for a distance of 61.34 feet to a found 1/2-inch iron rod for corner,
3) N 02°49'45" W for a distance of 289.97 feet to a found 1/2-inch iron rod for corner, and
4) N 86°04'30" E for a distance of 505.09 feet to the POINT OF BEGINNING and containing 26.549 acres of land.

VICINITY MAP

FINAL PLAT

INDIAN LAKES SUBDIVISION, PHASE XL

26.549 ACRES
LOTS 1-8, BLOCK 51
9.970 ACRE COMMON AREA

J.M. BARRERA SURVEY, A-69
BRAZOS COUNTY, TEXAS

APRIL, 2022
SCALE: 1" = 60'

2
OF 2 SHEETS

Owner:
Smiling Mallard Development, Ltd.
3608 East 29th Street
Bryan, Texas 77802
(979) 846-4384

Surveyor: Texas Firm Registration Nos. 10103300 / F458
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

10620080-fp.dwg

Preliminary Plan
for
Midtown Reserve & Midtown City Center Subdivision
PP2023-000011

Scale	833 lots on approximately 250 acres of land
Location	Generally located east of the Medical District, between Rock Prairie Road and Midtown Drive.
Applicant	Schultz Engineering
Project Manager	Jesse DiMeolo, Staff Planner jdimeolo@cstx.gov
Project Overview	In April 2017, the subject property was rezoned to PDD Planned Development District and further amended in 2020. The original preliminary plan was approved in November 2018 and the most recent preliminary plan was approved in December 2021. This revised preliminary plan changes the phasing of the development and requests two additional waivers, one to block length and the other to access ways. Divided into 36 phases, this preliminary plan is for the continued subdivision of the property into 699 Single-Family lots and 134 multi-family and/or commercial lots and includes the extension of a 10' wide path through phase 501 and the realignment of another 10' wide path through phase 115 and the adjacent Rock Prairie Baptist Church property. This realignment was approved by City Council through a concept plan amendment of the PDD.
Parkland Dedication	34.244 acres of public parkland will be dedicated and developed with this Preliminary Plan. Additional Parkland may be required based on future Multi-Family development in the Midtown City Center portion of the proposed subdivision in accordance with the terms of the PDD.
Traffic Impact Analysis	A traffic impact analysis (TIA) was updated in May 2020 for Midtown Reserve & Midtown City Center Subdivision. The land use assumptions include residential and non-residential uses (offices, a recreational community center, a shopping center, retail, restaurants, hotel rooms) to be developed in three phases and include traffic mitigation. This preliminary plan poses an increase in the number of multifamily units assumed in the TIA. Thus, the applicant provided a letter stamped by a licensed professional engineer to affirm that these land use changes are still within the TIA's assumed trip generation because the increase in multifamily units will be accounted for by a reduction in senior housing units.

	Staff requested that the applicant include a note on the Final Plat for Midtown Phase 406A that evidences these changes in land use assumptions.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes, with the exception of waivers previously approved in November 2018, July 2019, December 2021, and the waivers being requested with this preliminary plan.
Compliant with Subdivision Regulations	Yes, with the exception of the waivers previously approved in 2018, 2019, and 2021 to block length and land dedication for parkland and what is currently being requested for Section 8.3.G.2 'Block Length' and Section 8.3.J.3 'Access Ways.'
Staff Recommendation	Staff recommends approval of the waivers and the Preliminary Plan.

Supporting Materials

1. Waiver Request
2. Block Length Waiver Exhibit
3. Access Way Waiver Exhibit
4. Applicant's Supporting Information
5. Vicinity Map and Aerial
6. Preliminary Plan

SUBDIVISION WAIVER REQUEST

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver request:

> **UDO Section 8.3.G.2 'Blocks' (Block Length for General Urban)** - Per the requirements of this section, block length should be a maximum of 900 feet for areas designated as General Urban on the Thoroughfare Plan Functional Classification and Context Class Map. As shown in the attached waiver exhibit, the first waiver request is for the block length along Durham Drive, from Double Mountain Road to Midtown Drive. This distance is approximately 1,351 feet, which exceeds the maximum block length by 451 feet. The applicant is requesting this waiver as their intention is to match the construction plans of the adjacent multifamily tract to the west that is constructing a 10' wide path to the property line. The Midtown City Center developer is requesting to continue this path through block 26 to connect into Durham Drive.
>
> **UDO Section 8.3.J.3 'Access Ways'** – Per the requirements of this section, in order to provide additional pedestrian and bicycle circulation, an access way shall be required on a cul-de-sac street to connect to existing or planned facilities in the vicinity such as schools, parks, transit stops, and multi-use paths. As shown in the attached waiver exhibit, the second waiver request is for this required connection between the cul-de-sac of Fork Court in Phase 111 and the adjacent multi-use path in common area 20 of Phase 109. A possible design option is shown in purple on the attached waiver exhibit. Strict adherence to the UDO requirement would result in significant disturbance upon the Lick Creek Tributary in the natural area highlighted in green. The applicant states the design option shown on the exhibit is not compatible with the intent of the PDD ordinances to maintain protected natural areas as a unique feature of the neighborhood.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

   There are special circumstances and conditions affecting the land for both waiver requests. The applicant's waiver exhibit and preliminary plan show block 26 on the far western edge of the subdivision, directly adjacent to a tract of land that was also recently granted waivers to block length. Instead of constructing a public street through the site, the adjacent property is building a 10' wide path from Medical Avenue that will connect into both Midtown Drive and Durham Drive. This design is needed to continue through block 26, thus nullifying the need of a public through street that would just terminate at the property boundary as a dead-end street.

   The special circumstance of the second waiver is more straightforward. As stated in the summary above, a large, existing tributary runs between the residential lots on Fork Court and the multi-use path. With the Double Mountain Road crossing just to the north, requiring a second crossing just south of that creates a serious burden for the applicant. If the distance between the two crossings was greater, a different discussion may be had.

2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

The applicant has stated that granting the waivers are necessary for the preservation and enjoyment of property rights of the landowner. The construction of a dead-end street at the property line, that will not be continued through because of past waivers, would be detrimental to future utilization of the mixed-use tract of land. A significant amount of right-of-way would need to be carved out that could otherwise be used for development.

For the second waiver, substantial amounts of existing trees and landscaping would have to be removed to provide space for the crossing. This would be a detriment not only to the developer but also future homeowners who may enjoy a landscaped rear yard along the creek. In addition to this, the pedestrian crossing would most likely create drainage issues for the tributary.

3) **The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

The granting of these waivers would not be detrimental to the public health, safety, or welfare of other properties in the area as this development will comply with all other standards and requirements found in the Unified Development Ordinance.

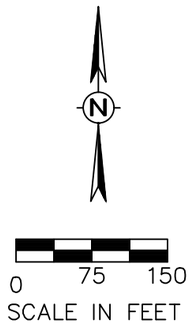
4) **That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

These waivers will not have a negative effect on the orderly subdivision of land as the adjacent subject tract for the first waiver is already approved and platted. The same goes for the second waiver. Along the entirety of the eastern edge of Phase 111 and Fork Court, the floodplain of the Lick Creek tributary restricts the ability to may connections to the multi-use path on the other side. A short walk of around 500′ will get the residents of this cul-de-sac to the crossing on Double Mountain Road where the multi-use path has a mid-block pedestrian crosswalk.

If the Commission approves any or all of the waivers, the Commission shall incorporate the findings of each waiver into the official minutes of the meetings at which such waiver is granted. If any of the waivers are denied, then the preliminary plan is also denied, unless a conditional approval is granted. For this preliminary plan to be approved as proposed, all waivers need to be accepted. Waivers may be granted only when in harmony with the general purpose and intent of this UDO so that public health, safety, and welfare may be secured and substantial justice done.

Staff is recommending approval of the waiver requests.

BLOCK 26 LENGTH	
BLOCK LENGTH #	LENGTH (FT)
1	1351
WAIVER IS BEING REQUESTED FOR THIS BLOCK LENGTH	



DOUBLE MOUNTAIN ROAD

N/F
BARRY CRAIG NELSON
REMA. 10.846 ACRE TRACT
10577/191

DURHAM DRIVE

PUBLIC ALLEY

BLOCK 38

MURR LANE

BLOCK 22

PUBLIC ALLEY

DOUBLE MOUNTAIN ROAD

MEDICAL AVENUE

N/F
BRIAN HOWARD PERRY
CALLED 25.79 ACRE TRACT
10459/34

PHASE 501
BLOCK 26

PHASE 405
BLOCK 25

MURR LANE

PHASE 404B
BLOCK 17

PUBLIC ALLEY

BLOCK 26
LENGTH 1
963'

PUBLIC A

DOROTHY LANE

10' WIDE
PATH

10' WIDE
PATH

PHASE 403
BLOCK 28

MURR LANE

PHASE 403
BLOCK 30

PHASE 501
BLOCK 26

TOCODE ROAD

MIDTOWN DRIVE

DURHAM DRIVE

BLOCK 26
LENGTH 1
388'

PHASE 402
BLOCK 29

PHASE 601
BLOCK 35

BLOCK EXHIBIT

MIDTOWN CITY CENTER SUBDIVISION

JULY, 2023

DOUBLE MOUNTAIN ROAD
60' ROW – 38' PAVEMENT

DOUBLE MOUNTAIN ROAD
60' ROW – 38' PAVEMENT

DOUBLE MOUNTAIN ROAD

CALAVERAS COURT
55' ROW – 30' PAVEMENT

FORK COURT
55' ROW – 30' PAVEMENT

FORK COURT
55' ROW – 30' PAVEMENT

EXISTING PEDESTRIAN ACCESS

NATURAL AREAS PROTECTED

EXISTING TRIBUTARY

EXISTING MULTI–USE PATH

COMMON AREA 20 AND PrDE

REQUIRED PEDESTRIAN CONNECTION/ACCESS WAY PER UDO

N/F
CARTWHEEL PRAIRIE LLC
CALLED 13.996 ACRE TRACT
13759/079

10' PUE

0 25 50
SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- ### EXISTING CONTOUR
- LOT LINE
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- EXISTING PUBLIC UTILITY EASEMENT (PUE)
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- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- ST — ST STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W–8 PROPOSED WATERLINE, SIZE NOTED
- W–8 EXISTING WATERLINE, SIZE NOTED
- FIRE HYDRANT
- GATE VALVE
- S–8 PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S–8 EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- NATURAL AREAS PROTECTED

WAIVER 2 EXHIBIT

MIDTOWN RESERVE SUBDIVISION

SEPTEMBER, 2023

Waiver to Article 8.3.G.2.c Block Length

Justification for Waiver 1 – Block 26:

The requested waiver is for BLOCK LENGTH 1, BLOCK 26, which is 1,351 feet in length which exceeds the maximum block length of 900' by 451'. This block length is located on the east of BLOCK 26.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

   The adjacent 16.90 acre tract was granted a waiver for block length and its Preliminary Plan was approved without a connecting street. Breaking the block with a street off Durham Drive would not break the block length since it would not go through to Medical Avenue.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.

   Construction of a dead-end street to break the block could be a detriment to the future use of the property.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

   The granting of this waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the previsions of the Unified Development Ordinance.

   The grating of this waiver will not affect the subdivision of other land since this block is internal to this subdivision and does not affect any other properties.

Waiver to Article 8.3.J.3 Access Ways

Justification for Pedestrian Circulation out of Fork Court cul-de-sac to Multi-use Path:

The requested waiver 2 is to not provide an access way from Fork Court, a cul-de-sac street, to an existing multi-use path.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

   There is a stream in the Natural Area Protected zones area between the street and the existing multi-use path. The construction of a connecting path would require the removal of trees and a significant drainage structure to be installed in the stream.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.

   Fork Court is approximately 500' in length so it is a short walk to Double Mountain Road and then to the existing path. Maintaining the trees in the protected area offsets the value of an access way.

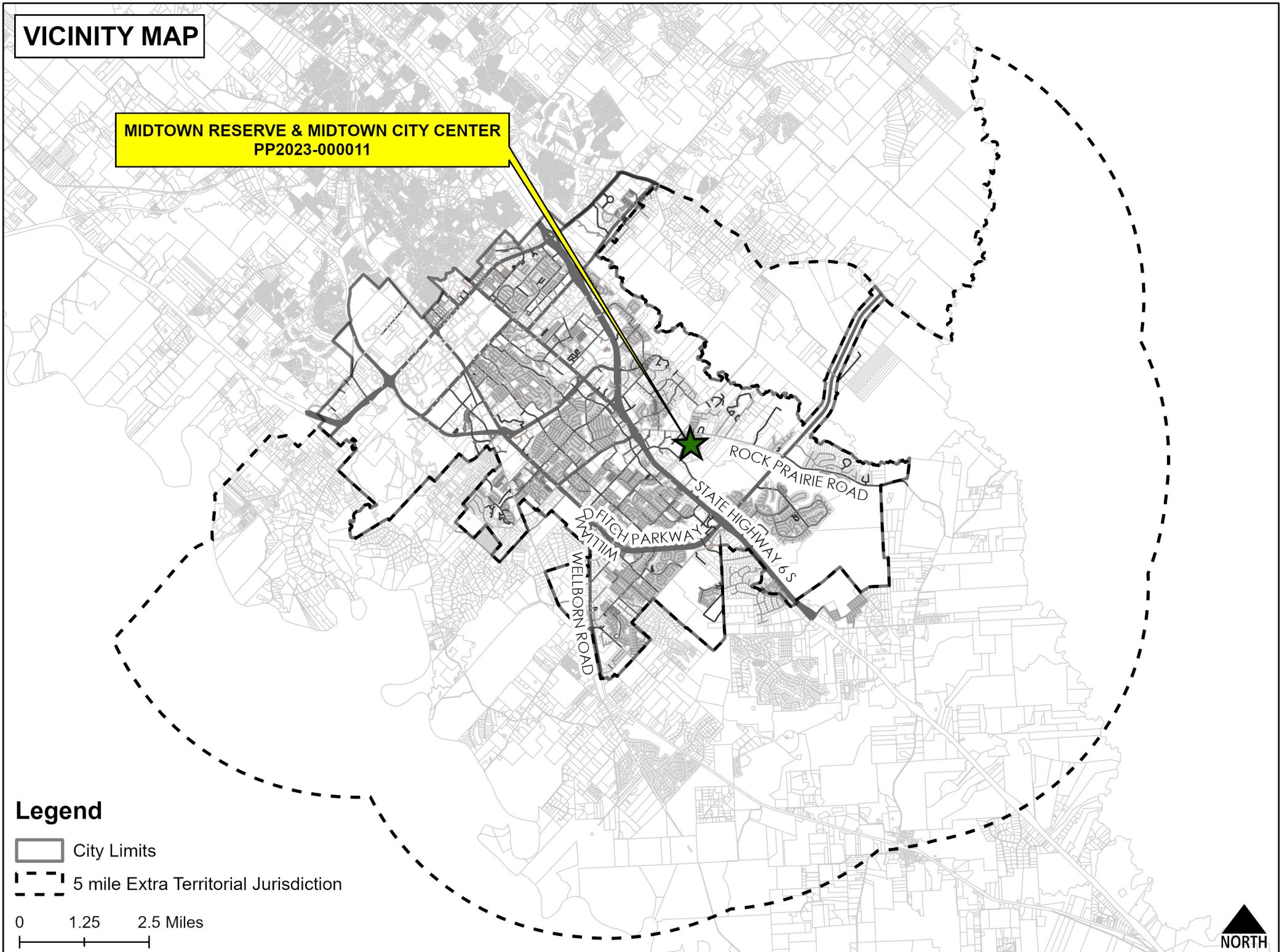
3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

   The granting of this waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property as the development will comply with all other standards and requirements. The existing multi-use path can easily be accessed by using the sidewalks along Fork Court and Double Mountain Road.

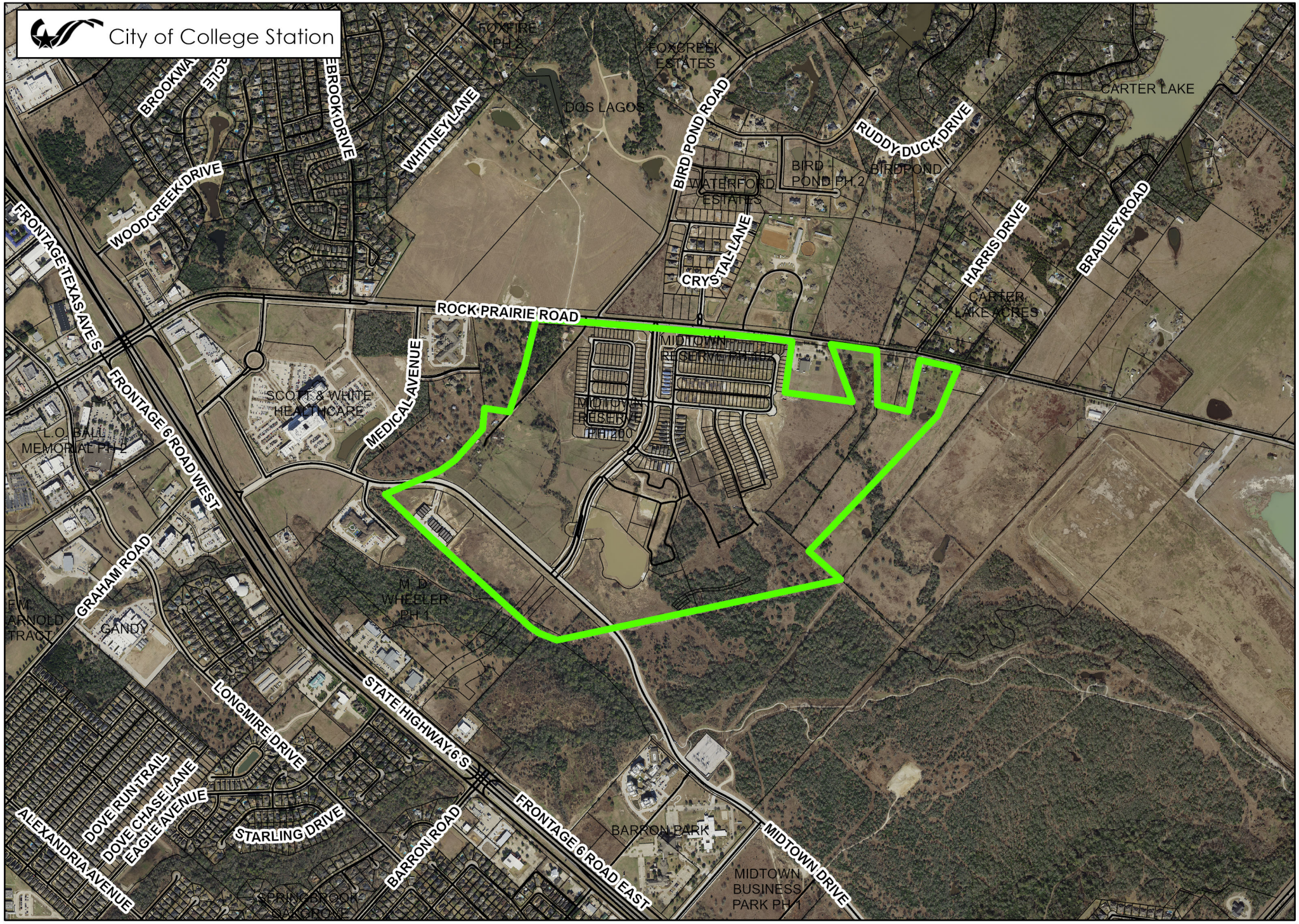
4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

   The granting of this waiver will not affect the subdivision of other land since this phase is internal to the Midtown Reserve subdivision and does not affect any other properties.

VICINITY MAP



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



MIDTOWN RESERVE & MIDTOWN CITY CENTER

Case: PP2023-000011

PRELIMINARY PLAN

CHANGES FROM PREVIOUS PRELIMINARY PLAN:

1. THE NEIGHBORING PROPERTY PREVIOUSLY OWNED BY CARTWHEEL PRAIRIE LLC WAS ADDED TO THE SCOPE OF THE PRELIMINARY PLAN.
2. THE BOUNDARIES OF PHASES 109, 111, & 115 WERE CHANGED.
3. THE ALIGNMENT OF MURR LANE WAS CHANGED AND EXTENDED. ALLEYS WERE ADDED TO PHASE 404A AND 404B.
4. PHASES 404A WAS CHANGED TO 1 LOT.
5. PHASE 406 WAS SPLIT INTO 406A AND 406B. LOTS AND STREETS WERE ADDED TO BOTH PHASES.
6. PHASE 404B WAS SPLIT INTO 404B AND 404C.
7. PHASE 404B WAS CHANGED FROM 1 LARGE LOT TO 22 SMALLER LOTS.

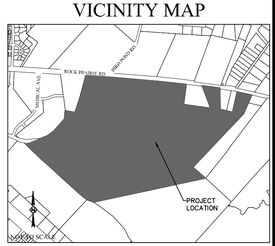
NOTE:
THE FLOODPLAIN SHOWN ON THIS PRELIMINARY PLAN IS FROM A MITCHELL AND MORGAN DRAINAGE STUDY. THE LOMR IS CURRENTLY UNDER REVIEW BY FEMA.

CITY OF COLLEGE STATION CONTROL MONUMENT CS94-130 BEARS N 60°51'08" W 4547.72'

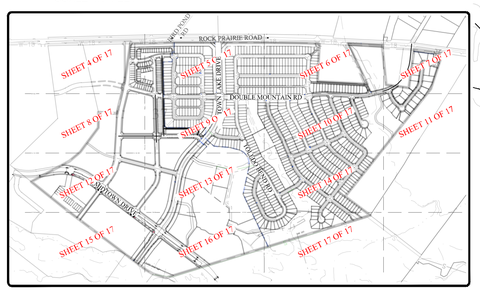
Phase #	Neighborhood Parkland Dedication (acres)
100	2.182
102	0.456
103	0.000
104	0.000
105	0.000
106	1.523
107	2.338
108	0.000
109	0.000
110	0.000
111	0.000
112	0.000
113	0.000
114	1.783
115	0.000
200	0.661
201	0.364
301	0.000
302	0.000
303	0.000
304	0.000
305	0.000
401	0.000
402	0.000
403	0.000
404A	0.000
404B	0.115
405	0.000
406A	0.443
406B	0.452
406C	0.000
501	0.000
601	0.000
602	0.000
701	0.000
TOTAL	10.317

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.89'	S84° 23' 35"E
L2	1.51'	N0° 40' 34"W
L3	195.36'	S82° 03' 38"E
L4	169.22'	S77° 24' 39"E
L5	152.75'	S77° 16' 36"E
L6	189.31'	N68° 42' 56"W
L7	108.66'	N56° 54' 36"W
L8	163.14'	N48° 14' 35"W
L9	129.80'	N47° 03' 10"W
L10	196.90'	N55° 06' 22"E
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VICINITY MAP



SHEET INDEX



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- PROPOSED PRIVATE DRAINAGE EASEMENT
- EXISTING PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPOSED PRIVATE ACCESS EASEMENT (Pr.A.E.)
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- MULTI-USE PATH
- BASE FLOOD ELEVATION (BFE)
- APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
- APPROXIMATE FLOODWAY LIMITS
- PHASE LINE
- SUBDIVISION LINE
- COMMUNITY PARKLAND DEDICATION
- NEIGHBORHOOD PARKLAND DEDICATION
- COMMON AREA
- NATURAL PROTECTED AREA

PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 699 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)
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PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
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MIDTOWN CITY CENTER SUBDIVISION
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PHASE 602: 12.398 ACRES - 1 LOT
PHASE 701: 5.163 ACRES - 1 LOT

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY , TEXAS

OWNER/MANAGING MEMBER OF ROCK PRAIRIE MANAGEMENT DISTRICT No. 2:
Geva Uri
2809 Brothers Blvd.
College Station, TX 77845

OWNER:
Logan Lee
1851 Harris Drive
College Station, TX 77845

OWNER:
Glover Hays
300 Suffolk Ave.
College Station, TX 77840

OWNER:
Mark Lindemulder
4000 Wayne Ct.
College Station, TX 77845

OWNER:
Kerbel Samuel
4905 Williams Ridge Ct
College Station, TX 77845

OWNER/DEVELOPER:
Midtown Reserve Subdivision:
College Station Downtown Residential, LLC
1645 Greens Prairie Road West, Ste. 204
College Station, TX 77845
(979) 690-7250

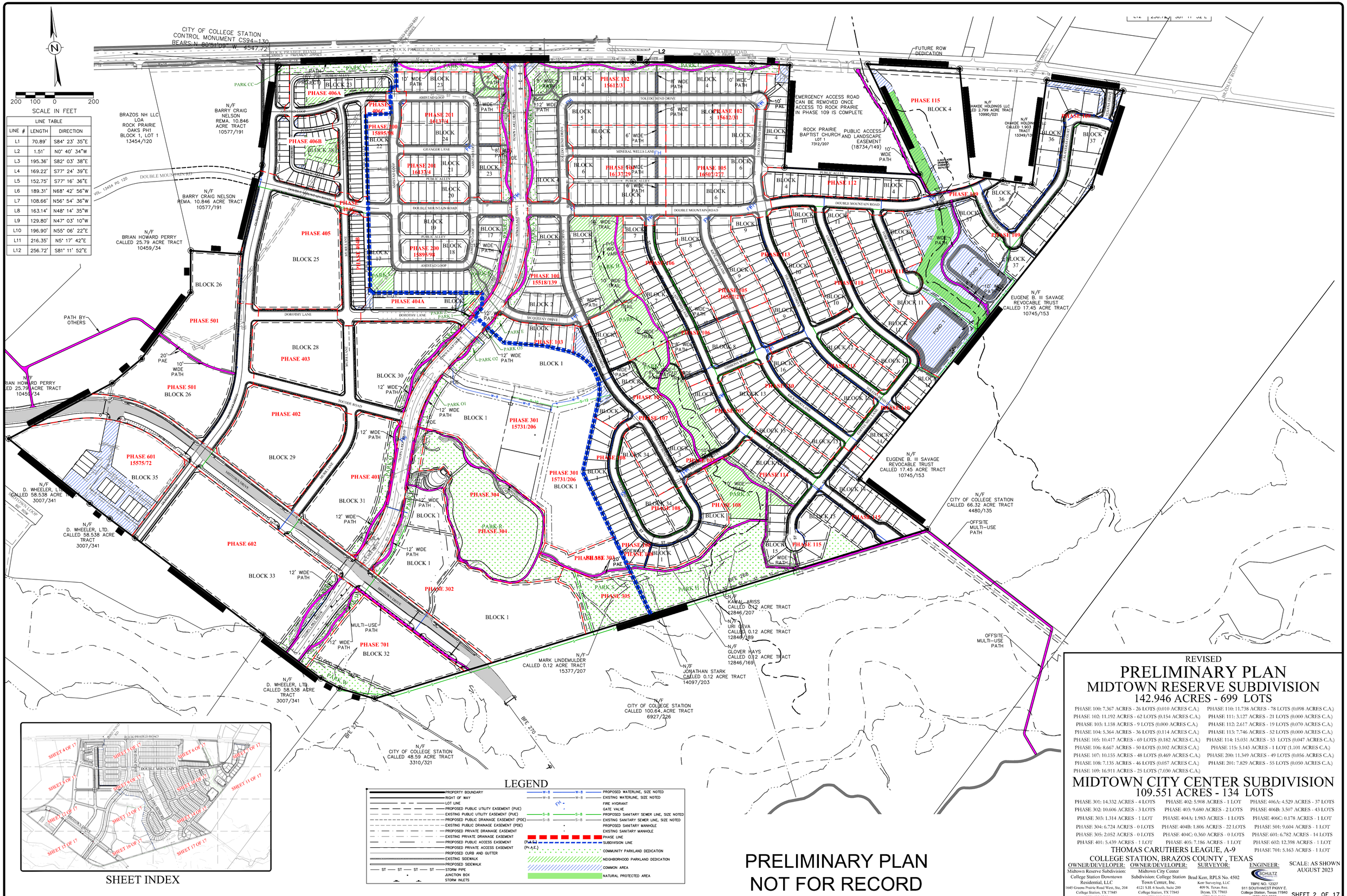
OWNER/DEVELOPER:
Midtown City Center Subdivision: College Station Town Center, Inc.
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 985-5610

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

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

SCALE: AS SHOWN
AUGUST 2023

SHEET 1 OF 17



SCALE IN FEET

200 100 0 200

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.89'	S84° 23' 35"E
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(979) 764-3900

SCALE: AS SHOWN
AUGUST 2023

23-004 Midtown Preliminary Plats - Documents\PRELIMINARY PLAN Midtown PP.dwg, SHEET 02

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY DATA.
3. A PORTION OF THIS SUBDIVISION 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. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
4. ZONING FOR THIS TRACT IS PDD.
5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT FOR TOWN CENTER RESIDENTIAL (PHASES 100–116, 200, 201, 405, 406A AND 406B) IS GENERAL SUBURBAN AND FOR TOWN CENTER COMMERCIAL (PHASES 301–305, 401–403, 404A, 404B, 501, 601. 602 AND 701) IS MIXED USE.
6. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN RIGHT–OF–WAY. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. WATERLINES WILL BE LOCATED WITHIN THE RIGHT–OF–WAY.
7. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION AND SEWER LINES WILL BE LOCATED WITHIN THE RIGHT–OF–WAY.
9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
10. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
11. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
12. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12–8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
13. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORM WATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES. PRIVATE DRAINAGE EASEMENTS WILL BE PROVIDED FOR PROPOSED DRAINAGE WAYS.
14. SIX FOOT SIDEWALKS, FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL RESIDENTIAL STREETS.
15. DOUBLE MOUNTAIN ROAD SHALL HAVE BIKE LANES.
16. ON STREET PARKING IS NOT PERMITTED ON DOUBLE MOUNTAIN ROAD.
17. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DOUBLE MOUNTAIN ROAD OR TOWN LAKE DRIVE. DUE TO IT'S SIZE, AN EXCEPTION WILL BE MADE FOR LOT 1, BLOCK 38 IN PHASE 116.
18. PHASE 101–116 AND 201–202 WILL HAVE 30' WIDE STREETS AND DO NOT HAVE TO COMPLY WITH "SINGLE–FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING" (UNIFIED DEVELOPMENT ORDINANCE SECTION 12–8.3.W) AS PER THE PDD ZONING.
19. PHASES 101 THRU 116 AND 200 THRU 201 ARE DETACHED SINGLE FAMILY RESIDENTIAL UNITS.
20. PHASES 100, 102–107, 200, & 201 HAVE ALL BEEN DEVELOPED AND ACCEPTED BY THE CITY OF COLLEGE STATION. THE RESIDENTIAL PHASES WILL BE DEVELOPED IN THE FOLLOWING ORDER:
    - PHASE 108
      (PHASES 106 & 107 MUST BE COMPLETED BEFORE PHASE 108)
      (PHASE 108 DOES NOT NEED TO BE COMPLETE FOR ANY OF THE REMAINING PHASES TO BE COMPLETE)
    - PHASE 109
      (PHASES 106 & 107 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 109)
    - PHASE 110
      (PHASES 106, 107, & 109 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 110)
    - PHASE 111
      (PHASES 106, 107, & 109 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 111)
    - PHASE 112
      (PHASES 106, 107, & 109 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 112)
    - PHASE 115
      (PHASES 106, 107, & 109 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 115)
    - PHASES 113–114
      (THESE PHASES ARE INTERCHANGEABLE)
      (PHASES 106, 107, 109, & 110 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH THESE PHASES)
21. PHASES 301–305, 401–406, 501, 601, 602 & 701 CAN BE DEVELOPED IN ANY ORDER PROVIDED THE NECESSARY ROADWAYS ARE CONSTRUCTED OR UNDER CONSTRUCTION. PHASE 305 WILL BE DESIGNED AND CONSTRUCTED WITH THE FINAL PLAT OF PHASE 302.
22. PARKLAND AND TRAIL (BOTH ON–SITE AND OFF–SITE) DEVELOPMENT IS PROPOSED IN MULTIPLE PHASES COMMENSURATE WITH BUILD OUT OF THE PROJECT. THE OFF–SITE TRAILS WILL BE DEVELOPED BY THE DEVELOPER OR THE MMD, NO LATER THAN THE LAST PORTION OF DEDICATION OF PARK LAND, WITHIN THE DEVELOPMENT, SHOWN ON THE PARKS PLAN EXHIBIT. ALL PARKS AND PUBLIC SPACES WILL BE MAINTAINED BY THE MMD.
23. PARKING IS TO BE REMOVED FROM BOTH SIDES OF THE PUBLIC ALLEYS WITH THE FINAL PLAT.
24. REGULATORY SIGNAGE AND PAVEMENT MARKINGS WILL BE DETERMINED AT THE TIME OF FINAL PLAT.
25. THE FENCES ALONG ALL LOT LINES ADJACENT TO PARKLAND SHALL BE OPEN STYLE TO ALLOW VISIBILITY BETWEEN THE PARK AND THE ADJACENT LOTS.
26. THE MULTI–USE PATHS SHOWN ALONG BOTH SIDES OF TOWN LAKE DRIVE WILL BE CONSTRUCTED WITH TOWN LAKE DRIVE. ACCESS EASEMENTS WILL BE DEDICATED FOR ANY PORTION OF THE MULTI–USE PATH THAT IS CONSTRUCTED IN UNPLATTED AREAS.
27. THE LOCATION OF THE MULTIUSE PATH IN PARKLAND B, F, G, H, CONNECTING TO SOUTHEAST PARK AS WELL AS TO THE LICK CREEK GREENWAY TRAIL WILL BE FINALIZED WITH THE FINAL PLAT. THE ALIGNMENT WILL NEED TO BE DISCUSSED WITH CITY STAFF BEFORE A FINAL ALIGNMENT IS SET.
28. TRAFFIC MITIGATION WILL BE PROVIDED AS REQUIRED PER THE TIA FOR MIDTOWN STATION DEVELOPMENT PERFORMED BY EHRA AND DATED OCTOBER 2018, AS REQUIRED PER THE TIA FOR MIDTOWN DEVELOPMENT UPDATE PERFORMED BY KIMLEY–HORN AND DATED MAY 2020, OR AS AMENDED
29. THE REMAINING HALF BOULEVARD SECTION OF MIDTOWN DRIVE WILL BE CONSTRUCTED WHEN PHASE 401 OR 402 IS DEVELOPED, WHICHEVER IS FIRST. PORTIONS OF THE REMAINING BOULEVARD SECTION OF MIDTOWN DRIVE MAY ALSO BE COMPLETED WITH OTHER PHASES PRIOR TO PHASES 401 & 402
30. TOCODE ROAD BETWEEN DURHAM DRIVE AND MURR LANE WILL BE CONSTRUCTED WHEN PHASES 402 OR 403 IS DEVELOPED, WHICHEVER IS FIRST. TOCODE ROAD BETWEEN MURR LANE AND TOWN LAKE DRIVE WILL BE DEVELOPED WHEN PHASE 401 OR 403 IS DEVELOPED, WHICHEVER IS FIRST.
31. OTHER EASEMENTS PRESENT ON THIS PROPERTY INCLUDE:
    - BLANKET EASEMENT EXECUTED BY CLYDE GOENS AND MRS. GRACE GOENS TO THE CITY OF BRYAN, TEXAS, DATED APRIL 30, 1937, RECORDED IN VOLUME 98, PAGE 325, DEED RECORD S OF BRAZOS COUNTY, TEXAS
    - EASEMENT EXECUTED BY WILLIS S. RITCHEY, PEGGY J. RITCHEY, JOHN DAVID RITCHEY AND THOMAS GLENN RITCHEY TO THE CITY OF BRYAN, DATED SEPTEMBER 26, 1995, RECORDED IN VOLUME 2449, PAGE 21, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, THE RIGHTS OF ADJOINING LAND OWNERS AND THE RIGHTS OF THE PUBLIC IN GENERAL TO THE USE AND BENEFIT OF THE ACCESS EASEMENT, OVER, ON AND ACROSS SUBJECT PROPERTY

31. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON NOVEMBER 5, 2018 FOR:
    UDO SECTION 8.3.G.2.C BLOCK (BLOCK LENGTH FOR GENERAL SUBURBAN)
    UDO SECTION 8.8.C.2.A LAND DEDICATION (PARKLAND)
    UDO SECTION 8.3.G.2.A BLOCK (BLOCK LENGTH FOR URBAN MIXED USE)

31. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON JULY 18, 2019 FOR:
    UDO SECTION 8.3.G.2 BLOCKS (BLOCK LENGTH FOR URBAN MIXED USE)

32. THE FLOODPLAIN SHOWN ON THIS PRELIMINARY PLAN IS FROM A MITCHELL AND MORGAN STUDY. THE LOMR IS CURRENTLY UNDER REVIEW BY FEMA.
33. PHASE 404A IS MULTI–FAMILY.
34. PHASES 406A AND 406B UTILITIES WILL BE LOCATED UNDERNEATH THE PAVEMENT OF THE STREETS AND ALLEYS.
35. PHASE 404C WILL BE CONSTRUCTED WITH 404B OR 406A, WHICHEVER IS CONSTRUCTED FIRST.
36. DURHAM DRIVE ADJACENT TO PHASE 406B WILL BE CONSTRUCTED WITH PHASE 406B.

METES AND BOUNDS DESCRIPTION
OF A
231.97 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A–9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 341.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHEY RECORDED IN VOLUME 1160, PAGE 777 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE REMAINDER OF A CALLED 11 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHEY RECORDED IN VOLUME 260, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET ON THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST (R.O.W. VARIES) MARKING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 10.846 ACRE TRACT OF LAND AS DESCRIBED AS BY A DEED TO JO ANN HANKINS RECORDED IN VOLUME 267, PAGE 483 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 13° 49' 13" W FOR A DISTANCE OF 1.02 FEET;

THENCE: ALONG THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST FOR THE FOLLOWING CALLS:

S 86° 27' 34" E, AT 300.64 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT (FROM WHICH A ½ INCH IRON ROD FOUND BEARS: S 00° 37' 23" E FOR A DISTANCE OF 1.09 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 603.26 FEET (DEED CALL: S 86° 27' 34" E – 603.27 FEET) TO A ½ INCH IRON ROD SET (THIS LINE USED FOR BEARING ORIENTATION HONORING THE RIGHT–OF–WAY BEARING AS SHOWN IN THE DEED RECORDED IN VOLUME 10437, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS). FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 04° 14' 47" W FOR A DISTANCE OF 1.00 FEET;

S 85° 01' 50" E FOR A DISTANCE OF 1226.55 FEET (DEED CALL: S 85° 02' 05" E – 1226.41 FEET, 10437/65) TO A ½ INCH IRON ROD SET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 05° 17' 18" W FOR A DISTANCE OF 1.00 FEET;

S 84° 23' 35" E FOR A DISTANCE OF 70.89 FEET (DEED CALL: S 84° 23' 02" E – 70.75 FEET, 10437/65) TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 11 ACRE TRACT BEARS: S 00° 40' 34" E FOR A DISTANCE OF 268.14 FEET;

N 00° 40' 34" W FOR A DISTANCE OF 1.51 FEET TO A ½ INCH IRON ROD SET;

S 84° 23' 35" E FOR A DISTANCE OF 543.05 FEET (DEED CALL: S 84° 23' 02" E – 543.10 FEET, 10437/79) TO A ½ INCH IRON ROD SET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 06° 46' 24" W FOR A DISTANCE OF 2.50 FEET;

S 82° 03' 38" E FOR A DISTANCE OF 195.36 FEET (DEED CALL: S 82° 02' 02" E – 195.35 FEET, 10437/79) TO A ½ INCH IRON ROD SET ON THE WEST LINE OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH ACCORDING TO THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 1 BEARS: N 07° 35' 00" E FOR A DISTANCE OF 7.64 FEET;

THENCE: S 07° 58' 42" W ALONG THE WEST LINE OF SAID LOT 1, AT 2.50 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 528.64 FEET (PLAT CALL: S 07° 57' 58" W – 586.27 FEET, 7312/207) TO ½ INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: S 82° 01' 39" E ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 698.85 FEET (PLAT CALL: S 82° 02' 02" E – 699.33 FEET, 7312/207) TO ¾ INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO OLIVER GOEN RECORDED IN VOLUME 10424, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: S 20° 23' 16" E ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 112.62 FEET (DEED CALL BEARING: S 17° 23' 00" E, 1160/777) TO A CROSS–TIE FENCE POST FOUND;

THENCE: S 41° 51' 55" W CONTINUING ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 1390.07 FEET (DEED CALL: S 44° 44' 00" W – 1391.04 FEET, 10424/40) TO 6 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

THENCE: S 48° 02' 02" E ALONG THE SOUTHWEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 341.48 FEET (DEED CALL: S 48° 05' 26" E – 341.98 FEET, 10424/40) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ARCHIE P. CLARK AND LINDA L. CLARK RECORDED IN VOLUME 561, PAGE 28 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 17' 01" E ALONG THE SOUTHWEST LINE OF SAID 19.61 ACRE TRACT FOR A DISTANCE OF 250.65 FEET (DEED CALL: S 44° 52' 55" E – 250.66 FEET, 561/28) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.61 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.69 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III AND GRACE LYNN SAVAGE RECORDED IN VOLUME 7912, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 35' 09" E ALONG THE SOUTHWEST LINE OF SAID 19.69 ACRE TRACT FOR A DISTANCE OF 437.42 FEET (DEED CALL: S 48° 34' 49" E – 437.68 FEET, 7912/265) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.69 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 66.32 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 4480, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF A CALLED 100.64 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6927, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 77° 55' 55" W ALONG THE NORTHWEST LINE OF SAID 100.64 ACRE TRACT FOR A DISTANCE OF 2980.10 FEET (DEED CALL: S 77° 56' 03" W – 2981.71 FEET, 6927/226) TO 12 INCH FENCE POST FOUND ON THE NORTHEAST LINE OF A CALLED 46.60 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3310, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID FENCE POST FOUND MARKING THE WEST CORNER OF SAID 100.64 ACRE TRACT;

THENCE: N 68° 42' 56" W ALONG THE NORTHEAST LINE OF SAID 46.60 ACRE TRACT AND ALONG AN EXISTING FENCE LINE FOR A DISTANCE OF 189.31 FEET TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE NORTH CORNER OF SAID 46.60 ACRE TRACT AND THE EAST CORNER OF A CALLED 10.01 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M. D. WHEELER, LTD RECORDED IN VOLUME 3007, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHEAST LINE OF SAID 10.01 ACRE TRACT AND CONTINUING ALONG SAID FENCE LINE FOR THE FOLLOWING CALLS:

N 56° 54' 36" W FOR A DISTANCE OF 108.66 FEET TO A 3 INCH CEDAR FENCE POST FOUND;

N 47° 58' 11" W FOR A DISTANCE OF 372.04 FEET TO A FENCE POST FOUND;

N 47° 52' 01" W FOR A DISTANCE OF 828.48 FEET TO A FENCE POST FOUND;

N 48° 14' 35" W FOR A DISTANCE OF 163.14 FEET TO A FENCE POST FOUND;

N 47° 03' 10" W FOR A DISTANCE OF 129.80 FEET TO A FENCE POST FOUND;

N 46° 26' 14" W FOR A DISTANCE OF 535.34 FEET TO A 4 INCH FENCE POST FOUND MARKING THE SOUTH CORNER OF A CALLED 25.79 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRIAN HOWARD PERRY RECORDED IN VOLUME 10459, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHEAST LINE OF SAID 25.79 ACRE TRACT FOR THE FOLLOWING CALLS:

N 66° 46' 41" E FOR A DISTANCE OF 605.80 FEET (DEED CALL: N 69° 46' 00" E – 600.50 FEET, 1160/77) TO A FENCE POST FOUND;

N 55° 06' 22" E FOR A DISTANCE OF 196.90 FEET (DEED CALL: N 57° 44' 00" E – 195.20 FEET, 1160/777) TO A FENCE POST FOUND;

N 41° 30' 56" E FOR A DISTANCE OF 424.36 FEET (DEED CALL: N 44° 44' 00" E – 423.09 FEET, 1160/777) TO A ½ INCH IRON ROD FOUND;

N 05° 17' 42" E FOR A DISTANCE OF 216.35 FEET (DEED CALL: N 08° 04' 00" E – 217.30 FEET, 1160/77) TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 10.846 ACRE TRACT AND SAID REMAINDER OF 341.06 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81° 11' 52" E FOR A DISTANCE OF 256.72 FEET (DEED CALL: S 78° 33' 00" E – 258.20 FEET, 1160/77) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

N 18° 43' 49" E FOR A DISTANCE OF 471.11 FEET (DEED CALL: N 21° 24' 00" E – 467.10 FEET, 1160/777) TO A FENCE POST FOUND;

N 13° 49' 13" E FOR A DISTANCE OF 522.38 FEET (DEED CALL: N 16° 44' 00" E – 586.42 FEET, 1160/777) TO THE POINT OF BEGINNING CONTAINING 231.97 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2012. SEE PLAT PREPARED FEBRUARY, 2012, FOR MORE DESCRIPTIVE INFORMATION.

METES AND BOUNDS DESCRIPTION
OF A
33.342 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A–9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 19.352 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARTWHEEL PRAIRIE, LLC – 5904 ROCK PRAIRIE SERIES RECORDED IN VOLUME 13759, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE AND ALL OF A CALLED 0.046 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO CARTWHEEL PRAIRIE, LLC – 5604 ROCK PRAIRIE SERIES RECORDED IN VOLUME 13759, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD (R.O.W. WIDTH VARIES) MARKING THE NORTHEAST CORNER OF SAID 19.352 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 19.69 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III RECORDED IN VOLUME 10745, PAGE 153 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED "H.P.MAYO RPLS 5045" FOUND BEARS: S 23° 07' 46" W FOR A DISTANCE OF 2.31 FEET AND THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94–148 BEARS: N 51° 02' 54" E FOR A DISTANCE OF 1,840.64 FEET (GRID DISTANCE: 1,840.45 FEET). BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES, MULTIPLY BY A SCALE FACTOR OF 0.9998892856474854;

THENCE: S 23° 07' 46" W ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 19.69 ACRE TRACT FOR A DISTANCE OF 524.09 FEET (DEED CALL: S 23° 06' 54" W – 523.62 FEET, 13759/73) TO A 4 INCH TREATED FENCE POST FOUND;

THENCE: S 43° 29' 39" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 1,922.15 FEET (DEED CALL: S 43° 29' 22" W – 1,922.59 FEET, 13759/73) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE REMAINDER OF A 111.679 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC RECORDED IN VOLUME 14405, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.352 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID REMAINDER OF 19.69 ACRE TRACT;

THENCE: N 46° 17' 01" W ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 111.679 ACRE TRACT FOR A DISTANCE OF 250.65 FEET (DEED CALL: N 46° 16' 52" W – 250.66 FEET, 13759/73) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 19.352 ACRE TRACT AND THE SOUTH CORNER OF SAID 13.95 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 13.95 ACRE TRACT AND SAID REMAINDER OF 111.679 ACRE TRACT FOR THE FOLLOWING CALLS:

N 48° 02' 02" W FOR A DISTANCE OF 341.48 FEET (DEED CALL: N 48° 05' 26" W – 341.98', 13759/79) (DEED CALL AND MEASURED, 14405/186) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

N 41° 51' 55" E FOR A DISTANCE OF 1,390.07 FEET (DEED CALL: N 41° 53' 54" E – 1,390.60 FEET, 13759/79) (DEED CALL AND MEASURED, 14405/186) TO A CROSS–TIE FENCE POST FOUND;

N 20° 23' 16" W FOR A DISTANCE OF 112.62 FEET (DEED CALL AND MEASURED, 14405/186) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "H.P.MAYO RPLS 5045" FOUND MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH AS SHOWN ON THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 20° 21' 51" W ALONG THE COMMON LINE OF SAID 13.95 ACRE TRACT AND SAID REMAINDER OF LOT 1, AT 600.56 FEET PASS THE NORTHWEST CORNER OF SAID REMAINDER OF LOT 1 ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD (1167/5,7124), CONTINUE ON FOR A TOTAL DISTANCE OF 630.86 FEET (TOTAL DEED CALL: N 20° 22' 54" W – 743.64 FEET, 13759/79) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "H.P.MAYO RPLS 5045" FOUND MARKING THE NORTHWEST CORNER OF SAID 13.95 ACRE TRACT;

THENCE: S 82° 06' 14" E ALONG THE NORTH LINE OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 475.76 FEET (DEED CALL: S 82° 06' 58" E – 475.64 FEET, 13759/79) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "H.P.MAYO RPLS 5045" FOUND MARKING THE NORTHEAST CORNER OF SAID 13.95 ACRE TRACT, THE NORTH CORNER OF SAID 0.046 ACRE TRACT, AND THE NORTHWEST CORNER OF A CALLED 0.191 ACRE TRACT OF LAND AS DESCRIBED BY A DEED FOR RIGHT–OF–WAY TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 11878, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE ORIGINAL NORTHWEST CORNER OF A CALLED 2.996 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHANCE HOLDINGS, LLC RECORDED IN VOLUME 10950, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 00° 43' 03" E ALONG THE EAST LINE OF SAID 0.046 ACRE TRACT, AT 30.37 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED "H.P.MAYO RPLS 5045" FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 556.82 FEET (DEED CALL: S 00° 43' 14" E – 556.79 FEET, 13759/79) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 19.352 ACRE TRACT. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 0.046 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 2.996 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED "H.P.MAYO" FOUND ON THE EAST LINE OF SAID 13.95 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT AND A WEST CORNER OF SAID 19.352 ACRE TRACT BEARS: N 77° 03' 14" W FOR A DISTANCE OF 7.29 FEET;

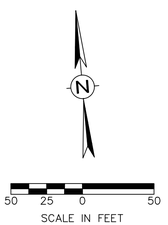
THENCE: S 77° 24' 39" E ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 2.996 ACRE TRACT FOR A DISTANCE OF 169.22 FEET (TOTAL DEED CALL: S 77° 25' 29" E – 176.58 FEET, 13759/73) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 2.996 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 1.9035 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHANCE HOLDINGS, LLC RECORDED IN VOLUME 13349, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 77° 16' 36" E ALONG THE COMMON LINE OF SAID 19.352 ACRE TRACT AND SAID REMAINDER OF 1.9035 ACRE TRACT FOR A DISTANCE OF 152.75 FEET (DEED CALL: S 77° 15' 20" E – 152.60 FEET, 13759/73) TO A 3/4 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 1.9035 ACRE TRACT;

THENCE: N 12° 44' 05" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 544.55 FEET (DEED CALL: N 12° 44' 40" E – 544.47 FEET, 13759/73) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 1.9035 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 19.352 ACRE TRACT;

THENCE: S 77° 01' 02" E ALONG THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 398.73 FEET (DEED CALL: S 77° 01' 02" E – 398.63 FEET, 13759/73) TO THE POINT OF BEGINNING CONTAINING 33.342 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEM





LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
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- PROPERTY CORNER
- STORM PIPE
- JUNCTION BOX
- STORM INLETS
- PROPOSED WATERLINE, SIZE NOTED
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- APPROXIMATE FLOODWAY LIMITS
- NEIGHBORHOOD PARKLAND DEDICATION
- NATURAL AREA PROTECTED
- MULTI-USE PATH

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 699 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)
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PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
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PHASE 701: 5.163 ACRES - 1 LOT

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY , TEXAS

OWNER/DEVELOPER:
Midtown Reserve Subdivision:
College Station Downtown Residential, LLC
1645 Greens Prairie Road West, Ste, 204
College Station, TX 77845
(979) 690-7250

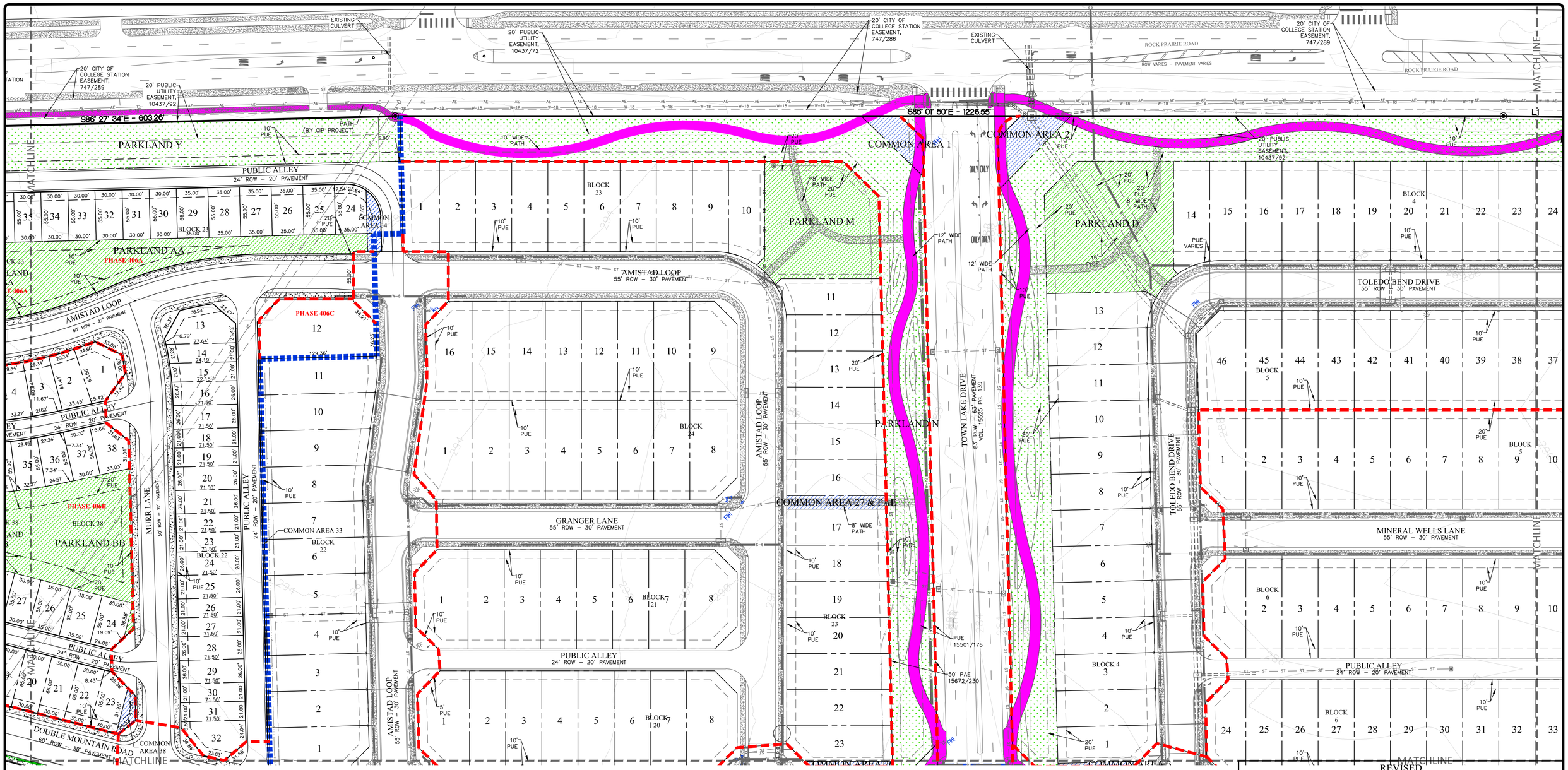
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SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

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

SCALE: AS SHOWN
AUGUST 2023

P:\23-084 Midtown Preliminary Plan - Documents\PRELIMINARY PLAN\Midtown PP.dwg, SHEET 04



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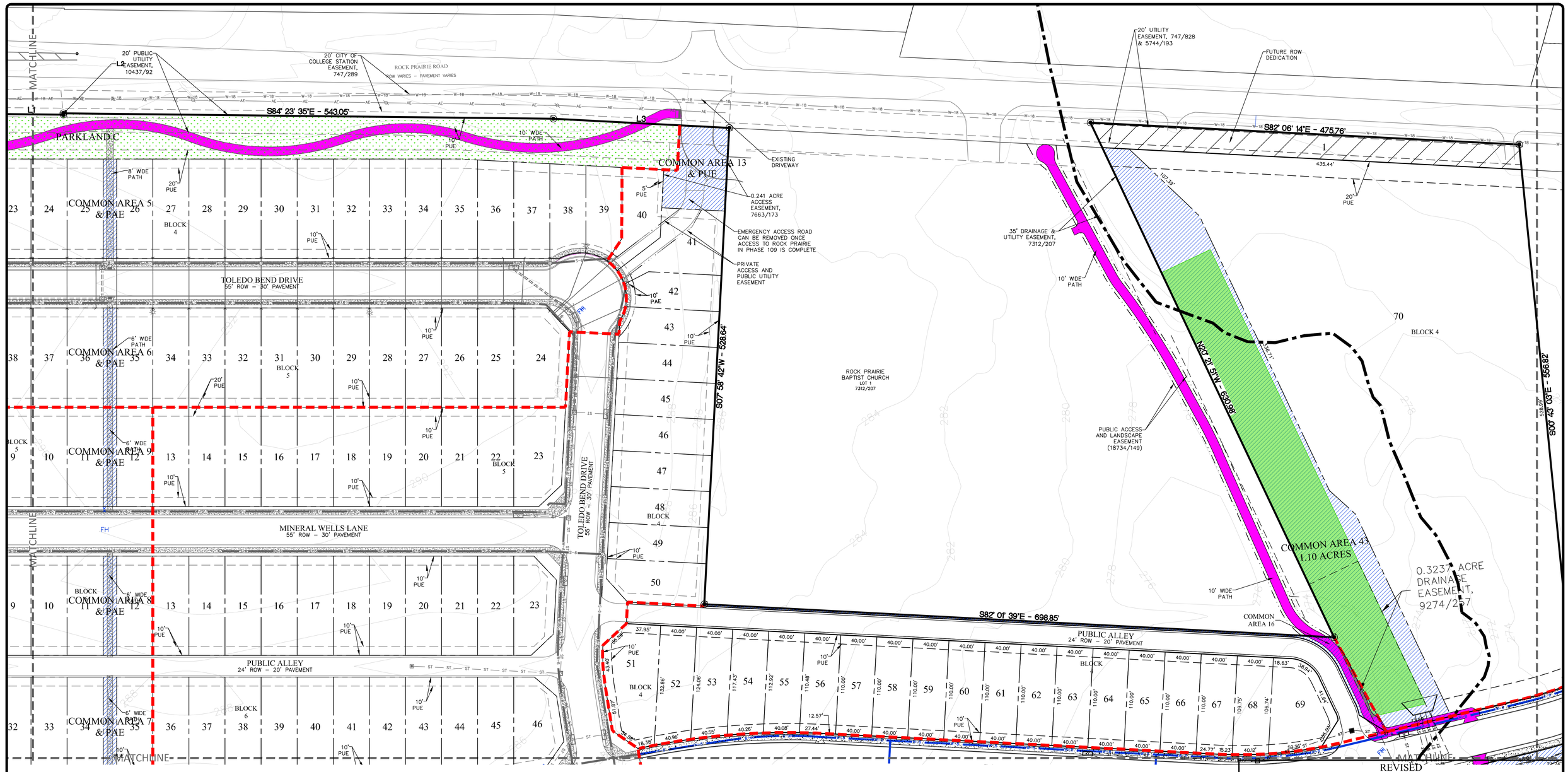
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College Station, Texas 77840
(979) 764-3900

SCALE: AS SHOWN
AUGUST 2023

23-066 Midtown Preliminary Plats - Documents\PRELIMINARY PLAN\Midtown RP.dwg, SHEET 05



REVISED

PRELIMINARY PLAN

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COLLEGE STATION, BRAZOS COUNTY , TEXAS

SCALE: AS SHOWN
AUGUST 2023

OWNER/DEVELOPER:	OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
Midtown Reserve Subdivision: College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste, 204 College Station, TX 77845 (979) 690-7250	Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195	SCHULTZ Engineering TBPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900

SHEET 6 OF 17

LEGEND

- PROPERTY BOUNDARY
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- LOT LINE
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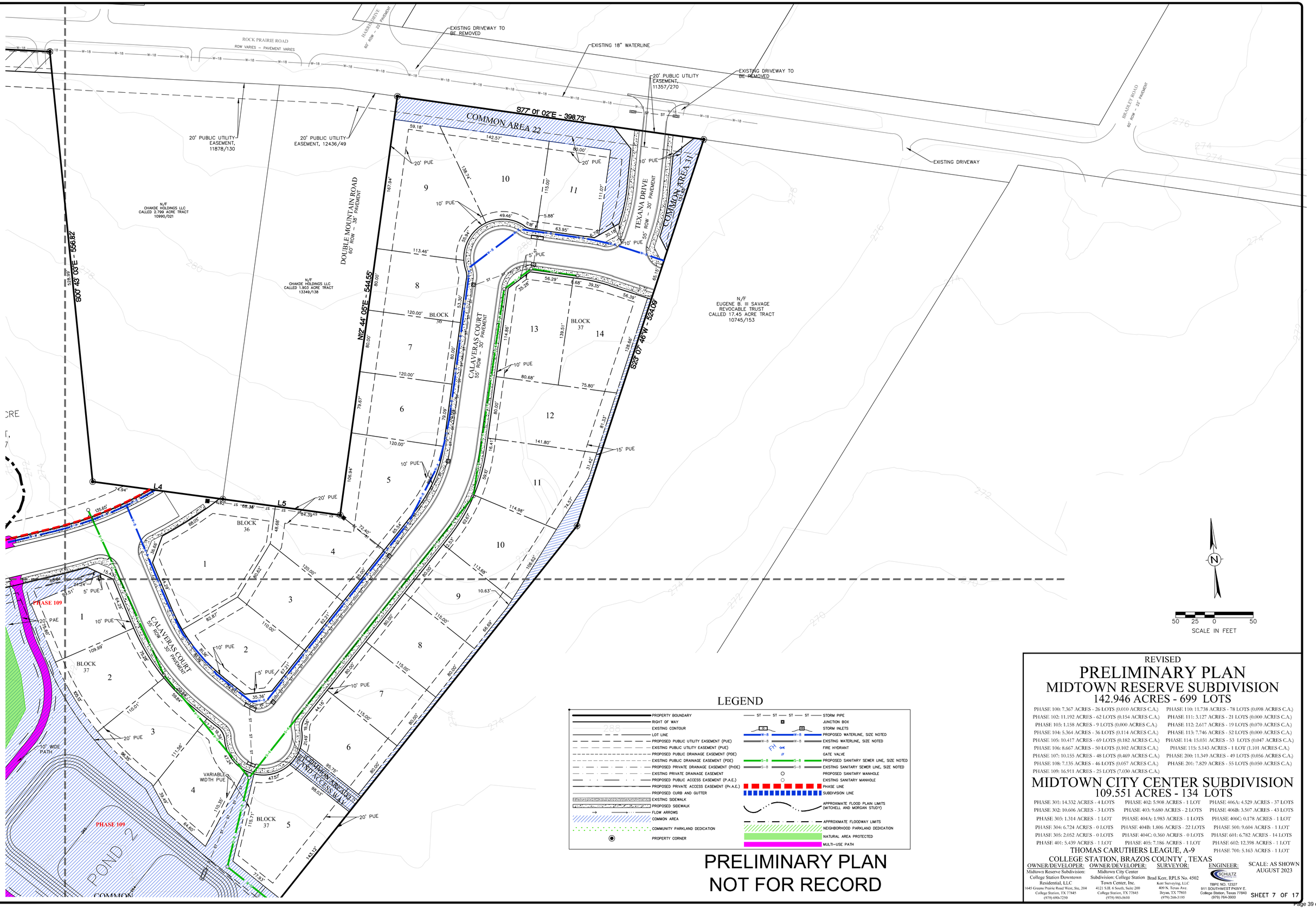
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SCALE IN FEET

PRELIMINARY PLAN
NOT FOR RECORD

P:\23-084 Midtown Preliminary Plan - Documents\PRELIMINARY PLAN Midtown PP.dwg, SHEET 06



LEGEND

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SCALE IN FEET

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SCALE: AS SHOWN
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J:\2-Civil Midtown Preliminary Plats - 2 Documents\PRELIMINARY PLAN Midtown PP.dwg, SHEET 07

MATCHLINE

MATCHLINE

N/F
BRIAN HOWARD PERRY
CALLED 25.79 ACRE TRACT
10459/34

N/F
BARRY CRAIG NELSON
REMA. 10.846 ACRE TRACT
10577/191

N18° 43' 49"E - 471.11'

L12

L11

N41° 30' 56"E - 424.36'
424.36'

PATH BY OTHERS

10' PUE

20' WIDE CITY OF BRYAN ELECTRICAL DISTRIBUTION EASEMENT, 2449/21 (CENTERED ON EXISTING POWER LINES)

20' PAE

10' WIDE PATH

BLOCK 26

DURHAM DRIVE
88' ROW – 54' PAVEMENT

229.60'

20' WIDE CITY OF BRYAN ELECTRICAL DISTRIBUTION EASEMENT, 2449/21 (CENTERED ON EXISTING POWER LINES)

10' PUE

10' PUE

BLOCK 25

DOROTHY LANE
60' ROW – 38' PAVEMENT

412.19'

36.58'

270.15'

216.64'

BLOCK 28

MATCHLINE

MATCHLINE

MATCHLINE

1

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SCALE IN FEET

LEGEND

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THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY , TEXAS

SCALE: AS SHOWN
AUGUST 2023

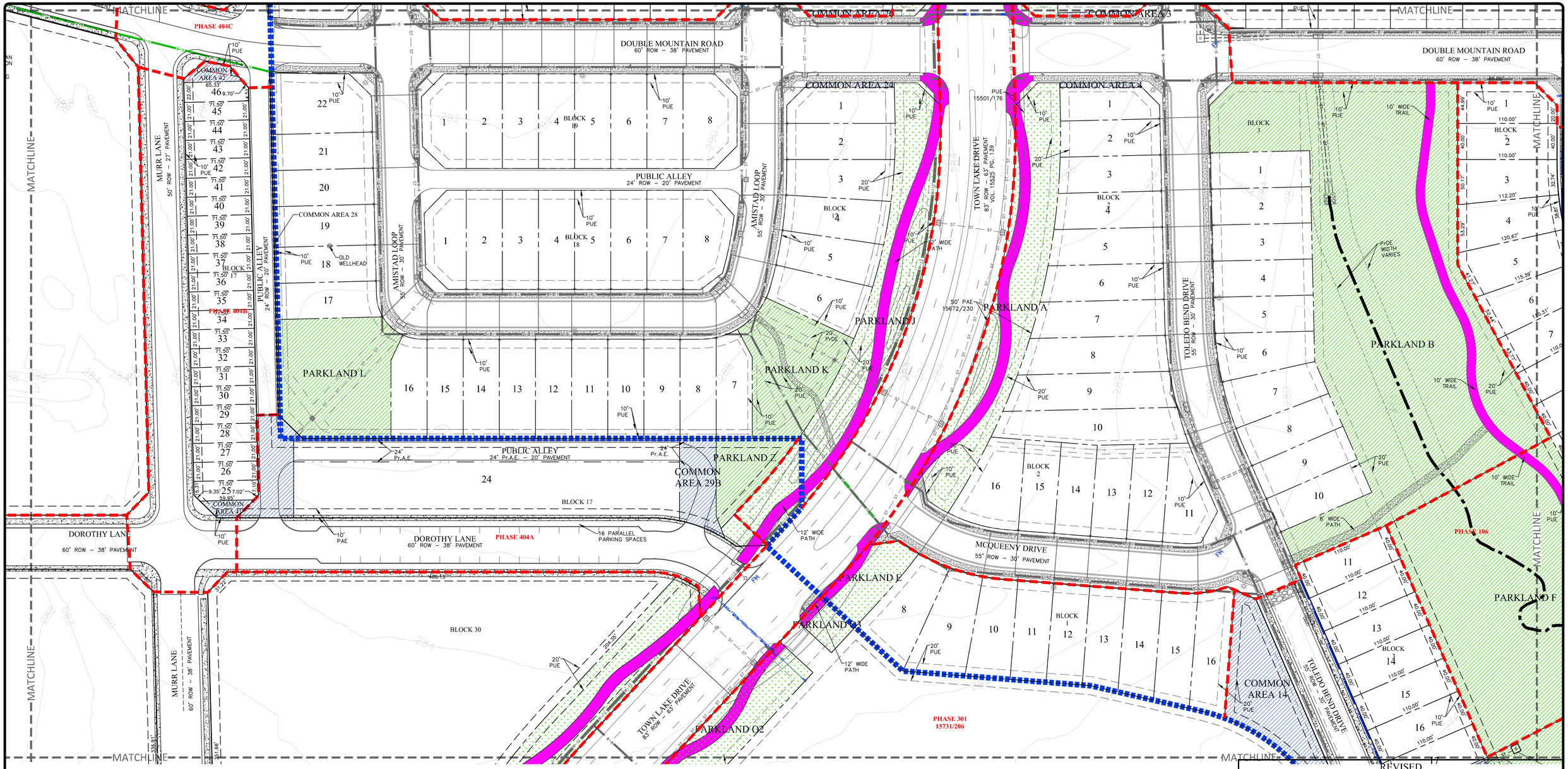
OWNER/DEVELOPER:
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(979) 690-7250

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23-084 Midtown Preliminary Plan - Document/PRELIMINARY PLAN/Midtown PP.dwg, SHEET 08



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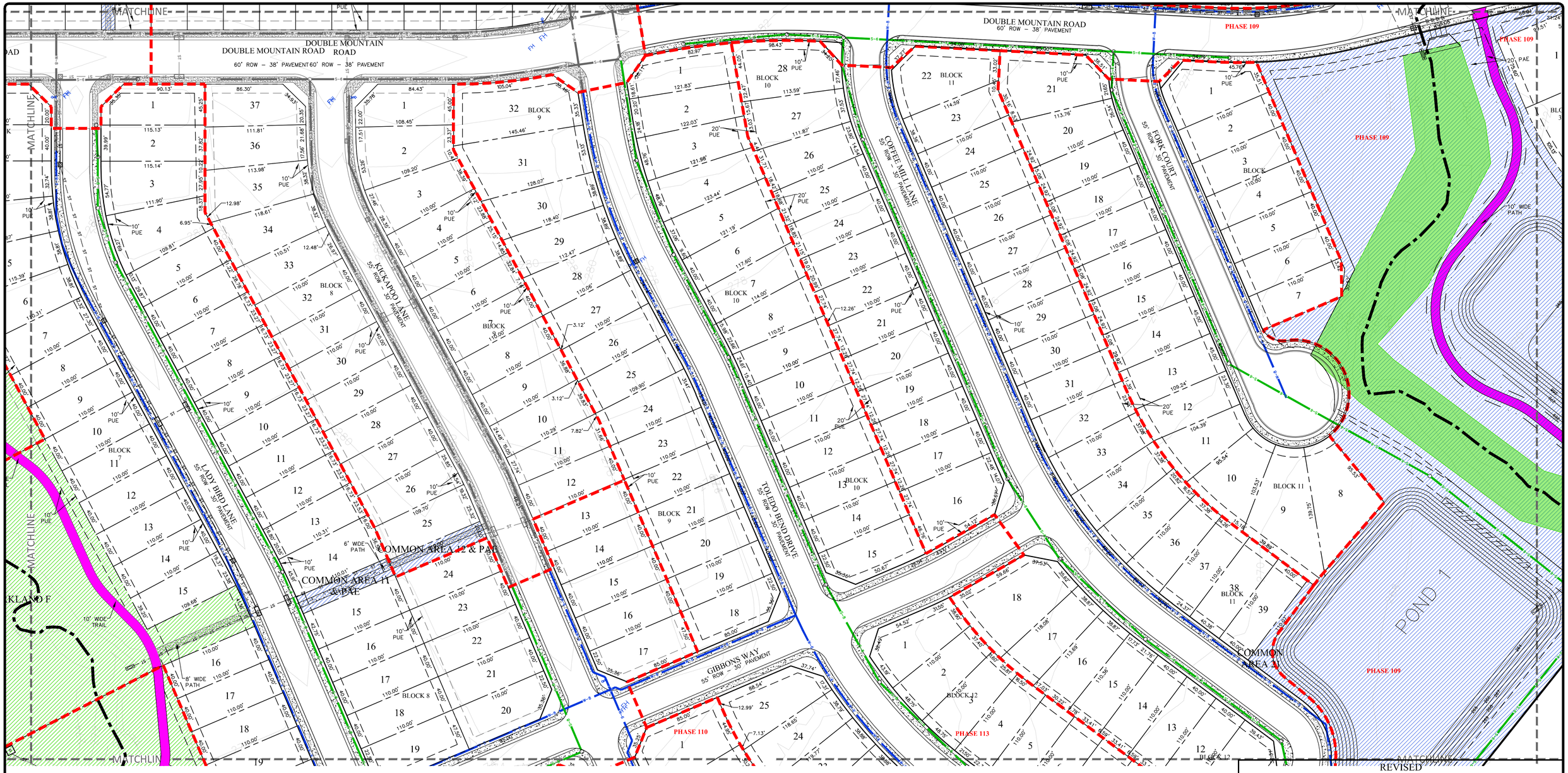
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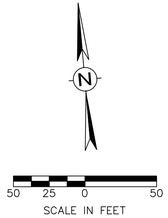
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College Station, Texas 77840
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SCALE: AS SHOWN
AUGUST 2023

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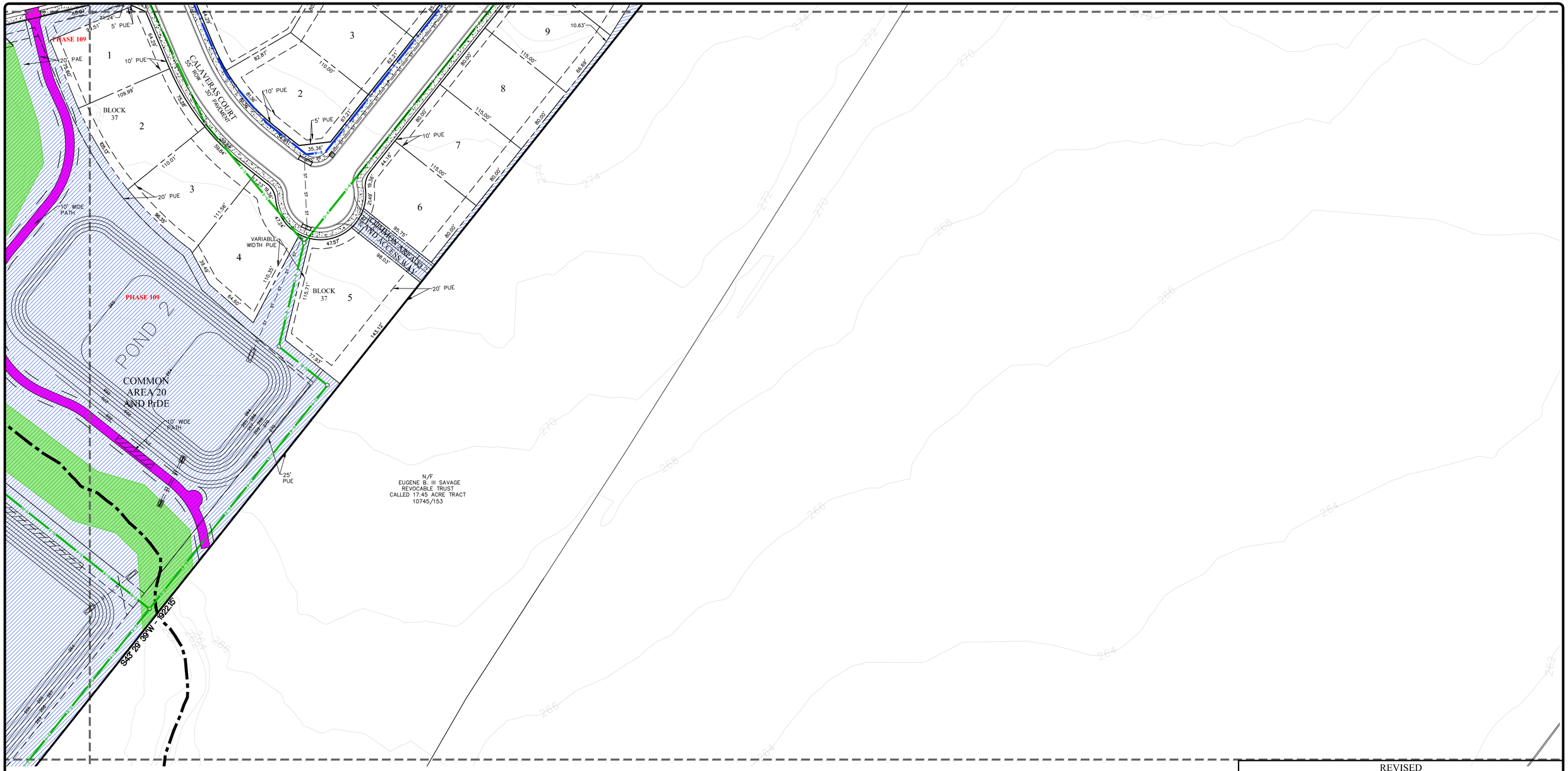
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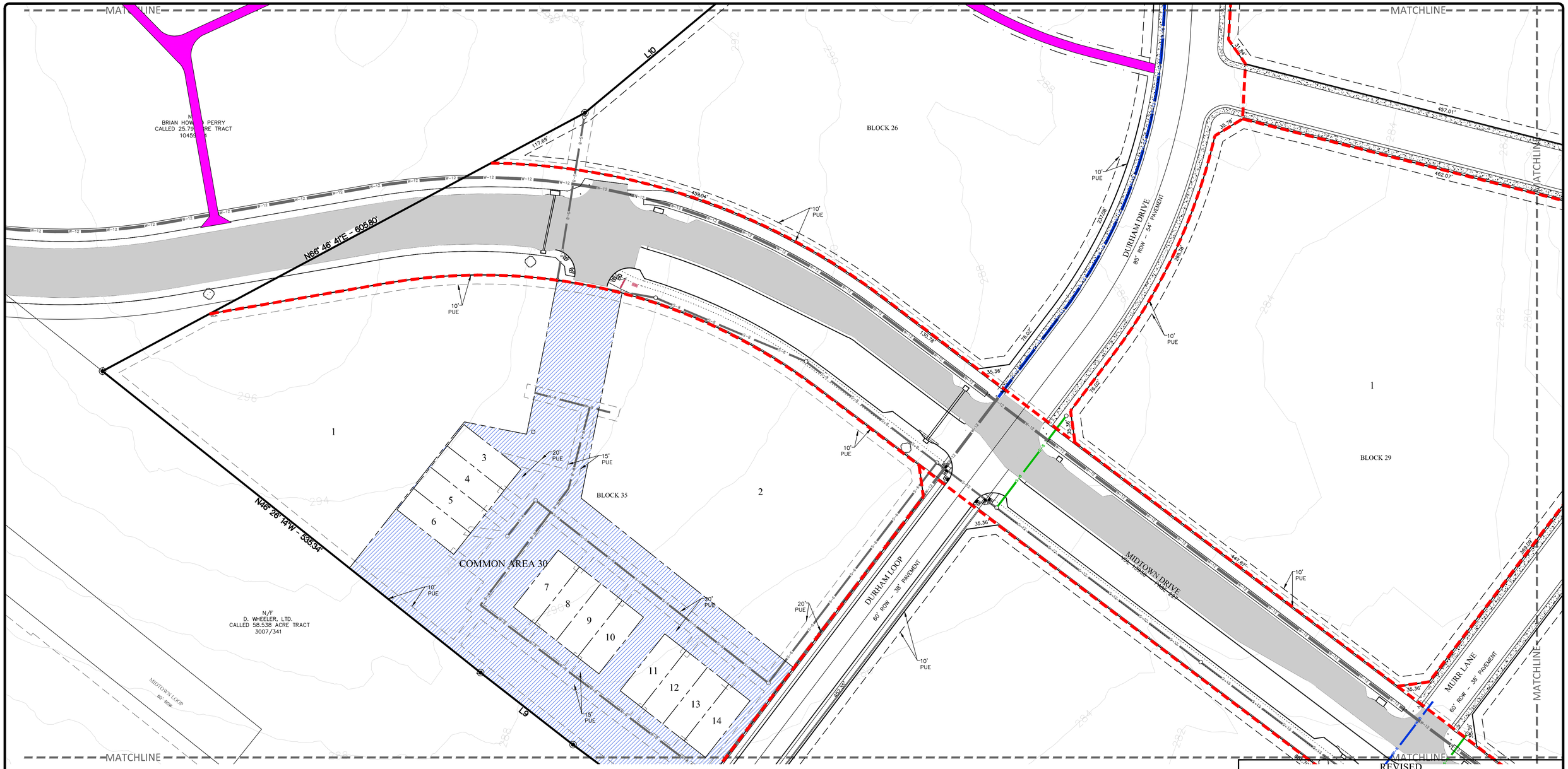
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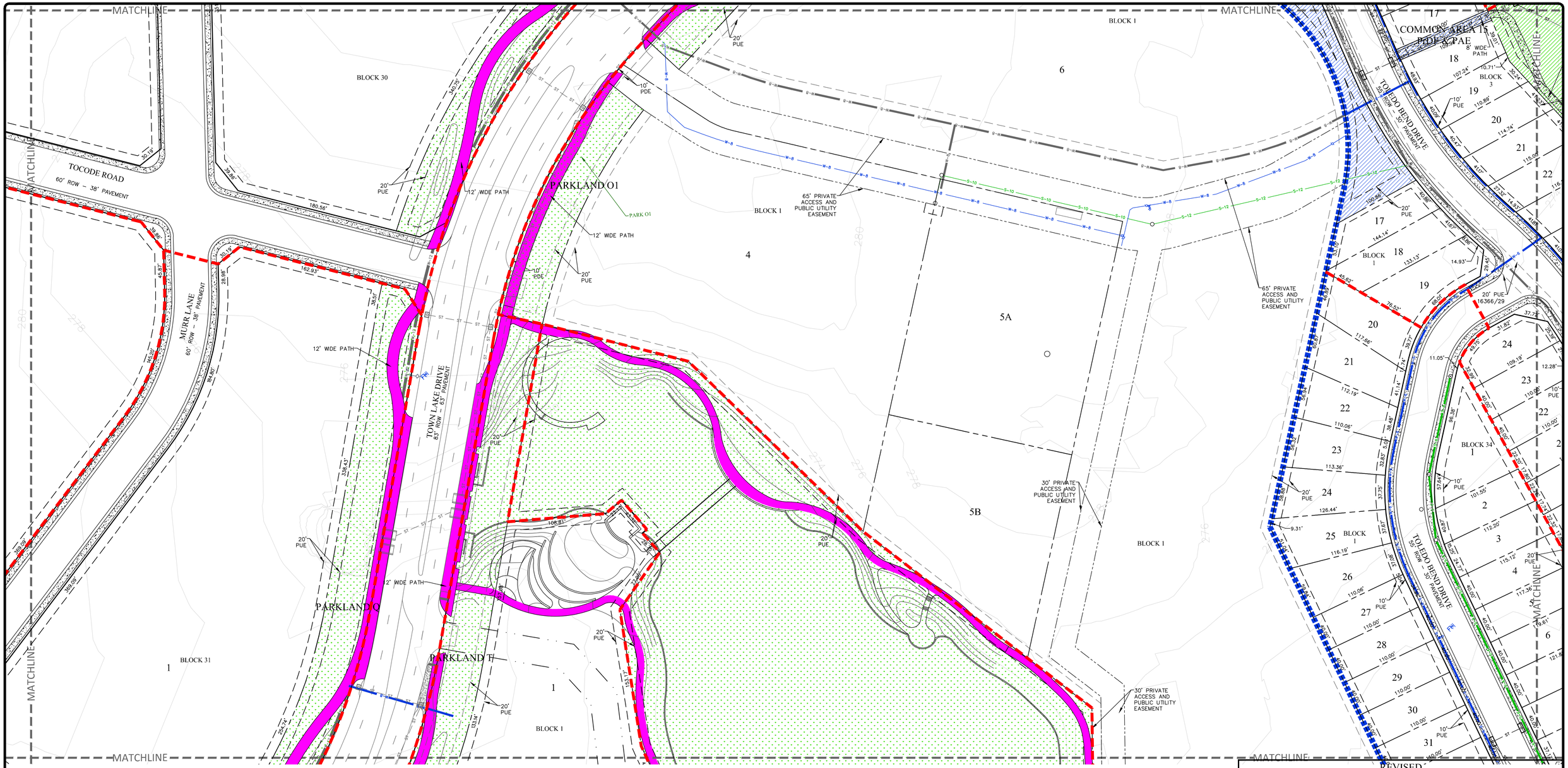
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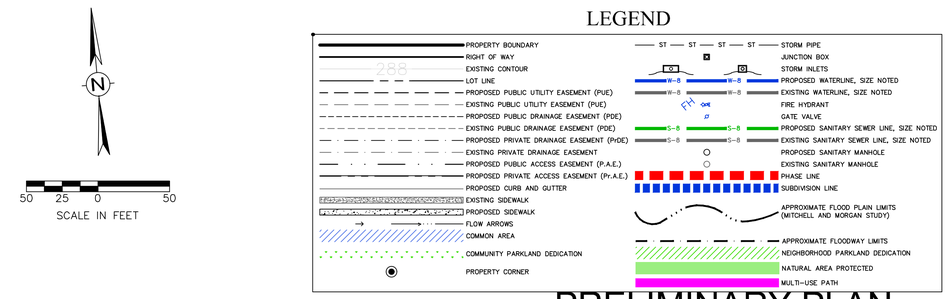
SURVEYOR:
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Bryan, TX 77803
(979) 268-3195

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

SCALE: AS SHOWN
AUGUST 2023

C:\Users\...\23-069 Midtown Preliminary Plan - Documents\PRELIMINARY PLAN Midtown PP.dwg, SHEET 12





PRELIMINARY PLAN
NOT FOR RECORD

REVISED

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142.946 ACRES - 699 LOTS

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MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 134 LOTS

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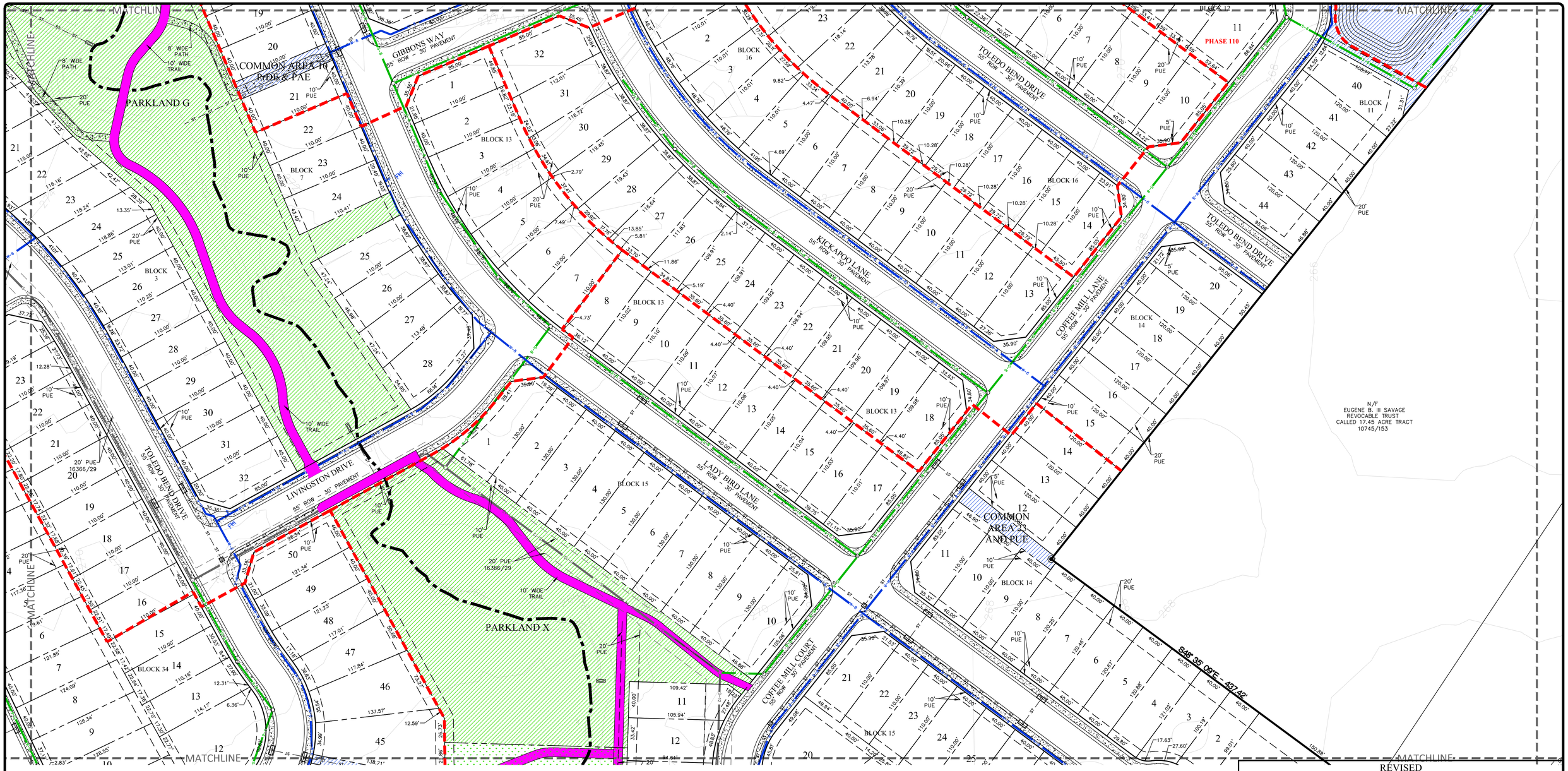
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LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- LOT LINE
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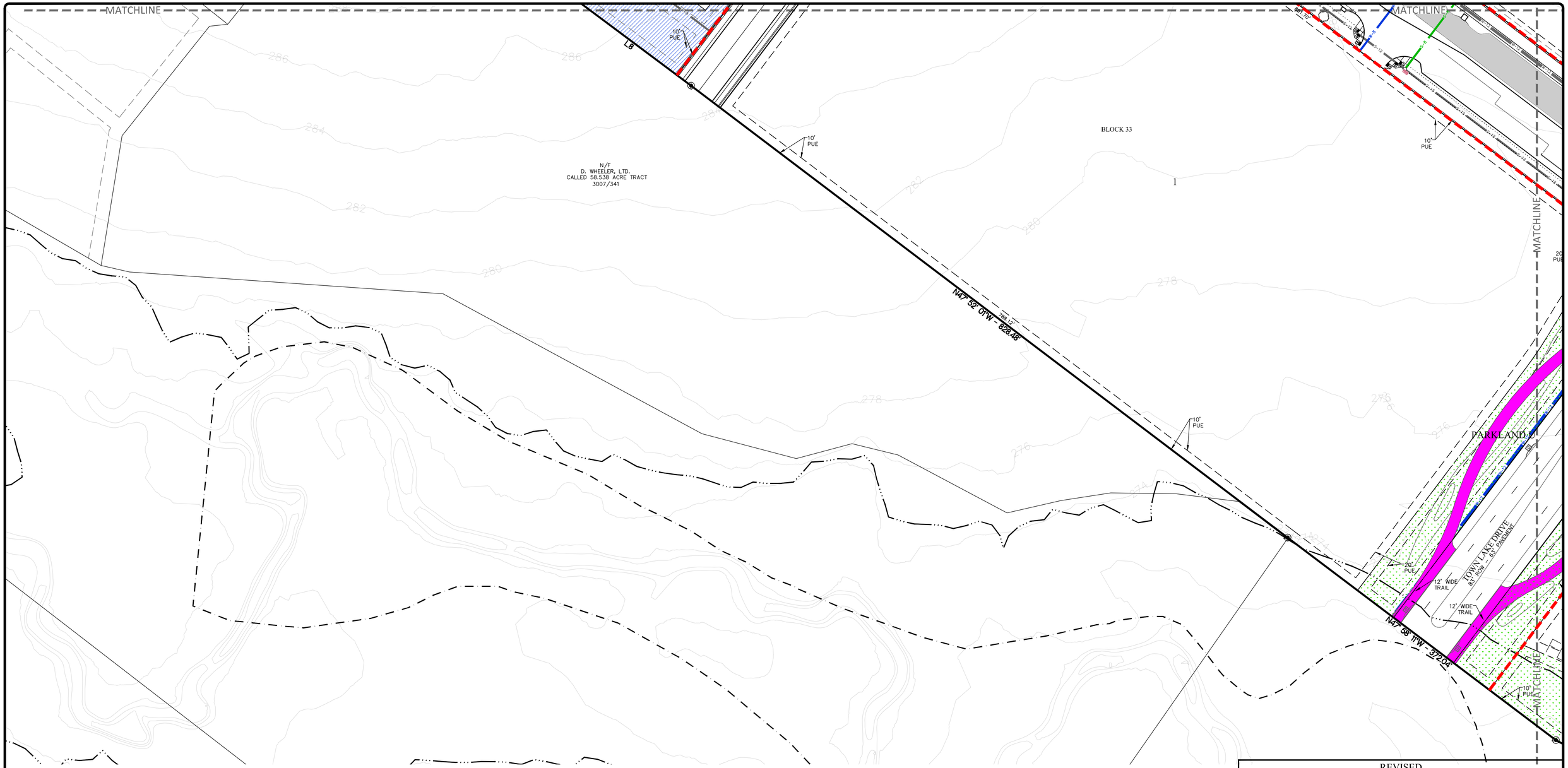
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N

50 25 0 50

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THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY , TEXAS

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P:\23-084 Midtown Preliminary Plan - Documents\PRELIMINARY PLAN\Midtown PP.dwg, SHEET 15

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

PARKLAND R

PHASE 301

BLOCK 1

2

BLOCK 1

3

BLOCK 32

1

PARKLAND W

PARKLAND S

PARKLAND T

TOWN LAKE DRIVE
83' ROW - 63' PAVEMENT

MIDTOWN DRIVE
83' ROW - 63' PAVEMENT

MULTI-USE PATH

12' WIDE PATH

30' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT

10' PUE

20' PUE

30' PUE

20' PAE

FLOOD ZONE A

N/F
MARK LINDEMULDER
CALLED 0.02 ACRE TRACT
15377/207

N/F
CITY OF COLLEGE STATION
CALLED 100.64 ACRE TRACT
6927/226

COMMON A

SIDEWA

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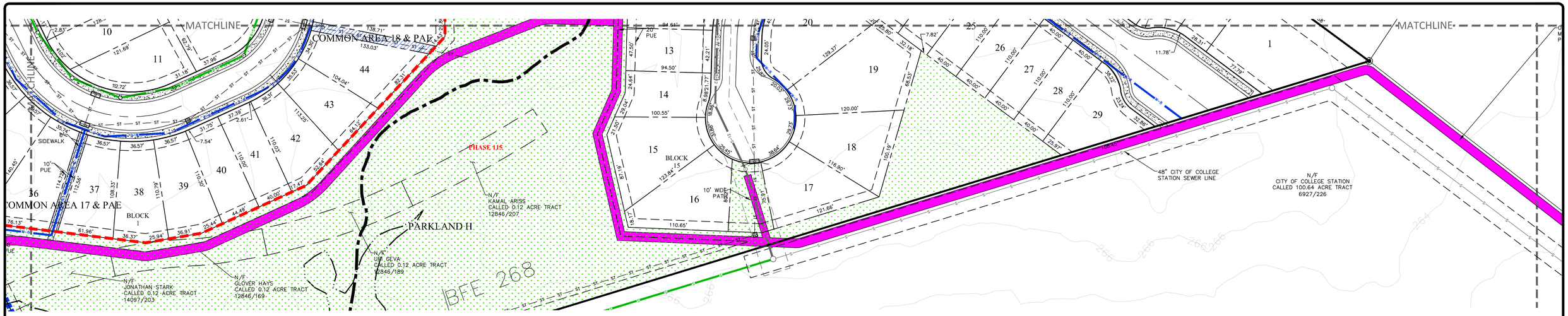
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23-084 Midtown Preliminary Plats - Documents\PRELIMINARY PLAN\Midtown RP.dwg, SHEET 16



PHASE	BLOCK	LOT	AREA (SF)
100	2	1	3,794
100	2	2	4,418
100	2	3	4,509
100	2	4	4,685
100	2	5	4,946
100	2	6	5,296
100	2	7	5,740
100	2	8	6,350
100	2	9	7,208
100	2	10	7,588
100	2	11	4,723
100	2	12	4,288
100	2	13	4,124
100	2	14	4,043
100	2	15	4,043
100	2	16	5,811
100	3	1	4,400
100	3	2	4,400
100	3	3	4,400
100	3	4	4,400
100	3	5	4,398
100	3	6	4,736
100	3	7	4,960
100	3	8	4,640
100	3	9	4,400
100	3	10	4,400
102	4	1	4,204
102	4	2	4,400
102	4	3	4,400
102	4	4	4,400
102	4	5	4,400
102	4	6	4,400
102	4	7	4,400
102	4	8	4,400
102	4	9	4,400
102	4	10	4,400
102	4	11	4,400
102	4	12	4,401
102	4	13	4,585
102	4	14	4,668
102	4	15	4,402
102	4	16	4,400
102	4	17	4,400
102	4	18	4,400
102	4	19	4,400
102	4	20	4,400
102	4	21	4,400
102	4	22	4,400
102	4	23	4,400
102	4	24	4,400
102	4	25	4,400
102	4	26	4,400
102	4	27	4,400
102	4	28	4,400
102	4	29	4,400
102	4	30	4,400
102	4	31	4,400
102	4	32	4,400
102	4	33	4,400
102	4	34	4,400
102	4	35	4,389
102	4	36	4,316
102	4	37	4,233
102	4	38	4,020
102	4	39	3,845
102	5	24	6,276
102	5	25	4,400
102	5	26	4,400
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302	1	3	261,633
303	1	7	57,226
401	31	1	163,729
402	29	1	257,366
403	28	1	153,189
403	30	1	144,387
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404B	17	25	1,539
404B	17	26	1,502
404B	17	27	1,502
404B	17	28	1,502
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404B	17	46	1,550
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406A	22	15	1,534
406A	22	16	1,863
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406A	22	18	1,501
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406A	22	25	1,859
406A	22	26	1,501
406A	22	27	1,501
406A	22	28	1,859
406A	22	29	1,859
406A	22	30	1,501
406A	22	31	1,501
406A

October 5, 2023
Item No. 5.2.
Unlimited Potential PDD Rezoning

Sponsor: Gabriel Schrum

Reviewed By CBC: N/A

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 PDD Planned Development District for approximately 2.805 acres located at 1115 Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive. Case #REZ2023-000010 (Note: Final action of this item will be considered at the October 26th, 2023 City Council Meeting – Subject to change).

Relationship to Strategic Goals:
Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request and associated Concept Plan. The rezoning request is consistent with the Comprehensive Plan, and the requested modifications and provided benefits help ensure compatibility with adjacent properties. In addition, the additional landscape being proposed, along with streetscaping will limit any adverse impacts on the adjacent properties. By zoning the property PDD and having the associated Concept Plan, it further illustrates the location and details of the proposed use on the property.

Summary: This request is to change the existing zoning from GS General Suburban to PDD Planned Development District with a base zoning of MF Multi-Family and associated Concept Plan on approximately 2.8 acres. The applicant is requesting the following modifications to the base zoning of MF:

- To reduce the minimum number of dwelling units per acre from the required 12, to 3.
- To reduce the parking requirements from one space per bedroom to one space for the first bedroom and then 0.5 space for each additional bedroom. The current requirement for multi-family is 1.5 spaces for one bedroom units and 1.0 space per bedroom for units with two or more bedrooms.

The applicant is providing the following community benefits:

- Additional landscaping/streetscaping.

REZONING REVIEW CRITERIA
1. Whether the proposal is consistent with the Comprehensive Plan:

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

Urban Residential – Areas that are appropriate for a range of high-density multifamily and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area

The proposed use of the property is defined as a “transition facility for foster youth in this community”; which means the use of this property will not have the same amount of intensity of use as normal multi-family developments. There will be less density overall and a reduced amount of automobile trips as the applicant has explained the users of the property will likely not have vehicles. The proposed lower-density use keeps the nature of this request aligned with the intent of Urban Residential format, while also providing an appropriate service that is intended to directly serve foster youth in the greater community. The property has direct access to Anderson Street with the single proposed driveway aligned with Clement Court.

The MF Multi-Family zoning district is a generally appropriate district under the Urban Residential land use designation in the Comprehensive Plan.

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

The property takes its only access from Anderson Street. The use will have very limited vehicle traffic consisting nearly entirely of foster youth and the employees. The small-scale multi-family use being developed operates as transitional housing, which is compatible with the intention of Urban Residential uses. Adjacent properties are zoned R-4 Multi Family to the north and west, D-Duplex to the east, and GS- General Suburban to the south. The adjacent duplex properties to the east are separated from this property by a channelized creek. Every adjacent property to the proposed request is developed . Overall, the PDD’s land use and requested modifications make this proposed transitional housing development appropriate in the context of the area.

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

The size and location of the subject property is suitable for the proposed use of the property. The property had one existing building, that has since been demolished. Drives, access, and parking are all proposed and provided for on the associated concept plan. The improvements to be made on the property are in the area noted on the attached concept plan, with the additional landscape/streetscaping being provided.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed uses. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

5. The marketability of the property:

The proposed zoning district is generally marketable in this area.

REVIEW OF CONCEPT PLAN
The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. This proposed Concept Plan allows for a reduction of the number of required parking spaces Aswell as a reduced density per acre. The applicant has in turn provided additional landscaping and streetscaping as community benefits to help with meritorious modifications requested. This will help mitigate impacts the development may have on the adjacent development and overall context to the area. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans.
1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose, Intent and Community Benefits:
The proposed Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a low-density multi-family development of transitional housing for foster youth.

Base Zoning and Meritorious Modifications:

The proposed Planned Development District will have a base zoning of MF Multi-Family.

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following modifications:
- Reduction to the minimum number of dwelling units to 3 units/acre based on Section 5.2 of the UDO.
- Reduction of the parking ratio, one (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom based on Section 7.3.H of the UDO.

Community Benefits:

The proposed concept plan will increase the landscaping and streetscaping amount by 30% more than what is required.

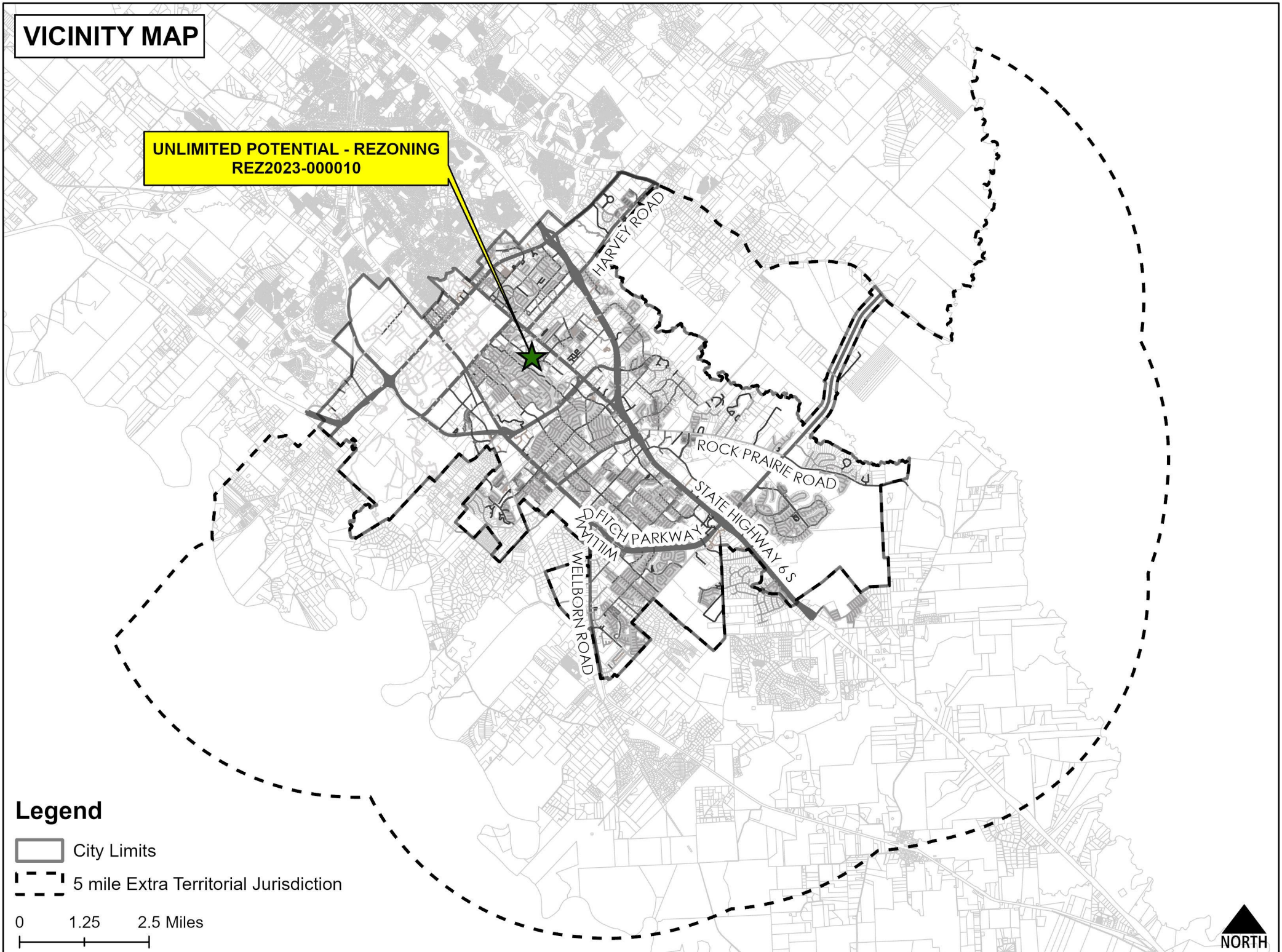
The development will provide an additional 2 points per streetscape segment length along Anderson Street, which will change the "points per streetscape segment length" from 6 to 8 and an additional 10 points per 1,000 sf of disturbed area for the site landscape points, which will change the site landscape points from 30 points to 40 points per 1,000 sf of disturbed area.

Budget & Financial Summary: N/A

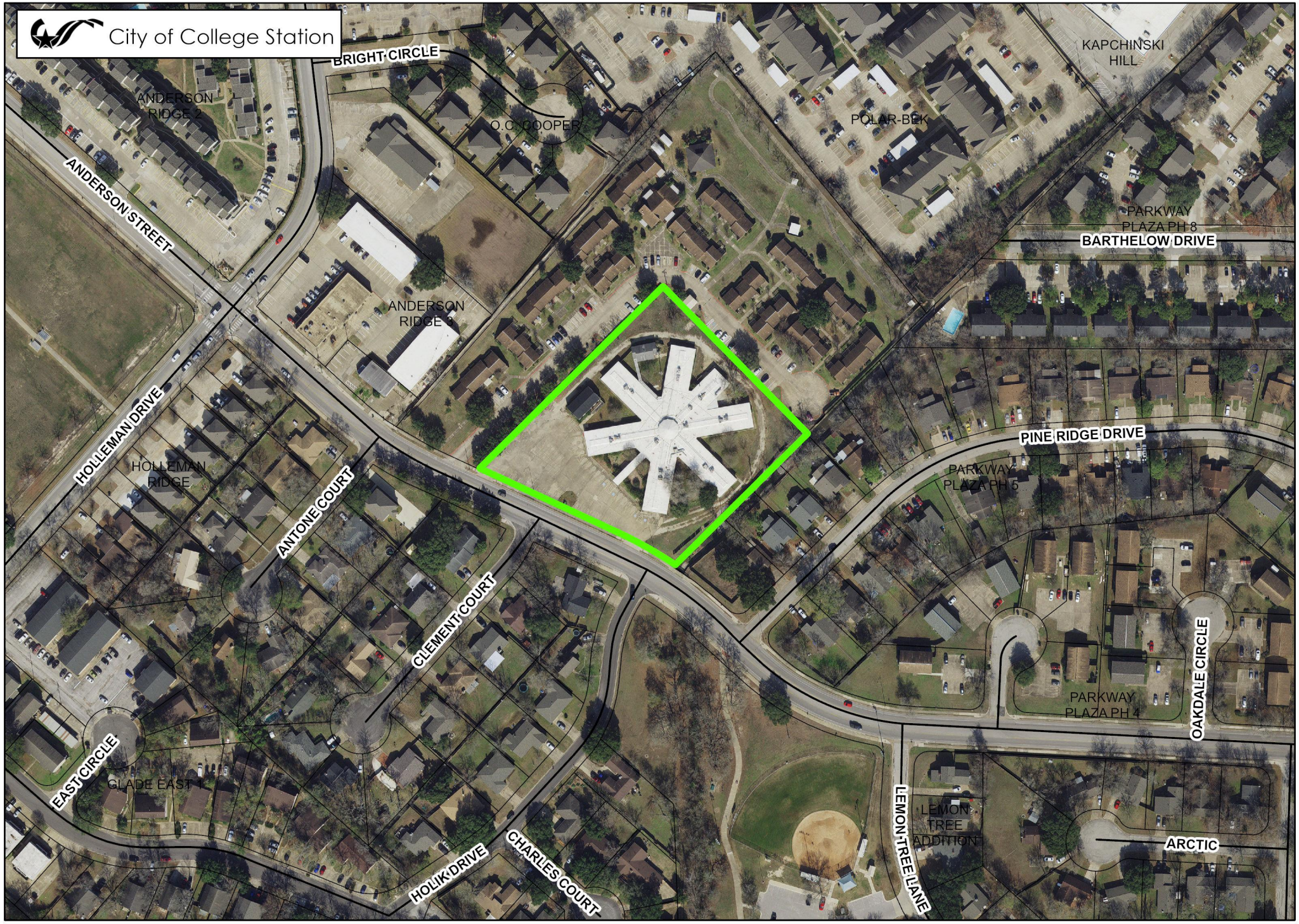
Attachments:

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

VICINITY MAP



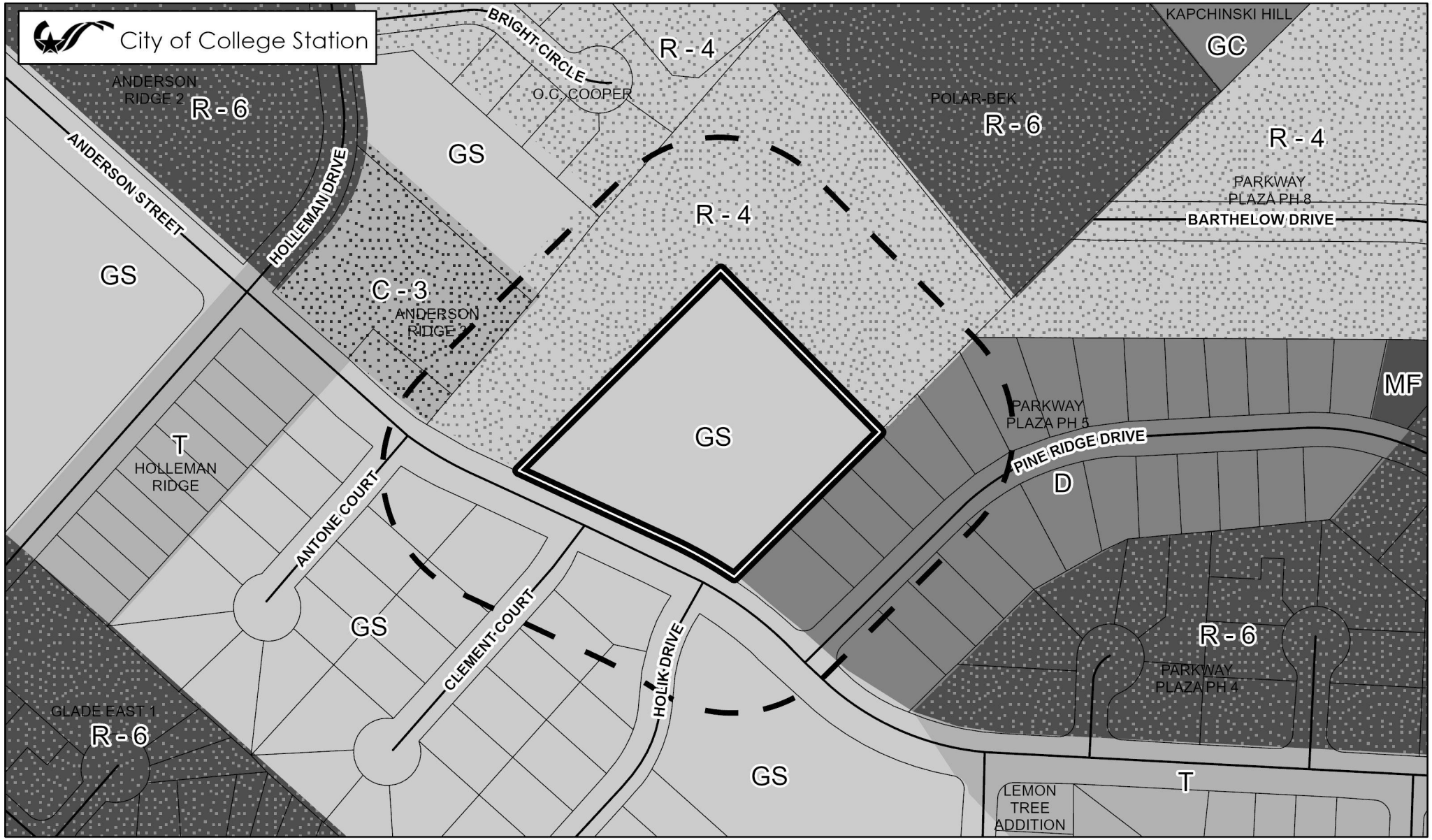
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.



UNLIMITED POTENTIAL - REZONING

Case: REZ2023-000010

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

NORTH 0 200 400 Feet

UNLIMITED POTENTIAL - REZONING

Case: REZ2023-000010

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: October 5, 2023
Advertised Council Hearing Date: October 26, 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	Urban Residential	R-4 Multi-Family	Multi Family
South	Anderson St (Major Collector)	GS- General Suburban	Anderson St (Major Collector)
East	Mixed Residential	D- Duplex	Duplex Residential
West	Urban Residential	R-4 Multi-Family	Multi Family

DEVELOPMENT HISTORY

Incorporated: May, 1956
Zoning: GS General Suburban (upon annexation)

Final Plat: Un-platted
Site Development: Currently undeveloped; was previously assisted living facility

REZONING PDD APPLICATION
SUPPORTING INFORMATION

Name of Project: UNLIMITED POTENTIAL - REZONING (REZ2023-000010)

Address: 1115 ANDERSON ST

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 146, 2.805 ACRES

Total Acreage: 2.799

Applicant: SCHULTZ ENGINEERING

Property Owner: A HOMEBASE FOR TRANSITIONING F

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

There is demand for a transition facility for foster youth in this community. This zoning change would allow for a low density multi-family facility to accommodate the need.

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

The Comprehensive Plan shows this area to be urban residential. This low density multi-family PD is appropriate for this land use

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

The current zoning is single family residential which is not compatible with the adjacent land uses, and does not allow for the low density multi-family development.

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

Multi-family PD will provide a transition from the more urban adjacent developments to the single-family subdivision. It will also provide a home base for transitioning foster youth.

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

Multi-family PD will provide a transition from the more urban adjacent developments to the single-family subdivision. It will also provide a home base for transitioning foster youth.

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

The current zoning is single family residential which is not compatible with the adjacent land uses, and does not allow for the low density multi-family development.

List any other reasons to support this zone change.

The community needs a location for a transition facility for foster youth. This rezoning will allow this to happen.

Maximum Building Height.

Building height will be per multi-family zoning requirements.

Proposed Drainage.

The proposed stormwater runoff will function similar to today. The proposed impervious cover will be less than or equal to the previous development on this tract.

Variations Sought.

· MIN DWELLING UNITS/ACRE (GROSS DEVELOPMENT) 3 UNITS / ACRE.
· PARKING RATIO, ONE (1) PARKING SPACE FOR THE FIRST BEDROOM AND 0.5 SPACES FRO EACH ADDITIONAL BEDROOM.

Community Benefits.

The community needs a location for a transition facility for foster youth. This rezoning will allow this to happen.

Sustained Stability.

Multi-family PD will provide a transition from the more urban adjacent developments to the single-family subdivision. It will also provide a home base for transitioning foster youth.

Conformity.

The Comprehensive Plan shows this area to be urban residential. This low density multi-family PD is appropriate for this land use

Compatibility with use.

This use will transition from the adjacent Multi-family development to the adjacent duplex development.

Access to Streets.

Access will be to Anderson Street via Driveway.

Public Improvements.

This development will provide common open space for residents to congregate.

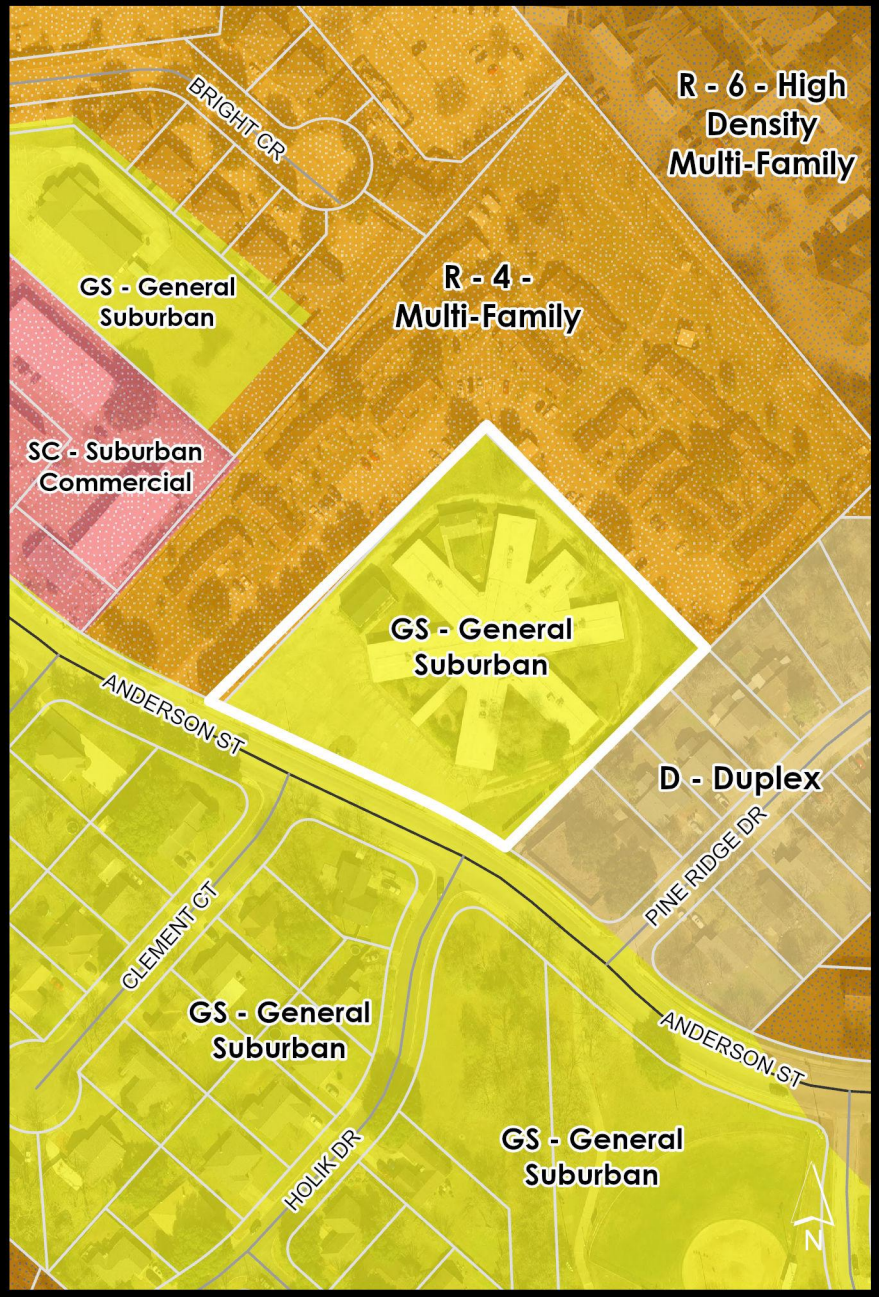
Public Health.

The development will be constructed in accordance with City of College Station codes and ordinances and will not be detrimental to the public health safety or welfare.

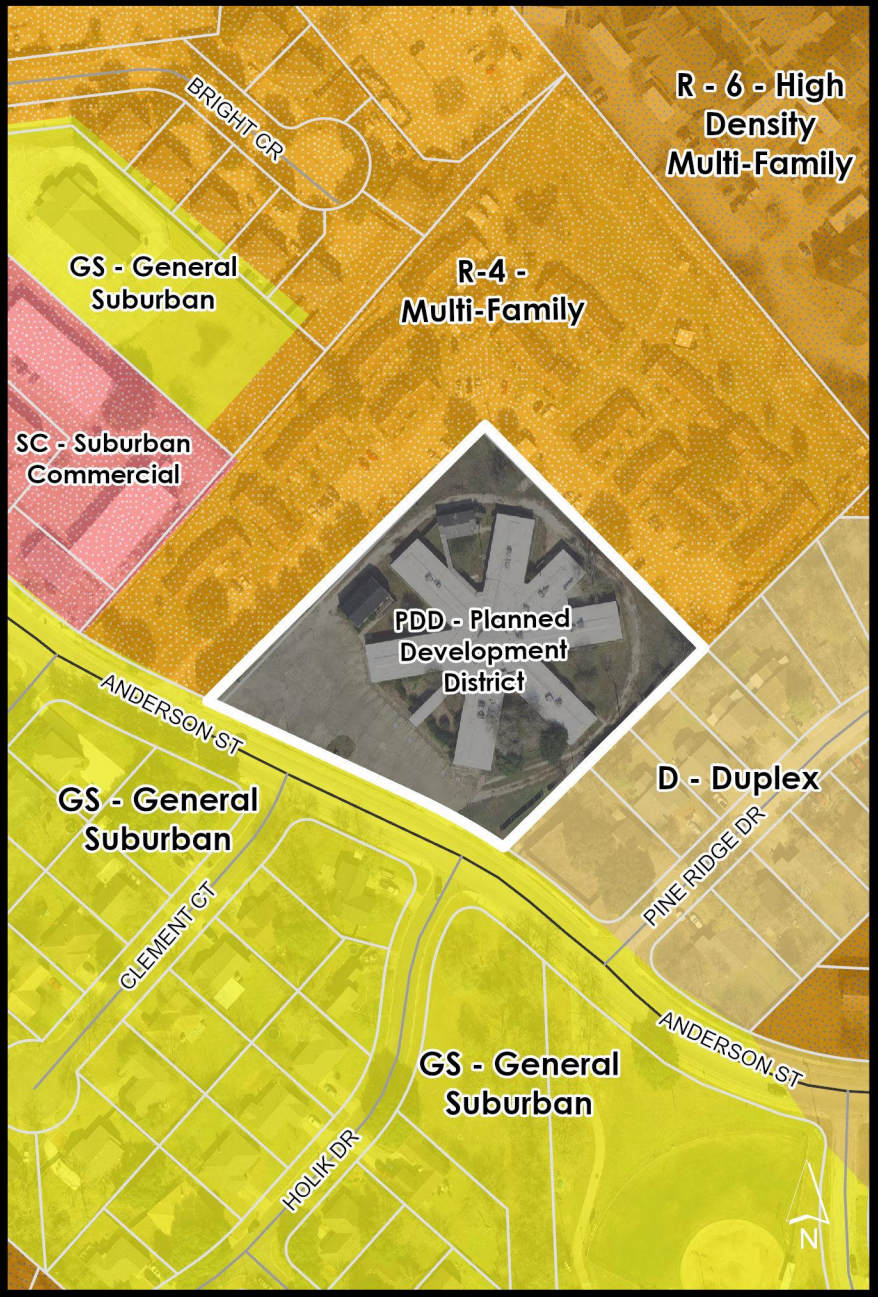
Safety.

his development will fit with the planned uses for the area and will not be an adverse impact.

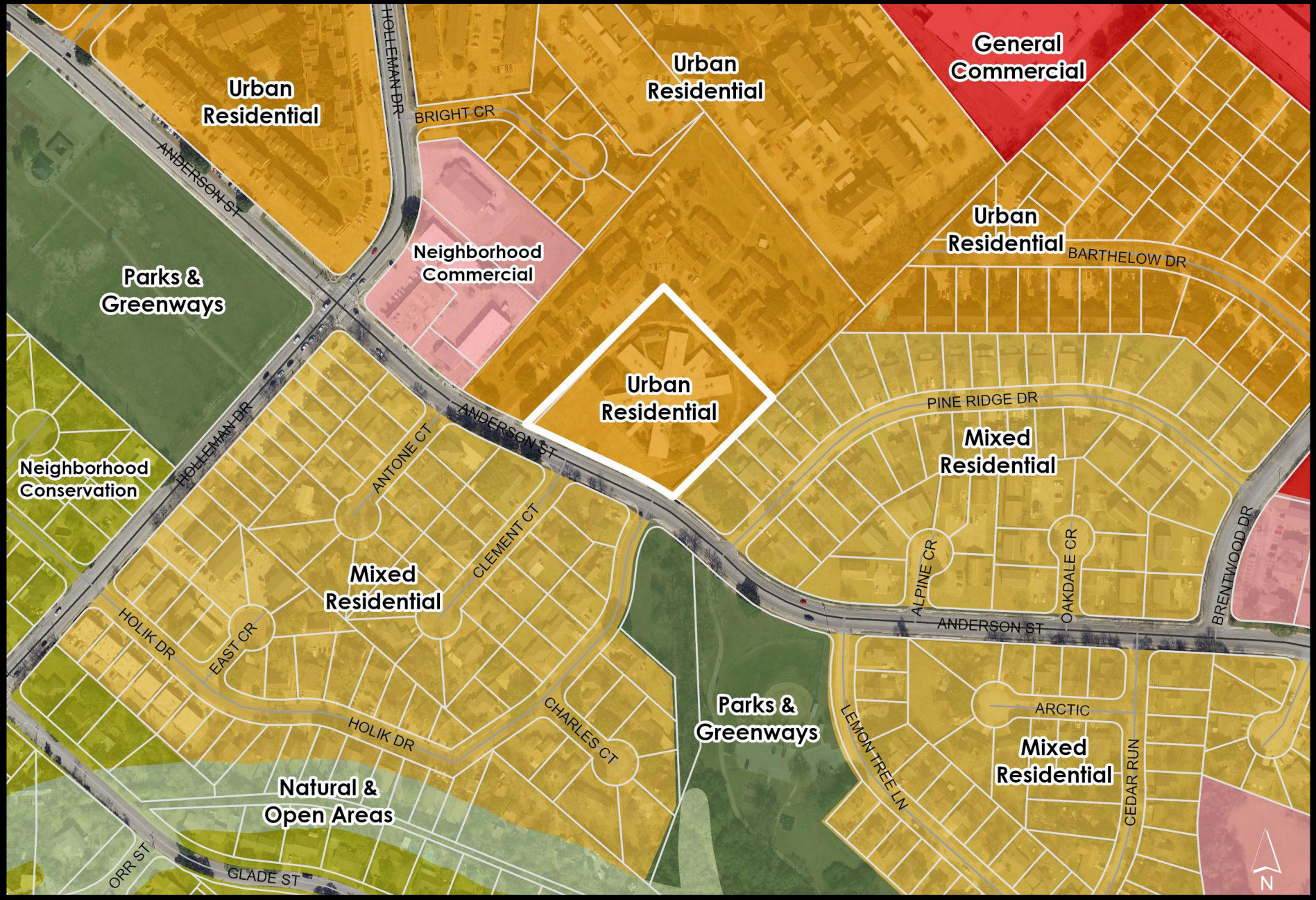
EXISTING
Zoning

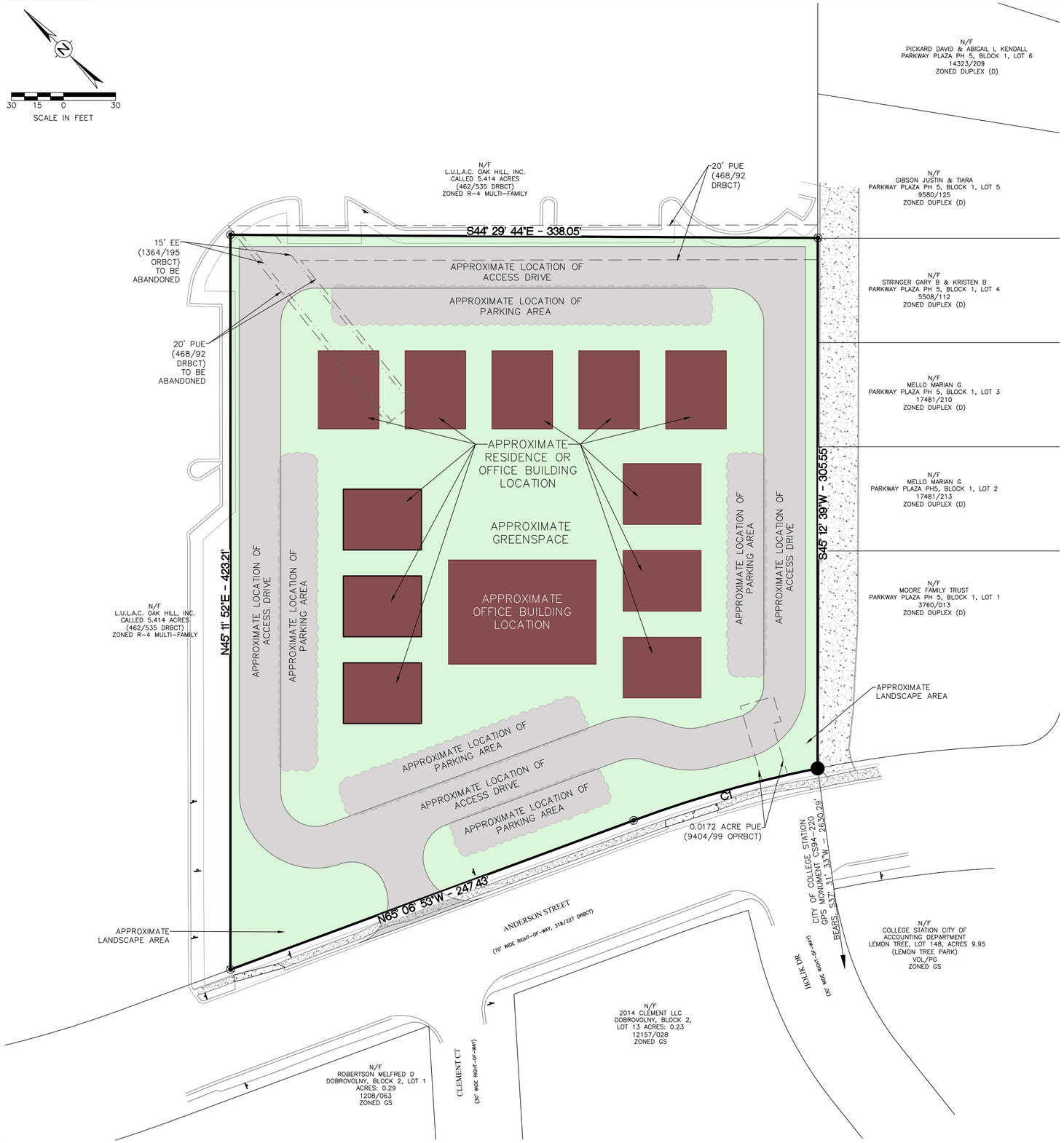


PROPOSED
Zoning



EXISTING
Future Land Use



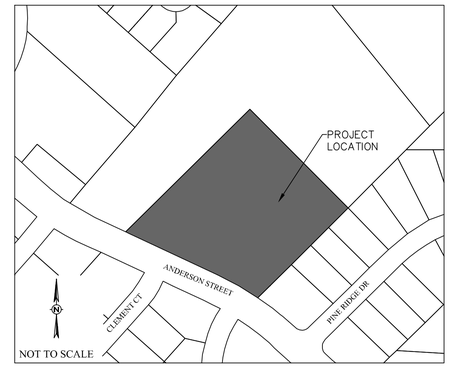


PDD NOTES:

1. THE BASE ZONING FOR THIS PROPERTY WILL BE MULTI-FAMILY.
2. MERITORIOUS MODIFICATIONS.
   - MIN DWELLING UNITS/ACRE (GROSS DEVELOPMENT) 3 UNITS / ACRE.
   - PARKING RATIO, ONE (1) PARKING SPACE FOR THE FIRST BEDROOM AND 0.5 SPACES FRO EACH ADDITIONAL BEDROOM.
3. INTERNAL LOT LINES, DRIVES, PARKING AND BUILDING AREAS TO BE DETERMINED AT PLATTING AND SITE PLANNING.
4. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0305F, REVISED DATE: 04-02-2014.
5. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED AT SITE PLANNING.
6. COMMUNITY BENEFIT
   - THIS DEVELOPMENT WILL PROVIDE AN ADDITIONAL 2 POINTS PER STREETSCAPE SEGMENT LENGTH ALONG ANDERSON STREET. THIS WILL CHANGE THE "POINTS PER STREETSCAPE SEGMENT LENGTH" FROM 6 TO 8, AN APPROXIMATE 30% INCREASE IN THIS REQUIREMENT.
   - THIS DEVELOPMENT WILL PROVIDE AN ADDITIONAL 10 POINTS PER 1000 SF OF DISTURBED AREA FOR THE SITE LANDSCAPE POINTS. THIS WILL CHANGE THE SITE LANDSCAPE POINTS FROM 30 POINTS TO 40 POINTS PER 1000 SF OF DISTURBED AREA, AN APPROXIMATE 30% INCREASE IN THIS REQUIREMENT.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	110.21'	697.71'	009°03'01"	55.22'	110.09'	N60°35'23"W

VICINITY MAP



CONCEPT PLAN

UNLIMITED POTENTIAL

2.799 ACRES

CRAWFORD BURNETT LEAGUE SURVEY, A-7

1115 ANDERSON STREET

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
AUGUST 2023

DEVELOPER:
Unlimited Potential, Inc.
3708 E 29th St.
Bryan, TX 77802

OWNER:
A Homebase for Transitioning
Foster Youth, Inc.
3708 E 29th St.
Bryan, TX 77802

SURVEYOR:
Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
KERR JOB # 23-155

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

October 5, 2023
Item No. 5.3.
Wellborn District Plan

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to amend the Wellborn Community Plan, to amend the planning areas and future land use descriptions within Chapter 2. Distinctive Places, to amend the Comprehensive Plan – Planning Areas Map, to amend the Comprehensive Plan – Future Land Use & Character Map, to amend the Comprehensive Plan – Functional Classification & Context Class Map, and to amend associated maps in the Bicycle, Pedestrian, and Greenways Master Plan including the Proposed Bicycle Facilities Map and the Proposed Pedestrian Facilities Map. Case #CPA2023-000002. (Note: Final action on this item is scheduled for the October 12, 2023, City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Good Governance
- Financial Sustainability
- Core Services & Infrastructure
- Neighborhood Integrity
- Diverse & Growing Economy
- Improving Mobility
- Sustainable City

Recommendation(s): Staff recommends approval.

The Bicycle, Pedestrian, and Greenways Advisory Board heard this item at their September 18, 2023 meeting and recommended 7-0 to approve.

Summary: The Wellborn District Plan, an important priority project from the FY23 PDS Plan of Work, has been underway since January 2023. This item comes from Comprehensive Plan Action 2.2, to prioritize and undertake detailed small area plans for priority areas. The Wellborn area has experienced changed conditions in recent years and is facing continued development pressures for growth. The Wellborn District Plan aims to create a cohesive district that reflects the residents' vision for the community, recognizes the unique character of Wellborn, and supports the overall vision of College Station.

Staff engaged the community throughout the planning effort by hosting four working group meetings, five area-wide meetings, and a virtual area-wide meeting, as well as a virtual engagement website to gather community feedback. Additionally, staff coordinated with representatives from the Texas Department of Transportation on the future widening of FM 2154 and its impact on the planning area. City staff also worked internally to ensure the plan meets the needs of all departments and maintains the City's excellent services.

Background: The Wellborn District Plan is an updated planning effort built upon the Wellborn

Community Plan's foundation, which established a vision and planned for coordinated actions from 2013-2023. Updating this small area plan offered the opportunity to take a closer look at the Wellborn area within the City of College Station, develop area-specific approaches to implementing the Comprehensive Plan, and directly engage with residents on the future of their area.

This update covers a timeframe of 2023-2033 and serves as a statement of the Wellborn community's vision for the future. It provides goals and actions on a broad range of topics and provides strategic direction to maintain the rural character of Wellborn while managing small-scale growth and maintaining a high quality of life.

The area was annexed into the City of College Station in 2011. That process was contentious, and the development of the original Wellborn Community Plan following annexation provided residents, landowners, and business owners the opportunity to help shape the plan's focus on preserving the rural and historical character of Wellborn. The planning area for the 2013 plan, as well as this 2023 update, covers the annexed areas as well as adjacent properties that are under non-annexation development agreements.

Staff will present the finalized Wellborn District Plan and associated changes for consideration and possible recommendation by the Commission. The recommendations of the Bicycle, Pedestrian, and Greenways Advisory Board and the Planning and Zoning Commission will be provided to the City Council during their October 12, 2023 meeting, where the plan and its associated changes will be presented for adoption.

Budget & Financial Summary: N/A

Attachments:

1. Wellborn District Plan
2. Chapter 2. Distinctive Places Redlines
3. Chapter 2. Distinctive Places
4. Planning Areas Map, from the Comprehensive Plan
5. Future Land Use & Character Map, from the Comprehensive Plan
6. Functional Classification & Context Class Map, from the Comprehensive Plan
7. Proposed Bicycle Facilities Map, from the Bicycle, Pedestrian, and Greenways Master Plan
8. Proposed Pedestrian Facilities Map, from the Bicycle, Pedestrian, and Greenways Master Plan



CITY OF COLLEGE STATION
Home of Texas A&M University®

WELLBORN DISTRICT PLAN

Adopted October 12, 2023

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Plan Foundation

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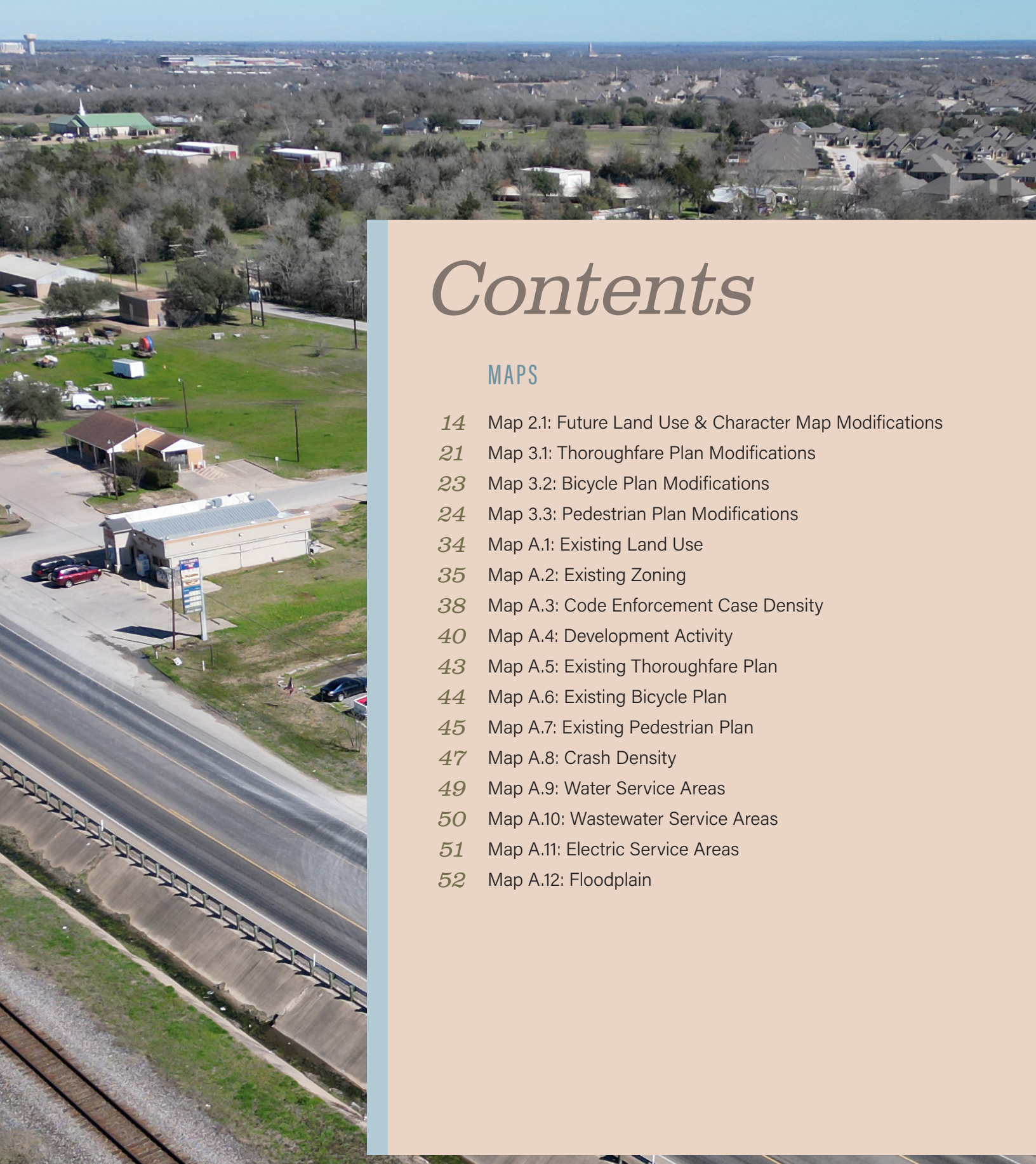
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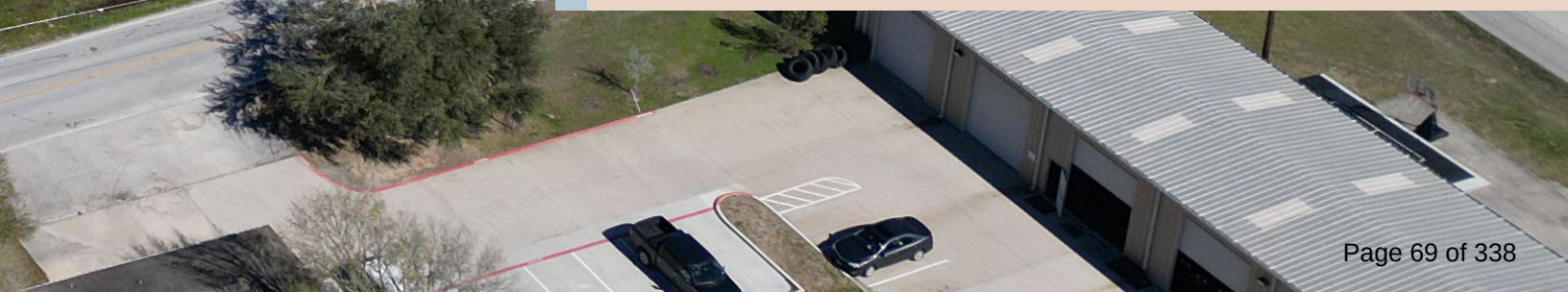
FIGURES

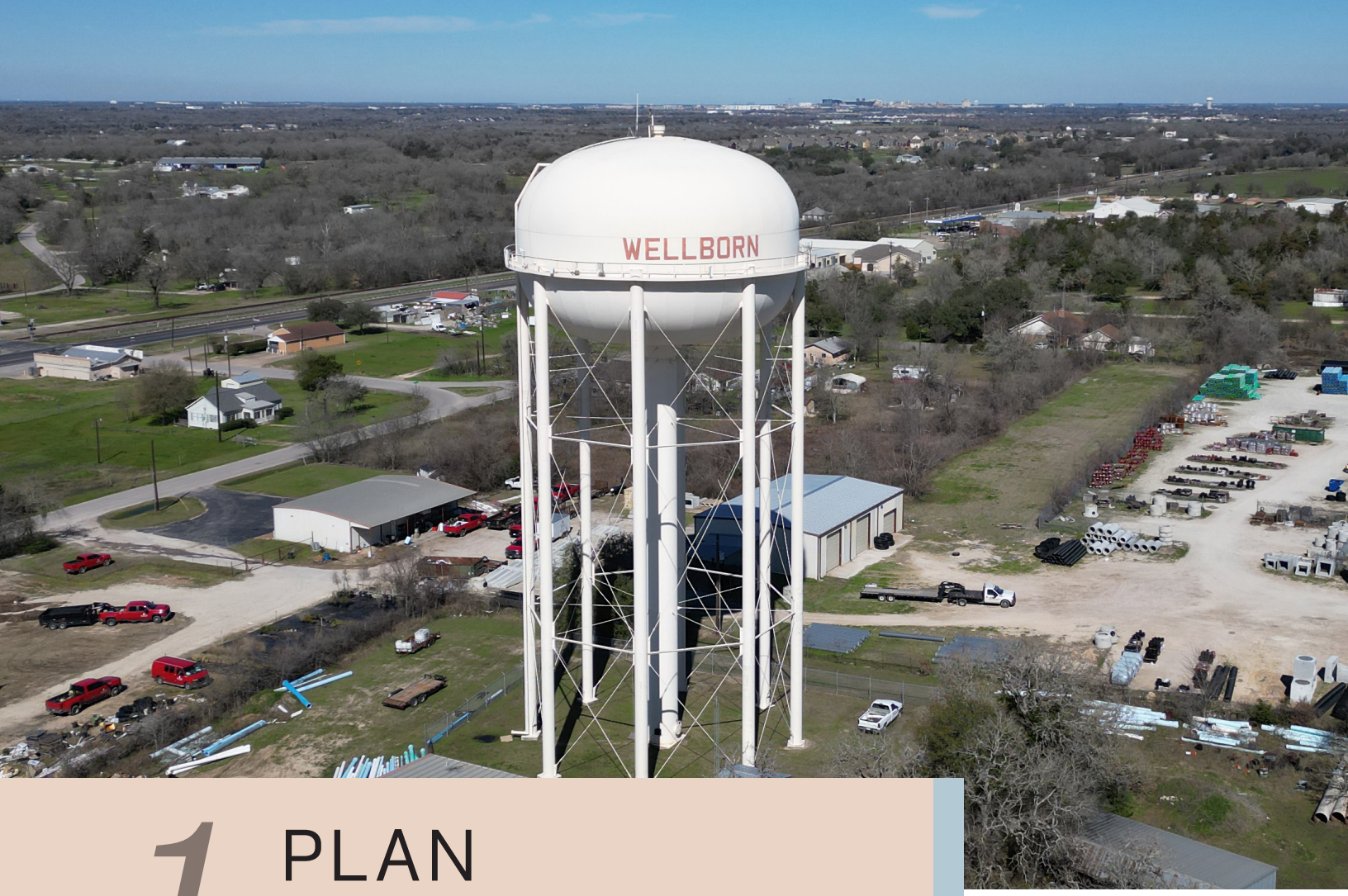
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1 PLAN FOUNDATION

The Wellborn District Plan is an updated planning effort built upon the Wellborn Community Plan's foundation, which established a vision and planned for coordinated actions from 2013-2023. Updating this small area plan offers the opportunity to take a closer look at the Wellborn area within the City of College Station, develop area-specific approaches to implementing the Comprehensive Plan, and directly engage with residents on the future of their area.

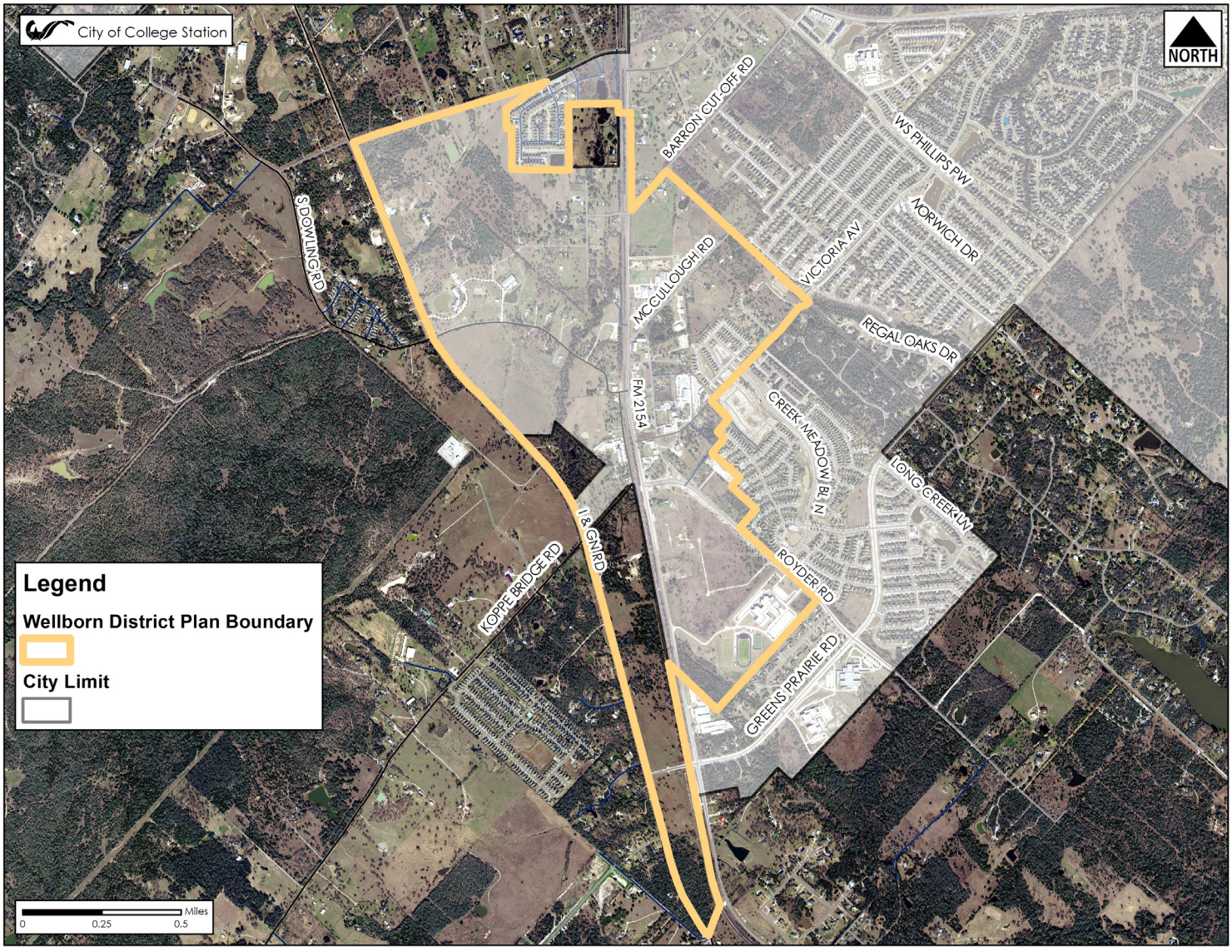
This update covers 2023-2033 and serves as a statement of the Wellborn community's vision for the future. It provides goals and actions on a broad range of topics and provides strategic direction to maintain the rural character of Wellborn while managing small-scale growth and maintaining a high quality of life.

In October 2033, on the 10-year anniversary of this plan's adoption date, the plan is officially retired and serves as a historical reference only. Subsequently, the City of College Station can choose to analyze whether a renewed planning effort is warranted or whether the goals of this plan have been satisfactorily implemented. Similarly, with the adoption of this updated plan in 2023, the original Wellborn Community Plan is retired and serves as a historical reference.

Planning Area

The Wellborn District is located in the southwestern portion of the city and includes much of what remains of the historic Wellborn community. The planning area is made up of over 929 acres and is bounded by I&GN Road, Victoria Avenue, Royder Rd, Barron Cut-off Road, and Capstone Drive as shown in **Figure 1.1: Wellborn District Boundary.** This area includes a mix of ranch and acreage lots, with commercial uses located along the primary thoroughfare (FM 2154). There are approximately 470 residents who live within the planning boundary.

Figure 1.1: Wellborn District Boundary



The area was annexed into the City of College Station in 2011. That process was contentious, and the development of the original Wellborn Community Plan following annexation provided residents, landowners, and business owners the opportunity to help shape the plan's focus on preserving the rural and historical character of Wellborn. The planning area for the 2013 plan, as well as this 2023 update, covers the annexed areas and adjacent properties that are under non-annexation development agreements. In 2022, a small area plan audit found that about 60% of the actions of the Wellborn Community Plan were completed.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The need to update the Wellborn Community Plan was identified by community members, City staff, the Planning and Zoning Commission, and the City Council during the evaluation and adoption of the Comprehensive Plan in 2021. Many participants of that process acknowledged continued development pressures in the area and that small-scale growth in limited areas may be appropriate. The Comprehensive Plan calls for the renewed planning effort in the Wellborn area and Comprehensive Plan Action 2.2 directs staff to prioritize and undertake detailed plans for priority neighborhoods, districts, corridors, or redevelopment areas. The Wellborn District Plan update was identified as a high priority project by the Planning and Zoning Commission and the City Council. This is the second small area plan to be adopted under the 2021 City of College Station Comprehensive Plan.

PLANNING PROCESS



In November 2022, City staff began compiling existing conditions data of the planning area to identify changes in the area and trending conditions in preparation for the first public meetings. A key component of plan creation is ensuring that the residents within the area are involved in developing the vision for the planning area. Through this planning effort, residents were engaged multiple times between January and August 2023. There were a total of six area-wide meetings for this planning effort, five of which were in-person, and one was held virtually. Each meeting progressed further into the planning process and asked residents to provide feedback on a range of topics.

The beginning phase included community visioning and brainstorming for the future of Wellborn. During the Phase 1 meetings, participants were asked to evaluate the existing plan goal statements, the strengths of the area that should be maintained, and any potential changes. One of the initial topics of concern was the planning boundary. City staff analyzed a larger boundary than the original Wellborn Community Plan to holistically assess the pressures placed on the community including traffic, congestion, housing density, and demand for utilities. While the original boundary is being honored within this updated plan, residents within and around the planning area participated in the planning effort, and all feedback was considered during this plan update. There are a few established neighborhoods that border the Wellborn planning boundary – Creek Meadows subdivision, Sweetwater Forest, and Estates at Royder to name a few.

City staff organized the Phase 1 comments into broader categories that helped inform the second phase of public engagement, as well as revised the goals based on resident feedback. The Phase 2 meetings focused on defining what rural character looks like within Wellborn, where different land uses should be located, and began to draft actions that will help implement the goals. City staff hosted an additional meeting during Phase 2 to focus on infrastructure within the district including water and wastewater provision and service limitations, capital projects within the area, and the ongoing FM 2154 widening project being led by the Texas Department of Transportation (TxDOT).

While a separate project, the FM 2154 widening project was a topic of interest and concern to many meeting participants throughout the first two rounds of public engagement. As such, City staff invited TxDOT representatives to two area-wide meetings to provide more details about the widening project and to hear directly from community members. City staff wrapped the first two phases of the planning effort by conducting workshops with the Planning and Zoning Commission and City Council to explain the process and public input received thus far and ask for input and direction. The City Council directed staff to maintain the original boundaries of the Wellborn plan based on public input.

The third and fourth stages of the planning effort involved proposed changes to the Comprehensive Plan's Future Land Use & Character Map and Thoroughfare Plan, and the Bicycle, Pedestrian, and Greenways Master Plan maps and testing those proposed changes with meeting participants. Staff then worked to incorporate resident feedback and finalize the plan document and its associated map.

The final stage of this planning effort included meetings with the Bicycle, Pedestrian, and Greenways Advisory Board, the Planning and Zoning Commission, and City Council. The final plan was presented to the board and commission for their recommendation. The plan, along with the recommendations from the board and commission, was forwarded to the City Council for final adoption. After adoption, plan implementation will occur over the planning horizon through City investments in infrastructure and programs, changes in regulations and policies that support Wellborn's rural character, and private development decisions.



PROJECT TEAMS

Every planning effort requires coordination between community members, stakeholders, staff, and appointed and elected officials. This planning effort engaged a working group of volunteers, City staff, the Planning and Zoning Commission, the City Council, and the general public to build the plan's vision, goals, and actions. Members of the various project teams are identified in the Acknowledgements at the end of the plan.

Staff Resource Team

The Staff Resource Team consisted of representatives from each department within the City to shepherd the plan and offer internal coordination opportunities. The Staff Resource Team met after each phase of the project to talk through any new information or decisions and confirm the roadmap for the next phase of the project.

Planning & Development Services Resource Team

The Planning & Development Services Resource Team was comprised of staff from each of the divisions within the Planning & Development Services department to provide periodic updates and prepare for meetings with the Staff Resource Team and Working Group. This team met every other month in addition to bi-weekly check-ins on progress.

Working Group

The Working Group was a group of individuals who volunteered to help City staff determine the direction of the plan and provide more focused input throughout its creation. The group was comprised of 37 property and business owners and residents within or around the planning area. Participants learned about small-area planning, offered direction on specific components of the plan, and served as ambassadors for the project in their community circles. The group met four times during the planning process to provide guidance to staff and feedback in advance of the area-wide meetings. This group also helped to advocate for the original Wellborn community and its history.



Plan Goals & Structure

The Wellborn District Plan is of interest to community residents, investors, developers, business owners, and others interested in how the district will respond and adapt over the next 10 years. The plan is divided into topic-based chapters that each contain a specific goal, corresponding actions, narrative, and maps that provide direction to realize the community's vision.

CHAPTER 1: PLAN FOUNDATION

The first chapter details the history and context of the plan area and provides an overview of the planning process and the public participation opportunities.

CHAPTER 2: DISTINCTIVE PLACES

GOAL: Preserve the core rural character of Wellborn with small-scale growth that enhances the uniqueness and history of the area.

This chapter establishes planning strategies for future small-scale growth and appropriate development while balancing the community's desire to maintain the rural roots of the Wellborn area.

CHAPTER 3: INTEGRATED MOBILITY

GOAL: Promote a safe, efficient, and connected mobility system that encourages transportation options while recognizing the lower density of the district.

This chapter ensures the development of a cohesive and context-sensitive mobility network for all users within the district. This includes contextually appropriate integration of shared-use paths, road connections, and other changes identified through the planning process.



CHAPTER 4: PLAN IMPLEMENTATION

The final chapter establishes accountability for the execution of this plan and guides the necessary processes that come with plan implementation. It collates the plan actions from the previous chapters and identifies implementation priorities and strategies.



2 DISTINCTIVE PLACES

GOAL

Preserve the core rural character of Wellborn with small-scale growth that enhances the uniqueness and history of the area.

Purpose

This chapter provides guidance for the preservation of the rural character of the Wellborn District. Future development within the area should fit within the established community vision for limited growth in appropriate areas that enhance the historic, rural feel of the community. The Wellborn District Plan accomplishes this by retooling the Wellborn zoning districts as design districts that enhance the rural character and further identifies opportunities for improvements that the City can implement in tandem with private development decisions. Input from the district's residents and business owners identified a desire to preserve the natural and historical features of the original Wellborn community while also allowing small-scale development opportunities. Therefore, this plan places a high priority on maintaining the rural character of the district.



Community Preservation & Design

The historic Wellborn area dates to before the City of College Station was established. While most historical sites have been demolished over the years, there is a desire from the community to capture and highlight the community's roots. Effective design helps to create places of distinction – places worth remembering and protecting – and contributes significantly to the quality of life.

During the public engagement for this plan, participants expressed a desire to maintain larger residential lots to preserve the natural open space within the community as well as commercial buildings that have a unified design representative of the original ranch and homestead-style architecture seen within the area. This character has been captured through the Wellborn zoning districts that were established in 2016 after the adoption of the Wellborn Community Plan. These zoning districts are described in further detail later in this chapter. After hearing concerns from participants regarding certain aspects of the current zoning districts, this planning effort identified that the Wellborn zoning districts should become a design district within the Unified Development Ordinance (UDO), which could further require certain design elements for buildings within the planning boundary. Plan participants also made several comments about property owners not following municipal codes. A design district helps with community place-making and builds cohesion. Combining the design district with additional educational efforts increases the likelihood of compliance with the City's standards.



Future Land Use

Future land use serves as a guide for how all property within the city may develop in the future. Each future land use category contains a character-based description and overall intent of the category, along with generally appropriate zoning districts that help achieve the desired character.

In determining appropriate land use classifications, the existing land use and character were considered. The planning processes included discussions that prompted participants to identify land uses they would like to see within the planning boundary. The result of those discussions is the proposed modifications to the Comprehensive Plan Future Land Use & Character Map listed below and shown visually within **Map 2.1: Future Land Use & Character Map Modifications**.

FUTURE LAND USE MODIFICATIONS

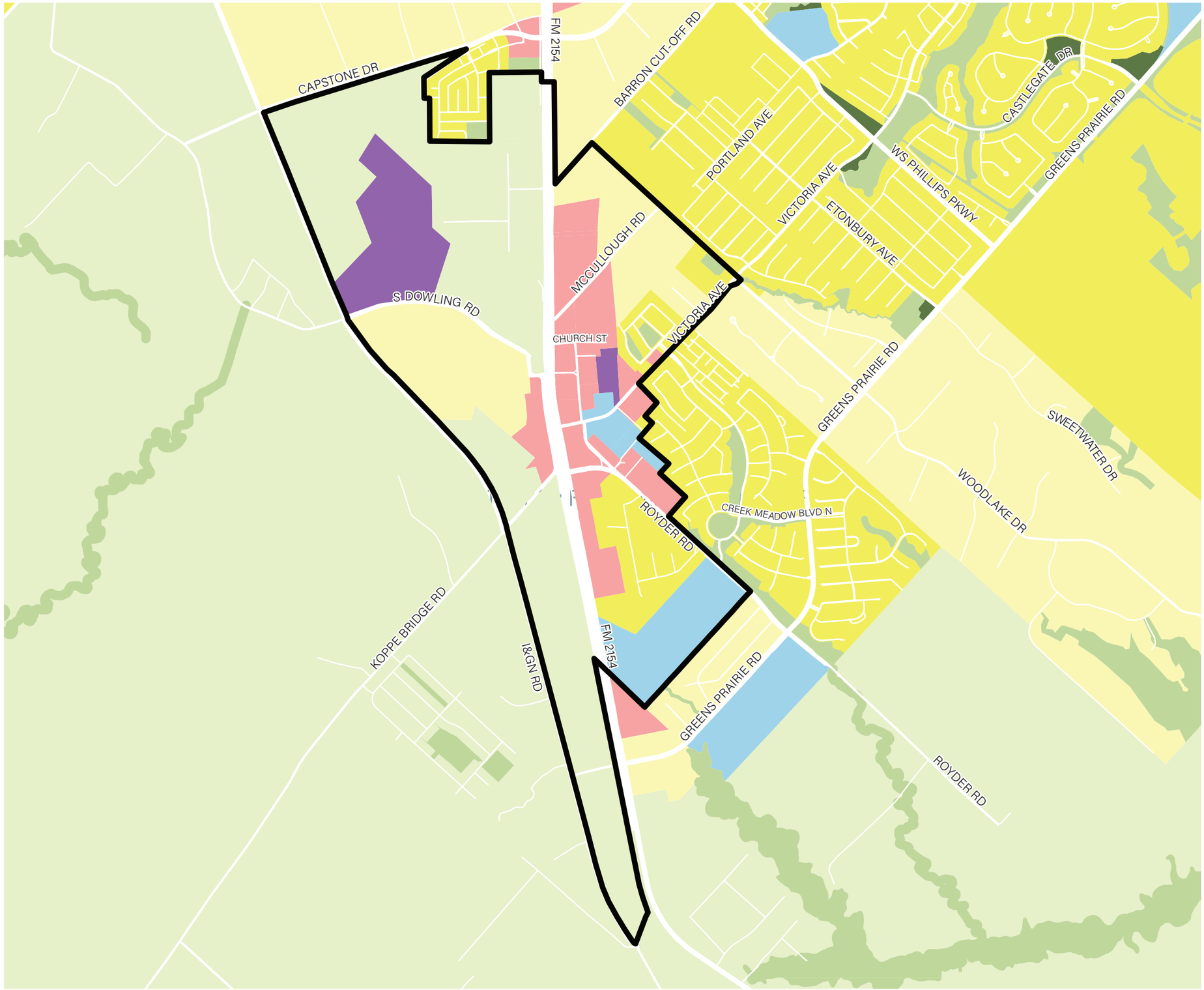
After the adoption of the Wellborn Community Plan in 2013, ten future land uses were created and implemented for the Wellborn planning area. In subsequent years, many stakeholders – including residents, business owners, developers, staff, and appointed and elected officials alike – noted that the granular level of Wellborn future land use categories was overly specific and unintentionally functioned in a "pre-zoning" fashion, requiring that most zoning change requests also involve a future land use change request. During the 2021 update to the Comprehensive Plan, there were no changes to the Wellborn future land uses, as this planning effort was anticipated to begin shortly after the updated Comprehensive Plan was adopted.

With the adoption of this Wellborn plan update, the modifications help align the future land uses categories to other parts of College Station and the City's updated Comprehensive Plan. The future land uses within the Wellborn District now include Neighborhood Commercial, Suburban Residential, Estate Residential, Rural, Business Center, Institutional/Public, and Natural & Open Areas. These are represented visually in **Map 2.1 Future Land Use & Character Map Modifications**, and the category descriptions and associated zoning district(s) that are generally appropriate are found within the City's Comprehensive Plan.

In addition to the map edits, there are revised future land use category descriptions within the Comprehensive Plan to better embrace the Wellborn area and its desired rural character. The edits include indicating that only the Wellborn zoning districts – WC Wellborn Commercial, WRS Wellborn Restricted Suburban, and WE Wellborn Estate – as well as the BP Business Park, BPI Business Park Industrial, CI Commercial Industrial, R Rural, and NAP Natural Areas Protected zoning districts are permitted zoning districts within the Wellborn District boundary. The specificity for Wellborn-only zoning controls remains and is embodied within the Wellborn zoning districts, which will be retooled into a Wellborn design district as an action within this plan.

MAP 2.1

Future Land Use & Character Map Modifications



- NEIGHBORHOOD COMMERCIAL
- BUSINESS CENTER
- SUBURBAN RESIDENTIAL
- ESTATE RESIDENTIAL
- RURAL
- INSTITUTIONAL/PUBLIC
- PARKS & GREENWAYS
- NATURAL & OPEN AREAS

- DISTRICT BOUNDARY

Zoning

The Wellborn Community Plan called for the creation of several zoning districts specifically for the Wellborn area. This led to the creation of three zoning districts: WC Wellborn Commercial, WRS Wellborn Restricted Suburban, and WE Wellborn Estate. While the Wellborn Community Plan also called for the creation of additional zoning districts, such as Wellborn Business Park, other citywide zoning districts were created and determined to meet the goals of the Wellborn Community Plan as well as the needs of the city as a whole.

As of the writing of this plan, the Wellborn zoning districts are all being utilized in the Wellborn District. However, there are also zoning districts present in the planning area that are not Wellborn-specific districts; most of these properties were zoned before the creation of the Wellborn zoning districts in 2016. Additionally, when an area is annexed into the City of College Station it is automatically designated as R Rural, regardless of the existing or future land use. As much of this district has not been redeveloped since the area was annexed in 2011, most of the land within the planning area still reflects the R Rural zoning designation.



As mentioned, this updated plan and the associated revisions to the Comprehensive Plan and its Future Land Use & Character Map will continue to support the need for Wellborn-specific zoning districts and will incorporate them into a Wellborn design district as an action in this plan.

District Image Corridors & Gateways

IMAGE CORRIDORS

Image corridors are predominantly found on routes that many residents and visitors travel and can have a great impact on the character of the surrounding area. Within the Wellborn District, FM 2154 serves as the primary image corridor due to the high volume of individuals who use this roadway daily. Landscaping, streetscaping, decorative markers, and themed wayfinding signs should be uniformly utilized within this corridor to further enhance the character of the district.

During the creation of the original Wellborn Community Plan, residents, property owners, and business owners participated in a design workshop to help visualize the rural character and history of Wellborn. With the community created around the Union Pacific railroad location, participants felt it was a key component that should be utilized in the creation of any identifying features to ensure that the rustic country feel was not lost. Those sentiments were identical during the plan update process.

The results of the design workshop focused on creating a more pedestrian-friendly, village-type environment with small-scale businesses located along Live Oak Street, as shown in **Figure 2.1: Rural Community Concept.** Of note was the desire to have existing and new businesses still generally front toward FM 2154 and the railroad, but to incorporate side streets, front and rear building access, and to avoid having continuous backs of buildings along the primary thoroughfare of the community. As mentioned, participants a decade ago and today expressed a desire to embrace the community's rural roots and history with the railroad. The vision to reorient toward Live Oak Street remains within this updated plan. Plan actions such as revising the land uses, extending Live Oak Street to connect to McCullough Road, and revising and implementing design district standards will help realize this vision for a new "main street" within the Wellborn community.

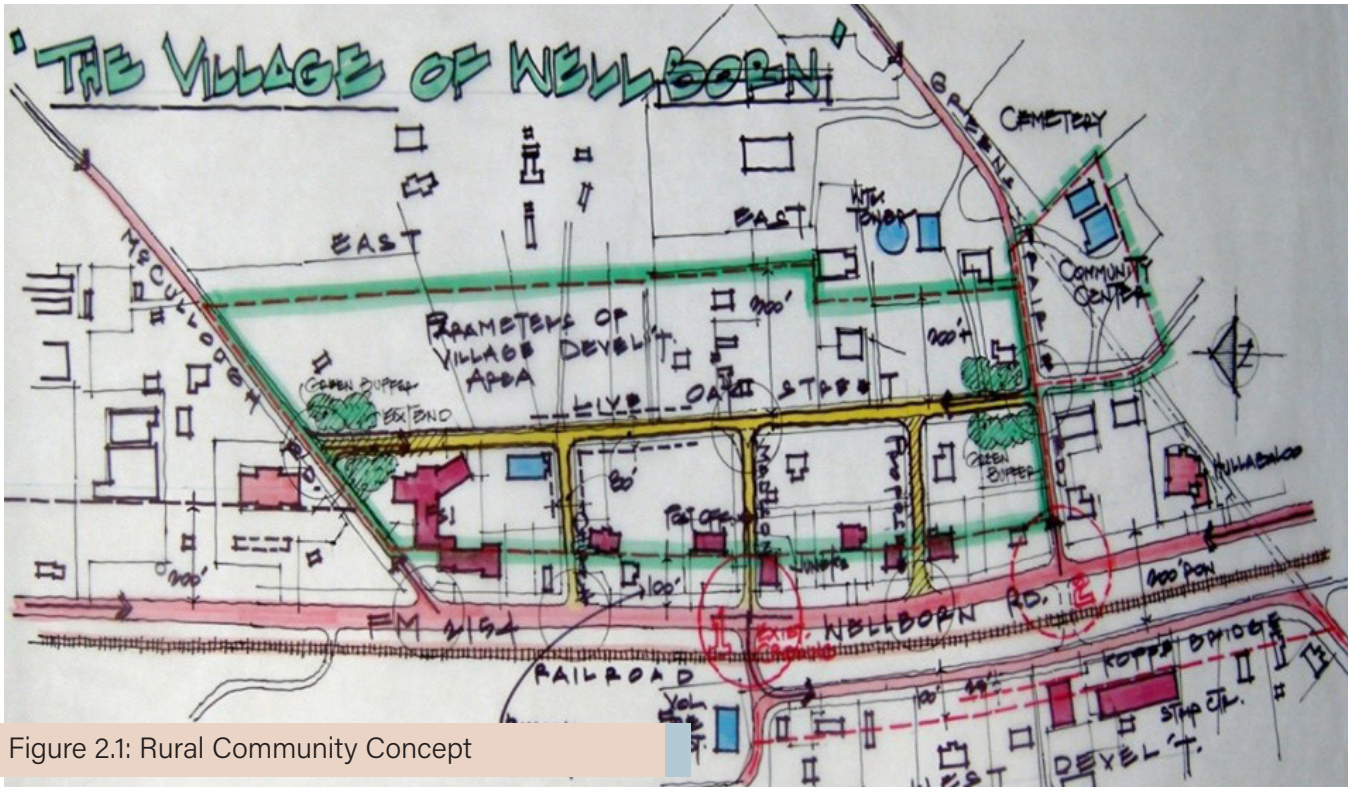


Figure 2.1: Rural Community Concept

GATEWAYS

The Wellborn District acts as the southwestern gateway into the city where visitors have a first glimpse of College Station and the district's identity. Participants identified that they would like elements, such as street sign toppers and wayfinding signs, to establish a unified feel and sense of place within the district. Identifying features for gateway elements should incorporate items that reflect the rural and railroad history of Wellborn such as railroad ties, fences, and hitching posts.

Primary gateway elements should be placed generally around the Barron Cut-Off Road and FM 2154 intersection, and south of the Greens Prairie Road and FM 2154 intersection. To tie the gateway and identifying elements together, unified plantings that lead from the gateway elements to the central point of the community should be utilized. Ultimately, these could lead to a larger sign element that could be placed within the core of the community, generally located around the Post Office. This sign element could convey historical information about Wellborn and be used as a central gathering place. This was visually represented during the Wellborn Community Plan's creation, as shown in **Figure 2.2: Central Sign Element Concept.**



Figure 2.2: Central Sign Element Concept.

Strategic Actions

DP.1 Amend the Comprehensive Plan Future Land Use & Character Map and corresponding categories to incorporate the recommended modifications for Wellborn. This includes retiring the prior Wellborn land uses, assigning future land uses as determined through this planning process, and revising the appropriate future land use categories to specify where the Wellborn-specific zoning districts are the only zoning districts allowed within the plan boundary.

DP.2 Retool the Wellborn zoning districts into a design district in the Unified Development Ordinance. To highlight the unique character of developments within the Wellborn District, the Wellborn-specific zoning districts should be reworked into a design district. The zoning standards should also be evaluated to determine if additional modifications are needed to enhance the rural character of Wellborn.

DP.3 Create a village center around Live Oak Street to facilitate the area becoming the new "main street" for the Wellborn District. Revising the future land uses, extending Live Oak Street to connect to McCullough Road, implementing the revised design district standards and other appropriate place making strategies will help realize the vision for a new "main street" one block away from FM 2154. This change may also help spur additional small-scale commercial development along Live Oak Street.

DP.4 Work with residents and business owners to assess the potential need, benefit, and structure of creating a Wellborn District Association. A Wellborn District Association comprised of local residents and business owners could collectively initiate actions to improve the Wellborn District and coordinate local events. Having an association registered with the City facilitates information sharing and courtesy notifications, including updates on development activity and City projects within the district.

DP.5 Work with community stakeholders to create identification and gateway signage. These placemaking features should have details that reflect the community's rural context. Consider including a central gateway element near the Post Office. City staff should collaborate with stakeholders on funding and location opportunities for improvements that highlight the Wellborn District identity.

DP.6 Create opportunities for residents and visitors to engage with the history of the Wellborn District. This could also extend to a citywide scale to analyze the market needs for additional retail, commercial, and hospitality uses throughout the community.

DP.7 Conduct enhanced outreach and educational efforts about local ordinances, Code Enforcement, and the SeeClickFix program. To expand the spread of information and encourage compliance with the Code of Ordinances, Code Enforcement officers could proactively share educational materials or host workshops in the Wellborn District.





3 INTEGRATED MOBILITY

GOAL

Promote a safe, efficient, and connected mobility system that encourages transportation options while recognizing the lower density of the district.

Purpose

This chapter provides guidance for a contextualized mobility system in the Wellborn District that considers the needs of all users. A safe, efficient, and connected mobility system addresses vehicular, bicycle, and pedestrian movements within and through the area. The Wellborn District Plan accomplishes this by providing a street network to meet the capacity of the area and designated off-street bicycle and pedestrian facilities. During the public engagement for the plan, participants shared their desire for a mobility system that supports appropriate densities, includes safe and well-connected infrastructure, and is more user-friendly for all modes of mobility.



Thoroughfares

The Thoroughfare Plan within the Comprehensive Plan establishes a network of major streets comprised of collectors, arterials, and freeways that include various bicycle and pedestrian facilities. It is one of the two major planning components for the mobility system within the City of College Station. The Thoroughfare Plan uses the future land use designations in the Comprehensive Plan Future Land Use & Character Map to identify the future needs of the mobility system based on anticipated development patterns.



FUTURE STREET NETWORK

The street network within the district consists of more than eight miles of existing streets with just over 0.5 miles of private streets. The future street network for the Wellborn District proposes one minor change to the Thoroughfare Plan; otherwise, the existing road network in addition to the Thoroughfare Plan is anticipated to be able to handle the needs of the planning area and surrounding area as they build out.

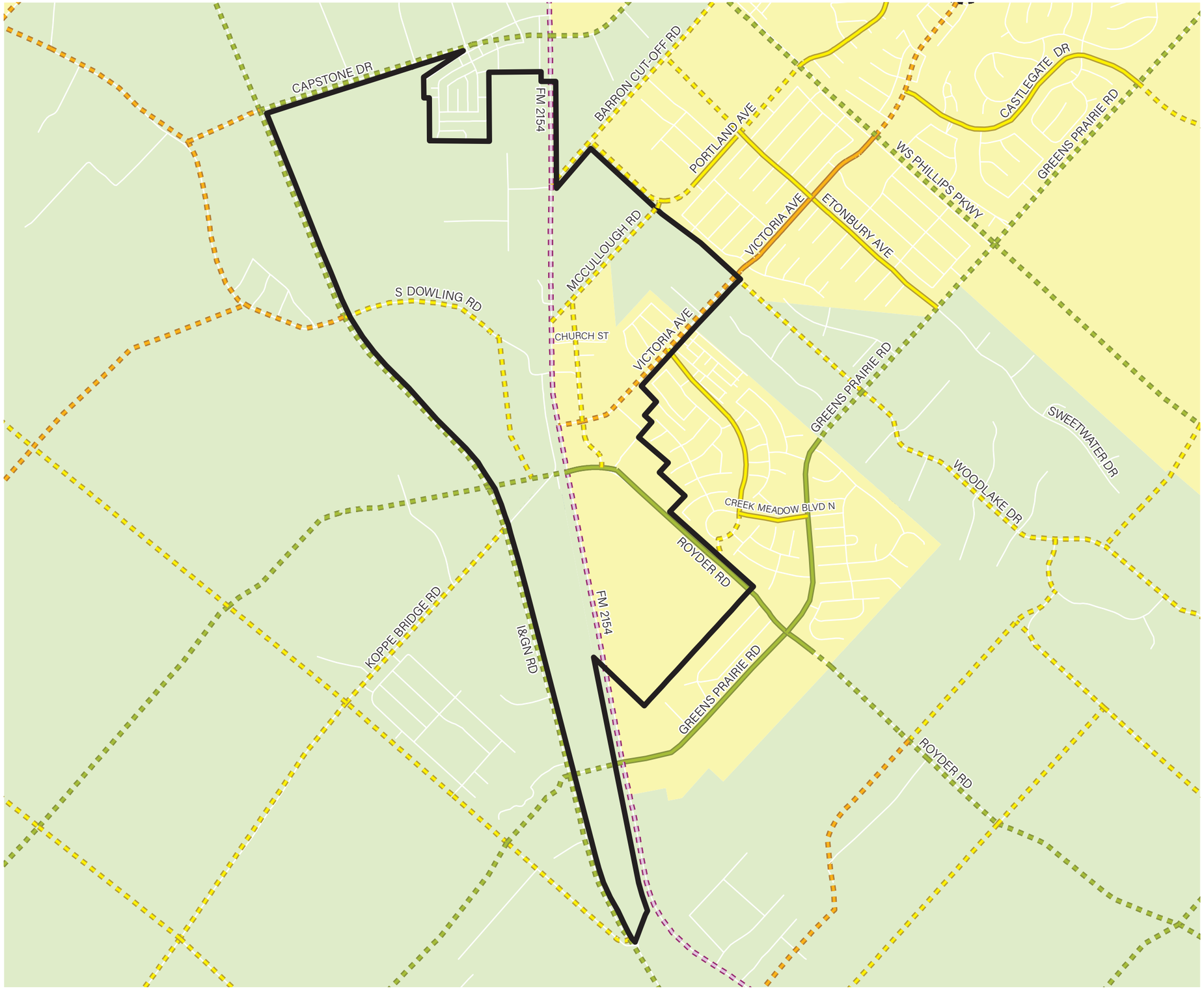
While the City of College Station builds and maintains many of the roads within the planning area, the Texas Department of Transportation (TxDOT) collaborates with the City on plans, improvements, and maintenance for Wellborn Road (Farm-to-Market Road 2154 or FM 2154). One of the major discussion points that came up during the public engagement of this plan update was the FM 2154 widening project that was being designed when the planning effort started. The existing FM 2154 is a two-lane rural highway with center turn lanes in some areas and is proposed to be widened to be a 4 Lane Major Arterial. There were concerns regarding this expansion, including the replacement of center turn lane areas with controlled left turns and raised medians. Participants mentioned the potential impact on access to businesses along the corridor to receive products and customers if there is not adequate access.

As a response to these concerns, City staff communicated resident concerns regarding the widening of the corridor to TxDOT and collaborated with them to have TxDOT representatives at several public meetings, empowering meeting participants to speak directly with TxDOT. The design of the corridor, at the time of this plan, has not been completed and TxDOT is continuing to evaluate the design and interact with area property owners and stakeholders to determine what revisions to the design may be needed.

MODIFICATIONS TO THE THOROUGHFARE PLAN

Small area planning efforts enable a closer look into an area's needs and identify potential changes within the Thoroughfare Plan. Based on participants' desire for a safe and well-connected roadway system, there is one change to the Thoroughfare Plan, which is outside the plan boundary but will provide access for people in and around the planning area. Currently, there is a proposed connection between McCullough Road and Brewster Drive. However, there is only one planned north/south connection along McCullough Road and Brewster Drive between FM 2154 and WS Phillips Parkway. Thus, a 2 Lane Minor Collector connection is proposed between the proposed extension of McCullough Road and Brewster Drive and Barron Cut-Off Road. This road would likely be constructed by the developer when the development of the parcel occurs. This future connection to Barron Cut-Off Road will be the through movement of the Brewster Drive extension and provide the suburban style development to the east of planning area an alternate route to FM 2154 other than McCullough Road.

MAP 3.1



Thoroughfare Plan Modifications

- FREEWAY/EXPRESSWAY
- PROPOSED FREEWAY/EXPRESSWAY
- 6 LANE MAJOR ARTERIAL
- PROPOSED 6 LANE MAJOR ARTERIAL
- 4 LANE MAJOR ARTERIAL
- PROPOSED 4 LANE MAJOR ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- MAJOR COLLECTOR
- PROPOSED MAJOR COLLECTOR
- MINOR COLLECTOR
- PROPOSED MINOR COLLECTOR

CONTEXT ZONES

- SUBURBAN
- RURAL

- DISTRICT BOUNDARY



Bicycle & Pedestrian Facilities

The Bicycle, Pedestrian, and Greenways Master Plan is the other major planning component for the mobility system within the City of College Station. Written in 2010 and updated in 2018, the plan provides guidance for and lays out improvements for bicycle and pedestrian facilities throughout College Station. The Bicycle, Pedestrian, and Greenways Master Plan identifies opportunities for improved connectivity for on- and off-street facilities as roadway projects are pursued. Within the Wellborn Community Plan (2013), there were several modifications made to the Bicycle, Pedestrian, and Greenways Master Plan to reduce the number of bicycle and pedestrian facilities to meet the citizen vision of rural section roadways.

The future facility network is comprised of more than 3 miles of existing on- and off-street bicycle facilities, off-street shared-use paths, and sidewalks, with over 5 miles of proposed facilities. Several changes are proposed by this plan to meet the needs of the planning area based on feedback received during the planning effort.

MODIFICATIONS TO THE BICYCLE, PEDESTRIAN, AND GREENWAYS MASTER PLAN

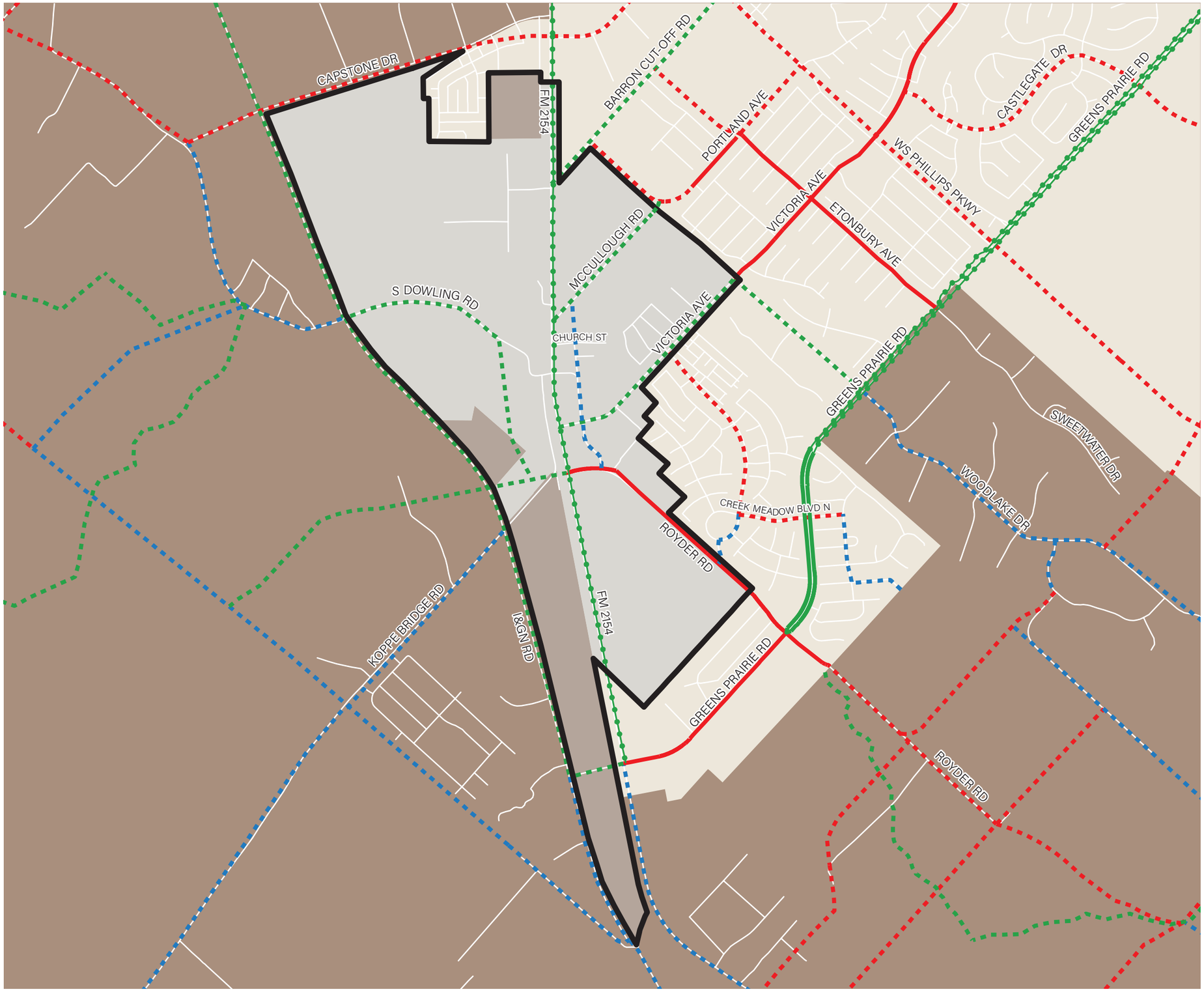
Small area planning efforts enable a closer look into an area's needs and identify potential changes within the Bicycle, Pedestrian, and Greenways Master Plan. Through feedback received during the planning effort, several changes to the bicycle and pedestrian facilities are proposed within the area as a part of this planning effort.

First, the majority of changes relate to planned bicycle facilities (typically bicycle lanes) and planned sidewalks being replaced with planned shared-use paths. Participants emphasized the desire for shared-use paths rather than separate sidewalks and bicycle lanes to reduce the amount of paved area along streets and maintain a more rural feel within the planning area. Shared-use paths enable pedestrian connectivity options while reducing the impact to the rural character of the area. Due to the design of rural roads, there would be more separation between pedestrians utilizing the shared-use paths and vehicles utilizing the street which also addresses safety concerns of having pedestrian facilities close to the street. The streets proposed to have a shared-use path are:

- I&GN Road from Rock Prairie Road West to Greens Prairie Road;
- South Dowling Road from I&GN Road realigned to the future Royder Road extension;
- Barron Cut-off Road from FM 2154 to WS Phillips Parkway;
- Victoria Avenue from FM 2154 to Woodlake Drive;
- Woodlake Drive from Victoria Avenue to Greens Prairie Road;
- Royder Road from Dymple Lane to FM 2154; and
- Greens Prairie Road from I&GN Road to FM 2154.

To provide additional connectivity to the existing system within and around the planning area, two new shared-use paths are proposed to provide a more complete network. First, along with the improvements to the FM 2154, TxDOT intends to construct a shared-use path. Adding this to the Bicycle, Pedestrian, and Greenways Master Plan acknowledges the new facility. Second, there is a new connection proposed along McCullough Road to connect the shared-use path along FM 2154 to Live Oak Street and the extension of Brewster Drive. Given the rural context, it is expected that a shared-use path would be provided only on one side of these roadways. All of these changes to the Bicycle, Pedestrian, and Greenways Master Plan would be constructed by development as it occurs or by the City through capital projects in the future.

MAP 3.2

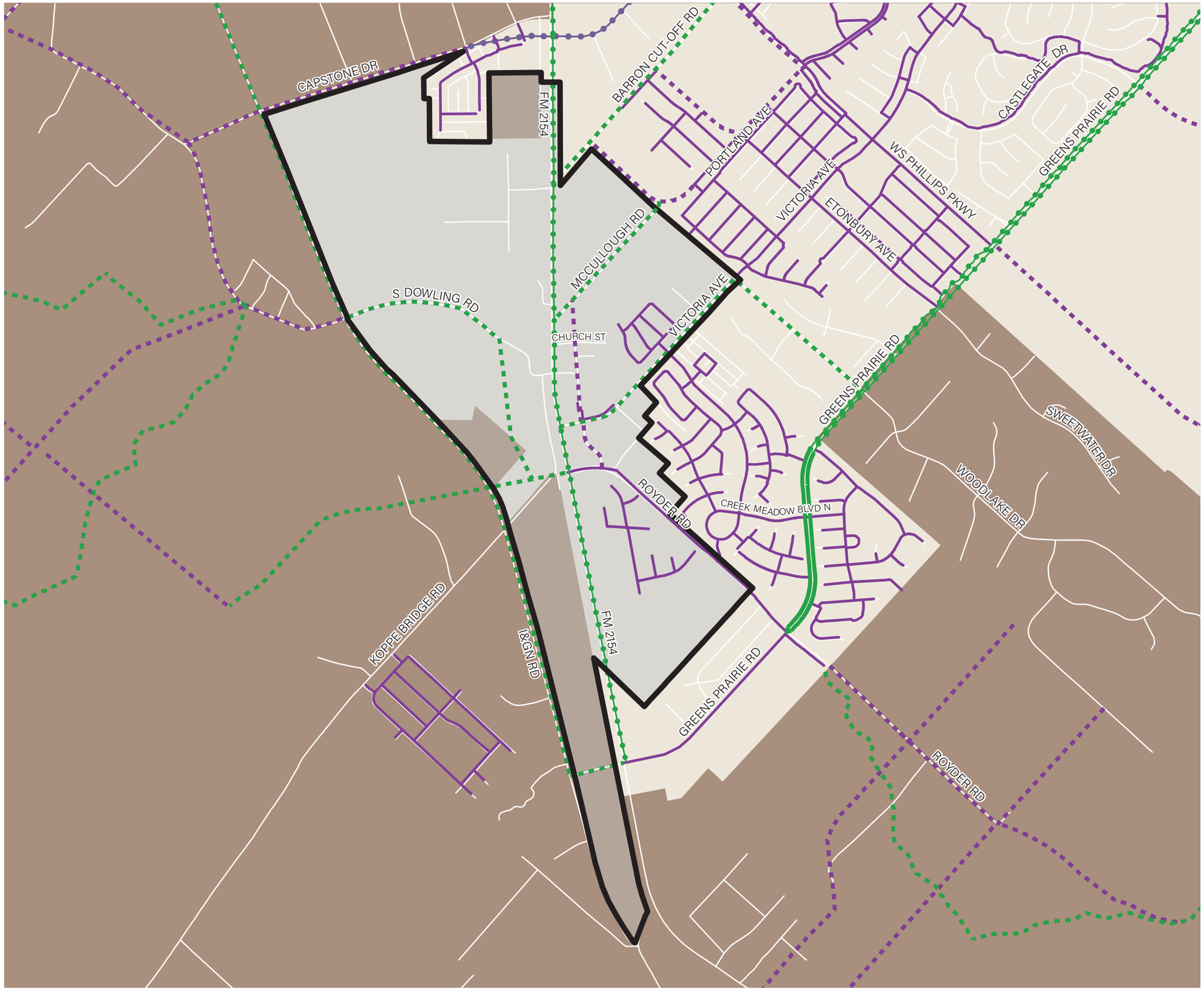


Bicycle Plan Modifications

- BIKE LANE EXISTING
- BIKE LANE FUNDED
- BIKE FACILITY PROPOSED
- BIKE ROUTE EXISTING
- BIKE ROUTE PROPOSED
- SHARED-USE PATH EXISTING
- SHARED-USE PATH FUNDED
- SHARED-USE PATH PROPOSED
- GRADE SEPARATION EXISTING
- GRADE SEPARATION FUNDED
- GRADE SEPARATION PROPOSED

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ

MAP 3.3



Pedestrian Plan Modifications

- SIDEWALK EXISTING
- SIDEWALK FUNDED
- SIDEWALK PROPOSED
- SHARED-USE PATH EXISTING
- SHARED-USE PATH FUNDED
- SHARED-USE PATH PROPOSED
- GRADE SEPARATION EXISTING
- GRADE SEPARATION FUNDED
- GRADE SEPARATION PROPOSED

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ



Traffic Signal and Access Management

Several significant intersections manage the flow of traffic into and out of College Station along FM 2154, one of College Station's major gateway roads. Since the Wellborn Community Plan was adopted in 2013, traffic along FM 2154 has steadily increased as more housing is developed south of College Station and outside the City limits. Two new signalized intersections have been installed at FM 2154 and Royder Road and FM 2154 and Greens Prairie Road. In addition, the City capital project to realign Capstone Drive to Barron Road includes a traffic signal at FM 2154. As part of the design for the FM 2154 widening project, TxDOT is evaluating other intersections along the corridor for potential improvements.

Encouraging local circulation through street connections away from FM 2154 can help to provide access from side streets, minimize the need for curb cuts and driveway accesses near high-volume intersections, and improve perceptions of access within the area. The presence of secondary streets and internal connections can also support place-making in a rural context as local traffic is directed away from the 4 Lane Major Arterial and towards the local rural roadways.

The Wellborn community was established due to its proximity to the railroad. The Union Pacific Railroad line that parallels FM 2154 can be traced back to 1867 and the old Houston and Texas Central Railroad. Since the adoption of the Wellborn Community Plan in 2013, the City has been working toward establishing a quiet zone along the Union Pacific Railroad. As capital projects along the railroad have been designed, they have been designed to allow future establishment of a continuous railroad quiet zone. It has been identified that the existing railroad crossing at Butte Drive may not be designed or modified to qualify as a quiet zone, so to extend the quiet zone through the planning area, the crossing at Butte Drive may need to be closed. However, this is the only public street entrance into the Shiloh subdivision currently. The City should evaluate providing an alternative access point for the subdivision to enable the potential closure of the railroad crossing at Butte Drive to allow the completion of a railroad quiet zone through the Wellborn District.

Strategic Actions

IM.1 Add a new 2 Lane Minor Collector connection from the extension between McCullough Road and Brewster Drive to Barron Cut-off Road. The connection between the extension of Brewster Drive and McCullough Road and Barron Cut-Off Road provides a north/south thoroughfare parallel to FM 2154.

IM.2 Revise various proposed sidewalks and bicycle facilities to shared-use paths. These changes support the plan vision for a rural context mobility system while meeting the City's goal of a safe and connected multi-mobility network. These revisions are on I&GN Road, South Dowling Road, Barron Cut-off Road, Victoria Avenue, Woodlake Drive, Royder Road, and Greens Prairie Road.

IM.3 Revise the proposed bicycle route to a shared-use path along I&GN Road. The shared-use path meets the goals for a safer, off-street option for bicycling and walking and helps maintain the rural road character for I&GN Road.

IM.4 Add a shared-use path along FM 2154. As the Texas Department of Transportation improves FM 2154, they intend to add a shared-use path along the project. Adding this to City plans acknowledges the provided facility.

IM.5 Add a shared-use path along McCullough Road. Adding this shared-use path connects north/south and east/west bicycle and pedestrian routes inside the plan boundary and to surrounding areas.

IM.6 Extend Live Oak Street from its current terminus near Church Street to McCullough Road. This facilitates Live Oak Street becoming a "main street" within the Wellborn District. It also establishes a parallel route through a main commercial area.

IM.7 Relocate the existing railroad crossing at South Dowling Road to align with the Royder Road intersection with FM 2154. Coordinate with Union Pacific Railroad to relocate the railroad crossing to increase safety and connectivity.

IM.8 Evaluate an alternative entrance into the Shiloh Subdivision to potentially close the railroad crossing at Butte Drive. Assess the feasibility of possible locations for an alternative access. If a viable alternative is identified, construction of the alternative will help facilitate implementation of a continuous railroad quiet zone corridor.





4 PLAN IMPLEMENTATION

The success of the Wellborn District Plan requires the commitment of the City and the community to implement the goals of this plan. This chapter lays out several implementation methods and funding sources for accomplishing the goals and actions contained within the plan. Additionally, the implementation matrix outlines the timeframe, establishes implementation responsibilities and administration, and determines possible funding sources for actions within the plan.

Implementation Methods

Generally, the actions of this plan fall into one of five methods: capital improvement, focused planning effort, policy-based decision, project/program, or regulation. Implementation of each category requires unique approaches and produces different results. **Table 4.1: Implementation Matrix** indicates the most appropriate implementation method for each action.

CAPITAL IMPROVEMENTS

Capital improvements are large-scale infrastructure projects that the City pursues through the Capital Improvement Projects department. These expansion, modification, rehabilitation, and replacement projects include streets, utilities, parks, and public facilities and buildings. To be implemented, actions in this category need to be added to the Capital Plan, funded, and constructed.

FOCUSED PLANNING EFFORTS

Focused planning efforts are studies, plans, and designs that various City departments complete to identify specific steps needed for implementation. Actions in this category need to be analyzed with resulting recommendations. Implementation of the recommendations is commonly pursued under a different action. This Wellborn District Plan is a focused planning effort.

POLICY-BASED DECISIONS

Policy-based decisions are direction that the Planning and Zoning Commission and City Council provide to City staff. These decisions get implemented in various policy, regulatory, and guidance documents to implement the direction from the elected and appointed officials of College Station. Direction should be sought on actions in this category, and City staff should take the appropriate steps for implementation.

PROJECTS AND PROGRAMS

Projects and programs are the broadest category of plan actions. These can include projects that are not considered capital improvements and programs that the City organizes administratively. Implementation of actions in this category should be assessed individually as there are a variety of ways to accomplish these actions. Generally, the action provides an indication of what implementation should consider and how it might be implemented.

REGULATIONS

Regulations are developed by the City to guide or permit allowable activities within College Station. These can include modifications to the City of College Station Code of Ordinances, including the Unified Development Ordinance (UDO), or another regulatory document under the jurisdiction of the City of College Station. To be implemented, actions in this category should be adopted in their respective regulatory documents.

Funding

Funding for plan actions come from a variety of sources. Generally, the actions in the Wellborn District Plan can be funded by one or more of the following sources: City department budgets, the Capital Improvement Projects fund, state and federal grants, and/or private investment. All funding options should be explored, but **Table 4.1: Implementation Matrix** indicates the funding mechanisms that City staff have identified as most appropriate or likely to complete the action.

DEPARTMENTAL BUDGETS

Funding projects through City departmental budgets can be accomplished in two ways: using available funds and directing them towards the project or through service level adjustments (SLAs). SLAs are approved as part of the annual City budget process and can be for one-time or recurring expenses. Many of the actions in the Wellborn District Plan can be accomplished through departmental budgets.



CAPITAL IMPROVEMENTS

These are large infrastructure improvements that are most likely to be funded through the Capital Improvement Program funds. The projects from these funds are prioritized and budgeted on a rolling five-year Capital Plan. These funds are also allocated during the annual City budget process as one-time expenses.

STATE AND FEDERAL FUNDING

Funding opportunities from the state and federal government are also available, particularly in the areas of transportation and the environment. These funds are primarily available through grants but may also be through specific budget appropriations. Often, grant funding includes local matching requirements. Included in this funding source is Community Development Block Grants (CDBG) funds. A portion of the Wellborn area located west of FM 2154 (Wellborn Road) is currently eligible for CDBG funding. Eligibility may change in future years with updated Census data.

PRIVATE INVESTMENTS

Outside of government funding, private investments can be pursued through development exactions within the UDO, foundation investments, or donations to the City for specific projects.

Table 4.1: Implementation Matrix

CHAPTER	ACTION NUMBER	ACTION ITEM	TASK TYPE	IMPLEMENTATION TIMELINE			CITY – RESPONSIBLE PARTY	PARTNERS – INTERNAL	PARTNERS – EXTERNAL	FUNDING SOURCES			
				Short (1-3 years)	Medium (4-7 years)	Long (8-10 years)				CITY / DEPT. BUDGETS	CIP BUDGET	GRANTS	PRIVATE
CHAPTER 2: DISTINCTIVE PLACES	DP.1	**Amend the Comprehensive Plan Future Land Use & Character Map and corresponding categories to incorporate the recommended modifications for Wellborn.** This includes retiring the prior Wellborn land uses, assigning future land uses as determined through this planning process, and revising the appropriate future land use categories to specify where the Wellborn-specific zoning districts are the only zoning districts allowed within the plan boundary.	Policy-based decision	X			Planning & Development Services			X			
	DP.2	**Retool the Wellborn zoning districts into a design district in the Unified Development Ordinance.** To highlight the unique character of developments within the Wellborn District, the Wellborn-specific zoning districts should be reworked into a design district. The zoning standards should also be evaluated to determine if additional modifications are needed to enhance the rural character of Wellborn.	Policy-based decision	X			Planning & Development Services		Residents of Wellborn	X			
	DP.3	**Create a village center around Live Oak Street to facilitate the area becoming the new "main street" for the Wellborn District.** Revising the future land uses, extending Live Oak Street to connect to McCullough Road, implementing the revised design district standards and other appropriate place making strategies will help realize the vision for a new "main street" one block away from FM 2154. This change may also help spur additional small- scale commercial development along Live Oak Street.	Policy-based decision, regulation, and capital improvement			X	Planning & Development Services	Capital Improvement Projects		X	X		X
	DP.4	**Work with residents and business owners to assess the potential need, benefit, and structure of creating a Wellborn District Association.** A Wellborn District Association comprised of local residents and business owners could collectively initiate actions to improve the Wellborn District and coordinate local events. Having an association registered with the City facilitates information sharing and courtesy notifications, including updates on development activity and City projects within the district.	Project / program	X			Neighborhood Services Economic Development & Tourism	Planning & Development Services	Residents of Wellborn	X			X
	DP.5	**Work with community stakeholders to create identification and gateway signage.** These placemaking features should have details that reflect the community's rural context. Consider including a central gateway element near the Post Office. City staff should collaborate with stakeholders on funding and location opportunities for improvements that highlight the Wellborn District identity.	Capital improvement		X		Planning & Development Services	Capital Improvement Projects	Residents of Wellborn	X	X		X
	DP.6	**Create opportunities for residents and visitors to engage with the history of the Wellborn District.** The Wellborn District predates the incorporation of the City of College Station with a rich history. A history of Wellborn was prepared in 2010 and could be a resource for the identification and preservation of the local history.	Project / program			X	Planning & Development Services	Neighborhood Services Economic Development & Tourism	Residents of Wellborn	X			X
	DP.7	**Conduct enhanced outreach and educational efforts about local ordinances, Code Enforcement, and the SeeClickFix program.** To expand the spread of information and encourage compliance with the Code of Ordinances, Code Enforcement officers could proactively share educational materials or host workshops in the Wellborn District.	Project / program		X		Community Services	Planning & Development Services		X			
CHAPTER 3: INTEGRATED MOBILITY	IM.1	**Add a new 2 Lane Minor Collector connection from the extension between McCullough Road and Brewster Drive to Barron Cut-off Road.** The connection between the extension of Brewster Drive and McCullough Road and Barron Cut-Off Road provides a north/south thoroughfare parallel to FM 2154.	Policy-based decision	X			Planning & Development Services			X			
	IM.2	**Revise various proposed sidewalks and bicycle facilities to shared-use paths.** These changes support the plan vision for a rural context mobility system while meeting the City's goal of a safe and connected multi-mobility network. These revisions are on I&GN Road, South Dowling Road, Barron Cut-off Road, Victoria Avenue, Woodlake Drive, Royder Road extension, and Greens Prairie Road.	Policy-based decision	X			Planning & Development Services			X			
	IM.3	**Revise the proposed bicycle route to a shared-use path along I&GN Road.** The shared-use path meets the goals for a safer, off-street option for bicycling and walking and helps maintain the rural road character for I&GN Road.	Policy-based decision	X			Planning & Development Services			X			
	IM.4	**Add a shared-use path along FM 2154.** As the Texas Department of Transportation improves FM 2154, they intend to add a shared-use path along the project. Adding this to City plans acknowledges the provided facility.	Policy-based decision	X			Planning & Development Services			X			
	IM.5	**Add a shared-use path along McCullough Road.** Adding this shared-use path connects north/south and east/west bicycle and pedestrian routes inside the plan boundary and to surrounding areas.	Policy-based decision	X			Planning & Development Services			X			
	IM.6	**Extend Live Oak Street from its current terminus near Church Street to McCullough Road.** This facilitates Live Oak Street becoming a "main street" within the Wellborn District. It also establishes a parallel route through a main commercial area.	Capital improvement		X		Capital Improvement Projects Planning & Development Services	Public Works		X	X	X	
	IM.7	**Relocate the existing railroad crossing at South Dowling Road to align with the Royder Road intersection with FM 2154.** Coordinate with Union Pacific Railroad to relocate the railroad crossing to increase safety and connectivity.	Capital improvement	X			Capital Improvement Projects	City Manager's Office Public Works Planning & Development Services	Union Pacific Railroad Texas Department of Transportation	X	X		
	IM.8	**Evaluate an alternative entrance into the Shiloh Subdivision to potentially close the railroad crossing at Butte Drive.** Assess the feasibility of possible locations for an alternative access. If a viable alternative is identified, construction of the alternative will help facilitate implementation of a continuous railroad quiet zone corridor.	Capital improvement			X	Capital Improvement Projects Planning & Development Services	City Manager's Office Public Works	Union Pacific Railroad Texas Department of Transportation	X	X		X



APPENDIX A: EXISTING CONDITIONS

Surrounding Context

The Wellborn community was annexed into the City of College Station in April 2011. The Wellborn Community Plan, which gave residents a voice in managing the growth and development of the area, was adopted shortly thereafter in April 2013 and included a planning horizon from 2013 to 2023. The plan helped address concerns raised by residents that the rural and historic community character would be lost as development pressure loomed. As the Wellborn Community Plan reaches the end of its planning horizon, the City of College Station reexamined the area to analyze the changes that have occurred in the previous 10 years and prepare for the next 10 years. Renamed the Wellborn District Plan, this plan update aims to create a cohesive district that reflects the residents' vision for the community, recognizes the unique character of Wellborn, and supports the overall vision of College Station.

The Wellborn District is in the southwest portion of the city and intersects the extraterritorial jurisdiction. The City enforces land use, zoning, and subdivision and development standards within the city limits, but only regulates the subdivision of land within the extraterritorial jurisdiction. The City cannot enforce or establish regulatory tools to manage growth along the city's periphery.

The boundary of the area mirrors that of the Wellborn Community Plan, reflective of this plan's intention to focus on the core of the historical Wellborn area. When the 2023 planning effort began, staff analyzed the area holistically including the impacts of several nearby subdivisions. Due to resident concern over potentially expanding the plan boundary to include surrounding areas, the original plan boundary has been retained.

Demographics

The Wellborn District's population has remained consistent over the past 10 years. The Wellborn District population increased from approximately 300 people in 2013 to 468 in 2023, an increase of 56% based on estimates from the ESRI Living Atlas. The population makes up approximately 0.3% of the total city population.

AGE & SEX

The current social makeup of the Wellborn District is an even mix of age groups and sex. The largest single age range is individuals between 15-24 years old, which comprise 18% of the district population based on estimates from the ESRI Living Atlas. Individuals between 25-34 years old make up roughly 13.5% of the population, 15% are between the ages of 35-44 years old, 12.5% are between the ages of 45-54 years old, and 9.5% are between 55-64 years old. The residents are 50% female and 50% male. The district is comprised of people of all ages and is distributed evenly between women and men.

RACE & ETHNICITY

The area has a higher percentage of individuals who identify as White at 70% as compared to 62.3% citywide. The district also has 14% of people who identify as Hispanic, 12% who identify as Asian, 11% who identify as two or more races, 4% who identify as Black or African American, and 3% who identify as some other race based on estimates from the ESRI Living Atlas. When comparing these percentages to the city, Wellborn has a less racially diverse population than the city.

FAMILY SIZE & INCOME

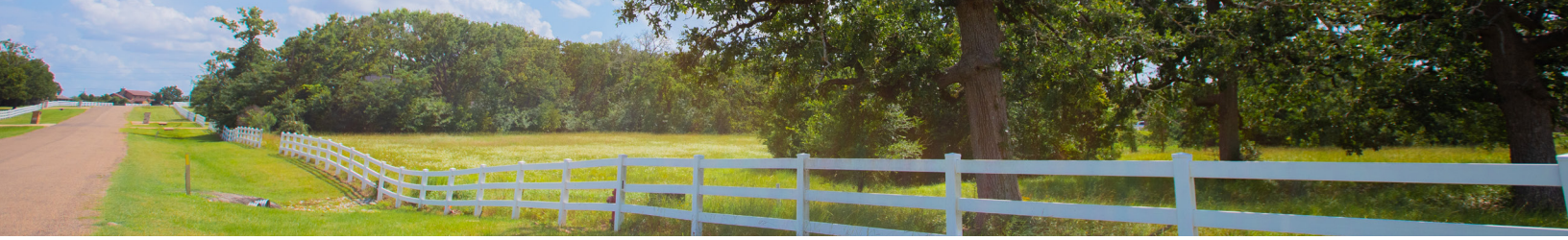
As of 2023, the population estimate of the district is 468 individuals. There are 74 households within the district with an average family size of 3.6 individuals. The median household income is $98,276 and the per capita income is $43,946 based on estimates from the ESRI Living Atlas. When looking at the rest of the city, the district has a higher average household income and a lower per capita income.

EDUCATION

Educational attainment data is reflected in the American Community Survey by respondents selecting their highest level of educational attainment. This is measured by calculating the number of residents who have graduated from high school and/or graduated from college. A majority of the population within the Wellborn district have achieved a bachelor's degree or a graduate degree, representing roughly 64% of area residents. Approximately 10% hold an associate degree, 15% have attended some college without graduating, and 9.5% are high school graduates. Wellborn residents have graduated college at a similar rate compared to the rest of College Station.

When looking at all demographic data presented, this district is less racially diverse, has a higher median income, and is more evenly distributed by age than College Station as a whole. This can be attributed to the location of the district within the city, as it is farther away from the Texas A&M University campus and predominantly contains medium to low-density single-family residences and large acreage properties, which often are owned by more affluent residents.





District Character

EXISTING LAND USE

The district is primarily made up of a mix of single-family residential lots and undeveloped land, with some commercial and light industrial uses as well. Residential uses make up just over 39% of the area and approximately 36% of the area is undeveloped, reflecting the rural character of the area. Public and semi-public uses comprise just over 10% of the land uses in the district, and the remaining areas are light industrial or commercial uses, including retail and restaurants.

FUTURE LAND USE

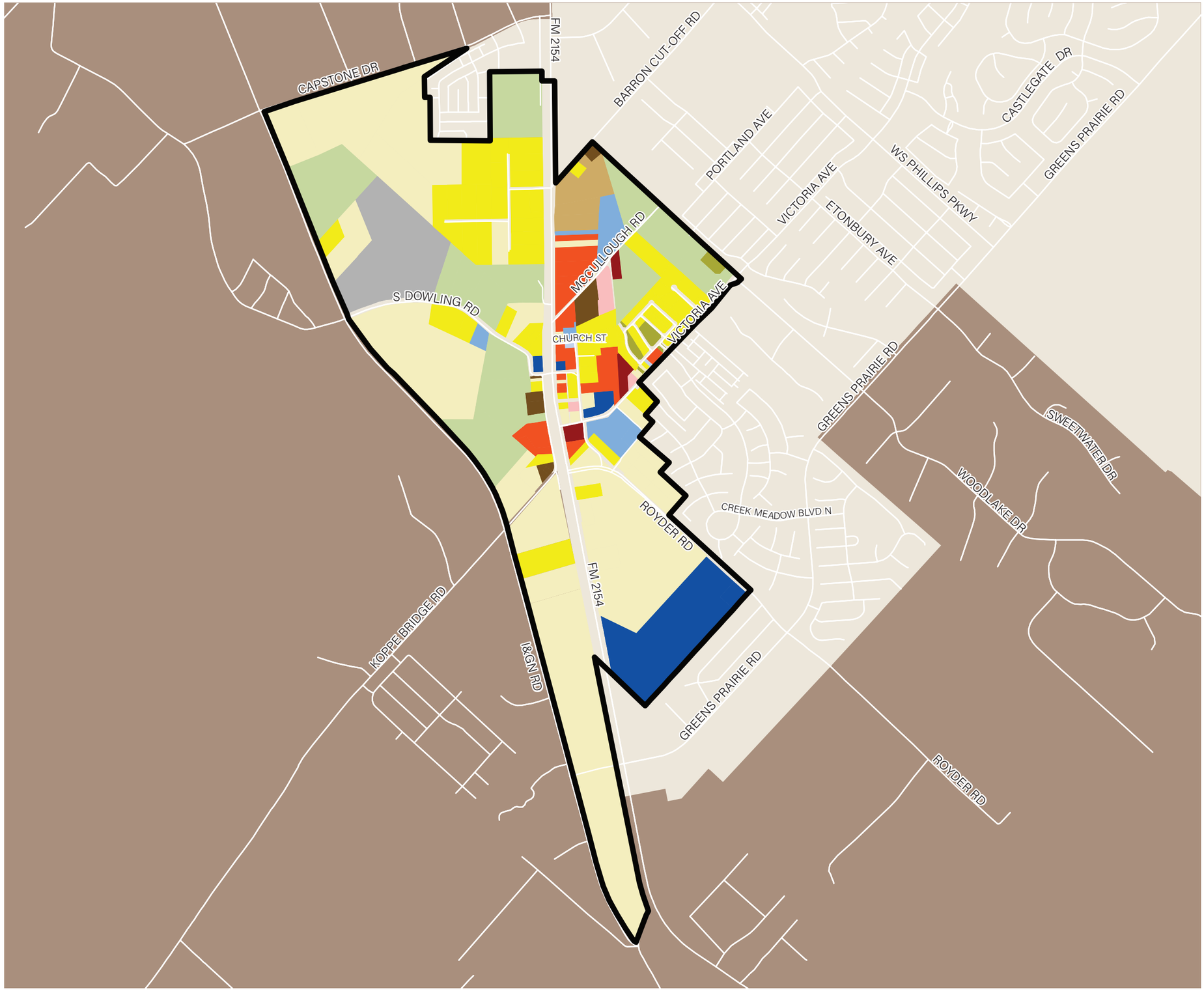
The future land use designations within the district are grounded in historical land use patterns. In 2013, the Wellborn Community Plan classified future land uses into eight categories – Wellborn Business Park, Wellborn Commercial, Wellborn Suburban, Wellborn Restricted Suburban, Wellborn Preserve, Wellborn Preserve-Open, Wellborn Estate, and Wellborn Estate-Open. Other future land uses in the area include Estate Residential, Suburban Residential, Institutional/Public, Natural & Open Areas, and Rural, all of which support the rural character represented in the original Wellborn Community Plan. During the 2021 Comprehensive Plan Update, the eight land use designations specific to the Wellborn area were grouped and depicted simply as Wellborn, while also retaining the underlying future land uses. This change was made in anticipation of this Wellborn District Plan update effort in 2023, recognizing that residents would be reengaged to further discuss the future of Wellborn. Appropriate modifications to the future land uses will be made with this planning effort. In general, anticipated changes will continue to prioritize maintaining rural character with open space that is both privately and publicly held and small-scale commercial uses that support nearby low-density residential properties.

ZONING

The zoning of the area reflects the future land use categories detailed above and the vision of the Wellborn Community Plan. One of the recommendations from the 2013 plan was the creation of several Wellborn-specific zoning districts. Following the plan's adoption, staff created the WC Wellborn Commercial, WRS Wellborn Restricted Suburban, and WE Wellborn Estate zoning districts in late 2016. Only the WC Wellborn Commercial and WRS Wellborn Restricted Suburban zoning districts actively exist on properties within the district today, though the WE Wellborn Estate zoning is still an available option for property owners.

There are currently four zoning districts on the ground within the district – WC Wellborn Commercial, SC Suburban Commercial, WRS Wellborn Restricted Suburban, and R Rural. The zoning in Wellborn reflects the low-density residential and commercial uses of the area. The properties zoned SC Suburban Commercial were zoned before the creation of the WC Wellborn Commercial zoning district. A few properties have made use of PDD Planned Development Districts, which is a customized zoning district option that utilizes a base zoning of one of the other districts mentioned above with modifications. PDD Planned Development Districts within the area have primarily been utilized for moderate-density single-family subdivisions. Properties that are zoned R Rural account for 85.5% of the area. When areas are annexed into the City of College Station, they are assigned the R Rural zoning designation. The majority of lots in Wellborn have not undergone a zoning change since annexation.

MAP A.1

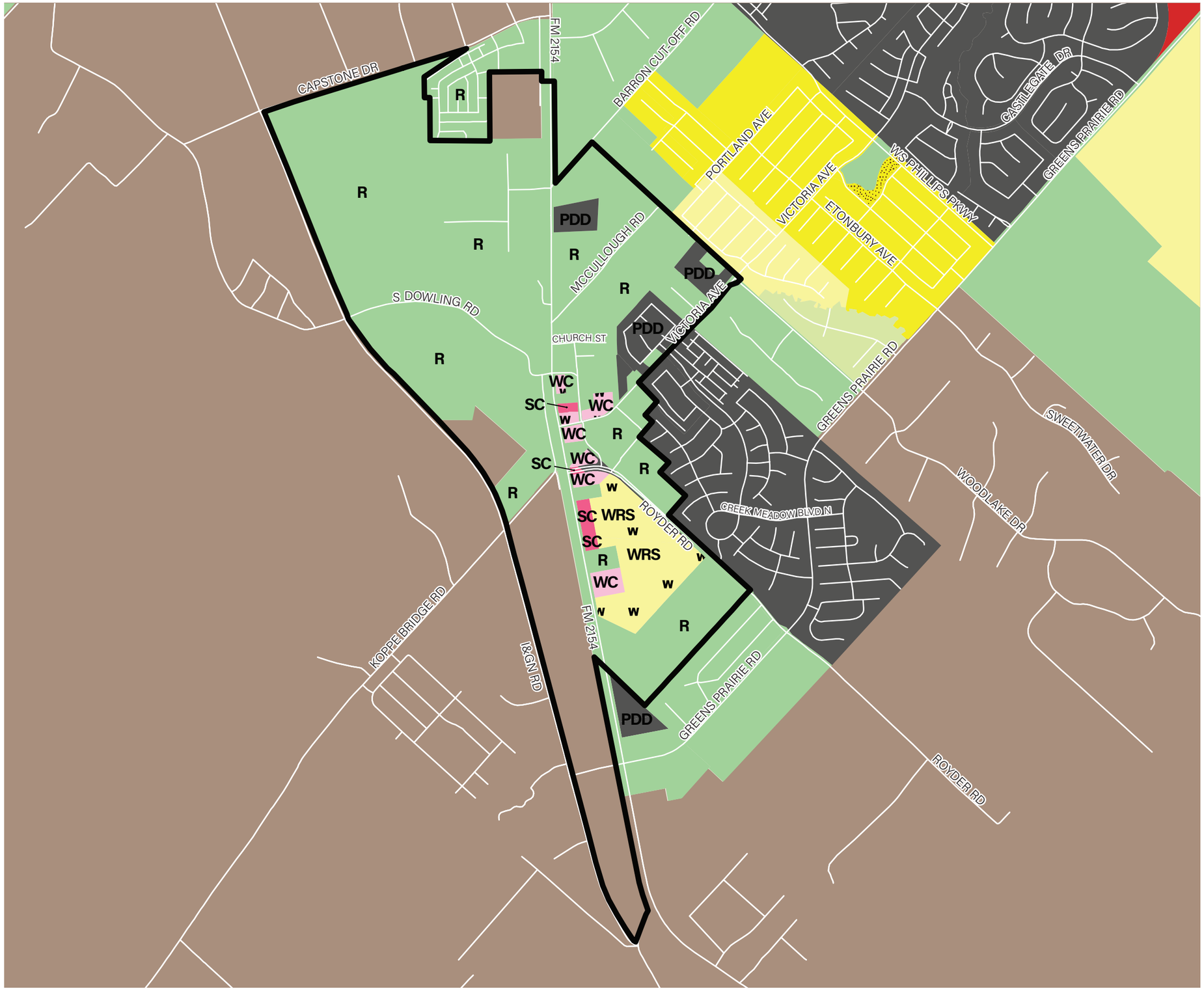


Existing Land Use

- SINGLE- FAMILY RESIDENTIAL
- MOBILE/ MANUFACTURED HOME
- COMMERCIAL RETAIL
- COMMERCIAL OFFICE
- COMMERCIAL OTHER
- LIGHT INDUSTRIAL
- PUBLIC FACILITIES
- SEMI-PUBLIC
- TRANSPORTATION, UTILITIES & COMMUNICATION
- COMMON AREA
- AGRICULTURAL
- RURAL
- UNIMPROVED

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ

MAP A.2



Zoning

- WC WELLBORN COMMERCIAL
- WRS WELLBORN RESTRICTED SUBURBAN
- R RURAL
- E ESTATE
- RS RESTRICTED SUBURBAN
- GS GENERAL SUBURBAN
- R-1B SINGLE FAMILY RESIDENTIAL
- SC SUBURBAN COMMERCIAL
- GC GENERAL COMMERCIAL
- PDD PLANNED DEVELOPMENT DISTRICT

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ



HOUSING CHARACTERISTICS

Housing in the district illustrates the single-family nature of the area. According to the ESRI Living Atlas, 83% of the 163 housing units are owner-occupied, which is an increase from 2010 when 65% of the 83 housing units were owner-occupied. This trend is also seen in the number of housing units that are registered with the City's Rental Registration program which sits at only 12%. Of the owner-occupied housing units, the average home value is $375,000 which is higher than the city's average home value of $368,995 as of July 2023.

NEIGHBORHOOD CENTERS

Neighborhood centers are areas where individuals naturally congregate when they are outside of their homes. This includes schools, churches, commercial areas, or a general gathering point that primarily serves residents. Three schools operated by the College Station Independent School District serve the Wellborn area and neighborhoods nearby. Wellborn Middle School is located within the boundary of this planning effort while Greens Prairie Intermediate School and Pecan Trail Elementary School are just outside of it. There are also several churches in the area including Wellborn Baptist Church, Saint Meena Coptic Orthodox Church, and Salem Baptist Church. Additional neighborhood centers include the Wellborn Community Center and America's Country Store that both act as congregating locations while catering to different needs for residents.

CODE ENFORCEMENT

Code Enforcement responds to complaints made regarding a wide range of issues that typically do not require the attention of law enforcement. The district had 114 code enforcement cases in the past decade ranging from illegal signs and use violations to property maintenance complaints. The most common code violations were illegal signs, amounting to just over 25% of cases. The City regulates and permits signage under specific standards. If a property does not have its signage permitted through the City, then this would result in a code enforcement case violation. The second highest violation at just over 20% was violating the City's Rental Registration program requirement. These violations were usually due to properties still functioning as a rental without renewing their registration with the City. The third largest issue was general property maintenance concerns with almost 15% of all cases. During these investigations, Code Enforcement officers reach out to property owners to ensure their structure is safe to live in and help them find resources to ensure the structure complies with the City of College Station Code of Ordinances.

Table A.1, Code Enforcement Cases, 2012-2022 reflects the past 10 years of code enforcement cases within the district.

Table A.1: Code Enforcement Cases, 2012-2022

Code Violation Type	Number of Cases
Accumulation of Trash *Trash over-flow, typically in yards*	5
Cans Out After Collection Day *Trash cans still on curb after trash collection day*	0
Illegal Signs *Signs that are being displayed are prohibited per the City Code*	29
Junk Motor Vehicles *Dilapidated cars are left in the yard, visible from the street*	12
Liquor License Expired *Business establishments running with an expired liquor license*	3
Non-Specific Investigation *General inquiries/complaints that don't fit into a specific violation-type*	3
Open Storage *Storage visible from the street*	0
Parking *Illegal parking violations*	4
Property Maintenance *Property is not being maintained, including structural and safety issues*	17
Rental Registration *A property's Rental Registration with the City has expired*	23
Use Violations *Prohibited use type is being used*	15
Weeds & Grass *A property's yard is not being properly maintained*	3

MAP A.3

Code Enforcement Case Density

Code Enforcement Cases collected by the College Station Code Enforcement Division from 2012-2022 was used to map code issues. These are cases concerning compliance with codes related to: parking, weeds & grass, health & safety, zoning violations, sanitation & illegal dumping.



*CODE ENFORCMENT DENSITY**

LOW MID HIGH

*Based on the number of cases within a 250 foot radius

DISTRICT BOUNDARY

COLLEGE STATION CITY LIMITS

COLLEGE STATION ETJ

DEVELOPMENT ACTIVITY

The City of College Station manages requests and reviews of development proposals and administers development standards through a variety of processes. One development project often necessitates multiple processes, reviews, permits, and inspections before it can be constructed and occupied. An example is a new commercial center that could require a Final Plat, a Development Permit, a Site Plan Review, an Architectural Review, and a Building Permit with inspections. Another example is a new residential subdivision that could require a Zoning Map Amendment, a Preliminary Plan, Final Plats, and Building Permits with inspections.

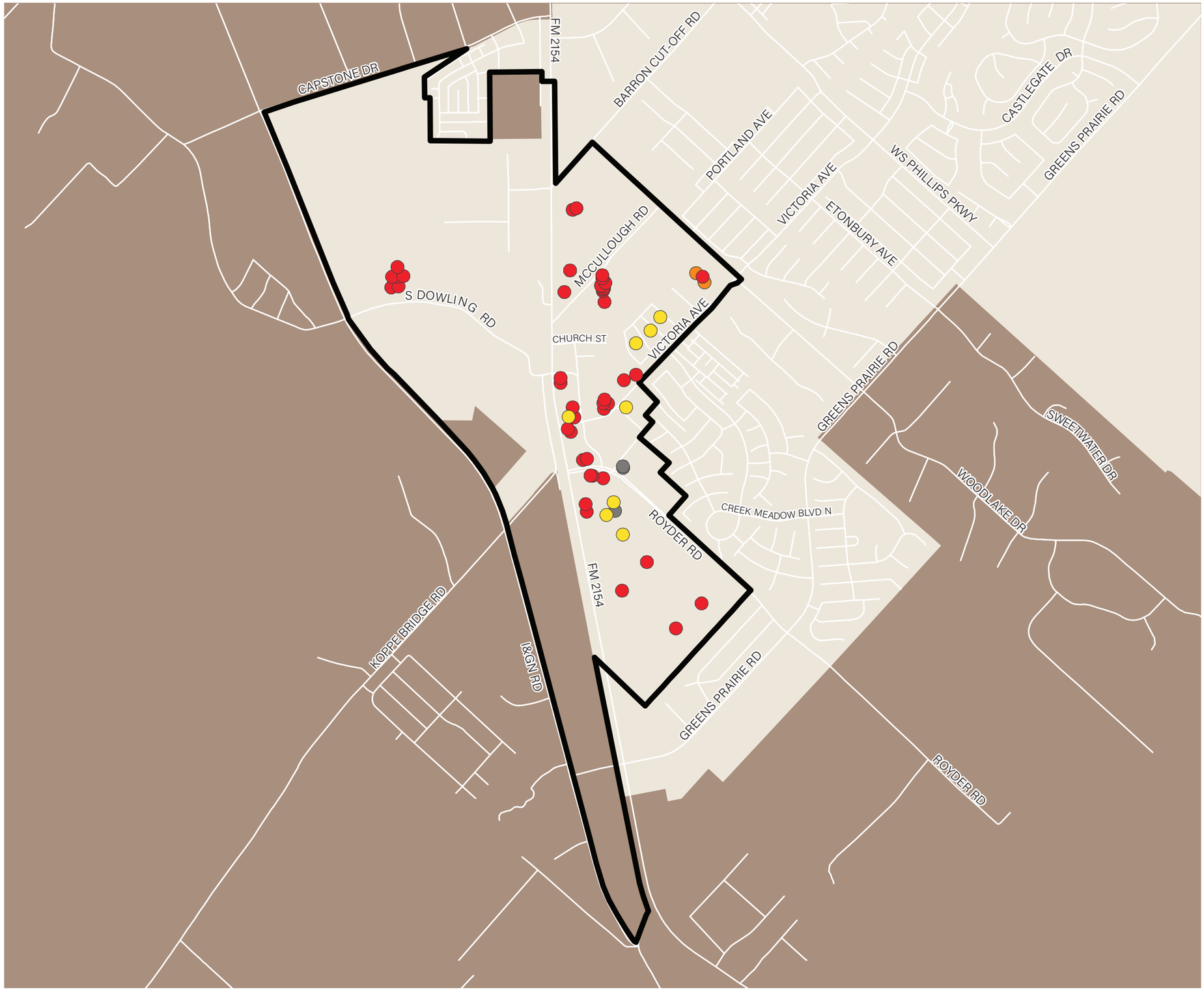
Each project is analyzed for the permits or reviews that will be needed, and in what order those must be obtained. Each permit or review undergoes review by numerous staff in various departments throughout the City. Before the initiation of a project, the City offers pre-application conferences that allow all applicable reviewing departments to communicate the expectations of the project clearly to a future applicant to assist with quicker reviews down the line.

Table A.2, Development Activity, 2012-2022 shows archived and approved project applications over the last 10 years within the district boundaries. Common applications included rezonings to districts supported by the Wellborn Community Plan, site plans for commercial properties, and right-of-way permits. Pre-application conferences were also common and the frequency of these has increased in recent years, which shows increasing pressures to develop within the area.

Table A.2: Development Activity, 2012-2022

Review Type	Number of Reviews
Annexations	2
Appeals, Waivers, and Variances	1
Architectural Reviews	8
Commercial Final Plats	1
Comprehensive Plan Amendments	3
Development Permits	3
Pre-Application Conferences	26
Preliminary Plans	1
Residential Final Plats	3
Rezonings	10
Right-of-Way Permits	6
Site Plans	9

MAP A.4



Development Activity

- COMMERCIAL
- NON-RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ

PUBLIC INVESTMENTS

As the Wellborn District and surrounding areas have grown, the City has continued to invest in designing, rehabilitating, and constructing streets to continue to support commuters into, out of, and through the area. The two primary capital improvement projects that have been completed in the last 10 years were Royder Road Rehabilitation Phases 1-3 and Greens Prairie Trail Phases 1-3. The Royder Road Rehabilitation project included the realignment and widening of the road from the north of Backwater Drive to Wellborn Road which reclassified the road as a major collector with sidewalks and bike lanes on both sides of the road. This project was largely in response to Wellborn Middle School, Greens Prairie Elementary School, and Pecan Trail Intermediate School being built and increasing the amount of traffic flow in the area. The Greens Prairie Trail (now Greens Prairie Road) project widened the road to a 4 Lane Minor Arterial with bike lanes and sidewalks. These projects directly achieved the Wellborn Community Plan's action items M1.2, M8.2, M2.2, and M3.1 which state that road improvements, such as road maintenance and rehabilitation, be made for Greens Prairie Road, Greens Prairie Road W, Royder Road, and Victoria Avenue. Other projects pursued under these action items include road improvements on McCullough Road, Church Street, Madison Street, and Live Oak Street, in which the City provided preventative road maintenance to the street pavement that included lane stripes and bicycle markers for a protected bike lane.



Economic Indicators

The development in the area has primarily been residential, but the area has seen some commercial growth as well. According to the data provided by the ESRI Living Atlas, the district currently contains approximately 55 different businesses and employs 377 individuals which equates to roughly 7 employees per business. That is considerably lower than the city's overall average of 12.5 employees per business.

Property ownership stability is an important indicator of how frequently new people or businesses are occupying the area. Of the 279 properties, 120, or 43%, were owned by the same entity in 2017 and 2022. Of those properties, 42, or 15%, were owned by the same entity in 2012 and 2022. This data shows that more than 80% of properties changed hands in the past 10 years, indicating a significant turnover in property ownership and change within the district.

Mobility

STREETS

The Thoroughfare Plan within the City's Comprehensive Plan details the location and size of existing and future major roadways throughout College Station. It is based on the projected traffic demand resulting from the anticipated growth in population and employment and is guided by the Future Land Use & Character Map. It includes the location of streets which may need to be constructed, extended, or improved and the number of lanes for each thoroughfare in the system. Functional classifications for thoroughfares differentiate the number of vehicles they are anticipated to accommodate and the number of lanes that are required. In the Wellborn Community Plan, action item M1.1 specified removing several streets from the Thoroughfare Plan to further retain the rural characteristics of the community. This is now reflected in the current classifications of thoroughfares within the district.

The highest classification road within the district is Wellborn Road (FM 2154), which is a future 4 Lane Major Arterial that runs along the Union Pacific Railroad. Greens Prairie Road is a partially constructed existing 4 Lane Minor Arterial between Wellborn Road and Royder Road. The remaining section to be improved was approved on the 2022 Brazos County Bond Proposition A and is anticipated to be complete within the next five years. Royder Road is also a future 4 Lane Minor Arterial. Victoria Avenue is a proposed 2 Lane Major Collector and Creek Meadow Boulevard North is an existing 2 Lane Minor Collector. Three streets within the district are proposed 2 Lane Minor Collectors: McCullough Road, Live Oak Street, and South Dowling Road.



BICYCLES

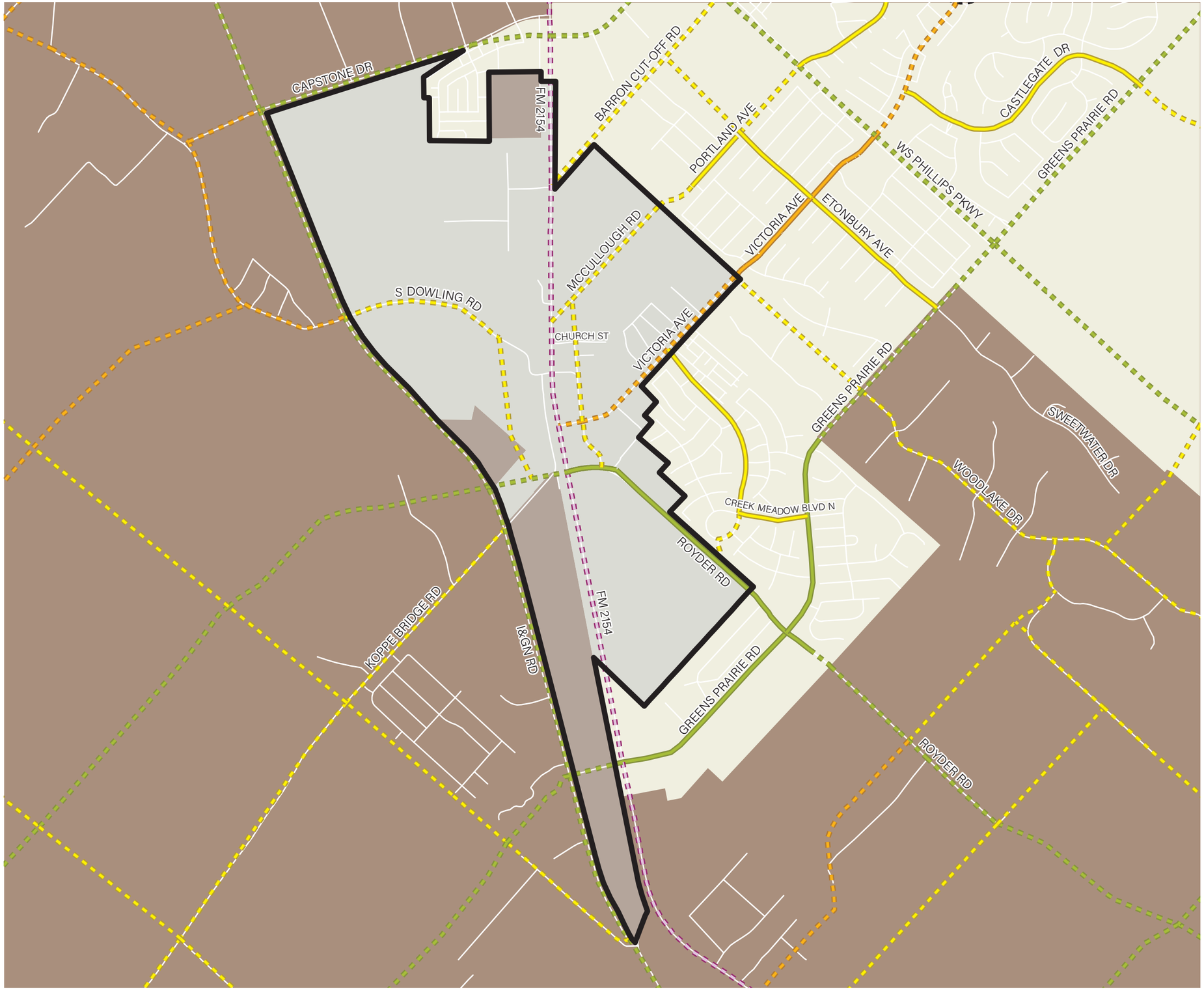
In conjunction with the Comprehensive Plan, the Bicycle, Pedestrian, and Greenways Master Plan works to expand the bicycle and pedestrian network through the development of facilities on new and rehabilitated streets, off-street shared-use paths, and along the city's greenways.

There are currently 0.7 miles of existing bike lanes within the district. The Bicycle, Pedestrian, and Greenways Master Plan calls for an additional 2.2 miles of proposed bike facilities and 0.5 miles of proposed bike routes. There are currently bike racks provided in four different locations across the district, including Wellborn Middle School, the Magruder Office, TDI Brooks International Lab, and Wellborn Business Park. There are also bike racks located at Pecan Trail Elementary School and within the Creek Meadows subdivision, though these are outside of the district boundary.

SIDEWALKS

There are currently roughly 2.4 miles of existing sidewalks within the district and 2.7 miles that are proposed to be developed in the future. Similar to decreasing the intensity of the street classifications, the Wellborn Community Plan also called for the removal of proposed sidewalks within the Bicycle, Pedestrian, and Greenways Master Plan on McCullough Road, Greens Prairie Road West, I&GN Road, and South Dowling Road. During the public engagement for the Wellborn Community Plan, residents mentioned the desire to maintain rural open ditch section roads, arguing that sidewalks did not reflect the rural character they desired. These changes were ultimately incorporated into the Bicycle, Pedestrian, and Greenways Master Plan.

MAP A.5

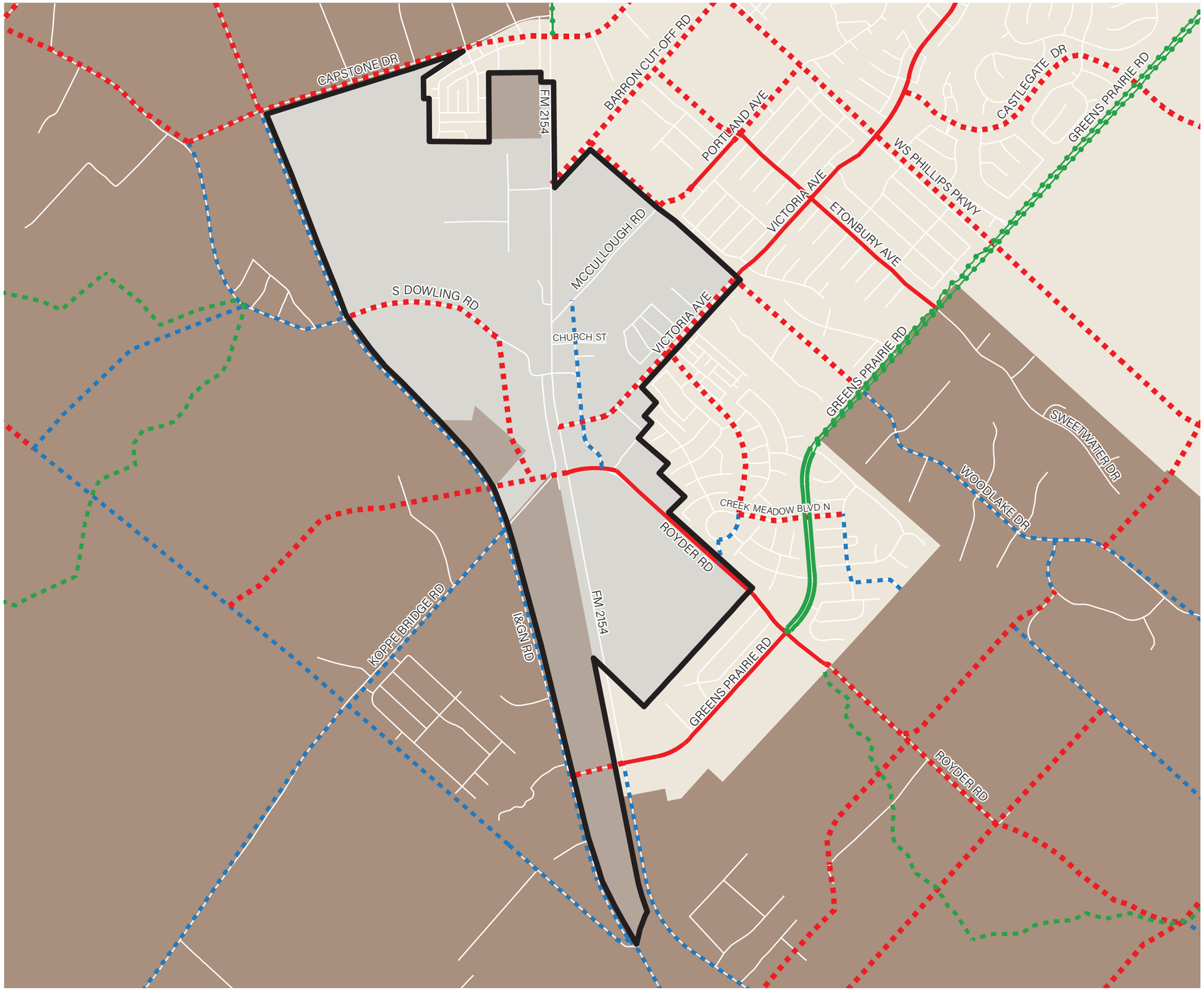


Existing Thoroughfare Plan

- FREEWAY/EXPRESSWAY
- PROPOSED FREEWAY/EXPRESSWAY
- 6 LANE MAJOR ARTERIAL
- PROPOSED 6 LANE MAJOR ARTERIAL
- 4 LANE MAJOR ARTERIAL
- PROPOSED 4 LANE MAJOR ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- MAJOR COLLECTOR
- PROPOSED MAJOR COLLECTOR
- MINOR COLLECTOR
- PROPOSED MINOR COLLECTOR

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ

MAP A.6

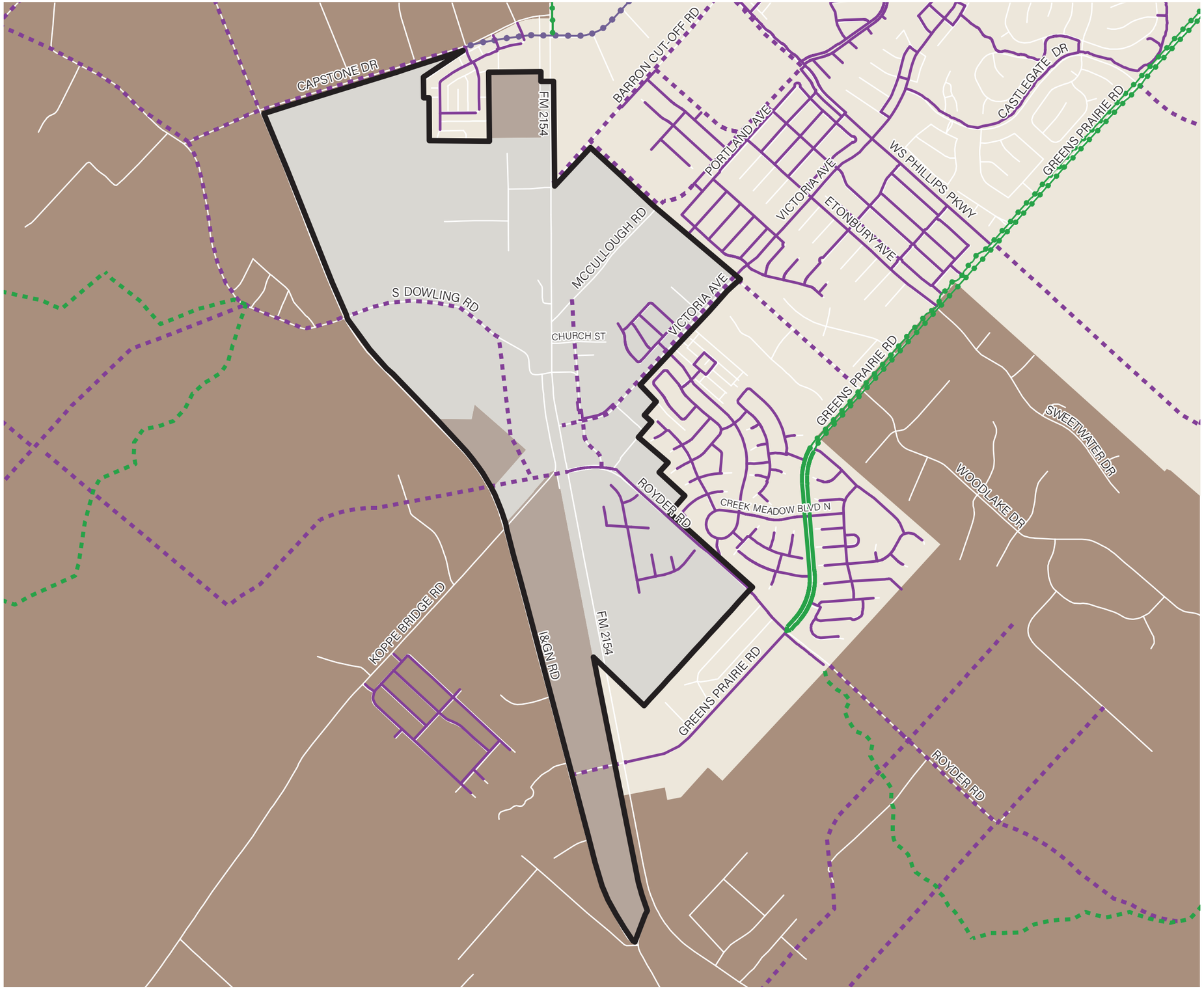


Existing Bicycle Plan

- BIKE LANE EXISTING
- BIKE LANE FUNDED
- BIKE FACILITY PROPOSED
- BIKE ROUTE EXISTING
- BIKE ROUTE PROPOSED
- SHARED-USE PATH EXISTING
- SHARED-USE PATH FUNDED
- SHARED-USE PATH PROPOSED
- GRADE SEPARATION EXISTING
- GRADE SEPARATION FUNDED
- GRADE SEPARATION PROPOSED

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ

MAP A.7



Existing Pedestrian Plan

- SIDEWALK EXISTING
- SIDEWALK FUNDED
- SIDEWALK PROPOSED
- SHARED-USE PATH EXISTING
- SHARED-USE PATH FUNDED
- SHARED-USE PATH PROPOSED
- GRADE SEPARATION EXISTING
- GRADE SEPARATION FUNDED
- GRADE SEPARATION PROPOSED

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ



TRANSIT

Neither Brazos Transit District nor Texas A&M University Transportation Services offer transit service in the Wellborn District. College Station Independent School District has bus routes serving students who live in the neighborhoods that feed into their schools. Residents in the Wellborn District depend heavily on personal automobiles to navigate around the area and the city.

CRASH DATA

Over the last 10 years, there have been 154 vehicular crashes within the district. Out of these, 147, or 95%, were indicated to be minor crashes and either had no injuries, suspected minor injuries, or possible injuries. Of the crashes, 105, or 68%, occurred on Wellborn Road (FM 2154), the largest thoroughfare in the district.

MAP A.8



Crash Density

Crash data collected by the College Station Police Department from 2012-2022 was used to map traffic accidents spanning all modes of transportation.

TOP 5 INTERSECTIONS WITH CRASHES

1. FM 2154 & S DOWLING RD
2. FM 2154 & CHURCH ST
3. VICTORIA AVE & ROYDER RD
4. FM 2154 & VICTORIA AVE
5. FM 2154 & BETWEEN MCCULLOUGH RD & BARRON CUT-OFF RD

*CRASH DENSITY**

LOW — MID — HIGH

*Based on the number of crashes within a 250 foot radius

- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ



Utilities

The Wellborn district is served by College Station Utilities (CSU), Bryan Texas Utilities (BTU), and Wellborn Special Utilities District (Wellborn SUD), depending on the utility and property location. Wellborn SUD provides water service, CSU provides wastewater service to approximately 9% of the district, and BTU provides electric service for the area. Outside of the CSU wastewater service boundary specified by the Certificate of Convenience and Necessity (CCN), most residents in the district are on septic systems.

The district is limited in what types of developments it can sufficiently support due to various utility constraints. Wastewater capacity is a primary limiting factor since most developments are not connected to the City's sewer system and must maintain a 1-acre or greater lot size for septic system requirements. All development proposals in the Wellborn District must get approvals from the applicable providers before they can begin development. Staff from all three organizations have and will continue to share information pertinent to utility provision and utility planning within the district.

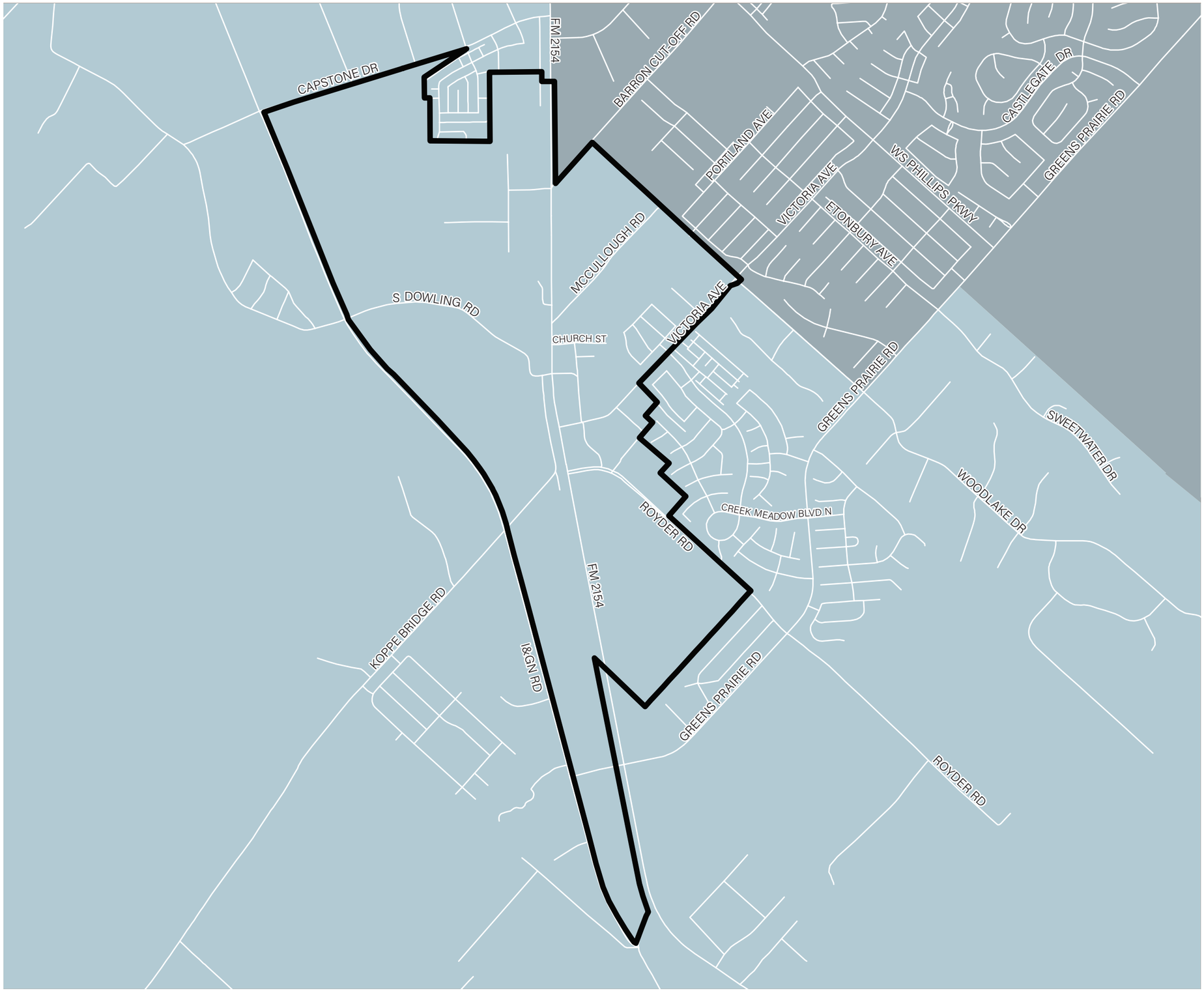
Floodplain

While there is no FEMA-identified floodplain within the district, there are several tributaries throughout the area providing natural drainage as part of the Peach Creek Drainage Basin. Further research and identification studies are needed to determine precise floodplain boundaries in the district.

Conclusion

Analyzing the current conditions of the Wellborn District provides context for the plan update process. This data supports and informs residents, participants, and City staff to guide the decisions made when envisioning the future of the Wellborn District. The existing conditions of this district largely reflect the implementation of the original Wellborn Community Plan which has helped maintain the rural character of the area. This includes limited sidewalks connecting community areas, decreasing the functional classifications of some thoroughfares, and creating Wellborn-specific zoning districts, all of which aid in maintaining the rural character and feel of the Wellborn area. This planning effort should be intentional to guide the next decade of development and build on past successes by anticipating and guiding growth pressures and identifying additional ways to embrace the spirit of Wellborn.

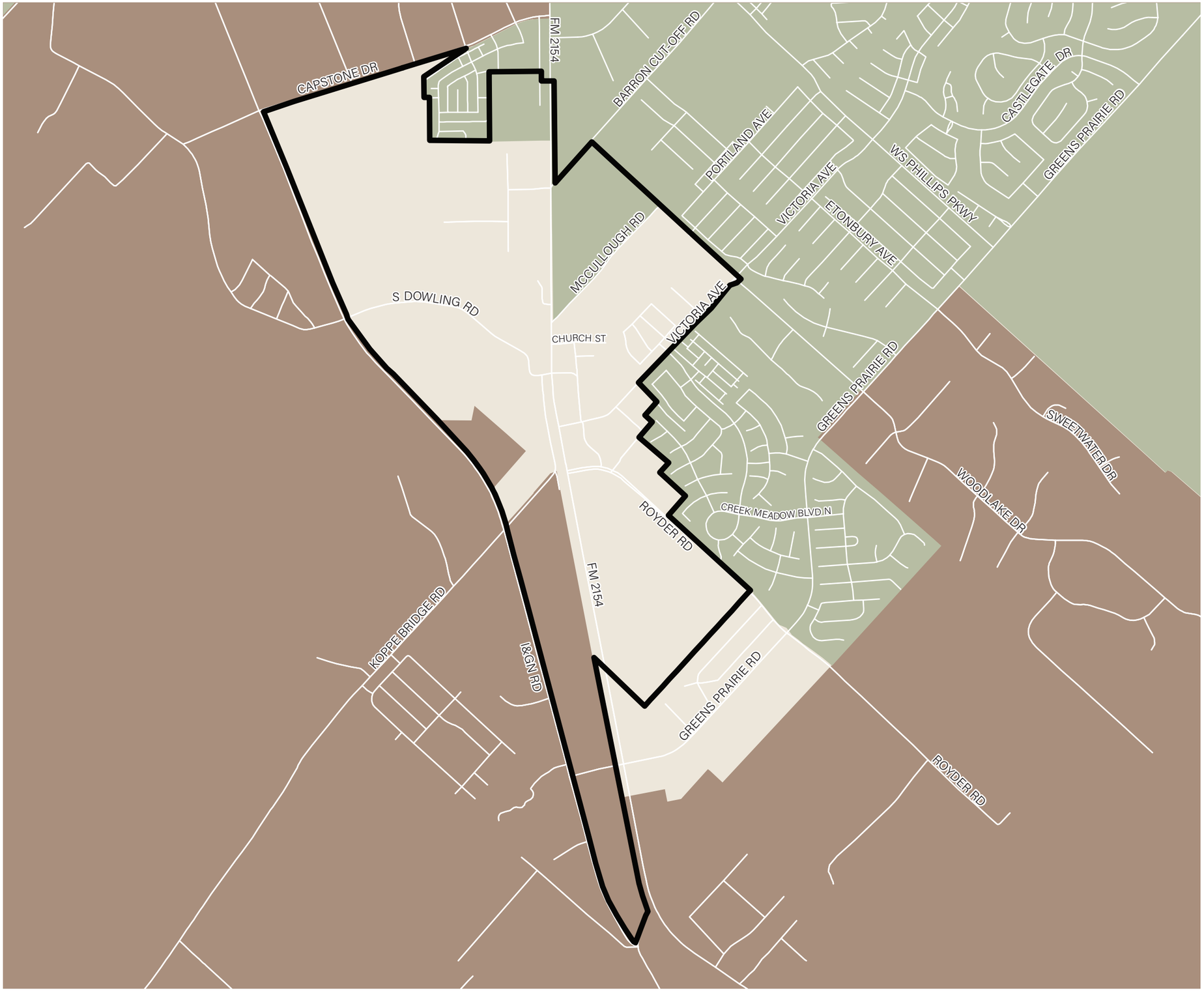
MAP A.9



Water Service Areas

- COLLEGE STATION WATER
- WELLBORN SUD
- DISTRICT BOUNDARY

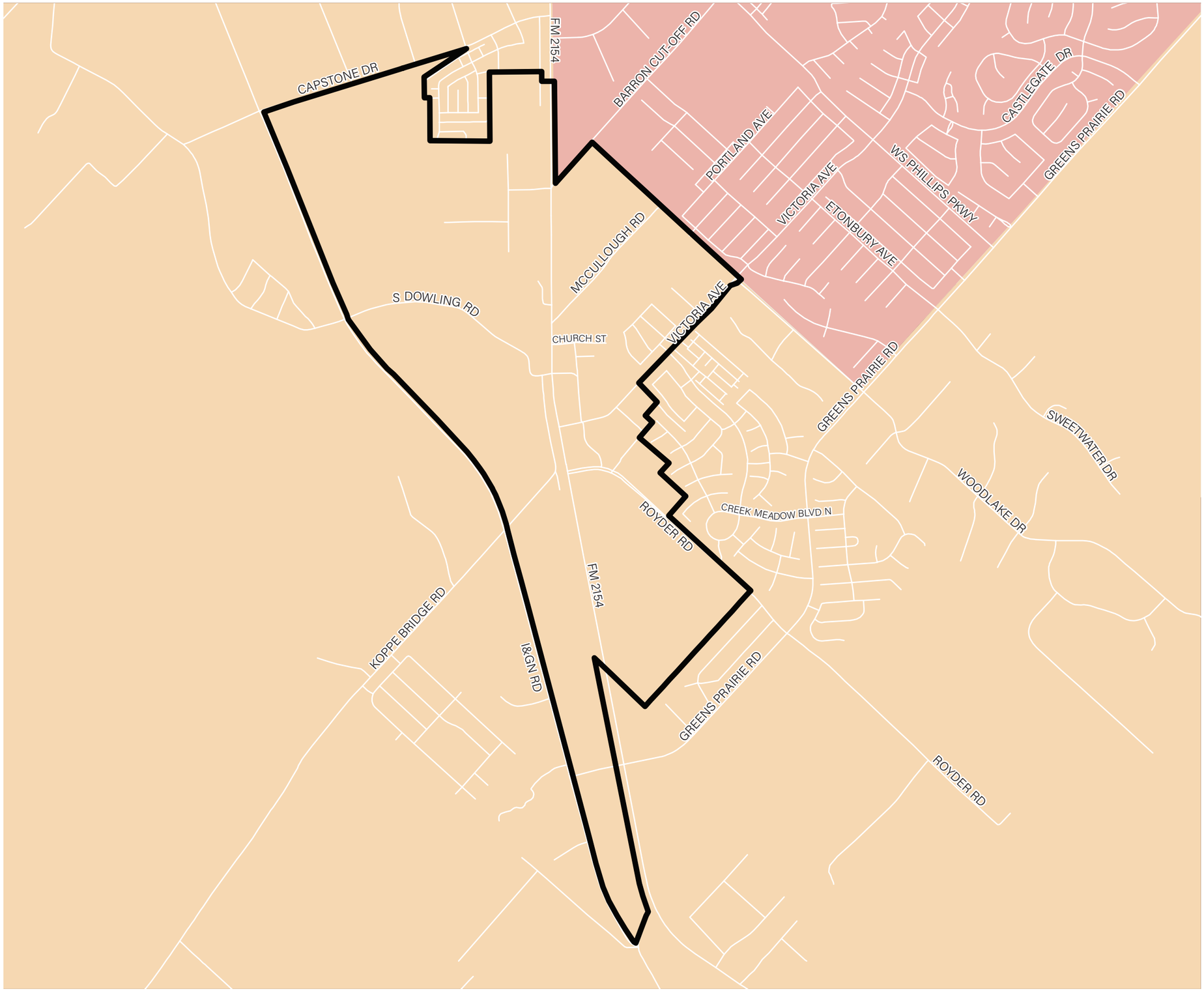
MAP A.10



Wastewater Service Areas

- COLLEGE STATION WASTEWATER
- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ

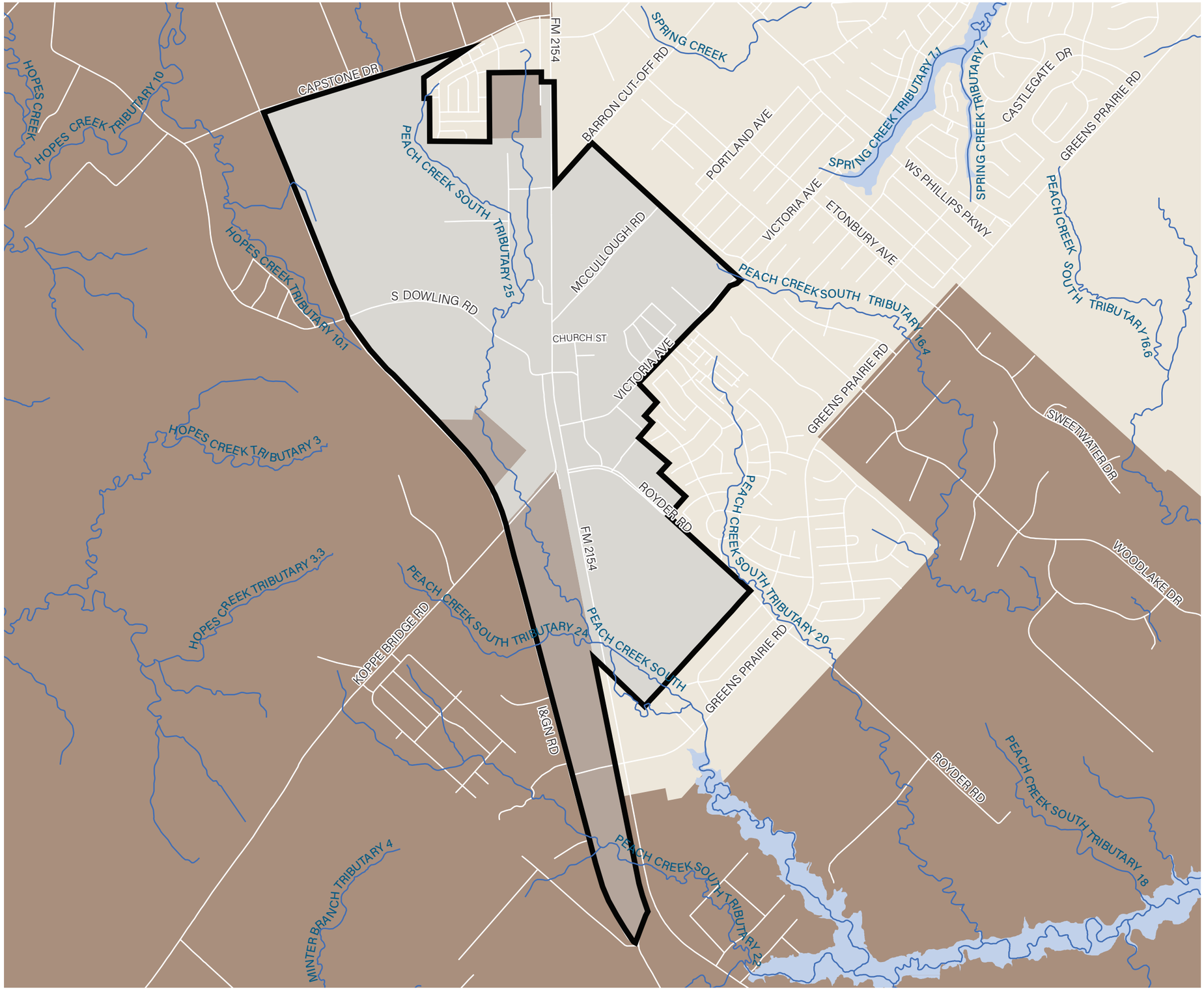
MAP A.11



Electric Service Areas

- COLLEGE STATION UTILITIES (CSU)
- BRYAN TEXAS UTILITIES (BTU)
- DISTRICT BOUNDARY

MAP A.12



Floodplain

- RIVERS & STREAMS
- FLOODPLAIN
- DISTRICT BOUNDARY
- COLLEGE STATION CITY LIMITS
- COLLEGE STATION ETJ



APPENDIX B: PUBLIC ENGAGEMENT SUMMARY

Public participation and input are critical to any planning effort. The knowledge and experience of residents help City staff understand the concerns of the community and adjust the plan accordingly. The City of College Station places a high priority on receiving and responding to resident feedback; to that end, City staff offered numerous engagement opportunities in various formats to empower everyone to have their voices heard. The following describes those opportunities and summarizes the public feedback.

WORKING GROUP MEETING - JANUARY 18, 2023

After compiling the existing conditions data, the Working Group held its kick-off meeting to discuss the project, lessons learned from the Wellborn Community Plan, and goals for the new planning effort. This meeting included a community listening session, which gave City staff a good jumping off point for the entire planning effort.



AREA-WIDE MEETING - JANUARY 24, 2023

Before this meeting, City staff mailed fliers to property and business owners within the planning area with details for this meeting along with future meetings on February 28, March 21 (virtual meeting), and May 30. This first area-wide meeting centered on defining the scope of the project and continued the community listening session from the January 18 Working Group meeting.

VIRTUAL ENGAGEMENT SITE - FEBRUARY TO JUNE 2023

In addition to the in-person meetings, staff offered numerous opportunities to provide feedback throughout the planning effort. The site launched with more information on the timeline of the planning effort, ideas on goals from the first phase meetings, and a map where individuals could provide ideas, things they liked, and things they wanted to see changed. The virtual engagement site also hosted a comment map for the proposed changes to the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan.

WORKING GROUP MEETING - FEBRUARY 15, 2023

The Working Group met to discuss the feedback City staff received from the January 18 and 24 meetings. One of the main themes from the listening session was maintaining a rural character. In an effort to clarify that concept, the Working Group identified specific characteristics and land uses that would help to keep Wellborn rural.

AREA-WIDE MEETING - FEBRUARY 28, 2023

Building upon the feedback from the February 15 meeting, City staff led participants in the same activities to identify the rural character and where different land uses should be located to achieve the goals of the community. The results of this meeting and the February 15 meeting were, among other things, used to establish the proposed changes to the Comprehensive Plan's Future Land Use & Character Map, Thoroughfare Plan, and the bicycle and pedestrian maps within the Bicycle, Pedestrian, and Greenways Master Plan.

VIRTUAL AREA-WIDE MEETING - MARCH 21, 2023

The virtual area-wide meeting focused on gathering feedback on the plan goals and actions from people who may not have been able to make it to the previous meetings. Incorporating the feedback from the virtual meeting and all of the previous meetings, staff began drafting the plan actions.



COMBINED WORKING GROUP & AREA-WIDE MEETING - APRIL 12, 2023

At the first meeting of the planning effort, several questions were asked and concerns raised, about various infrastructure components, including sewer capacity, roadway capacity, and the FM 2154 (Wellborn Road) widening project. To address those concerns, staff from the City of College Station Water Services and Capital Improvements departments and representatives from the Texas Department of Transportation presented on infrastructure capacity and any planned improvements. Planning & Development Services staff were present to facilitate the meeting and receive community feedback.

WORKING GROUP MEETING - MAY 16, 2023

City staff presented proposed changes to the Comprehensive Plan Future Land Use & Character Map, Thoroughfare Plan, and the bicycle and pedestrian maps within the Bicycle, Pedestrian, and Greenways Master Plan based on the feedback received throughout the planning process and received feedback from the Working Group.

AREA-WIDE MEETING - MAY 30, 2022

After incorporating the comments from the May 16 Working Group meeting, City staff presented proposed changes to the Comprehensive Plan Future Land Use & Character Map, Thoroughfare Plan, and the bicycle and pedestrian maps within the Bicycle, Pedestrian, and Greenways Master Plan. Following this meeting, staff collated feedback from the previous phases of the planning effort and worked to write the Wellborn District Plan. Participant responses were incorporated into the plan before it was finalized.

WORKING GROUP MEETING - AUGUST 23, 2023

The Working Group met before the Wellborn District Plan was finalized to discuss and finalize the plan actions prior to the final area-wide meeting.

AREA-WIDE MEETING - AUGUST 30, 2023

After finishing the Wellborn District Plan, City staff organized a final area-wide meeting to ensure the plan matched the vision of the community and gather any final suggestions or edits before bringing the plan forward for adoption.



Acknowledgements

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District planning areas present opportunities for a mix of appropriate uses that enhance the unique characteristics of a defined area of the City. Existing examples include the Wellborn Community Plan which centers on the unique, rural character of the Wellborn area and the Medical District Master Plan which focuses on creating a cohesive healthcare and wellness district.

Between 2009 and 2013, residents, staff, and City leadership worked together to create five neighborhood and small area plans and two district plans. These plans provided strategic recommendations for an area within a defined timeframe (typically seven years). Once adopted, those recommendations were either implemented over the planning period or incorporated into relevant parts of the Comprehensive Plan or other master plans. Occasionally, some action items were not pursued due to changed conditions, project feasibility, available funding, or waning neighborhood interest. The City established a formal process for reviewing existing plans and conducted an audit of the five neighborhood and small area plans in 2022. Nearly 70 percent of actions across all plans were either completed or in progress as of the audit date, demonstrating a positive implementation success rate. The audit also analyzed challenges in plan implementation and provided key recommendations for future small area planning efforts. Based on the audit's findings, four of the original five neighborhood and small area plans that were beyond their planning horizons were retired.



The City will continue pursuing new neighborhood and district planning efforts for areas facing significant changes or development pressures, or to create or enhance the unique character of an area.

- Planning Area 1: Wellborn District ~~Community~~ Plan - Adopted in October 2023~~April 2013~~, this plan encompasses 929 acres in the southwestern portion of the City, including much of the historic Wellborn community and focuses on retaining the rural character of the area. ~~However, conditions have changed in recent years and the~~ The community is facing continued development pressures for growth, and the plan directs that pressure into appropriate areas while preserving, supporting, and enhancing the rural character of the area. ~~that may now be appropriate, in contrast with the existing plan direction. A renewed planning effort in the Wellborn area is needed.~~ The zoning districts allowed within the Wellborn District Plan boundary are limited to: Wellborn zoning districts, BP Business Park, BPI Business Center, CI Commercial Industrial, R Rural, and NAP Natural Areas Protected.

- Planning Area 2: Medical District Master Plan - Adopted in October 2012, the Medical District Master Plan creates a focused healthcare and wellness district that includes the City's major hospitals and medical facilities. This area is generally located along State Highway 6 near the Rock Prairie Road interchange, which is one of the primary gateways into the City as one approaches from the south. The plan links medical facilities into a cohesive district with supporting commercial and residential areas that are being realized through the Midtown Reserve & City Center master planned development. The City-owned Midtown Business Park, consisting of over 250 acres, is located in this general area as well, providing economic development opportunities for office, light and heavy-industrial, and limited commercial uses. There are also significant natural features in the area – branches of Lick Creek and Spring Creek – and these should continue to be incorporated into the district as parks, greenway trails, and open space. Future development should also continue cohesive identity elements such as signage, landscaping, and design that visually tie the district together.

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

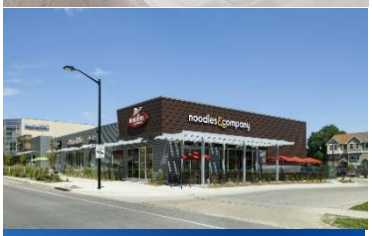
Height: 1-2 stories average
Mobility: Primarily automobile, but accessible by walking, bicycling, and transit

Intent

- Accommodate limited commercial services compared to General Commercial
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and nearby public uses (schools, parks, etc.)
- Support some residential uses that are compatible with the surrounding neighborhood character
- Encourage transitions in building height and mass when adjacent to residential neighborhoods
- In a walkable neighborhood context, locate new buildings near the street and accommodate parking to the side or rear of buildings with some limited parking in front of buildings and accommodate on-street parking where possible

Generally appropriate zoning districts:
Suburban commercial and office zoning.
Within the Wellborn District, limited to Wellborn Commercial zoning.







Suburban Residential

Primarily single-family residential areas that consist of low to moderate density single-family lots. These areas may also include limited townhomes, duplexes, other housing types, and some non-residential uses that are compatible with surrounding single-family areas. Development types tend to be highly consistent within a subdivision or neighborhood. Residential lot size requirements are larger within the Wellborn District and limited to single-family lots.

Height: 1-2 stories
Mobility: Primarily automobile, but accessible by walking, bicycling, and transit to surrounding neighborhood services and centers

Intent

- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support neighborhoods with a mix of housing types
- Encourage community facilities, parks, and greenways within neighborhoods
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments

Generally appropriate zoning districts:

General and restricted suburban zoning.
Within the Wellborn District, limited to Wellborn Restricted Suburban zoning.







Estate Residential Primarily single-family residential areas that have a low level of development activities. These areas are appropriate for very low-density residential lots of one-acre or greater lot sizes or average 20,000 square feet lots when clustered around open space. Residential lot size requirements are larger within the Wellborn District. ***Height***: 1-2 stories ***Mobility***: Primarily automobile **Intent** • Support a wide range of lot sizes, long blocks, and curvilinear streets. Buildings tend to be located greater than 30 feet from a fronting street. • When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments ***Generally appropriate zoning districts***: Estate, rural, and manufactured home park zoning Within the Wellborn District, limited to Wellborn Estate zoning.	 

Texas A&M University
Areas owned by Texas A&M University and are appropriate for campus development as described in the Texas A&M Campus Master Plan and related documents.

Institutional/Public
Areas that are, and are likely to remain, in some form of institutional or public activity. Examples include schools, libraries, municipal facilities, and major utilities.

Medical
Areas appropriate for medically related uses and supporting office, commercial, and residential uses. The medical land use designation surrounding Rock Prairie and State Highway 6 is further detailed in the Medical District Master Plan, which envisions a wide array of medical and supporting services and activities concentrated in the district. This includes the two major hospitals in close proximity to residential neighborhoods, neighborhood centers, offices, and commercial uses.

Height: Varies
Mobility: Walking, bicycling, transit, automobile
Generally appropriate zoning districts*:* Varies

~~**Wellborn**~~
~~The Wellborn Community Plan envisions the future of Wellborn to maintain its rural character with open space that is both privately and publicly held. The area will continue as a place where neighborhood commercial uses support surrounding low-density residential properties.~~

~~***Height***: Varies~~
~~***Mobility:*** Primarily automobile~~
~~***Zoning districts:*** Wellborn zoning districts, as appropriate and specified in the Wellborn Community Plan~~



2 DISTINCTIVE PLACES

The Comprehensive Plan sets the framework to create distinctive places, strong neighborhoods, a prosperous economy, and engaging natural spaces and arts for everyone in College Station. The plan provides policy direction for an integrated mobility network, exceptional City services, and carefully managed, fiscally responsible growth. Effective collaboration across City departments and with regional partners is key to achieve and implement the plan's vision, goals, and actions. The plan strives to identify, create, conserve, and connect places of distinction – those areas that make College Station unique and contribute to the City's character and sense of place.



Goal

Vibrant and distinct districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas, grounded in environmental stewardship and resiliency.

Purpose

How land is used – including its appearance, physical arrangement, and development intensity – contributes significantly to the community's character and its sense of place with far-reaching and long-term impacts. The City must balance and encourage infill, redevelopment, and new development in appropriate areas to accommodate an increasing population while maintaining the integrity and character of established neighborhoods. Revitalization, where needed, is also essential to maintaining College Station's character.

Sound planning ensures that the City can accommodate needed development, that development can be adequately served with public services, and that its impacts can be managed to maintain compatibility and to promote the character desired by College Station's residents. Planning establishes effective strategies for future growth, infill, and appropriate redevelopment while balancing market opportunities, protecting and enhancing neighborhood character, creating and preserving unique districts and corridors, conserving natural areas, and creating a more resilient community.

The 10-year update to the Comprehensive Plan places a renewed focus on infill and redevelopment in strategic locations to accommodate population growth while ensuring the long-term fiscal sustainability of the City. Infill and redevelopment opportunities more efficiently utilize existing infrastructure, facilities, and City staff resources by encouraging growth in areas with existing capacity to maximize efficiency.

The Comprehensive Plan contains future land use categories that serve as policy guides and set expectations for how land within the City should be developed and used in the future. The terms future land use and zoning often get confused, but they are separate tools and processes. Future land use serves as a guide for how areas of the City may develop in the future. In contrast, zoning regulates how a specific property can be developed and used today. **Map 2.2, Future Land Use & Character** is used to guide decisions about infrastructure investment and zoning changes.

This chapter serves as the plan's foundation and encompasses many interrelated components as land use and development patterns are fundamental to the other topic chapters including creating strong neighborhoods (Chapter 3), a prosperous economy (Chapter 4), engaging natural spaces and arts (Chapter 5), an integrated mobility network (Chapter 6), exceptional City services (Chapter 7), and carefully managed, fiscally responsible growth (Chapter 8). Effective collaboration across City departments and with regional partners (Chapter 9) is vital to achieve and implement the plan's vision, goals, and actions (Chapter 10).

This chapter includes a series of maps that depict the City's land use strategies and goals visually, including **Map 2.1, Planning Areas, Map 2.2, Future Land Use & Character**, and **Map 2.3, Community Assets & Image Corridors**.

Planning Considerations

Planning input from the community identified various issues and opportunities regarding land use planning, conservation of natural features, and enhanced community identity and aesthetics. The considerations highlighted in this section were used in the development of the goal and action recommendations that follow.

GROWTH AND DEVELOPMENT



College Station is poised for continued population growth, which will bring demands for additional housing, shopping, recreational needs, public facilities, infrastructure, and services. University students continue to make up a significant portion of the population, but College Station is also diversifying in age–those aged 55 and over are the fastest-growing cohort, increasing by 83.5 percent over the last decade. The City of College Station is projected to increase by approximately 35,000 people over the next decade for a total population estimated to be 162,500 by 2030. The housing demand associated with this population growth is approximately 14,000 additional dwelling units. When factoring in assumed build-out of all existing and known development projects, there is a gap of approximately 10,000 dwelling units. This additional housing stock could come from a combination of infill development, redevelopment projects in existing areas, and new developments. This housing stock must include a variety of housing types to meet the needs and demands of all residents including students, young professionals, families and non-family households, renters and homeowners, and the retiree and 55 and older population, with an emphasis on aging-in-place. For reference, the City had a net gain of approximately 12,800 housing units over the last decade, with 6,500 single-family residences and 6,300 multi-family units added.[1]

If population and housing demands continue to increase and state legislation restricting annexation remains in effect, the City will naturally face a greater need for increased density in appropriately targeted areas. This presents an exciting opportunity to thoughtfully plan for a variety of neighborhoods that accommodate a wide range of lifestyles for College Station residents. Though the current population density at slightly more than 2,400 persons per square mile remains low in comparison to other metropolitan areas, the need for increased density offers opportunities for reinvigorating strategic areas and reimagining the way that new neighborhoods are designed. The City's enviable growth prospects necessitate more effective land use planning and capital investments, as well as diversified housing types including vertical mixed-use apartments, townhomes, and dense single-family neighborhoods.

[1]Data provided by City of College Station Planning & Development Services

COMMUNITY CHARACTER, SUSTAINABILITY & URBAN DESIGN

College Station residents are interested in the character of their neighborhoods, special districts, corridors, and natural areas that collectively make College Station unique. Effective design also helps to create places of distinction – places worth remembering and protecting – and contributes significantly to quality of life. The design of streetscapes and building fronts as well as the treatment of parking and other physical features all impact how people experience the public realm. This plan speaks to the urban form of the City (where, when, and how land uses are developed) as well as public realm design (sometimes called urban design) and its impact on community character and identity.

Residents expressed the desire to preserve natural features for their environmental functions as well as their contribution to the community's character, with an emphasis on ensuring that the use or enjoyment of existing resources does not compromise resource availability for future residents. This is generally recognized as the definition of sustainability – meeting the needs of current generations without compromising the ability of future generations to meet their own needs. Combining these desires for unique places, quality urban design, and development patterns that are sensitive to resident needs and natural resources, along with the efficient use of infrastructure and City resources, provides a defined vision to make College Station a more livable and sustainable community.

As College Station grows, it is the residents' and City's intent that:

- **Infill and redevelopment in strategic locations is prioritized** over expansion of the urban area, is sensitive to existing neighborhoods, and engages residents in infill and redevelopment planning.
- **Growth occurs in a sustainable manner** to steward limited resources in an efficient and responsible manner that accommodates an increasing population and mitigates negative impacts on the natural and built environment. Compact development patterns help minimize sprawl and its associated impacts and makes sound economic sense for infrastructure provision and City services (see **Chapter 8: Managed Growth**).
- **New or enhanced residential areas are created** with qualities of traditional neighborhoods that feature a mix of housing types, a balance of owner and renter occupants, where parks and open space are provided, neighborhood-serving businesses are accessible, and adjacent neighborhoods and areas are connected in a seamless fashion (see **Chapter 3: Strong Neighborhoods**).
- **Existing neighborhoods are conserved, enhanced, or revitalized** with harmonious improvements, infill development, and compatible adjacent land uses that enhance the established neighborhood's character (see **Chapter 3: Strong Neighborhoods**).
- **Unique corridors and districts are developed, enhanced, and conserved** that foster vibrant places, streets, and natural corridors that contribute to the community's character and sense of place.
- **Rural areas are preserved** to protect streams, trees, pastures, and open areas that contribute significantly to the character of rural areas.
- **Natural resources are managed and conserved through sound stewardship practices** to protect streams, wooded areas, and open spaces that provide habitat for a variety of plants and wildlife, convey and clean stormwater, improve air quality, and add to the City's character and identity (see **Chapter 5: Engaging Spaces**).

- **Sustainable site design and low impact development practices are utilized** to mitigate stormwater and prevent flooding, avoid soil erosion and mitigate urban heat island effect, encourage tree preservation and planting programs, reduce energy consumption and pursue renewable technologies, conserve and reuse water, encourage native and adapted vegetation, and minimize waste and resource consumption, among others.

- **Multiple mobility mode options are available** to access neighborhoods, major employers and attractions, and the wider community, and streets are designed in a context-sensitive manner. The design of a street should be a function of both its role as a mobility corridor and its place context (see **Chapter 6: Integrated Mobility**).

- **Streetscapes are designed at a human-scale** and contribute positively to the way people navigate and experience the City. Effective streetscapes prioritize elements like wide sidewalks, pedestrian-scaled streetlights, wayfinding signs, and canopy trees. New district and corridor plans, as well as context-sensitive street design, will help elevate streets from utilitarian elements of the community to special places in their own right.

- **Public facilities are located and designed to contribute to community character** and make a statement about the community's values and expectations. A well-designed library or community center fits into a neighborhood, enabling residents to walk safely from their homes and providing a place for neighbors to gather, and contributes positively to that neighborhood's character and reinforces the public facility as an integral part of the community.

- **Public spaces are highly visible and accessible to all residents and visitors.** Public spaces like plazas, amphitheaters, and pedestrian malls that are well designed and safe foster social interactions and community identity.







Existing Land Use

Future land use and character is grounded in the current use of land and the prevailing character. An overview of the current conditions is necessary prior to forming policies for the future use of land and community character. College Station can be readily divided into three basic types of existing land use patterns: urban, suburban, and rural. These are common terms that should bring immediate images to mind. Attributes that define these areas contribute to the identity of College Station.



Urban character is currently concentrated in the Northgate area. It includes early 20th century lot-line commercial structures such as those along either side of College Main, and immediately north of University Drive (FM 60). More recently constructed structured parking and multi-story residential projects built close to the street continue this urban feel. This area includes vertical, mixed-use development, minimal setbacks, minimal surface parking lots, and a high level of pedestrian activity.



Suburban character dominates College Station largely due to the time period most of the City was developed (post-World War II), local preferences and building customs, and the dominance of apartment-style development to support the student population. Much of this suburban character is auto-dominated and consists of land uses that have extensive areas of parking in relationship to their floor area. Big-box retail areas and shopping malls are quintessential examples of this character. Most apartment complexes, duplexes, and single-family residential developments exhibit similar auto-oriented character and design.

Some suburban areas of the City exhibit a less auto-dependent and more walkable character. These areas retain a balance between green areas (parks and open space) and the built environment. Often these areas include parks, schools, and small-scale, neighborhood-serving businesses. The College Hills area is a good example of this type of suburban character. There are also suburban areas that are dominated by open space. These estate areas exhibit a more rural character with homes generally placed on large lots. The Foxfire subdivision is a good example of this type of suburban land use and character.



Rural areas that currently exist in and around College

Station are areas that exhibit countryside, agricultural, and natural character. Countryside is typically dominated by a few lots of estate size or greater fronting a road surrounded by agricultural or natural lands. The latter two tend to be determined by uses – crop or ranching in agricultural areas and wooded or savannah lands in natural areas. Rural areas tend to be more sensitive than other character areas to intrusions from incompatible development. Portions of the City and most of the ETJ are planned to remain rural and are identified accordingly on **Map 2.2, Future Land Use & Character**. Additional information about these areas is contained in **Chapter 8: Managed Growth**.



Future Land Use

The plan for future uses of land is presented through policy guidance and associated maps. Three significant land use components work in tandem to identify, create, conserve, and connect places of distinction – those areas that make College Station unique and contribute to the City's character and sense of place. These components are: Planning Areas, Future Land Use & Character, and Community Assets & Images Corridors. Each component is visually represented by an associated map. Combined, the narrative and maps capture the City's policies regarding how and where College Station will grow and change over the course of the next decade.

- **Map 2.1, Planning Areas** depicts areas within the city with distinctive character that have existing small area plans or are priority areas for future focused planning efforts.
- **Map 2.2, Future Land Use & Character** provides specific detail regarding the desired future use and character of all land within the City and ETJ.
- **Map 2.3, Community Assets & Image Corridors** visually portrays community assets, both natural and man-made, that contribute to the character and identity of the City.

PLANNING AREAS

The policy guidance within this section and **Map 2.1, Planning Areas** are intended to provide a broad overview of the City's land use strategy. Significant neighborhoods, districts, corridors, redevelopment areas, and places that would benefit from future small area planning efforts are identified. Small area plans are focused planning efforts that provide a more granular level of study and specific actions for a smaller, defined geographic area to help implement the Comprehensive Plan's overarching goals. The City has several existing small areas plans and identified priority areas for additional planning efforts through recent citizen input and the 10-year plan update.

The basic land use strategy is to strategically accommodate the projected demand for new housing, businesses, public facilities, and infrastructure needs resulting in multiple places of distinction. This enables the City to continually strengthen its principal competitive advantage for attracting and retaining residents, visitors, and new businesses along with the employment and tax revenues that accompany them – that is, a high quality of life. The land use strategy and planning areas focus on identifying, creating, conserving, and connecting:

- Strong and sustainable neighborhoods
- Unique districts and corridors, both natural and man-made
- Redevelopment areas that renew, revitalize, and infill underperforming areas of the community through partnerships with public and private interests
- Rural areas that preserve open spaces and respect the limits of public infrastructure and services, and
- A context sensitive mobility system that links the community together (as discussed in **Chapter 6: Integrated Mobility** and visually represented through the **Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan**)



Neighborhoods & Districts

Neighborhood planning areas are places in which the current land use, character, and identity will generally remain and be enhanced. Among other activities, these plans identify appropriate and compatible land uses and design for vacant lands within the neighborhood and its area of influence. They also designate areas appropriate for redevelopment. Neighborhood plans typically contain strategies that address existing challenges (for example, code issues) and identify enhancement actions (such as pedestrian or park improvements).

District planning areas present opportunities for a mix of appropriate uses that enhance the unique characteristics of a defined area of the City. Existing examples include the Wellborn Community Plan which centers on the unique, rural character of the Wellborn area and the Medical District Master Plan which focuses on creating a cohesive healthcare and wellness district.

Between 2009 and 2013, residents, staff, and City leadership worked together to create five neighborhood and small area plans and two district plans. These plans provided strategic recommendations for an area within a defined timeframe (typically seven years). Once adopted, those recommendations were either implemented over the planning period or incorporated into relevant parts of the Comprehensive Plan or other master plans. Occasionally, some action items were not pursued due to changed conditions, project feasibility, available funding, or waning neighborhood interest. The City established a formal process for reviewing existing plans and conducted an audit of the five neighborhood and small area plans in 2022. Nearly 70 percent of actions across all plans were either completed or in progress as of the audit date, demonstrating a positive implementation success rate. The audit also analyzed challenges in plan implementation and provided key recommendations for future small area planning efforts. Based on the audit's findings, four of the original five neighborhood and small area plans that were beyond their planning horizons were retired.



The City will continue pursuing new neighborhood and district planning efforts for areas facing significant changes or development pressures, or to create or enhance the unique character of an area.

- **Planning Area 1: Wellborn District Plan** – Adopted in October 2023, this plan encompasses 929 acres in the southwestern portion of the City, including much of the historic Wellborn community and focuses on retaining the rural character of the area. The community is facing continued development pressures for growth, and the plan directs that pressure into appropriate areas while preserving, supporting, and enhancing the rural character of the area. The zoning districts allowed within the Wellborn District Plan boundary are limited to: Wellborn zoning districts, BP Business Park, BPI Business Center, CI Commercial Industrial, R Rural, and NAP Natural Areas Protected.

- **Planning Area 2: Medical District Master Plan** - Adopted in October 2012, the Medical District Master Plan creates a focused healthcare and wellness district that includes the City's major hospitals and medical facilities. This area is generally located along State Highway 6 near the Rock Prairie Road interchange, which is one of the primary gateways into the City as one approaches from the south. The plan links medical facilities into a cohesive district with supporting commercial and residential areas that are being realized through the Midtown Reserve & City Center master planned development. The City-owned Midtown Business Park, consisting of over 250 acres, is located in this general area as well, providing economic development opportunities for office, light and heavy-industrial, and limited commercial uses. There are also significant natural features in the area – branches of Lick Creek and Spring Creek – and these should continue to be incorporated into the district as parks, greenway trails, and open space. Future development should also continue cohesive identity elements such as signage, landscaping, and design that visually tie the district together.

- **Planning Area 3: Wolf Pen Creek District** - This district along the Wolf Pen Creek corridor combines parks, arts, and commerce by linking a variety of private and public facilities together with an urban greenway. This area has been the subject of considerable planning efforts, including specific Wolf Pen Creek Design Standards (within the Unified Development Ordinance), and substantial public and private investment. Future planning should build upon these existing efforts to expand the district's reach into the adjacent areas of influence, resulting in a more urban character.

Redevelopment

Portions of the City are identified for focused redevelopment activities. Within these areas it is anticipated that a change in use – and, if appropriate, character – requires some form of direct intervention by the City. This intervention may involve regulation (e.g., City-initiated rezoning), investment (e.g., capital expenditure on infrastructure), or incentives (e.g., fast-tracking of a project or density bonuses). This stands in contrast to areas that experience changes in use based on market opportunities alone. Some of these redevelopment areas may overlap established neighborhood areas, districts, or corridors and careful attention and cohesive planning will be needed to provide appropriate transitions between redeveloping and existing areas.



- **Planning Area 4: Northgate District & Redevelopment Area** - This area serves as the City's primary entertainment district and represents the City's only current urban character area. This area has been and will continue to be the subject of considerable planning along with substantial public and private investment. These efforts should be guided by the Northgate District Design Standards (within the Unified Development Ordinance), the Mobility Study and Operations Plan, and any emerging plans for the area. Continued development and redevelopment efforts in the Northgate District should enhance the vibrant entertainment district and include vertical mixed-use projects, retail and entertainment uses, and tourist attractions.

- **Planning Area 5: Northeast Gateway Redevelopment Plan -** Adopted in September 2023, the Northeast Gateway Redevelopment Plan creates a coordinated strategy for future change and redevelopment along two of the busiest corridors in the city: Texas Avenue and University Drive (FM 60). The plan is divided into two subareas: The Crossing and Eastgate Main. The Crossing is the primary gateway into the City of College of Station and Texas A&M University for visitors entering from Bryan on Texas Avenue and from State Highway 6 along the University Drive (FM 60) hospitality corridor. The Crossing generally includes the area surrounding the intersection, east along University Drive (FM 60) to Tarrow Street, and south along Texas Avenue to Lincoln Avenue. The Crossing anticipates a high level of redevelopment, vertical mixed-use structures, significant increases in housing options and housing stock, an enhanced and expanded multi-modal transportation system, and a denser urban form. Eastgate Main is centered at the intersection of Texas Avenue and New Main Drive/Walton Drive. It contains one of College Station's historic retail shopping centers, the College Station City Hall and Visitor Center, and is adjacent to the College Hills Estates neighborhood. Eastgate Main is bounded by Foster Avenue, George Bush Drive East, Texas Avenue, and Lincoln Avenue, where it interfaces with The Crossing subarea. Eastgate Main anticipates both vertical and horizontal mixed-use developments that honor the historic commercial structures along Walton Drive while providing additional housing opportunities along Foster Avenue.

- **Planning Area 6: Harvey Road Redevelopment Area** – This section of Harvey Road includes newer commercial areas and a number of underperforming commercial and older multi-family properties and apartment complexes. This area also includes the Post Oak Mall, which will likely need to reposition itself in the near future to remain competitive. This presents an exciting opportunity to evolve into a denser area of the City, including vertical and horizontal mixed-use developments, which could compliment the adjacent Wolf Pen Creek District. During the 10-year Comprehensive Plan evaluation, residents and City leadership expressed interest in alternative options for future redevelopment and revitalization of this area, indicating a need for additional study and engagement.

- **Planning Area 7: George Bush Drive & Wellborn Road (FM 2154) Redevelopment Area** - This area includes a number of underperforming commercial properties and poor-quality residences that, due to planned road changes to the George Bush Drive and Wellborn Road (FM 2154) intersection along with the area's proximity to Texas A&M University, are poised for redevelopment. Much of the area is currently subdivided into small lots, making it difficult to consolidate land for redevelopment. The presence of existing residences and businesses, and proximity to established neighborhoods and the university campus, requires careful site planning and building design. Redevelopment planning efforts should focus on bringing vertical and horizontal mixed-use and other aspects of urban character to this portion of the City, while providing contextually appropriate transitions to established areas of the Southside neighborhood. During the 10-year plan evaluation residents were divided on alternative options for this area, indicating the need for further study and public engagement. Residents strongly opposed changes to interior portions of the Southside neighborhood across from Texas A&M University, thus future planning efforts within the Southside neighborhood should center on the area surrounding the George Bush Drive and Wellborn Road (FM 2154) intersection. These planning efforts will be prioritized and synced with the proposed road changes, once the timing is known.

Gateway Corridors

Gateway corridors serve as functional and focal entry points into the City and its unique districts, neighborhoods, redevelopment, and natural areas. These gateway corridors are prominent routes for College Station residents and visitors alike. An effective gateway corridor establishes a positive impression and identity that reinforces the community's character. Several of these corridors serve as a link between districts, further reinforcing their importance. Identity and beautification elements, such as decorative markers and themed wayfinding signs, should be placed along these corridors. Additionally, landscaping and streetscape elements should be unified and significant along these corridors. These corridors also offer the opportunity for the placement of public art and other design elements.

- **Planning Area 8: Presidential Gateway & BioCorridor** - This area located near the intersection of State Highway 47 and Raymond Stotzer Parkway (FM 60) is a main entryway into the City from the west. It is adjacent to the Texas A&M University Health Science Center, Easterwood Airport, and nearby the RELLIS Campus in Bryan. The BioCorridor contains interconnected, master planned properties specializing in corporate office, biomanufacturing, research and development, and industrial uses. The area's character is managed and regulated jointly by the cities of College Station and Bryan largely through the BioCorridor Planned Development District. Future development should build upon existing assets in the area and continue to enhance this primary gateway into the City through cohesive design, landscaping, and signage.

- **Planning Area 9: Hospitality Corridor** - This area along University Drive (FM 60), spanning from Tarrow Street and Fire Station #6 to the interchange at State Highway 6, is one of the main entryways into the City from the highway. A number of hotels and restaurants are currently located along this corridor. The focus of this corridor should be linking current and future hospitality facilities into a cohesive corridor along with adjacent redevelopment areas that, over time, could emerge as another urban character area. The plan should include identity elements such as signage, landscaping, and enhanced design to visually tie the corridor together.

- **Planning Area 10: Municipal Center Corridor -** This area located along Krenek Tap Road between State Highway 6 and Texas Avenue includes Stephen C. Beachy Central Park, the original City cemetery, and several municipal facilities. The area also includes significant natural features such as Bee Creek and several wooded areas. Plans for this corridor should enhance the municipal facilities and support a mix of residential and commercial activities with an emphasis on cohesive design that integrates the natural features of the area.

- **Planning Area 11: Harvey Mitchell Corridor** - This is an area of Harvey Mitchell Parkway (FM 2818) generally around its intersection with Texas Avenue extending eastward to State Highway 6. This area includes a significant amount of floodplain area adjacent to Bee Creek and significant road frontage along Harvey Mitchell Parkway and Texas Avenue. The focus of this plan should be the development of an urban area that incorporates the natural features of the area and design elements that positively contribute to two prominent entries into the core of the City.

- **Planning Area 12: Longmire & Highway 6 Frontage Road Corridor** – This gateway corridor is a major entryway into the City from State Highway 6. The area is generally defined as the State Highway 6 Frontage Road at its intersection with Texas Avenue between Deacon Drive to Rock Prairie Road and west to Longmire Drive. The corridor contains a series of older, underperforming, and in many cases nonconforming, commercial and multi-family uses. As a key corridor, future planning efforts should focus on redevelopment opportunities and identity enhancements such as signage, landscaping, and design to create a more visually cohesive entryway and corridor.

- **Planning Area 13: Wellborn Road (FM 2154) and William D. Fitch Corridor (State Highway 40)** – This area is generally the southwestern gateway into the City near the intersection of Wellborn Road (FM 2154) and William D. Fitch Parkway (State Highway 40). There is a future grade-separated crossing at the intersection of these roads that will significantly change the area's character. The land west of the railroad and generally south of Rock Prairie Road is largely undeveloped but limited in development potential due to sewer capacity constraints. A plan for this area should focus on opportunities for visual enhancements such as signage, landscaping, and enhanced design to



create a more attractive entryway, along with compatible land uses such as light industrial that can operate within existing constraints.

Natural Corridors

Natural corridors exhibit opportunities for resource conservation and recreational activities. Examples include the Carter Creek and Lick Creek Corridors. Each of these will be the subject of a future district or corridor plan.

- **Planning Area 14: Bee Creek Corridor** - This corridor contains Bee Creek, which is a significant stream that traverses many neighborhoods in the core of the City. This watershed has been the location of intense development resulting in significant alteration to the stream. The focus of this corridor should be on the continued restoration of the creek, development of recreational opportunities, and expansion of its role in linking adjacent areas.

- **Planning Area 15: Carter Creek Corridor** - This corridor consists of the entirety of Carter Creek and its associated floodplain. Carter Creek is a significant natural feature stretching along much of the eastern edge of the City and linking College Station, Bryan, and the remainder of Brazos County. The focus of this corridor should be the protection of this natural feature and development of recreational opportunities that could cohesively connect the region.

- **Planning Area 16: Lick Creek Corridor** - This area includes Lick Creek Park and the surrounding area. Lick Creek Park is one of the most significant natural features in College Station. It offers a unique natural setting and protects much of the Lick Creek watershed along with a large, wooded area and the

habitats of rare and endangered species. The focus of this corridor should be the continued protection of the natural features, additional recreational and educational opportunities, and the expansion of its role in linking adjacent areas.

FUTURE LAND USE & CHARACTER

Future land use serves as a guide for how all property within the City may develop in the future. Each future land use category contains a character-based description and overall intent of the category, along with generally appropriate zoning districts that help achieve the desired character. There are also example photographs from existing developments in College Station or other communities to visually illustrate the desired development characteristics.

The appropriateness of zoning change requests will be considered using multiple criteria including, but not limited to, whether the request is aligned with **Map 2.2, Future Land Use & Character**, whether changed or changing conditions exist in the area, compatibility with existing uses and development patterns, impact on environmentally sensitive and natural areas, impact on and timing of infrastructure, and consistency with all goals and strategies of the Comprehensive Plan. The zoning districts listed as generally appropriate under each future land use category are meant to provide guidance and do not represent affirmative support of each listed zoning district.

The land use strategies discussed in this chapter are further clarified by the future land use category descriptions and are visually portrayed in **Map 2.2, Future Land Use & Character**. The associated acreages in each land use category are compiled in **Table 2.1, Summary of Future Land Use Acreages**.

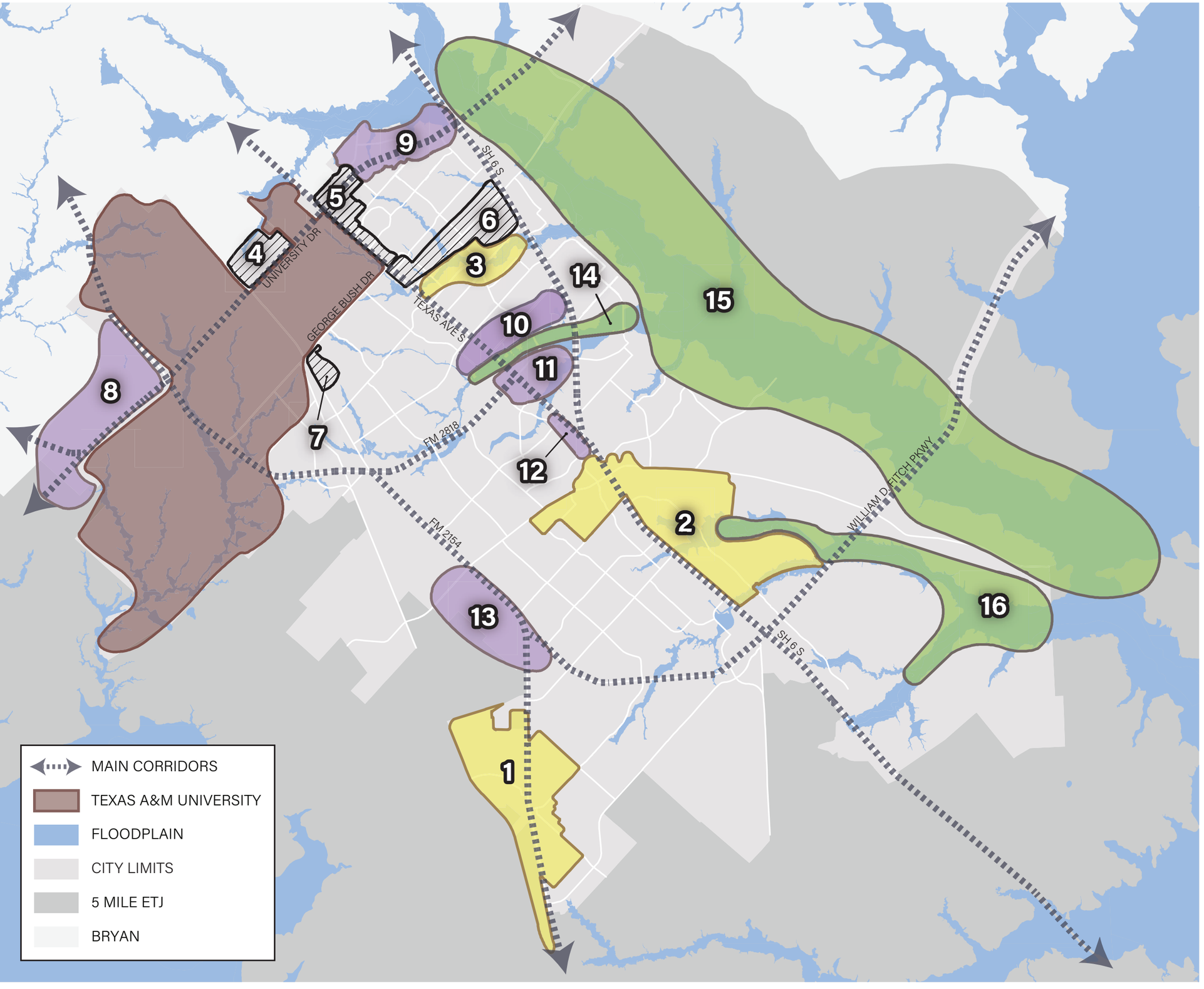
Table 2.1 - Summary of Future Land Use Acreages

Future Land Use	City Limits	ETJ
Urban Center	335.6	
Neighborhood Center	1,255.9	
General Commercial	1,855.0	159.4
Neighborhood Commercial	523.9	
Business Center	968.0	874.0
Urban Residential	963.9	
Mixed Residential	1,093.4	209.1
Suburban Residential	6,342.9	577.7
Estate Residential	2,822.7	885.0
Rural	7.9	57,785.4
Neighborhood Conservation	1,795.7	
Medical	170.9	
Wellborn	434.6	38.0
Institutional/Public	952.4	4.2
Texas A&M University	4,839.8	44.4
Parks & Greenways	870.4	*17.3
Natural & Open Areas	5,131.9	41,804.3
TOTALS	**30,364.9**	**102,398.8**

*Note: The 17.3 acres of Parks & Greenways in the ETJ is the park within the Southern Pointe subdivision, which will be annexed into the City in the future per their development agreement

With the 10-year Comprehensive Plan update several changes were made to the future land use categories and map based on community and stakeholder input, changing conditions, and best practices identified during the evaluation process. These changes include renaming, simplifying and reducing the number of categories, refining the land use definitions, creating new categories to encourage and support emerging development forms, and reconsidering how land uses apply to various areas of the City.

MAP 2.1



Planning Areas

NEIGHBORHOODS & DISTRICTS

1. WELLBORN DISTRICT PLAN*
2. MEDICAL DISTRICT MASTER PLAN*
3. WOLF PEN CREEK DISTRICT*

REDEVELOPMENT AREAS

4. NORTHGATE DISTRICT*
5. NORTHEAST GATEWAY REDEVELOPMENT PLAN*
6. HARVEY ROAD AREA
7. GEORGE BUSH DRIVE & WELLBORN ROAD AREA

GATEWAY CORRIDORS

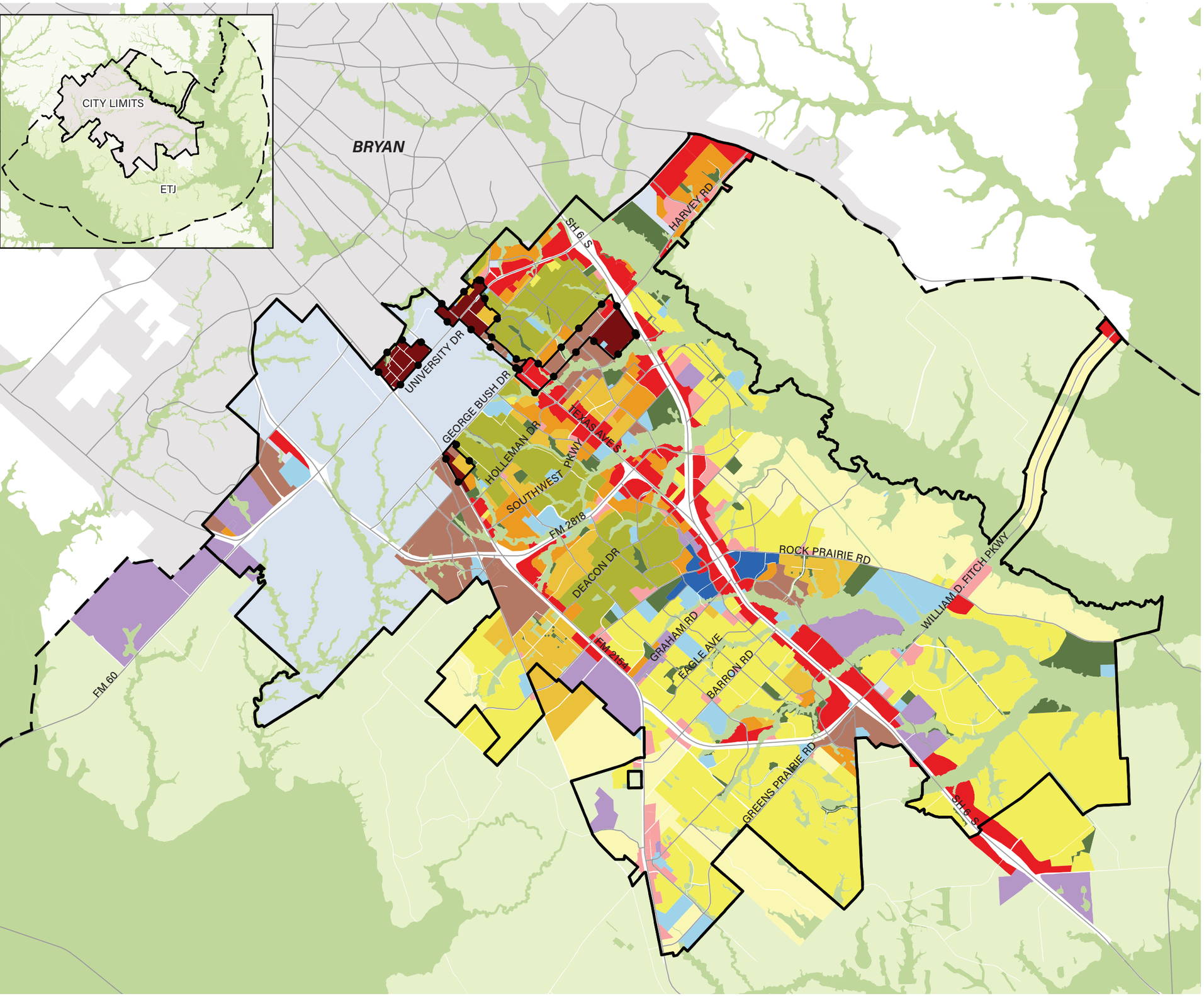
8. PRESIDENTIAL GATEWAY & BIOCORRIDOR*
9. HOSPITALITY CORRIDOR*
10. MUNICIPAL CENTER CORRIDOR
11. HARVEY MITCHELL CORRIDOR
12. LONGMIRE & HIGHWAY 6 FRONTAGE ROAD CORRIDOR
13. WELLBORN ROAD & WILLIAM D. FITCH CORRIDOR

NATURAL CORRIDORS

14. BEE CREEK CORRIDOR
15. CARTER CREEK CORRIDOR
16. LICK CREEK CORRIDOR

* EXISTING PLANNING EFFORT OR DESIGN STANDARDS

MAP 2.2



Future Land Use & Character

- URBAN CENTER
- NEIGHBORHOOD CENTER
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- BUSINESS CENTER
- URBAN RESIDENTIAL
- MIXED RESIDENTIAL
- SUBURBAN RESIDENTIAL
- ESTATE RESIDENTIAL
- RURAL
- NEIGHBORHOOD CONSERVATION
- MEDICAL
- INSTITUTIONAL/PUBLIC
- TEXAS A&M UNIVERSITY
- PARKS & GREENWAYS
- NATURAL & OPEN AREAS
- REDEVELOPMENT AREAS

*NOTE: A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING BOUNDARIES

URBAN CENTER

Areas that are appropriate for the most intense development and mix of uses arranged in a compact and walkable pattern. These areas will tend to consist of multi-story residential, commercial, and office uses that may be mixed vertically within mixed-use structures or horizontally in an integrated manner. Urban Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

Building Height: 5 stories average
Mobility: Walking, bicycling, transit, automobile

Intent

- Create and reinforce walkable activity centers with small blocks that are connected to surrounding development and include a mix of complementary uses
- Accommodate a mix of building types including freestanding and attached structures that frame attractive pedestrian zones between buildings and streets
- Encourage commercial uses along primary streets
- Encourage vertical mixed-use structures with ground-floor retail in appropriate locations such as along major corridors
- Support multi-family residential as a secondary component of a center
- Encourage shared surface parking located behind buildings or to the side of buildings, structured parking, and on-street parking where possible

Generally appropriate zoning districts:

Mixed-use, Northgate zoning (in Northgate only), Wolf Pen Creek zoning (in Wolf Pen Creek only)







NEIGHBORHOOD CENTER

Areas that are appropriate for a mix of uses arranged in a compact and walkable pattern at a smaller scale than Urban Centers. These areas consist of residential, commercial, and office uses arranged horizontally in an integrated manner and may be mixed vertically within structures. Neighborhood Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

Height: 3 stories average

Mobility: Walking, bicycling, transit, automobile

Intent

- Create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses
- Accommodate a mix of building types that frame attractive pedestrian spaces
- Support vertical mixed-use structures with ground-floor retail in appropriate locations such as along corridors or major intersections
- Encourage all land generally within 300 to 500 feet of streets classified as major collectors or higher to be commercial uses, unless providing vertical mixed-use structures with residential uses on upper floors. The exact location and extent can be modified if creating commercial nodes, such as at intersections, and/or if other characteristics of the site require an alternative design that provides a mixture of uses in an integrated manner.
- Stand-alone commercial uses with a preferred emphasis on urban form may be allowed if the size and scale of the property and/or development does not adequately support mixing uses in a horizontal manner
- Support multi-family residential as a complementary secondary component of a center that includes commercial and/or office uses
- Encourage shared surface parking located behind or to the side of buildings (with some limited parking in front of buildings), structured parking, and on-street parking where possible

Generally appropriate zoning districts:

Mixed-use, Wolf Pen Creek zoning (in Wolf Pen Creek only), commercial and multi-family zoning may be considered in some circumstances if designed in an integrated manner through a Planned Development District with a preferred emphasis on urban form







GENERAL COMMERCIAL

Concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

Height: 1-2 stories average
Mobility: Primarily automobile, but accessible by walking, bicycling, and transit



Intent

- Accommodate a wide range of commercial uses
- Concentrate future commercial development at major intersections
- Provide connectivity to surrounding bicycle and pedestrian networks and provide safe pedestrian facilities within sites
- Encourage transitions in building height and mass when adjacent to residential neighborhoods
- Support multi-family residential as secondary uses on a site
- Encourage shared surface parking



Generally appropriate zoning districts:

General commercial, office, and mixed-use zoning



NEIGHBORHOOD COMMERCIAL

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

Height: 1-2 stories average
Mobility: Primarily automobile, but accessible by walking, bicycling, and transit



Intent

- Accommodate limited commercial services compared to General Commercial
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods and nearby public uses (schools, parks, etc.)
- Support some residential uses that are compatible with the surrounding neighborhood character
- Encourage transitions in building height and mass when adjacent to residential neighborhoods
- In a walkable neighborhood context, locate new buildings near the street and accommodate parking to the side or rear of buildings with some limited parking in front of buildings and accommodate on-street parking where possible



Generally appropriate zoning districts:

Suburban commercial and office zoning.
Within the Wellborn District, limited to Wellborn Commercial zoning.



BUSINESS CENTER

Areas that include office, research, or industrial uses that may be planned and developed as a unified project. Generally, these areas need convenient access to arterial roadways.

Height: Varies
Mobility: Primarily automobile

Intent

- Accommodate a variety of large footprint buildings
- Accommodate commercial and service uses within Business Centers
- Accommodate pedestrian, bicycle, and transit connectivity to and within Business Centers
- Provide buffering through landscaping and building placement where large-scale employment sites are adjacent to residential areas

Generally appropriate zoning districts:

Business park, industrial, and commercial industrial zoning







URBAN RESIDENTIAL

Areas that are appropriate for a range of high-density multi-family and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area.

Height: 3 stories average
Mobility: Walking, bicycling, transit, automobile

Intent

- Accommodate a wide range of attractive multi-family housing for a diverse population. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development
- Provide vehicular and pedestrian connectivity between developments
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support commercial, service, office uses, and vertical mixed-use within redevelopment areas

Generally appropriate zoning districts:

Multi-family, townhouse, mixed-use, and limited suburban commercial zoning







MIXED RESIDENTIAL

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multi-family buildings (3-12 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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.

Height: Varies (generally 2-3 stories)
Mobility: Walking, bicycling, transit, automobile



Intent

- Accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Encourage community facilities, parks, and greenways within neighborhoods
- 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



Generally appropriate zoning districts:

Duplex, townhouse, middle housing, and limited-scale single-family



SUBURBAN RESIDENTIAL

Primarily single-family residential areas that consist of low to moderate density single-family lots. These areas may also include limited townhomes, duplexes, other housing types, and some non-residential uses that are compatible with surrounding single-family areas. Development types tend to be highly consistent within a subdivision or neighborhood. Residential lot size requirements are larger within the Wellborn District and limited to single-family lots.

Height: 1-2 stories
Mobility: Primarily automobile, but accessible by walking, bicycling, and transit to surrounding neighborhood services and centers



Intent

- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support neighborhoods with a mix of housing types
- Encourage community facilities, parks, and greenways within neighborhoods
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments



Generally appropriate zoning districts:

General and restricted suburban zoning.
Within the Wellborn District, limited to Wellborn Restricted Suburban zoning.



ESTATE RESIDENTIAL

Primarily single-family residential areas that have a low level of development activities. These areas are appropriate for very low-density residential lots of one-acre or greater lot sizes or average 20,000 square feet lots when clustered around open space. Residential lot size requirements are larger within the Wellborn District.

Height: 1-2 stories
Mobility: Primarily automobile



Intent

- Support a wide range of lot sizes, long blocks, and curvilinear streets. Buildings tend to be located greater than 30 feet from a fronting street.
- When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments



Generally appropriate zoning districts:

Estate, rural, and manufactured home park zoning. Within the Wellborn District, limited to Wellborn Estate zoning.



NEIGHBORHOOD CONSERVATION

Residential areas that are essentially "built-out" and are not likely to be the focus of extensive infill development or redevelopment. These areas often were platted before current development regulations were in place often resulting in nonconforming situations. These areas are appropriate for overlays or zoning classifications that provide additional character protection and address nonconforming issues.

Height: 1-2 stories
Mobility: Walking, bicycling, transit, automobile; on-street parking and private off-street parking



Intent

- Maintain the existing housing stock, lot patterns, and character of neighborhoods
- Support infill housing that fits-in with neighboring homes (scale, placement, use, etc.)
- Address nonconforming lot issues through flexible development regulations
- Maintain established trees



Generally appropriate zoning districts:

General and restricted suburban, single-family overlays



TEXAS A&M UNIVERSITY

Areas owned by Texas A&M University and are appropriate for campus development as described in the Texas A&M Campus Master Plan and related documents.



INSTITUTIONAL/PUBLIC

Areas that are, and are likely to remain, in some form of institutional or public activity. Examples include schools, libraries, municipal facilities, and major utilities.



MEDICAL

Areas appropriate for medically related uses and supporting office, commercial, and residential uses. The medical land use designation surrounding Rock Prairie and State Highway 6 is further detailed in the Medical District Master Plan, which envisions a wide array of medical and supporting services and activities concentrated in the district. This includes the two major hospitals in close proximity to residential neighborhoods, neighborhood centers, offices, and commercial uses.

Height: Varies
Mobility: Walking, bicycling, transit, automobile



Generally appropriate zoning districts:

Varies

PARKS & GREENWAYS

Areas that are permanently protected from development. Such areas are preserved for their natural function or for parks, recreation, or greenways opportunities. These areas include, publicly owned open space, conservation easements, greenway trails, and public parks.



NATURAL & OPEN AREAS

This land use designation is generally for areas that represent a constraint to development and that should be conserved for their natural function or open space qualities. These areas include floodplains, riparian buffers, common areas, and open space. The boundaries of the Natural & Open Areas land use are illustrative, and the exact location of floodplains and other physical constraints are determined during the development process.

Generally appropriate zoning districts

Natural areas protected



RURAL

Areas that, due to public service limitations, inadequate public infrastructure, or a prevailing rural or agricultural character, should have very limited development activities. These areas will tend to include a mix of large acreages (ranches and farmsteads) and limited large-lot (two acre or larger) residential developments. Open space is the dominant feature of these areas.

Height: Varies
Mobility: Primarily automobile

Generally appropriate zoning districts

Rural and manufactured home park zoning



Community Assets & Images Corridors

The physical design and appearance of the built environment – what buildings, streets, and parks look like – contributes significantly to the character and identity of the City. This section identifies many of the community's unique assets and provides general policy guidance regarding suburban and urban design, streets and streetscape design, public buildings and facilities, image corridors, and gateways. More specific and detailed guidance will be provided through subsequent neighborhood, district, and corridor plans, as well as master plans and other studies and plans adopted by the City Council.

COMMUNITY ASSETS

College Station has a number of existing assets (both natural and man-made) that contribute significantly to the character and identity of the City and, thus, are deserving of identification and worthy of policy guidance. **Map 2.3, Community Assets & Image Corridors**, visually portrays these assets which include natural features such as Carter Creek and Lick Creek, connections to the greater region such as Easterwood Airport, public facilities such as the Texas A&M University campus and Veterans Park, and various vistas and views. Care should be taken to protect each of these assets from encroachment by incompatible land uses and from insensitive development activities that would compromise their contribution to the area's character and identity.

IMAGE CORRIDORS

Image corridors are delineated on **Map 2.3, Community Assets & Image Corridors**, reflecting their importance as routes that many residents and visitors travel and, along the way, form impressions of College Station. Several of these corridors serve as a link between districts, further reinforcing their importance. Identity and beautification elements, such as decorative markers and themed wayfinding signs, should be placed along these corridors. Additionally, landscaping and streetscape elements should be unified and significant along these corridors. These corridors also offer the opportunity for the placement of public art and other design elements. Primary image corridors include corridors that carry high volumes of traffic and move travelers through or along some of the City's most significant assets. Examples include State Highway 6, Texas Avenue, and Wellborn Road (FM 2154). Secondary image corridors include corridors that tend to carry slightly less traffic volume and move travelers mainly through the community's significant business or residential areas. Examples include Rock Prairie Road, Harvey Road (FM 30), and portions of University Drive (FM 60). Image corridors also offer an opportunity to support the City's resource conservation objectives through the preservation of open space and other natural features along these key corridors. Where these corridors cross streams, go through forested areas, or offer attractive vistas, care should be taken in how bridges are constructed, banks are stabilized, stormwater is managed, trees are protected, and views are kept unobstructed to maximize the positive impressions gained by these assets.

GATEWAYS

A gateway serves as the symbolic entry point to an area, whether the City, a neighborhood, or a district. An effective gateway establishes an immediate positive impression that reinforces the character of an area and is visually harmonious with its surroundings. The key gateways into these areas need specific design elements and enhancements to create such an experience. For neighborhoods this may be in the form of landscaping or an entrance monument. For districts and corridors this may be in the form of landscaping,

streetscape, special lighting, signage, public art, or building design. Along the image corridors at key entry points to the City this may be in the form of landscaping, special signage, public art, or enhancements to bridges and overpasses.

Each of the neighborhood area plans, district plans, and corridor plans should address the most effective means to enhance associated gateways. This section outlines the framework for the most appropriate manner to address the key gateways into and out of the City as a whole. This plan identifies three levels of gateways, each with its own specific purpose and related design focus.

Early Image-Setting Gateways are locations where those approaching the community can first be engaged and experience College Station's unique identity. These areas offer opportunities for tasteful signage and landscaping that are harmonious with the surrounding rural areas while announcing one's pending arrival into College Station. Examples of appropriate locations for such enhancements are the intersection of University Drive/Raymond Stotzer Parkway (FM 60) and Wellborn Road (FM 2154), the FM 60 crossing of the Brazos River, and the intersection of State Highway 47 and Raymond Stotzer Parkway (FM 60).



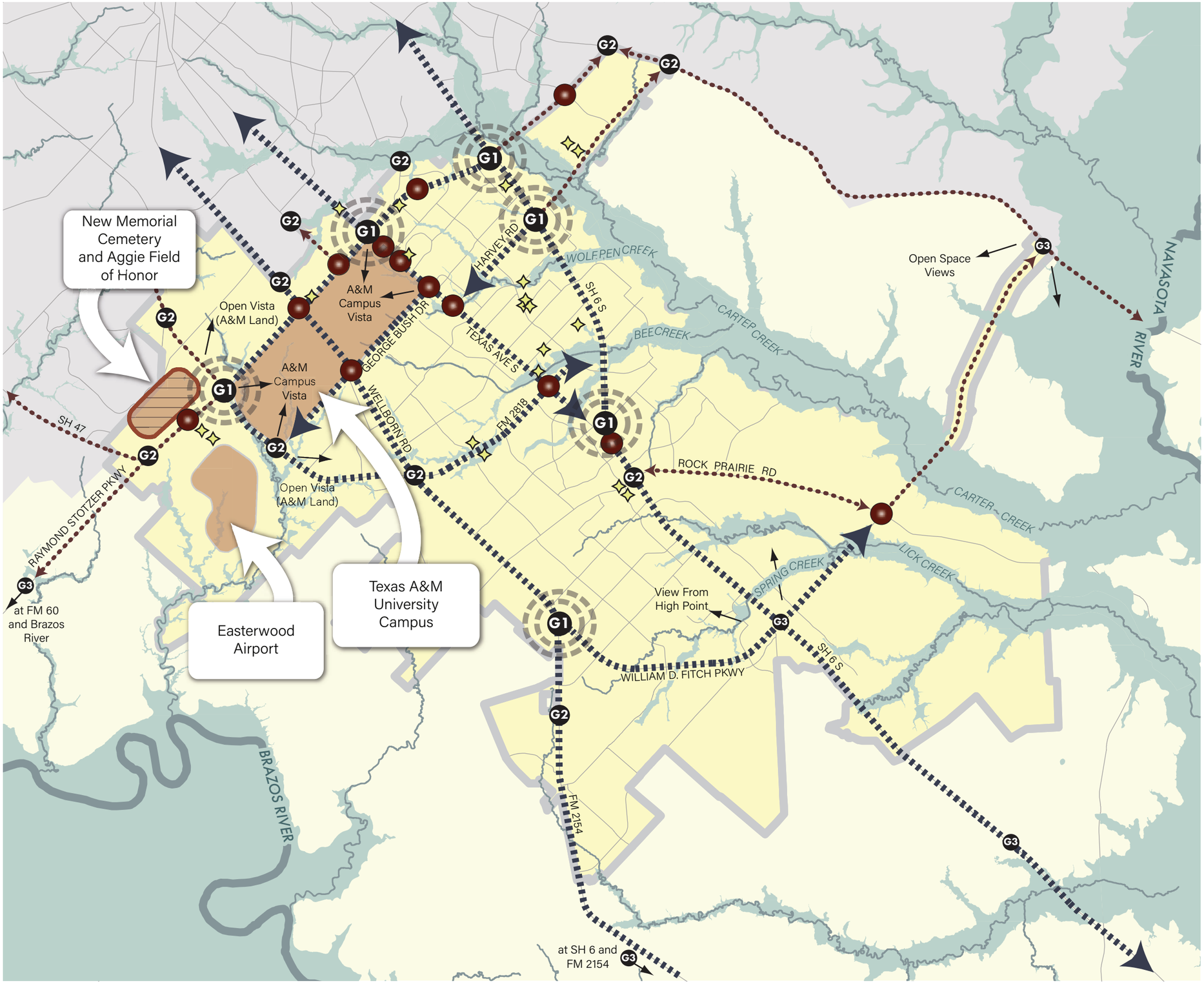
Secondary Welcoming Gateways are locations where community identity and themes can be reinforced through more substantial enhancements. These may include significant monument signage, substantial areas of landscaping and tree planting, and flags. Generally, these are located within the city limits but prior to arrival in the core of the City itself. Examples of appropriate locations for such enhancements are the Rock Prairie Road interchange with State Highway 6, the intersection of George Bush Drive and Harvey Mitchell Parkway (FM 2818), and the city limits at South College Avenue.

Primary Arrival Gateways are locations where the most substantial enhancements should be installed. These may include significant monument signage, substantial areas of landscaping and tree planting, fountains, lighted icons, and large-scale art. Examples of appropriate locations for such enhancements are the intersection of Texas Avenue and State Highway 6, the University Drive/Raymond Stotzer Parkway (FM 60) interchange with Harvey Mitchell Parkway (FM 2818), and the intersection of Texas Avenue and University Drive (FM 60).

For these gateways to succeed, it is essential that common elements be used throughout each of the three levels. Further, enhancements should be focused and sized properly to have the intended impact. Enhancements dispersed over a wide area, lacking common elements, and sized inappropriately will have less of an impact and will miss a critical opportunity to reinforce the character and identity of College Station.

MAP 2.3

Community Assets & Image Corridors



- KEY IMAGE / DESIGN INTERSECTION
- G1 PRIMARY ARRIVAL GATEWAY
- G2 SECONDARY WELCOMING GATEWAY
- G3 EARLY IMAGE-SETTING GATEWAY
- PUBLIC ART LOCATION
- PRIMARY IMAGE CORRIDOR
- SECONDARY IMAGE CORRIDOR
- FLOODPLAIN
- EXISTING UNIQUE COMMUNITY ASSET AREA
- EMERGING / POTENTIAL UNIQUE COMMUNITY ASSET AREA
- CITY LIMITS
- 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ)

Strategic & Ongoing Actions

The actions listed below designed to achieve the City's goal of vibrant and distinct districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas, grounded in environmental stewardship and resiliency.

STRATEGIC ACTIONS

2.1 **Review and undertake amendments to the Unified Development Ordinance's zoning districts.** Consider amendments necessary to implement the Future Land Use & Character categories and definitions.

2.2 **Prioritize and undertake detailed plans for priority neighborhoods, districts, corridors, or redevelopment areas.** The City should commit to proactively planning for a limited set of target areas, as specified in **Map 2.1, Planning Areas**.

2.3 **Creative incentives and programs to revitalize existing areas and established neighborhoods.** This could include façade or landscaping improvement programs or rehabilitation initiatives. New programs should align with and complement existing City efforts through the Neighborhood Partnership Program, Neighborhood Grant Program, and proposed property maintenance programming.

2.4 **Evaluate existing policies and create incentives for low impact and sustainable development.** Encourage policies and regulations that incentivize sustainable practices such as energy reduction, renewable energy, water conservation, protection of natural resources, use of native and adapted vegetation, adaptive reuse, waste minimization, and stormwater management.

2.5 **Pursue feasibility of a tree preservation and/or tree planting incentive program.** This could involve regulatory changes, incentives to preserve existing trees (especially large canopy trees) in new development and redevelopment projects, requiring replacement of trees that are destroyed or removed, proactive efforts by the City such as planting trees and installing landscaping along major road corridors and gateways, or a program where the City or a partner agency provides trees at reduced cost.

2.6 **Create additional incentives for conservation design and evaluate the effectiveness of cluster development standards in the Unified Development Ordinance.** Common incentives include density bonuses where a project may be permitted a greater total density in exchange for preservation of common open space areas.

2.7 **Integrate parks, greenways, and community facilities within new neighborhoods.** Ensure that parks, greenways, and other types of open spaces are integrated into the design of new neighborhoods and that appropriate connections are made to existing facilities. Also consider opportunities and partnerships to locate civic uses (such as recreation centers, schools, libraries) within new neighborhoods or redevelopment areas.



ONGOING ACTIONS AND POLICY DIRECTION

2.8 **Evaluate and update development standards in the Unified Development Ordinance.** Evaluate the effectiveness of development standards such as mobility and connectivity, off-street parking, building form and design, landscaping and buffers, exterior lighting, or other applicable standards to achieve desired design form and quality.

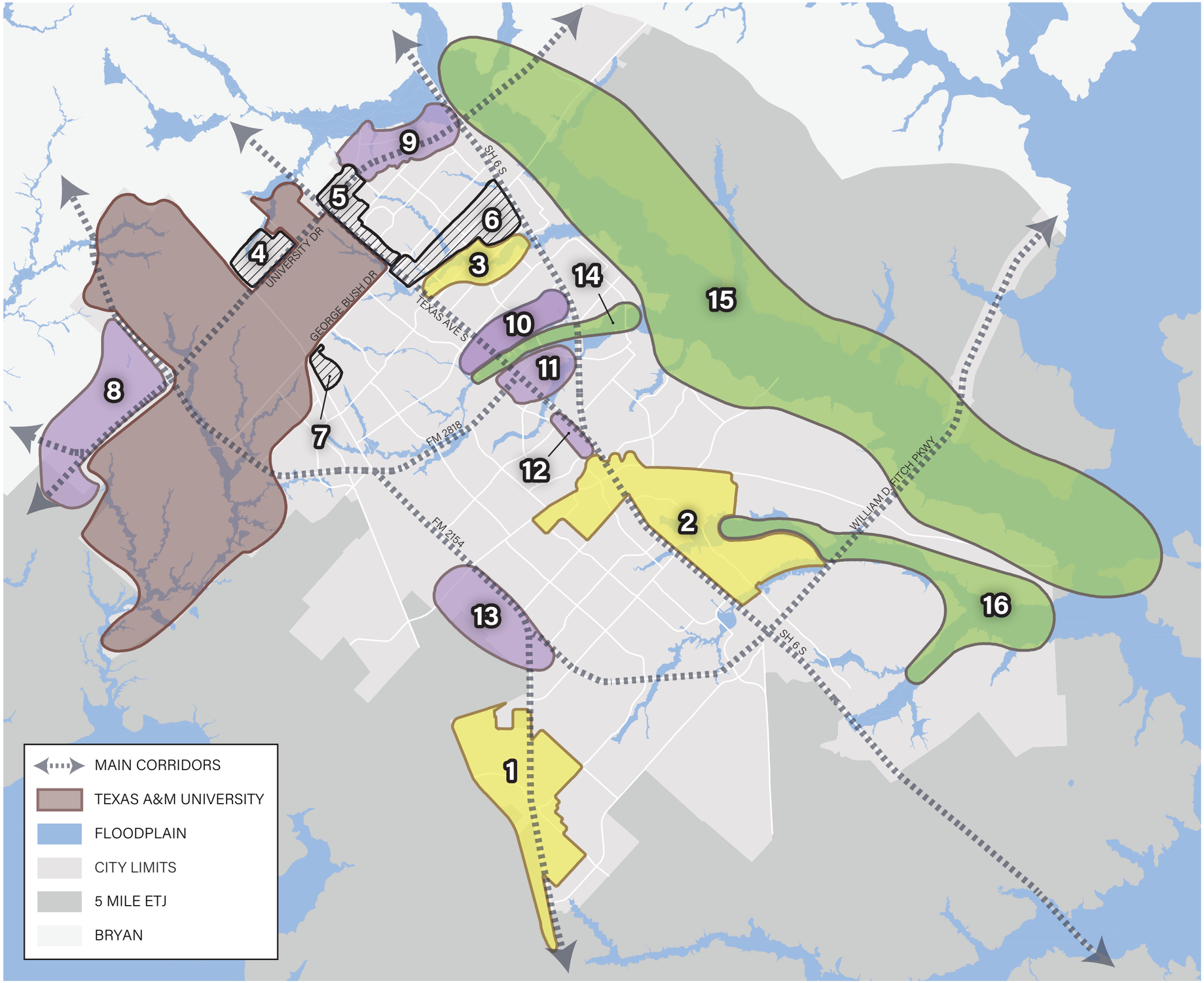
2.9 **Develop or refine incentives to promote high quality design.** Such incentives may include regulatory (flexible standards, density bonuses), procedural, cost-sharing agreements, and tax incentives, among others. Incentives could be targeted to specific geographies or types of development (such as mixed-use or commercial).

2.10 **Encourage parking alternatives to support redevelopment opportunities.** Use regulatory or other incentives to encourage residential, commercial, and mixed development models in the City's targeted Redevelopment Areas that integrate structured parking, reduced parking requirements, or shared parking agreements to enable more productive use of the overall site in place of extensive surface parking.

2.11 **Continue to initiate proactive zoning map updates.** Amend the zoning map in strategic areas to encourage transitions to the desired community character and help implement the Future Land Use & Character Map. Proactive zoning map changes may also encourage redevelopment in targeted areas.

2.12 **Continue beautification programs.** Maintain and consider opportunities to expand beautification partnerships with Keep Brazos Beautiful and other organizations.

MAP 2.1



Planning Areas

NEIGHBORHOODS & DISTRICTS

1. WELLBORN DISTRICT PLAN*
2. MEDICAL DISTRICT MASTER PLAN*
3. WOLF PEN CREEK DISTRICT*

REDEVELOPMENT AREAS

4. NORTHGATE DISTRICT*
5. NORTHEAST GATEWAY REDEVELOPMENT PLAN*
6. HARVEY ROAD AREA
7. GEORGE BUSH DRIVE & WELLBORN ROAD AREA

GATEWAY CORRIDORS

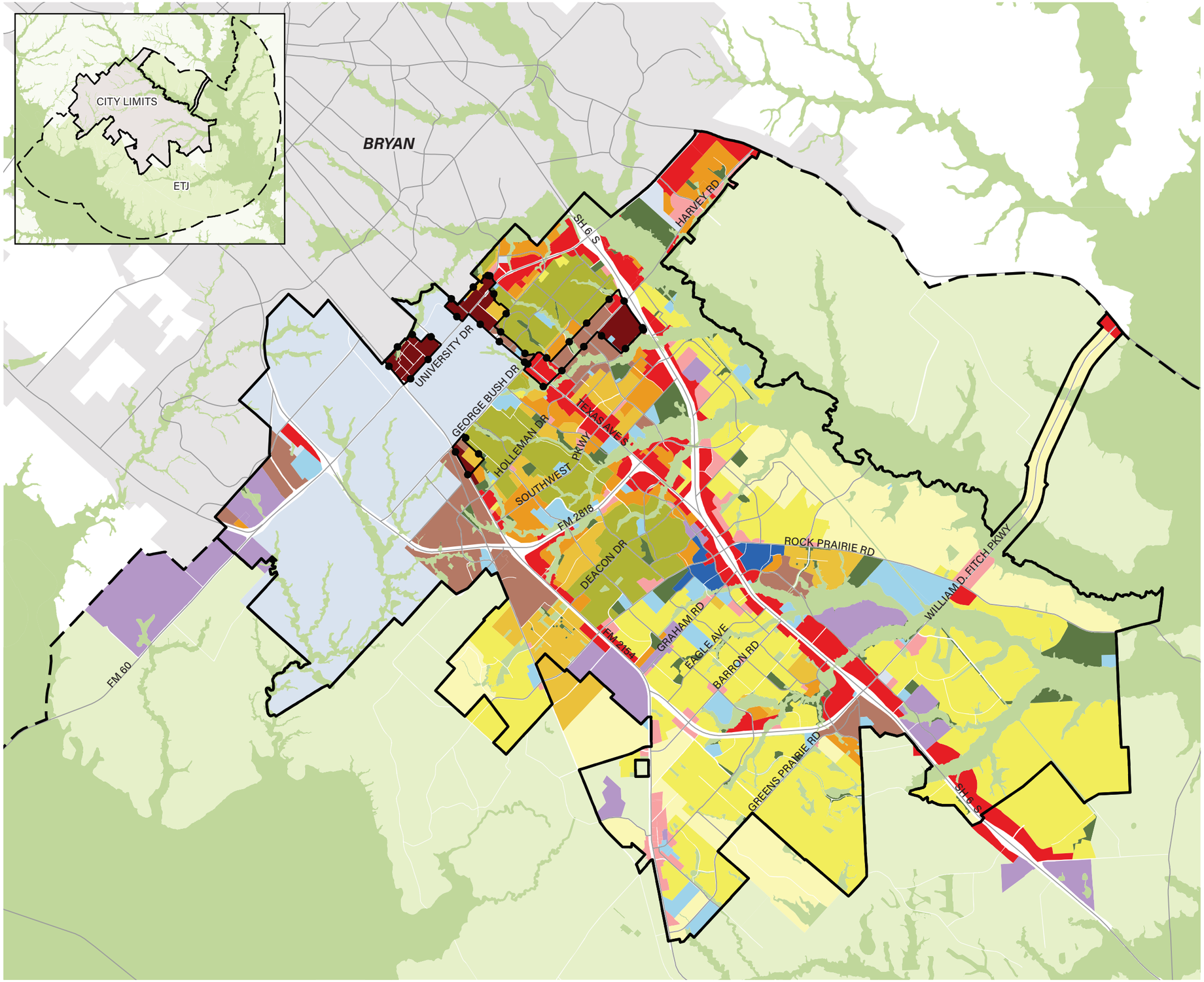
8. PRESIDENTIAL GATEWAY & BIOCORRIDOR*
9. HOSPITALITY CORRIDOR*
10. MUNICIPAL CENTER CORRIDOR
11. HARVEY MITCHELL CORRIDOR
12. LONGMIRE & HIGHWAY 6 FRONTAGE ROAD CORRIDOR
13. WELLBORN ROAD & WILLIAM D. FITCH CORRIDOR

NATURAL CORRIDORS

14. BEE CREEK CORRIDOR
15. CARTER CREEK CORRIDOR
16. LICK CREEK CORRIDOR

* EXISTING PLANNING EFFORT OR DESIGN STANDARDS

MAP 2.2

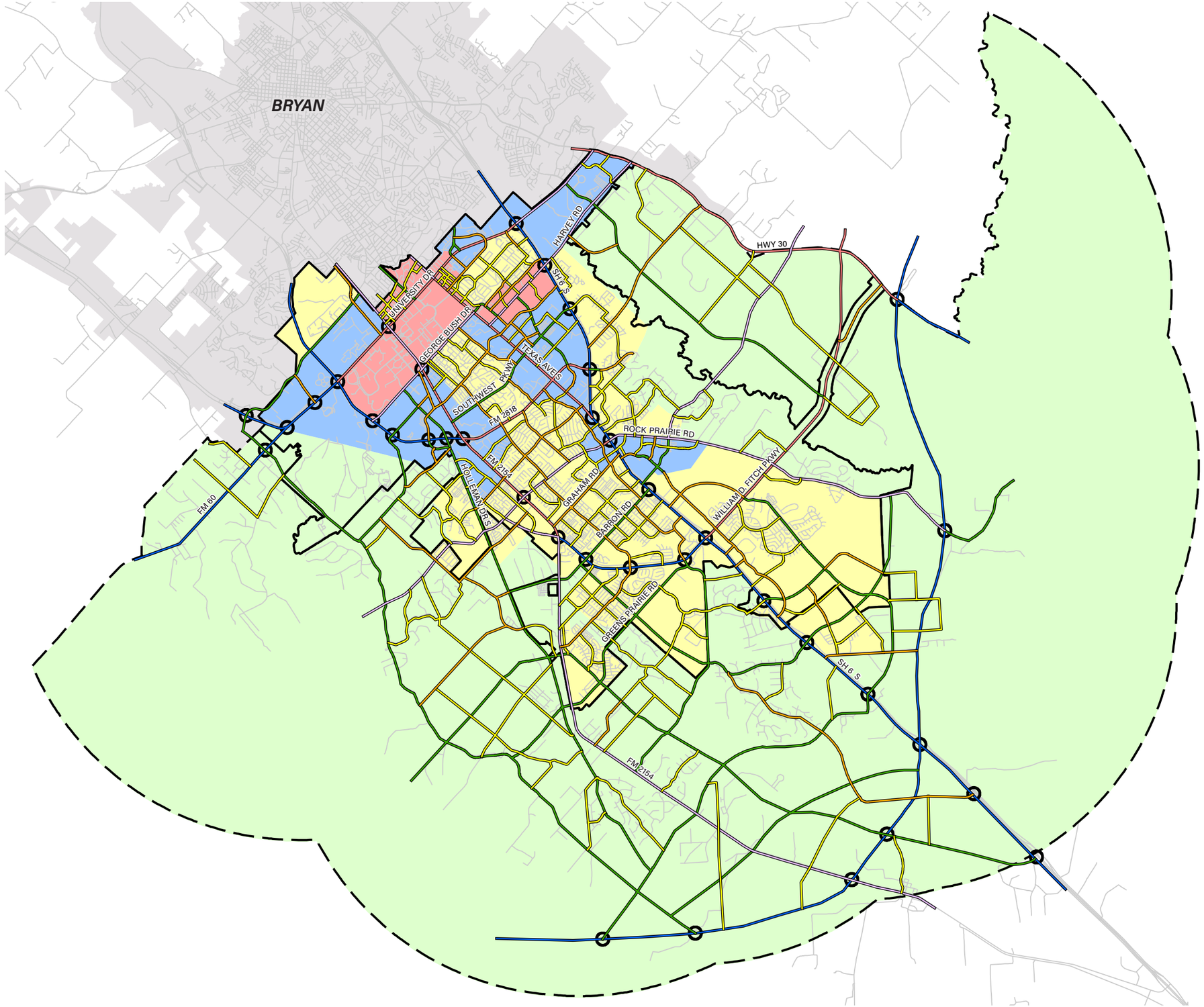


Future Land Use & Character

- URBAN CENTER
- NEIGHBORHOOD CENTER
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- BUSINESS CENTER
- URBAN RESIDENTIAL
- MIXED RESIDENTIAL
- SUBURBAN RESIDENTIAL
- ESTATE RESIDENTIAL
- RURAL
- NEIGHBORHOOD CONSERVATION
- MEDICAL
- INSTITUTIONAL/PUBLIC
- TEXAS A&M UNIVERSITY
- PARKS & GREENWAYS
- NATURAL & OPEN AREAS
- REDEVELOPMENT AREAS

*NOTE: A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING BOUNDARIES

MAP 6.3



Functional Classification & Context Class

THOROUGHFARE PLAN

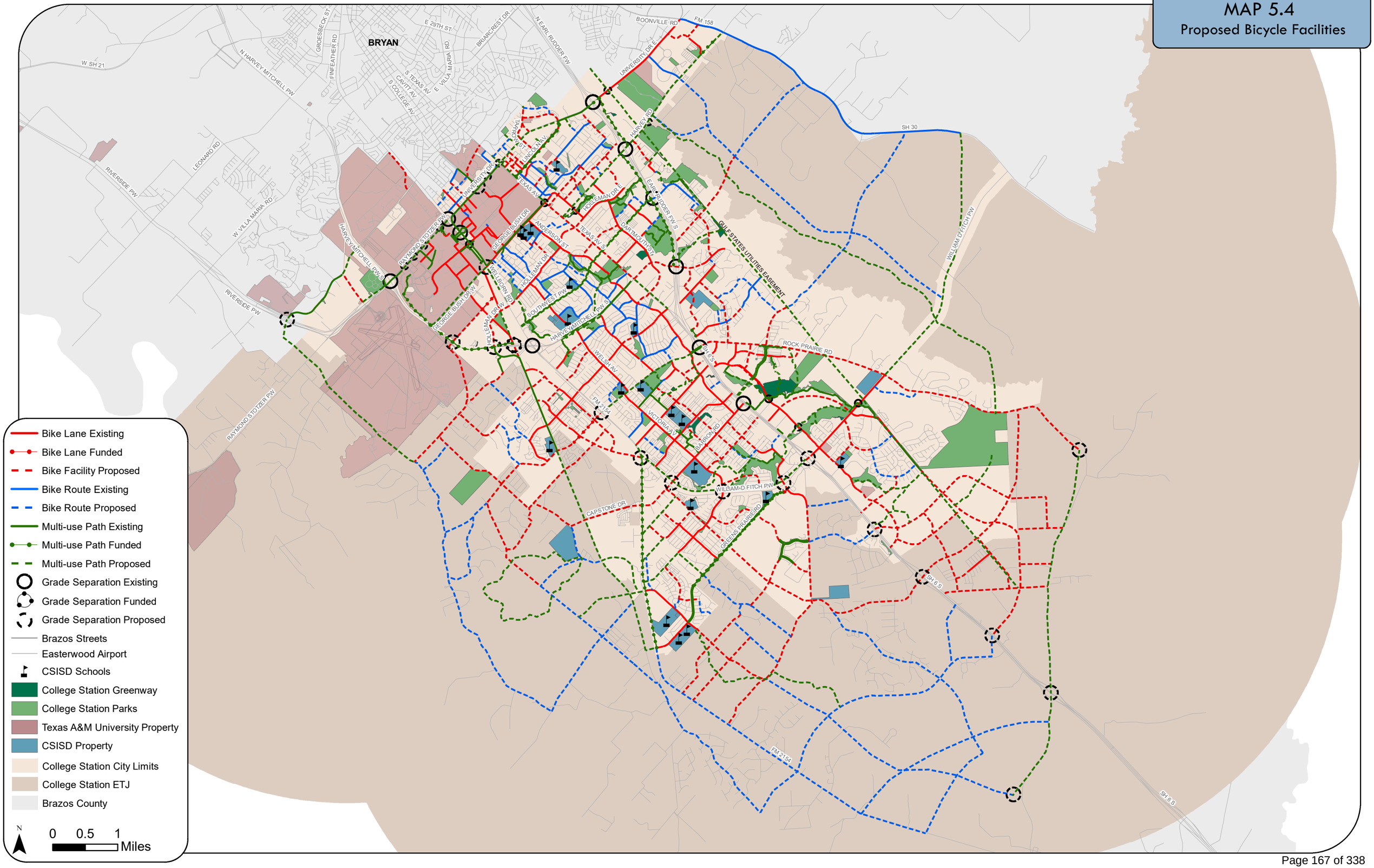
- GRADE SEPARATION
- FREEWAY/EXPRESSWAY
- 6 LANE MAJOR ARTERIAL
- 4 LANE MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

CONTEXT ZONES

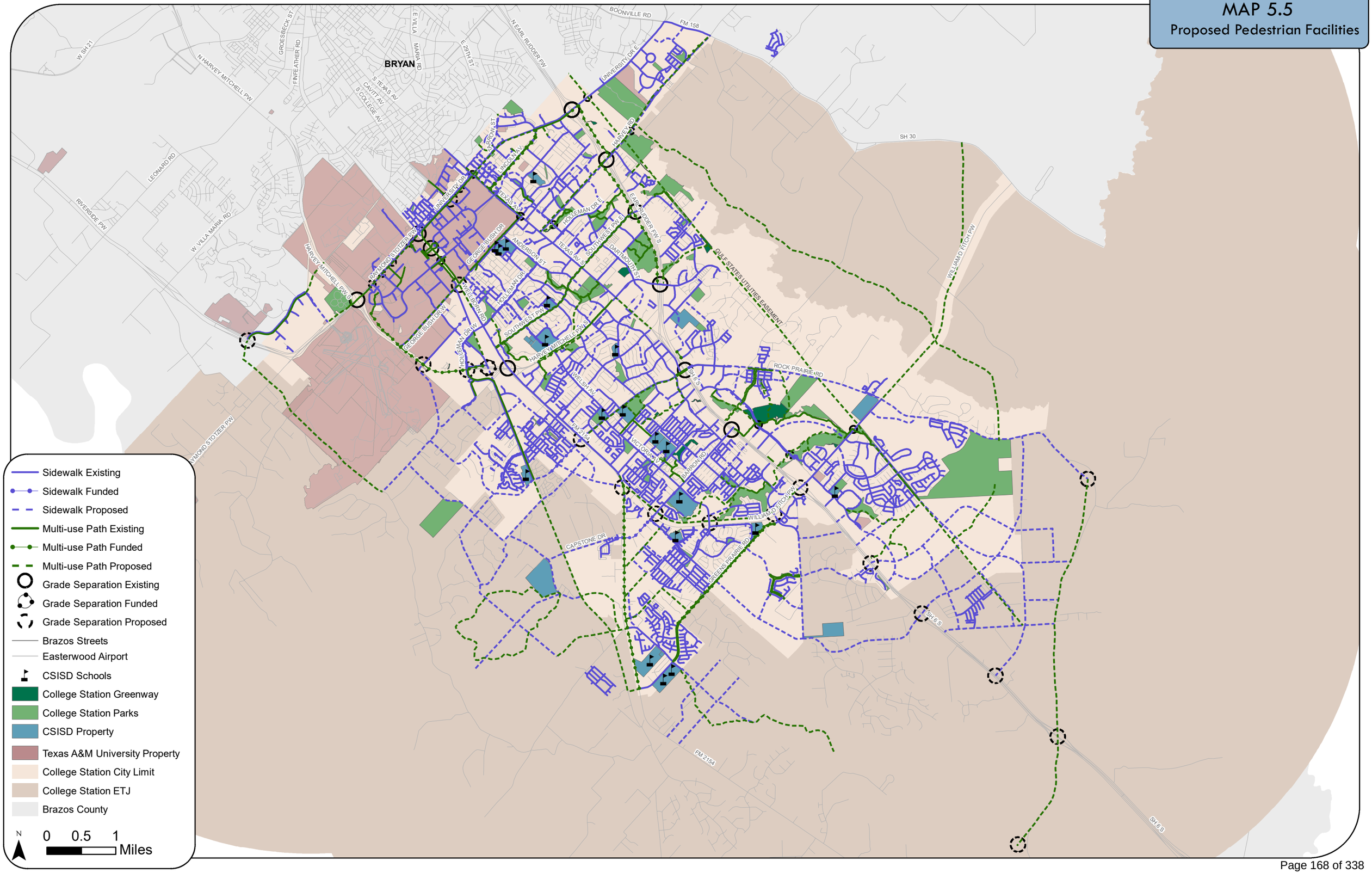
- URBAN CORE
- GENERAL URBAN
- SUBURBAN
- RURAL

- CITY LIMITS
- ETJ

MAP 5.4
Proposed Bicycle Facilities



MAP 5.5
Proposed Pedestrian Facilities



- Sidewalk Existing
- Sidewalk Funded
- Sidewalk Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- Brazos Streets
- Easterwood Airport
- CSISD Schools
- College Station Greenway
- College Station Parks
- CSISD Property
- Texas A&M University Property
- College Station City Limit
- College Station ETJ
- Brazos County

N 0 0.5 1 Miles

October 5, 2023
Item No. 5.4.
City-Initiated Rezonings to MH Middle Housing and HOO High Occupancy Overlay (1 of 2)

Sponsor: Michael Ostrowski, Director of Planning and Development, Jeff Howell, Matthew Ellis , Robin Macias, Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries as follows:

a. From MH Middle Housing or R-4 Multi-Family to MH Middle Housing and HOO High Occupancy Overlay or R-4 Multi-Family and HOO High Occupancy Overlay for approximately 2.85 acres being The Cooner Addition, Block 1, Lots 10-19, generally located along Cooner Street;
b. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, and Block 5, Lots 1-8, generally located along Cooner Street;
c. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.4 acres being College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, Block H, Lots 1-3, 4R-5R, and 6-7, generally located along Live Oak Street and Ash Street;
d. From D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.11 acres being University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R, generally located along Dominik Drive;
e. From MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.66 acres being Little-Knight Addition, Lots 1-18, generally located along Aurora Court, and;
f. From GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay for approximately 23.62 acres being all of that certain tract or parcel of land lying and being situated in the Joseph E. Scott League, Abstract No. 50, and Crawford Burnett League, Abstract No. 7, in College Station, Brazos County, Texas, including all of the W.M. Sparks Subdivision as described by plat recorded in Volume 139, Page 261, and portions of West Park Addition and West Park 2nd Addition as described by plats recorded in Volume 102, Page 198 and Volume 128, Page 574, respectively, of the Deed Records of Brazos County, Texas, as well as subsequent replats of portions of these subdivisions in an area generally bounded by Luther Street, Montclair Avenue, Grove Street, and Maryem Street;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: At the August 10 City Council meeting, City staff presented each of these areas along with the feedback staff received during the public engagement process. At the meeting, the City Council gave direction for staff to move forward with bringing these areas as official rezoning cases. After considering the rezoning criteria, City staff has determined that each of these areas are appropriate for rezoning to MH Middle Housing with a HOO High Occupancy Overlay, or R-4 Multi-Family with a HOO High Occupancy Overlay. The HOO High Occupancy Overlay would allow the shared housing use as long as the property met the requirements for that use.

This item combines several City-initiated rezoning cases to MH Middle Housing and HOO High Occupancy Overlay. These requests include areas where at least one lot is already zoned MH Middle Housing, which was previously done through a privately initiated request. These areas need to be considered separately and before the ordinance amendment to remove shared housing as a permitted use from MH Middle Housing. The other City-initiated rezoning cases will be considered under separate actions.

Budget & Financial Summary: N/A

Attachments:
1. Area B1, Area B2, and Area D Supporting Materials
2. Area F-G-H Supporting Materials
3. Area J Supporting Materials
4. Area Y Supporting Materials

REZONING REVIEW CRITERIA FOR AREA B1, AREA B2, AND AREA D

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 Northeast Gateway 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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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

Area B1 is surrounded by single family homes in the City of Bryan to the north, and duplexes to the east, south and west. Area B2 is surrounded by single family homes in the City of Bryan to the north, duplexes to the west and commercial properties to the east and south. Area D is surrounded by single-family homes to the north, east and west and single-family homes and a multi-family development to the south. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

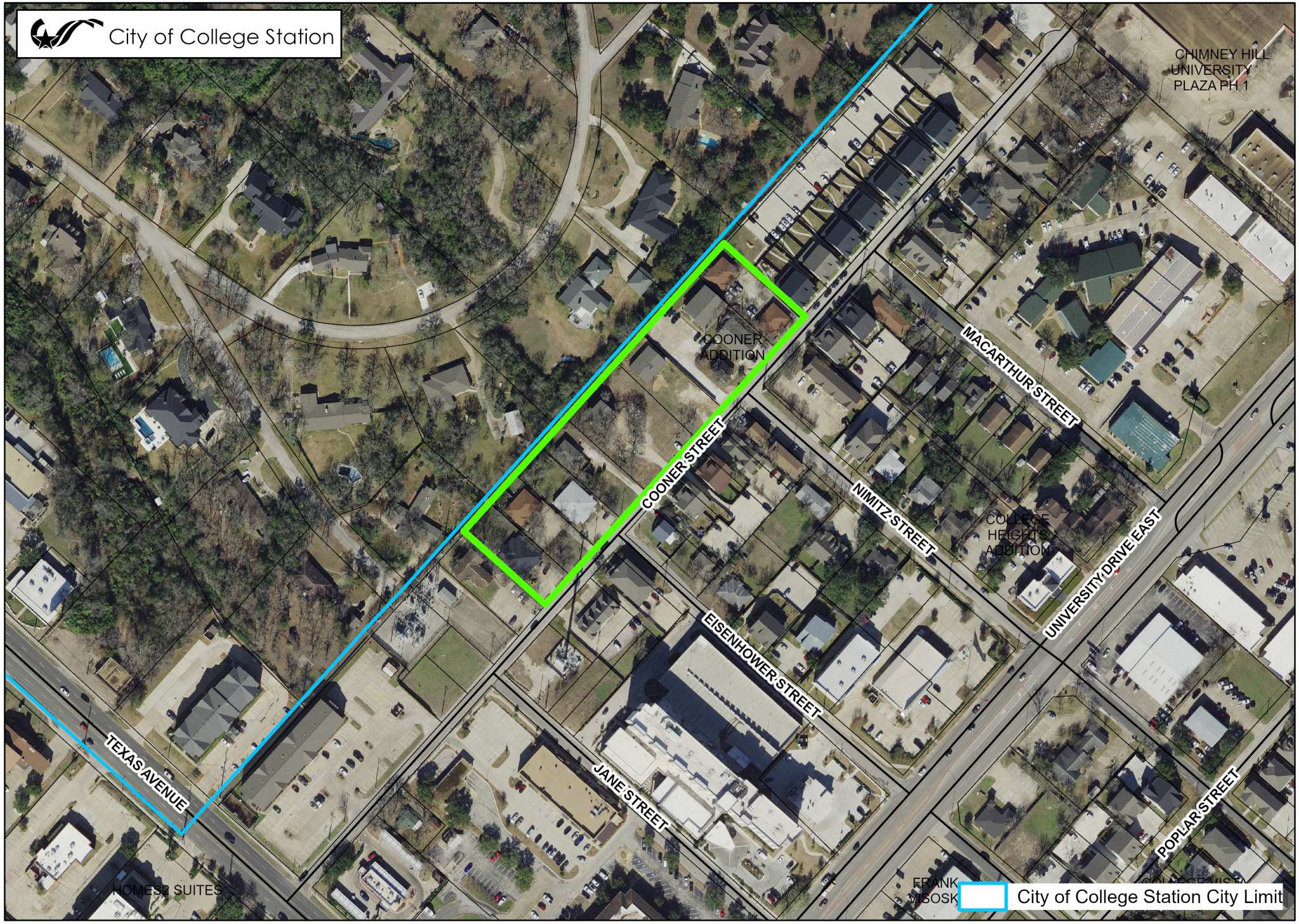
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

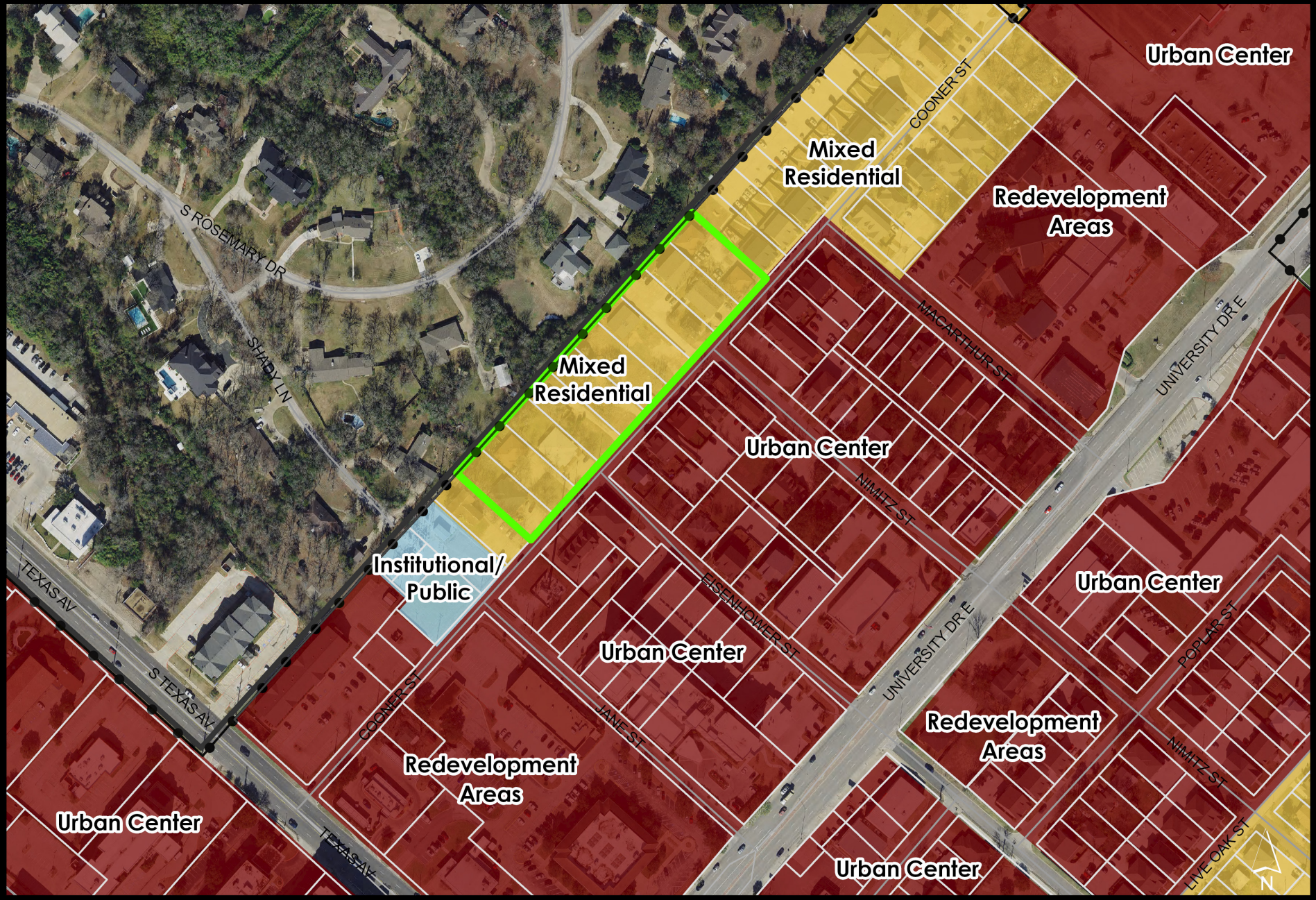
0 210 420 Feet

B1 - COONER ST.

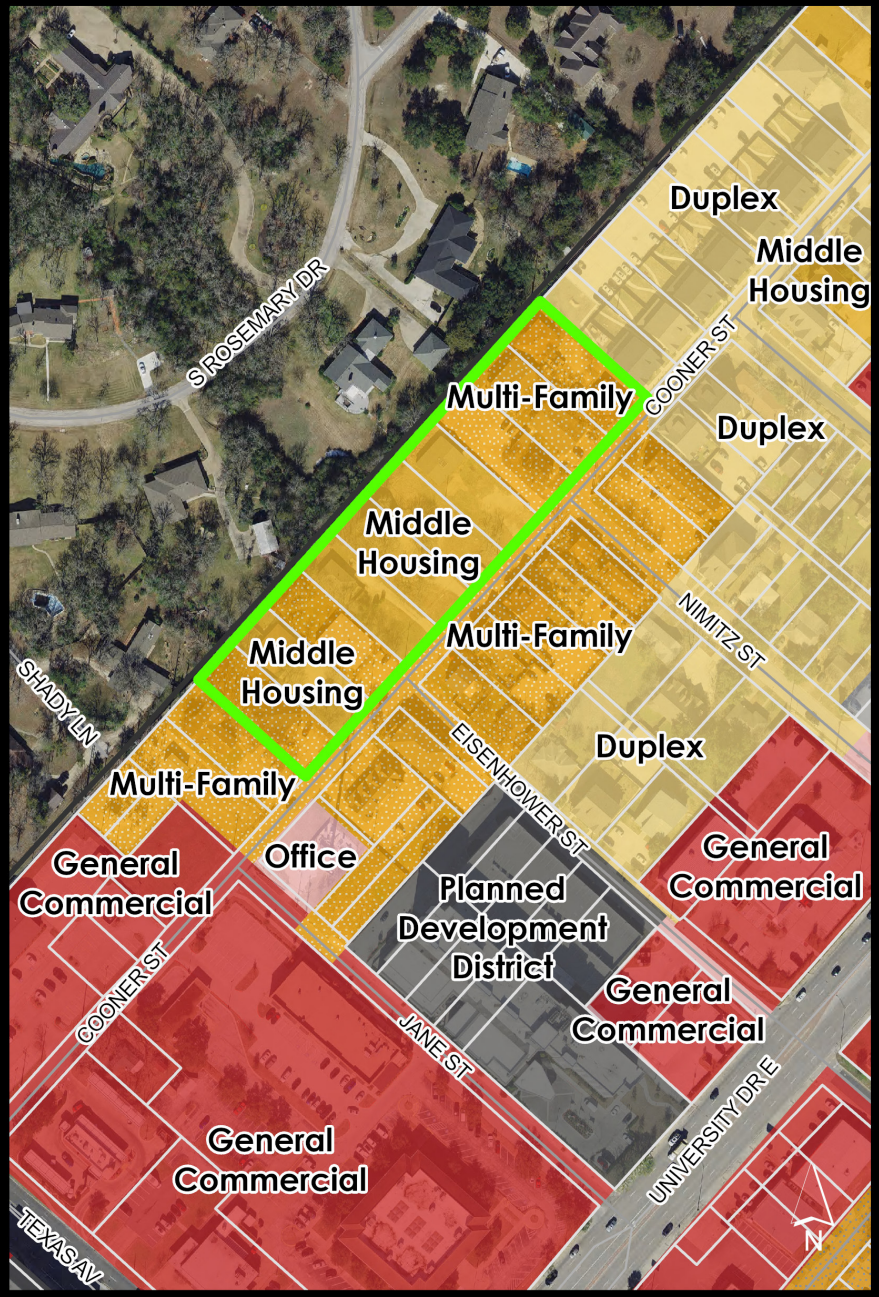
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REZONING

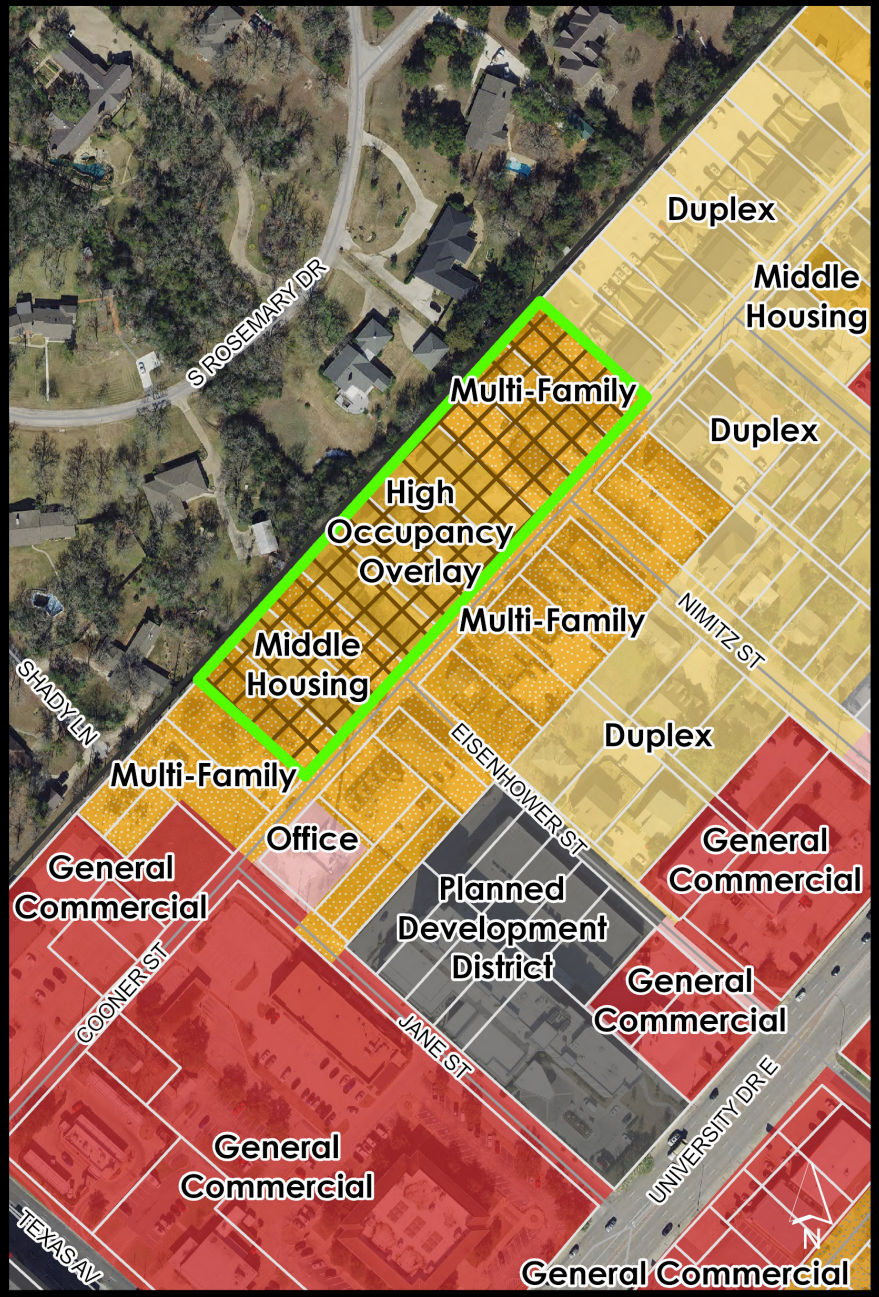
EXISTING
Future Land Use

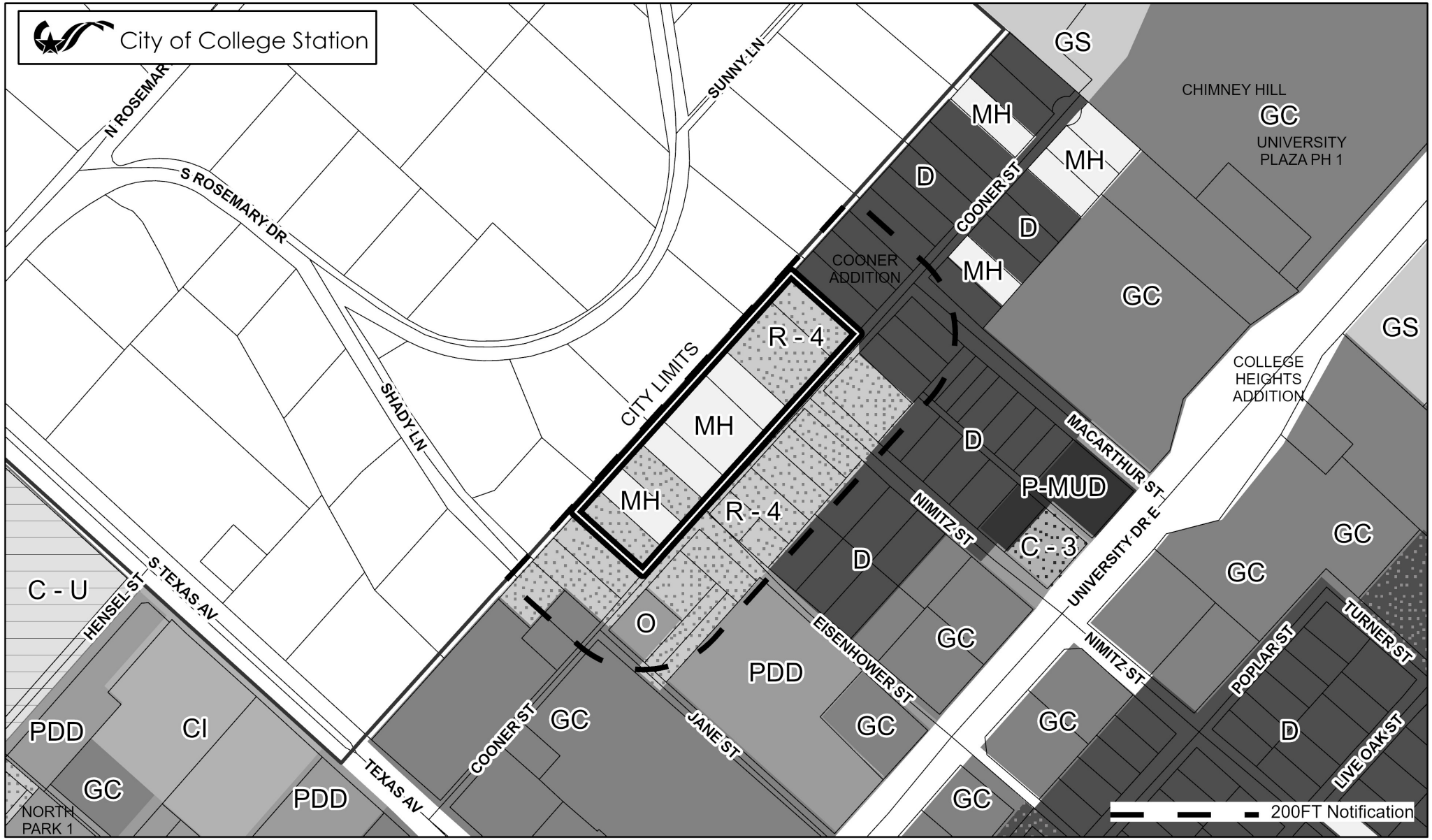


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

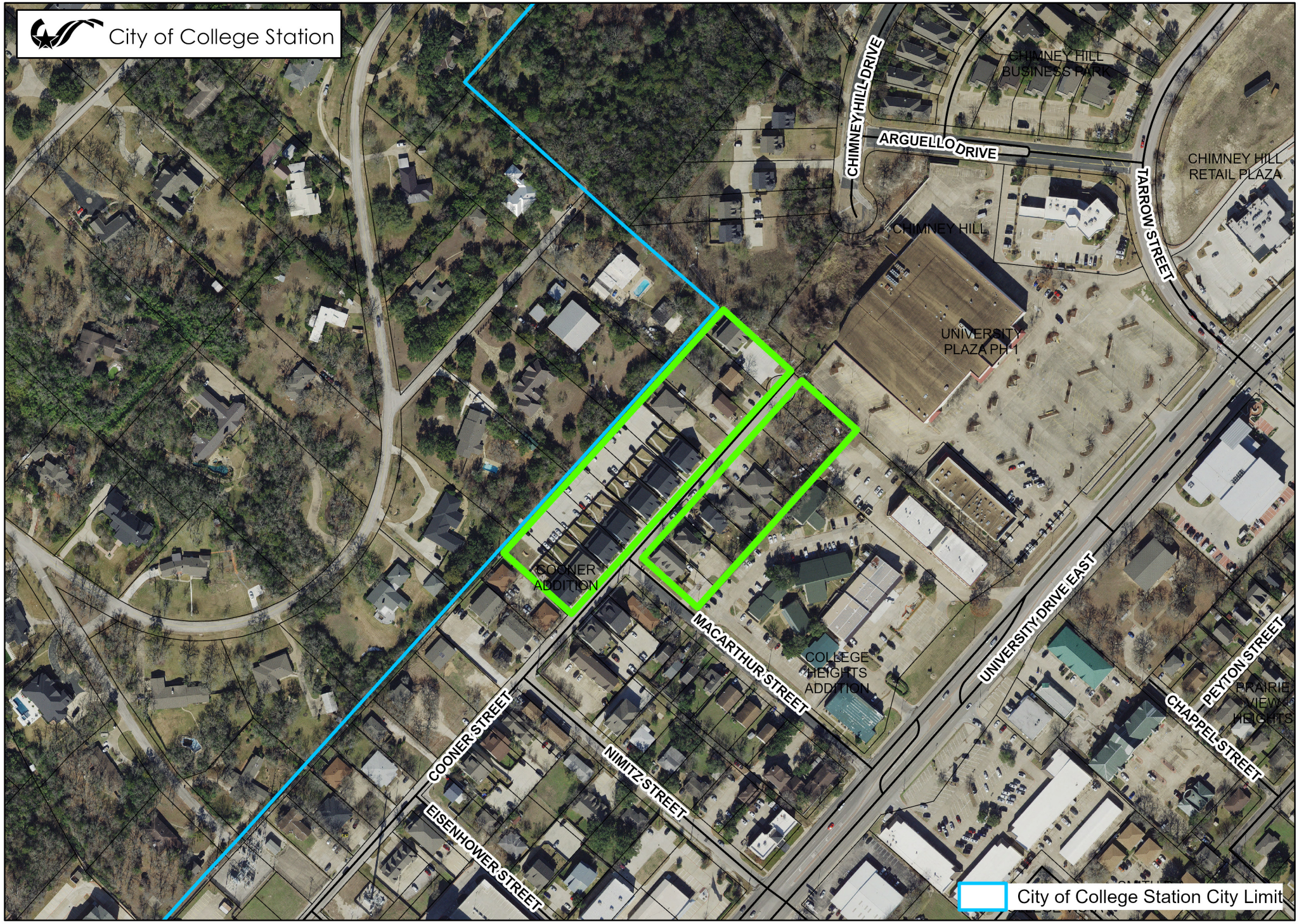
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

NORTH 0 275 550 Feet

B1 - COONER ST.

Case: REZ2023-000069

REZONING



NORTH

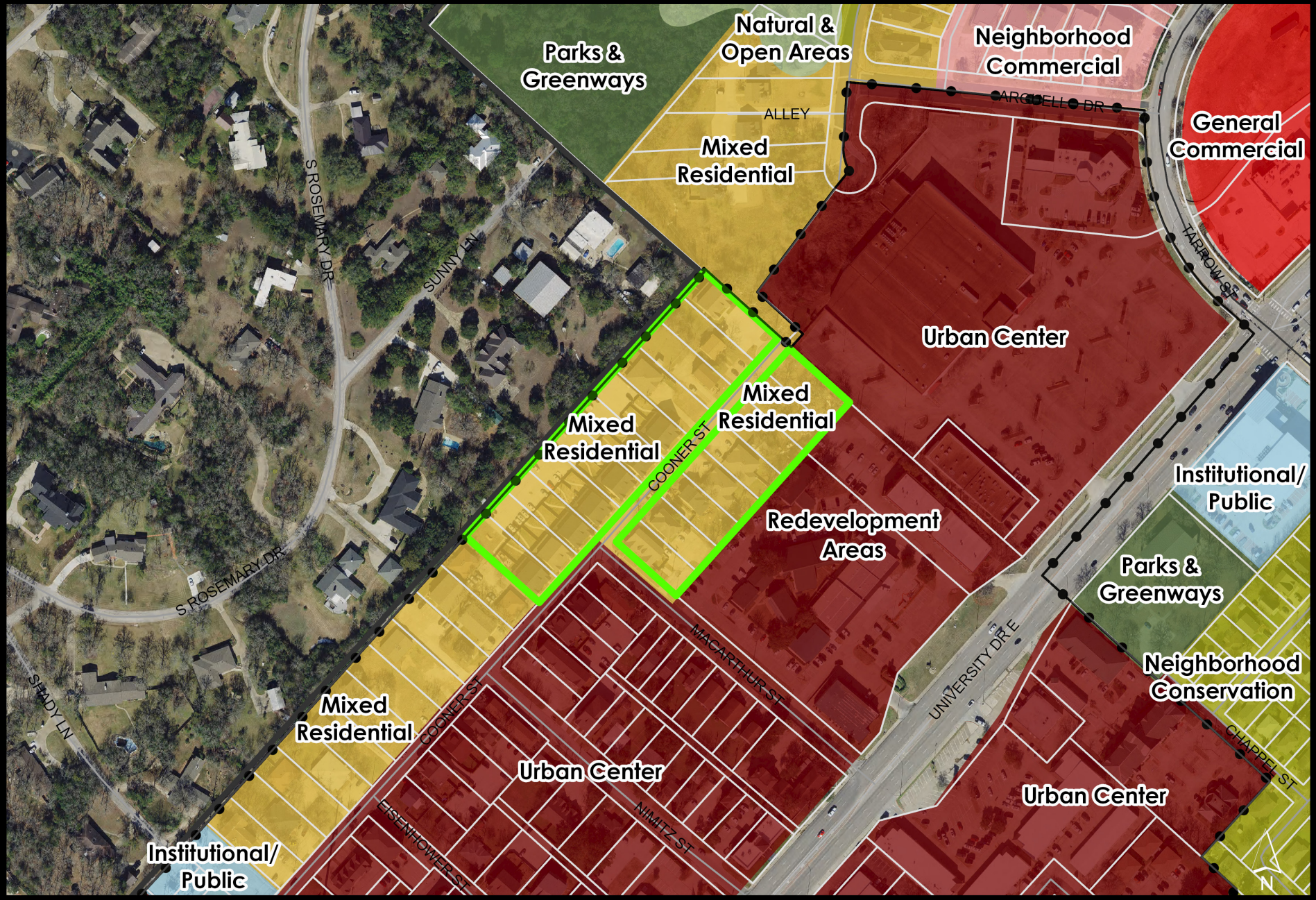
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B2 - COONER ST.

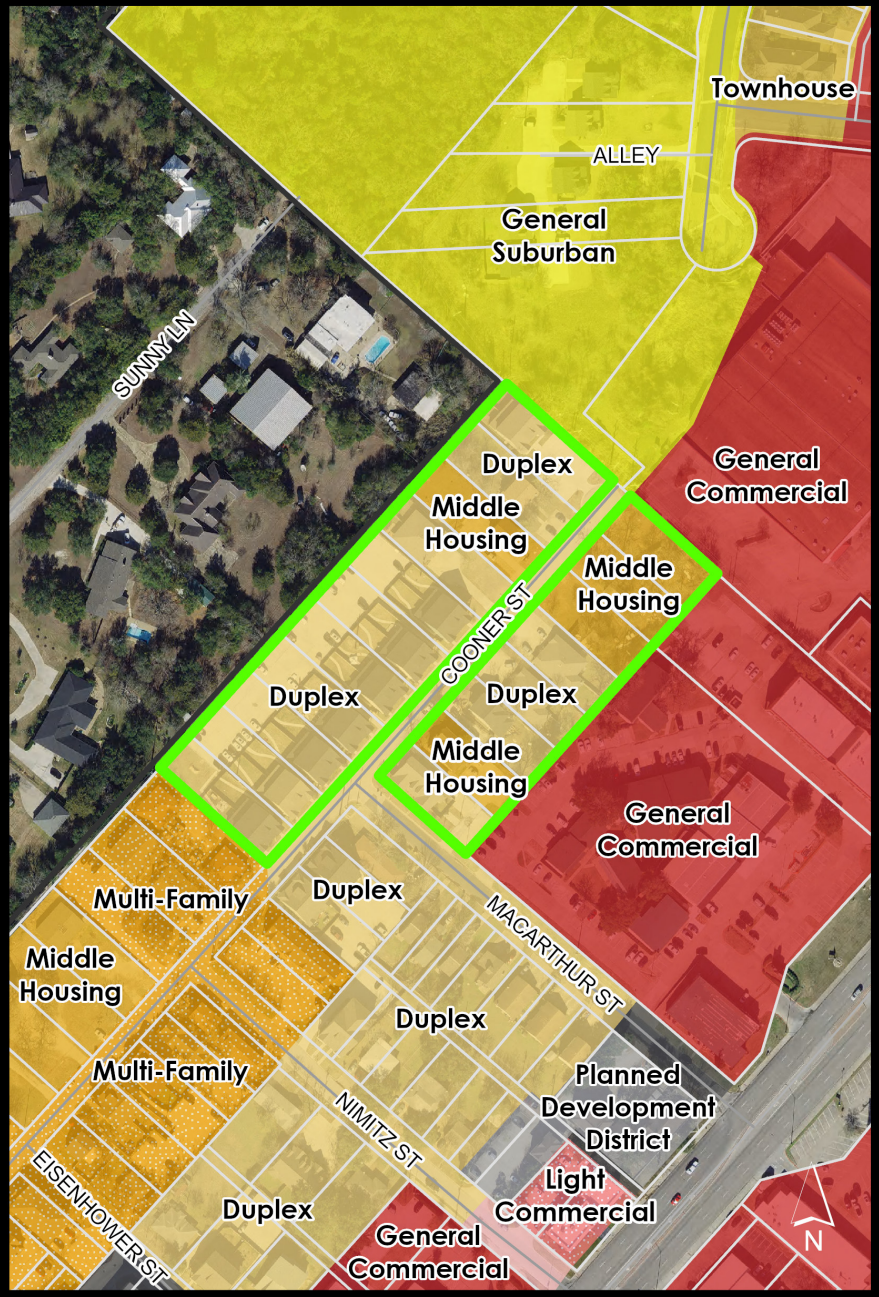
Case: REZ2023-000054

REZONING

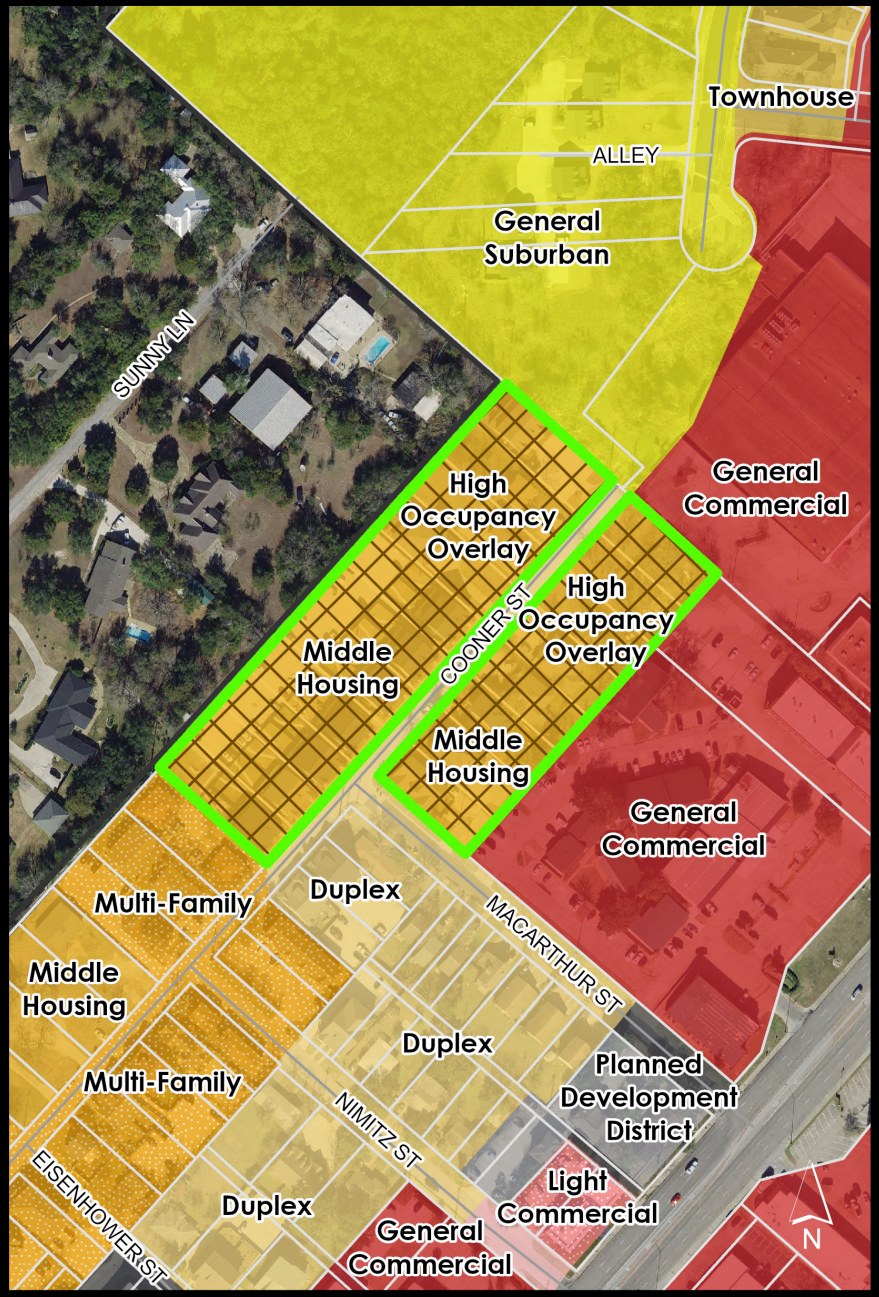
EXISTING
Future Land Use

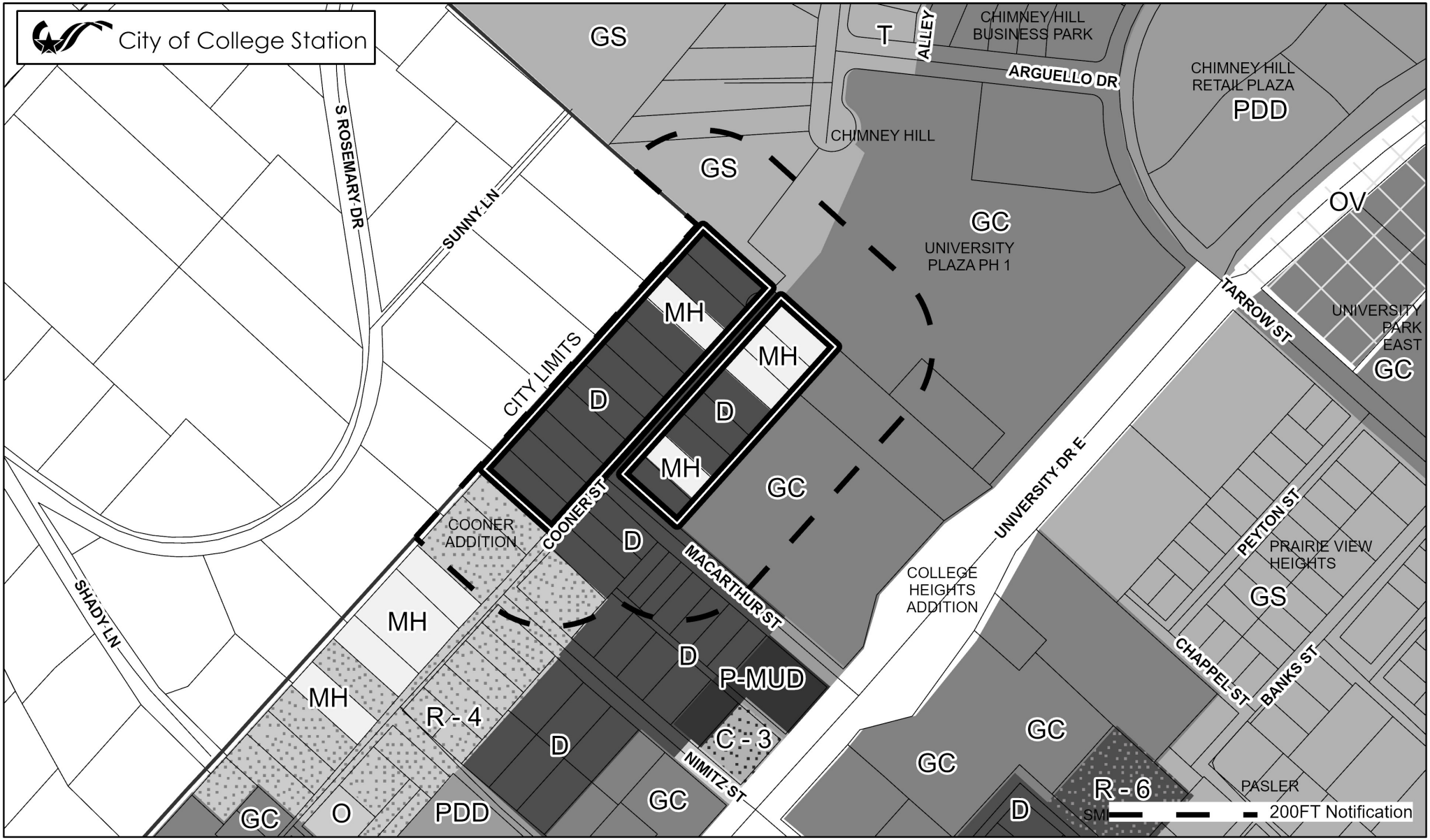


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

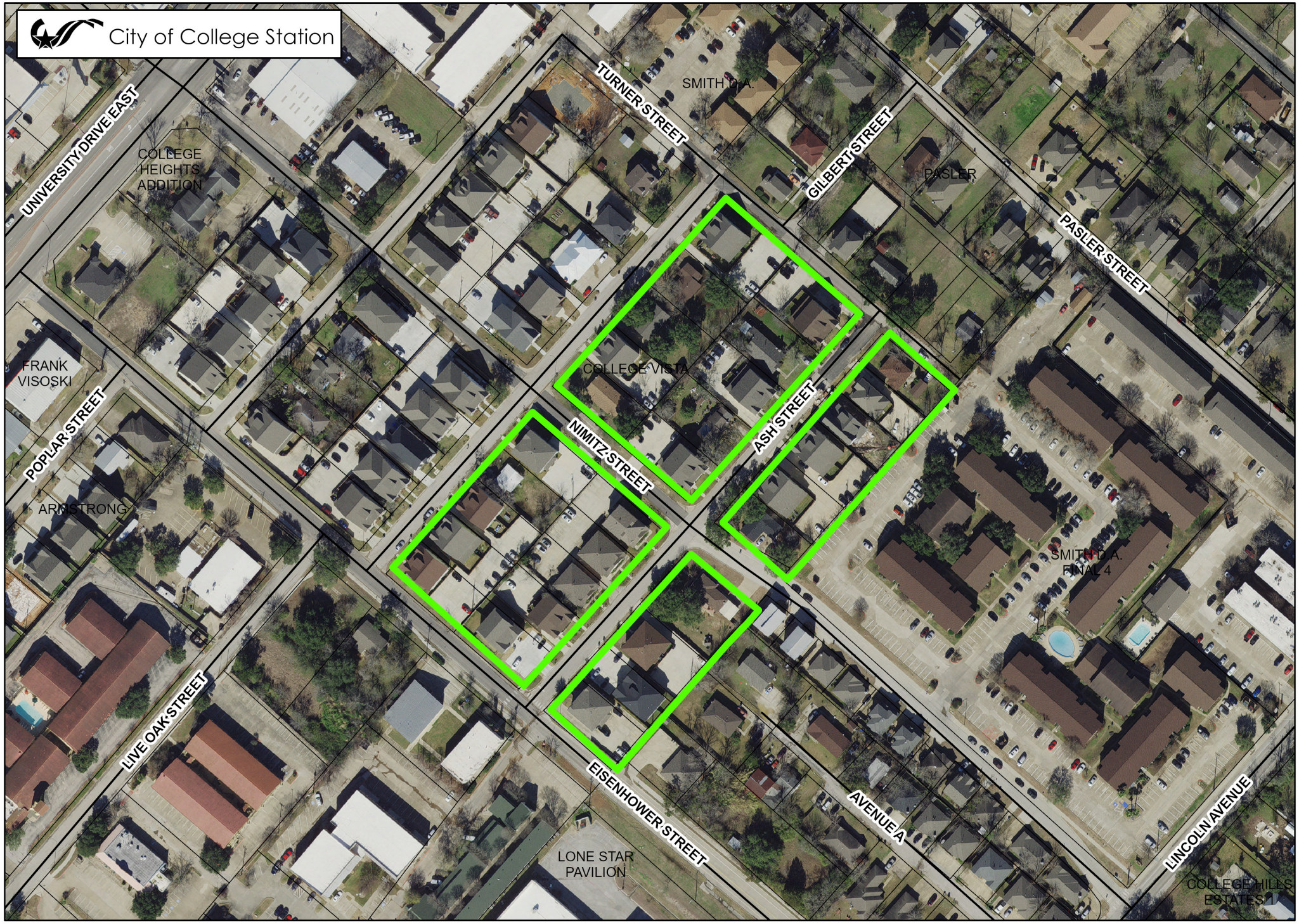
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

NORTH 0 275 550 Feet

B2 - COONER ST.

Case: REZ2023-000054

REZONING

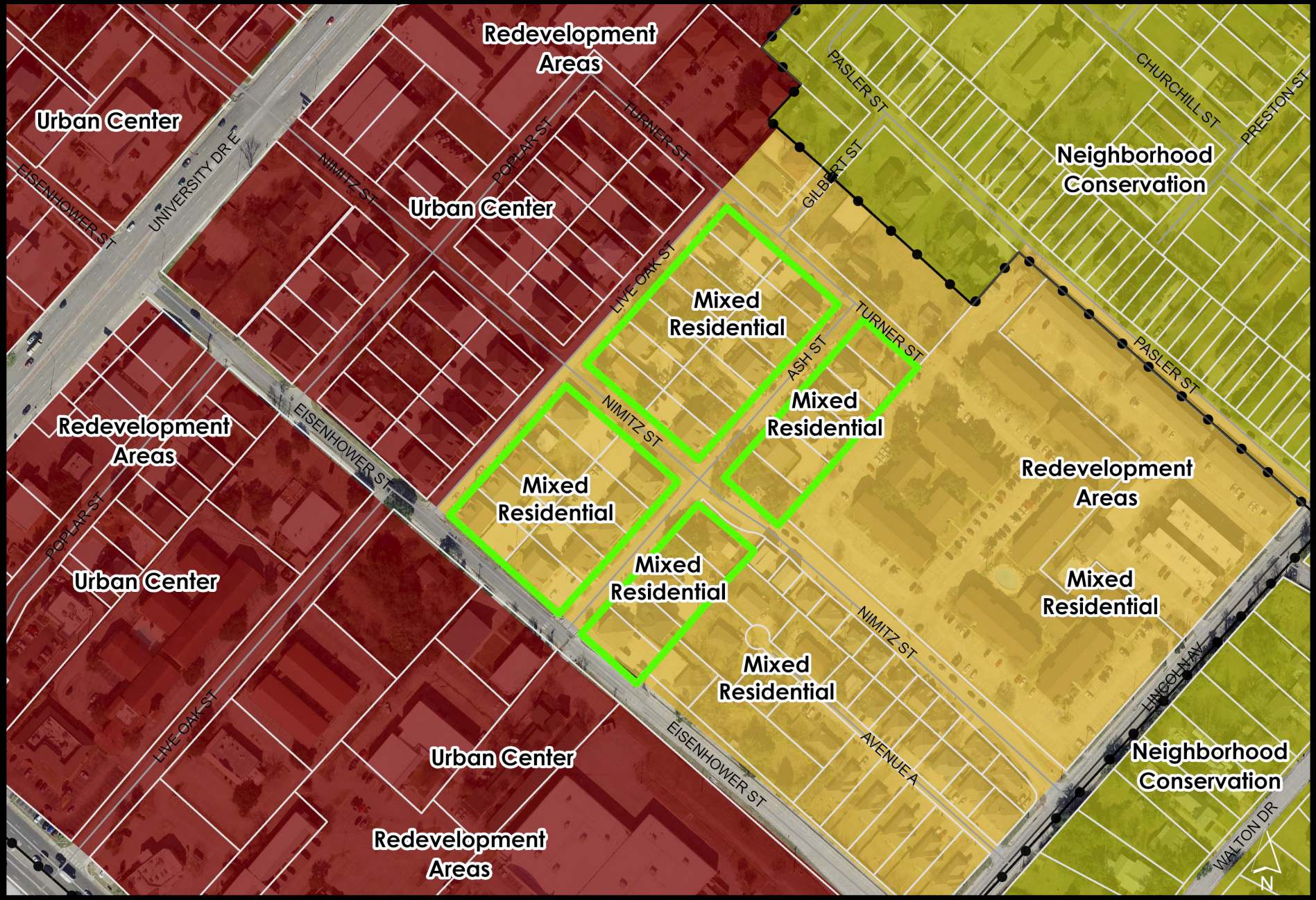


D - LIVE OAK ST. & ASH ST. AREA

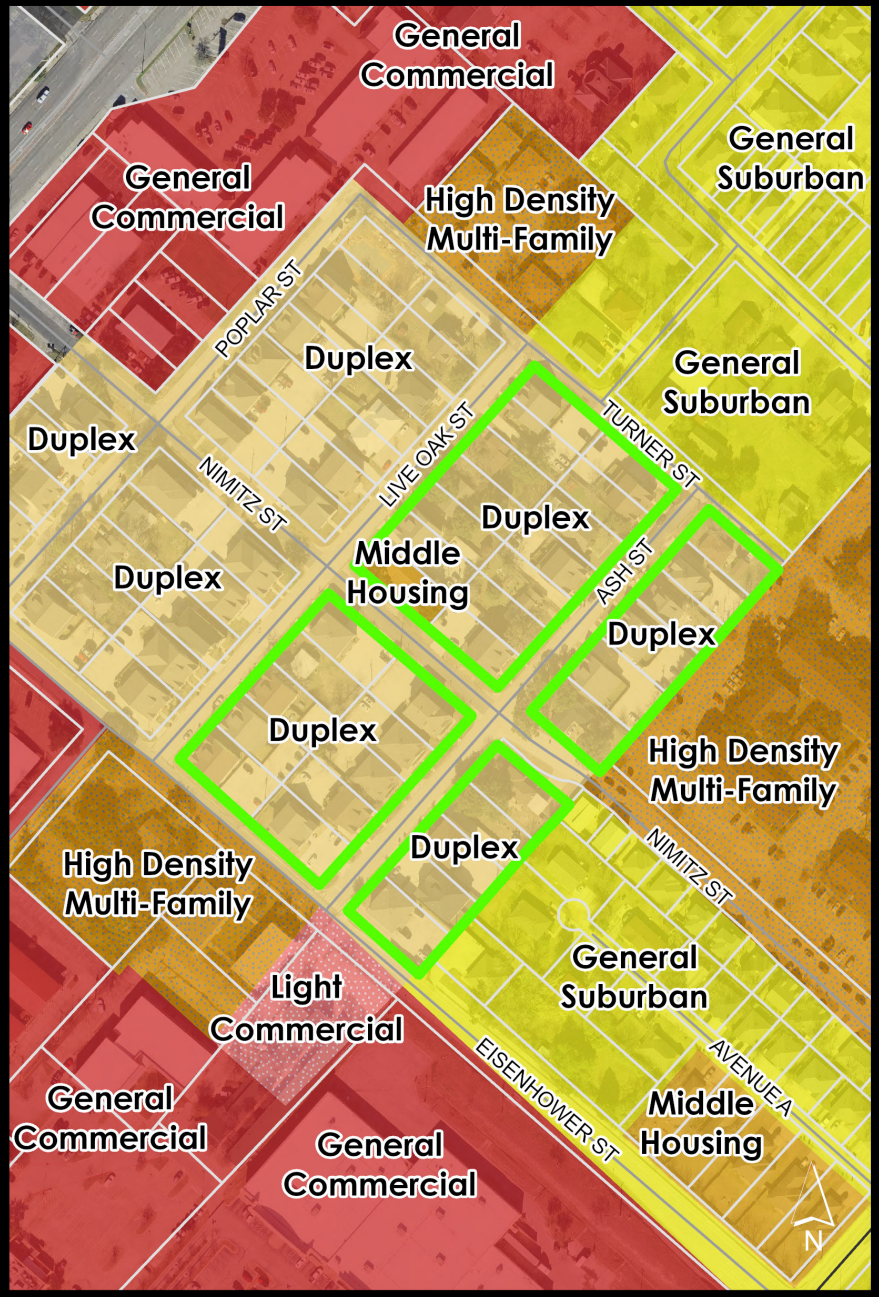
Case: REZ2023-000056

REZONING

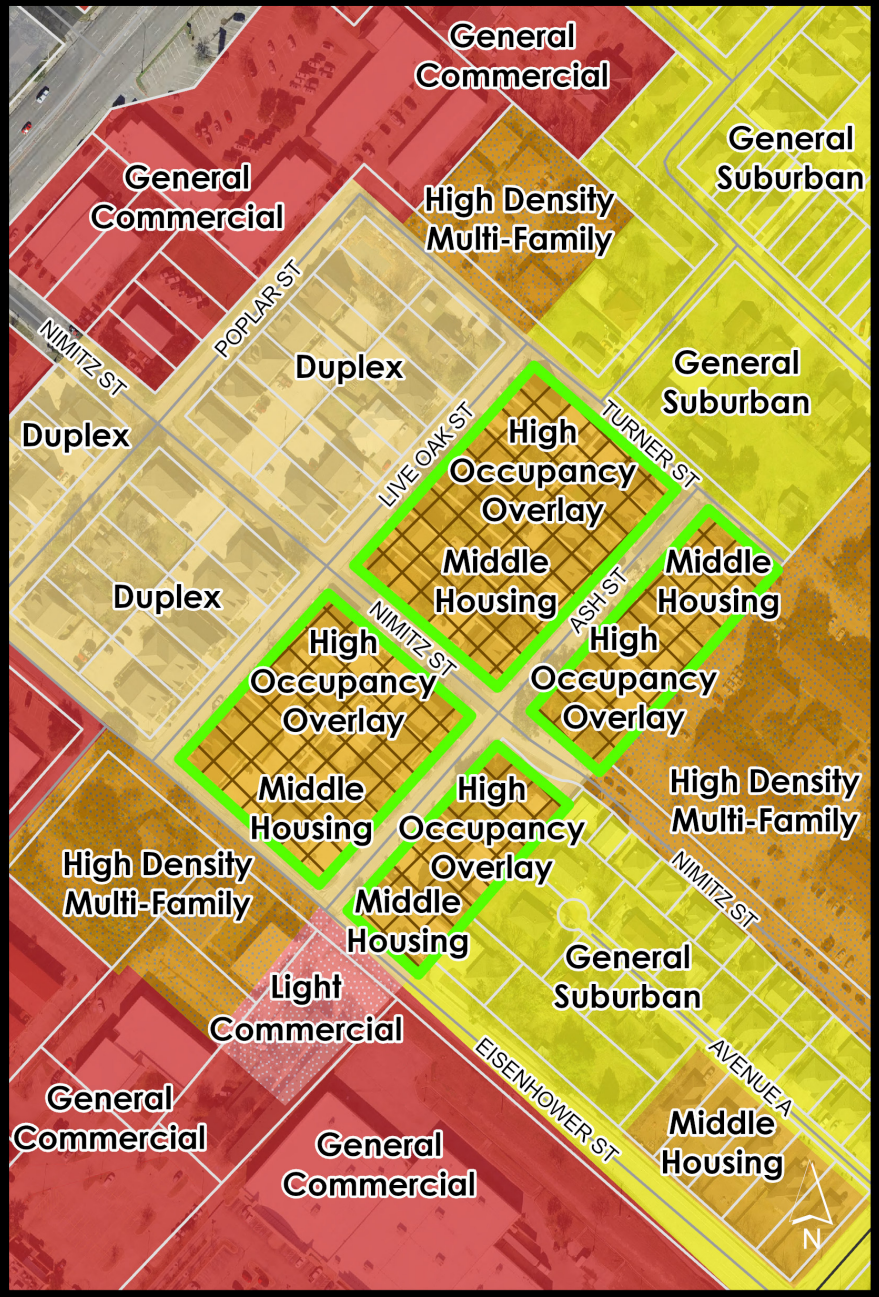
EXISTING
Future Land Use

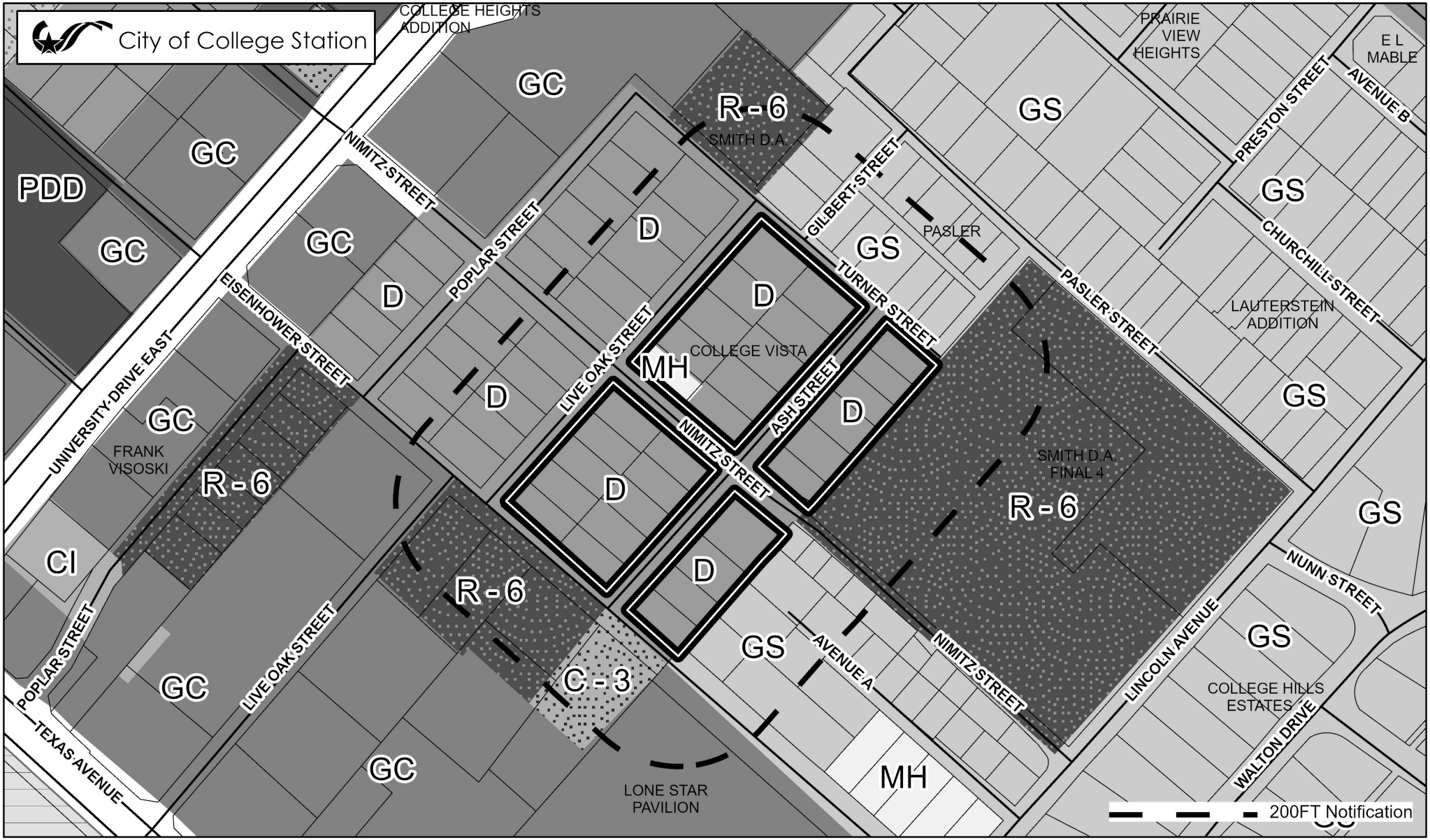


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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

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RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
HOO	High 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

NORTH

0 245 490 Feet

D - LIVE OAK ST. & ASH ST. AREA

Case: REZ2023-000056

REZONING

REZONING REVIEW CRITERIA FOR AREA F-G-H

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 and multi-family developments to the south across Dominik Drive. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



F-G-H - DOMINIK DR.

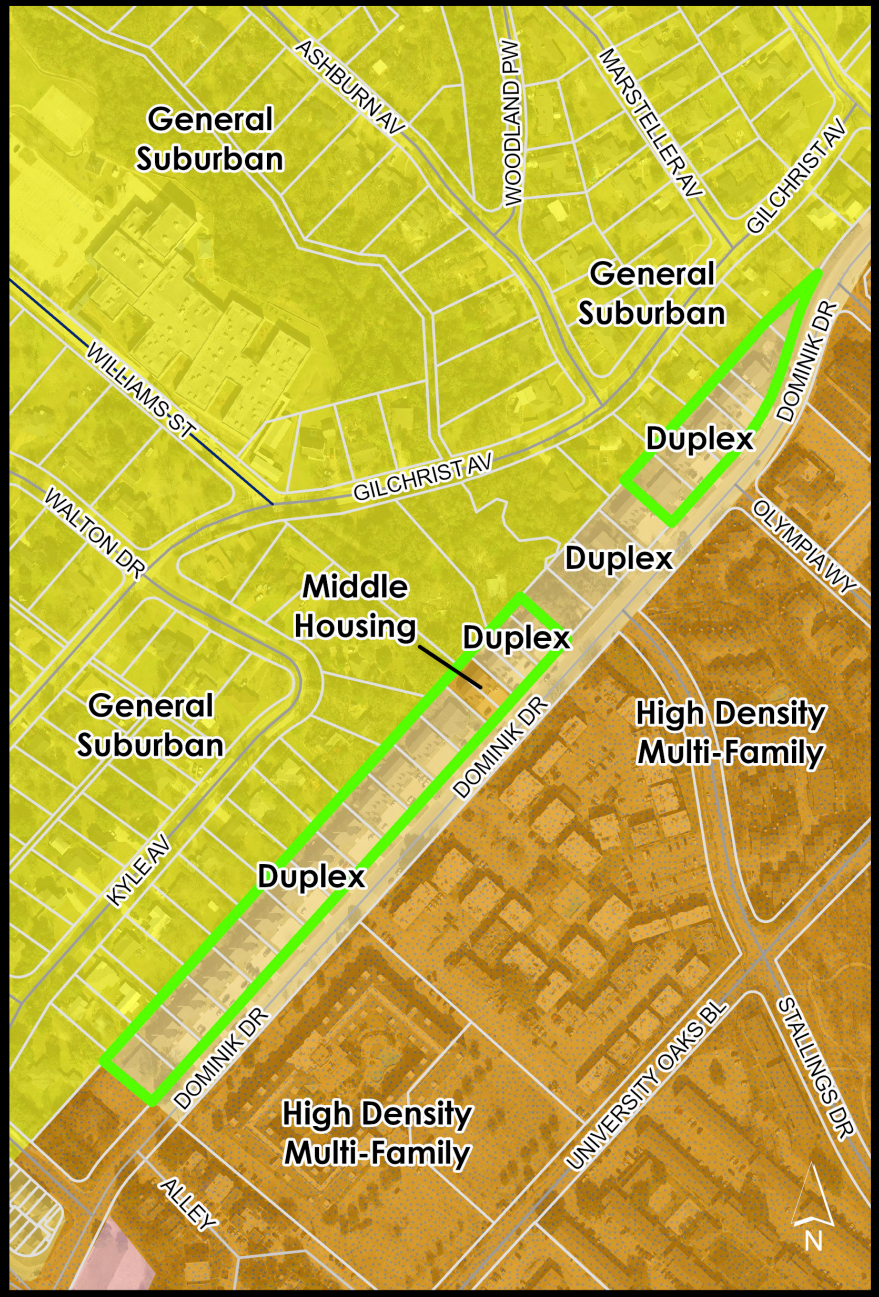
Case: REZ2023-000058

REZONING

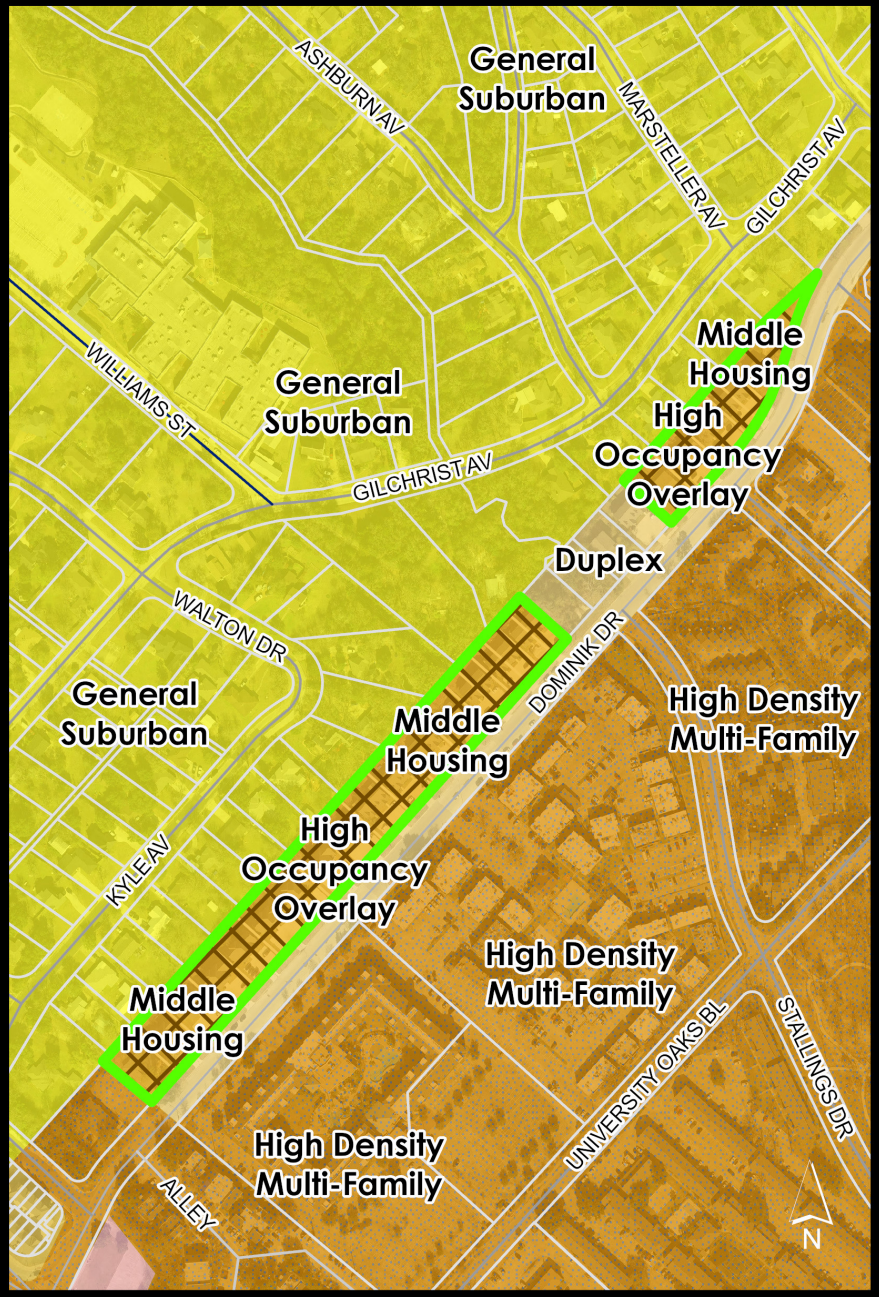
EXISTING
Future Land Use

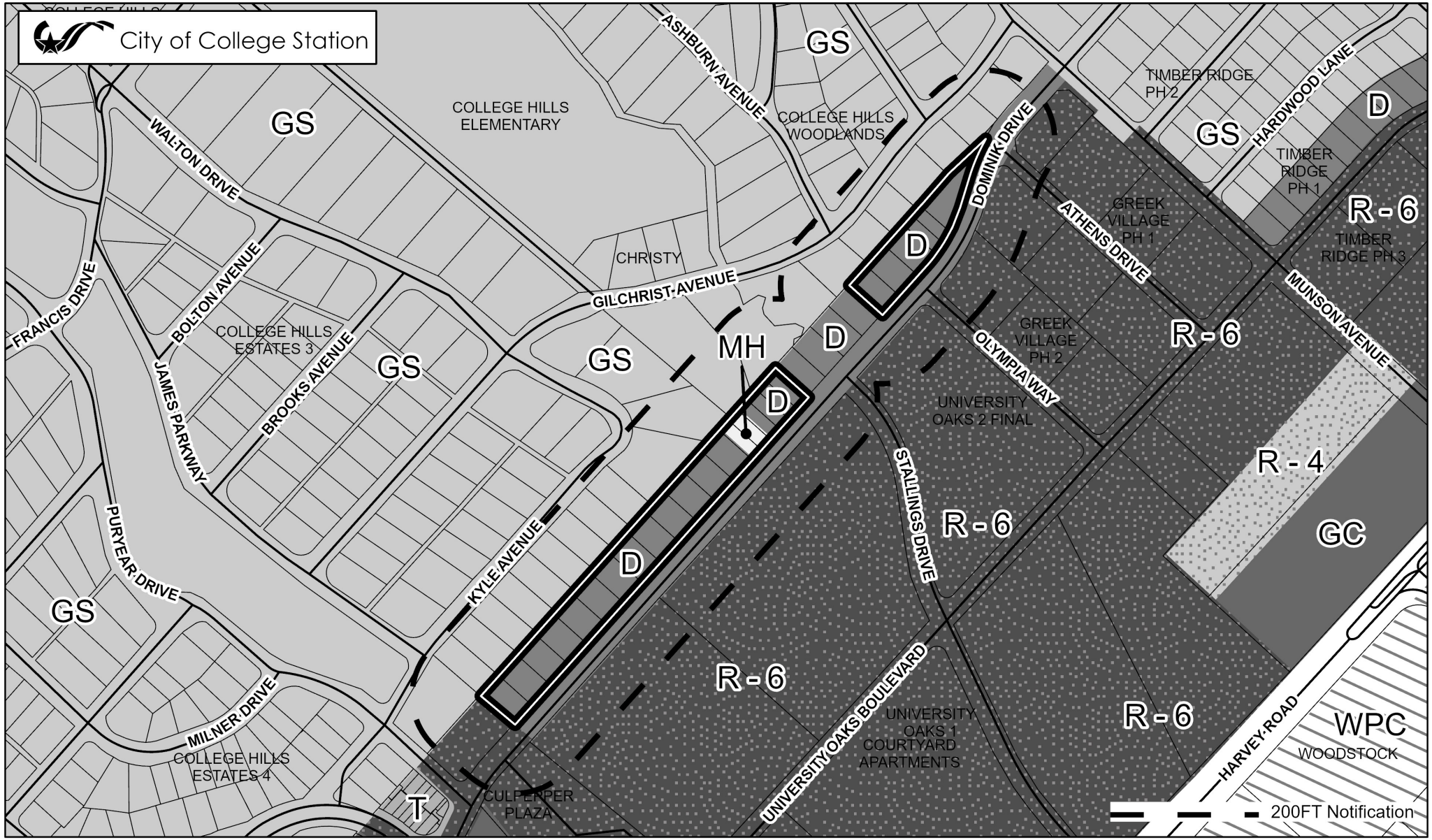


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH

0 395 790 Feet

F-G-H - DOMINIK DR.

Case: REZ2023-000058

REZONING

REZONING REVIEW CRITERIA FOR AREA J

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 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 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. All of the properties in this area have already been zoned to MH Middle Housing. This request is to apply the HOO High Occupancy Overlay to these properties as well, to allow shared housing uses. This was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

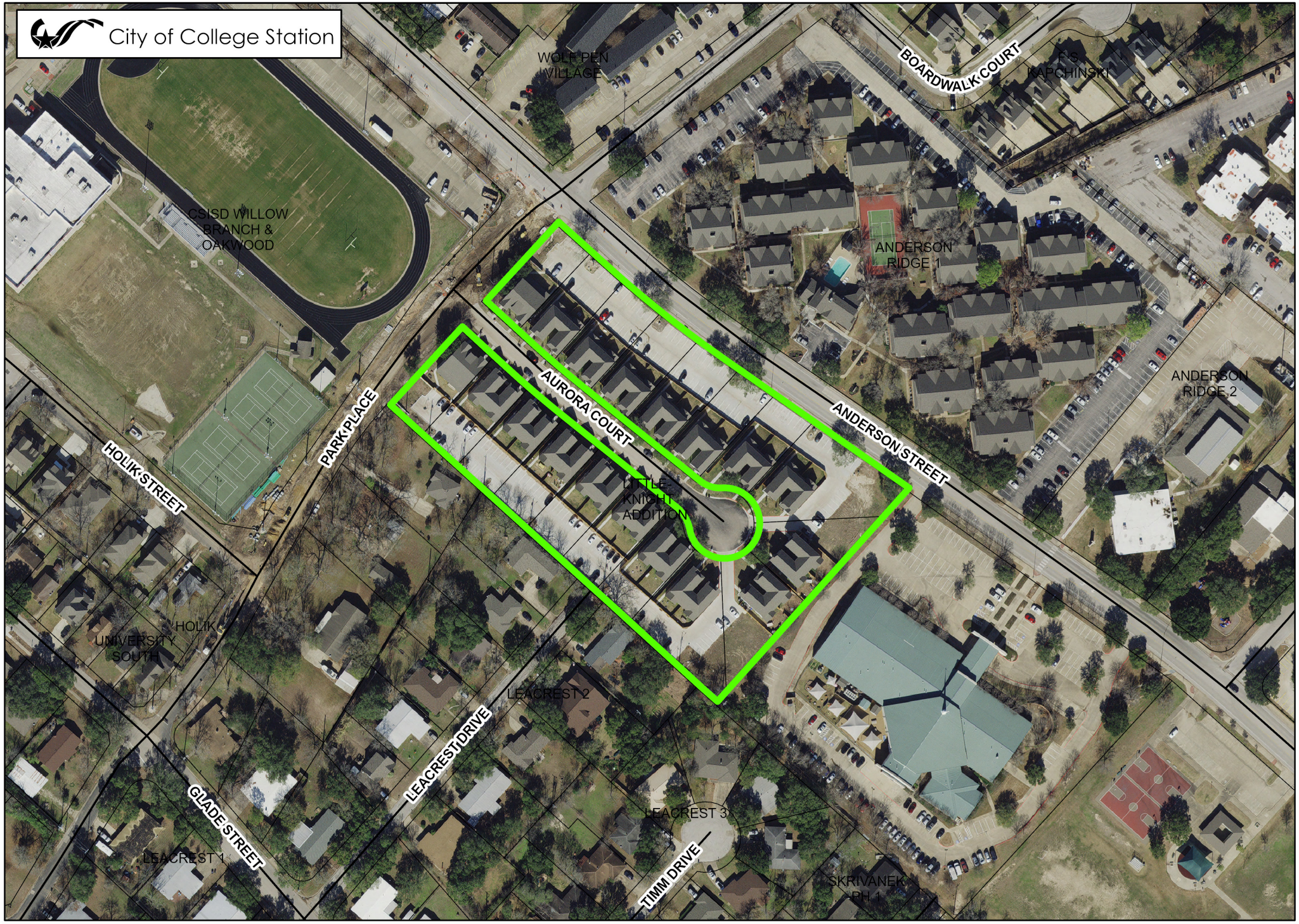
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

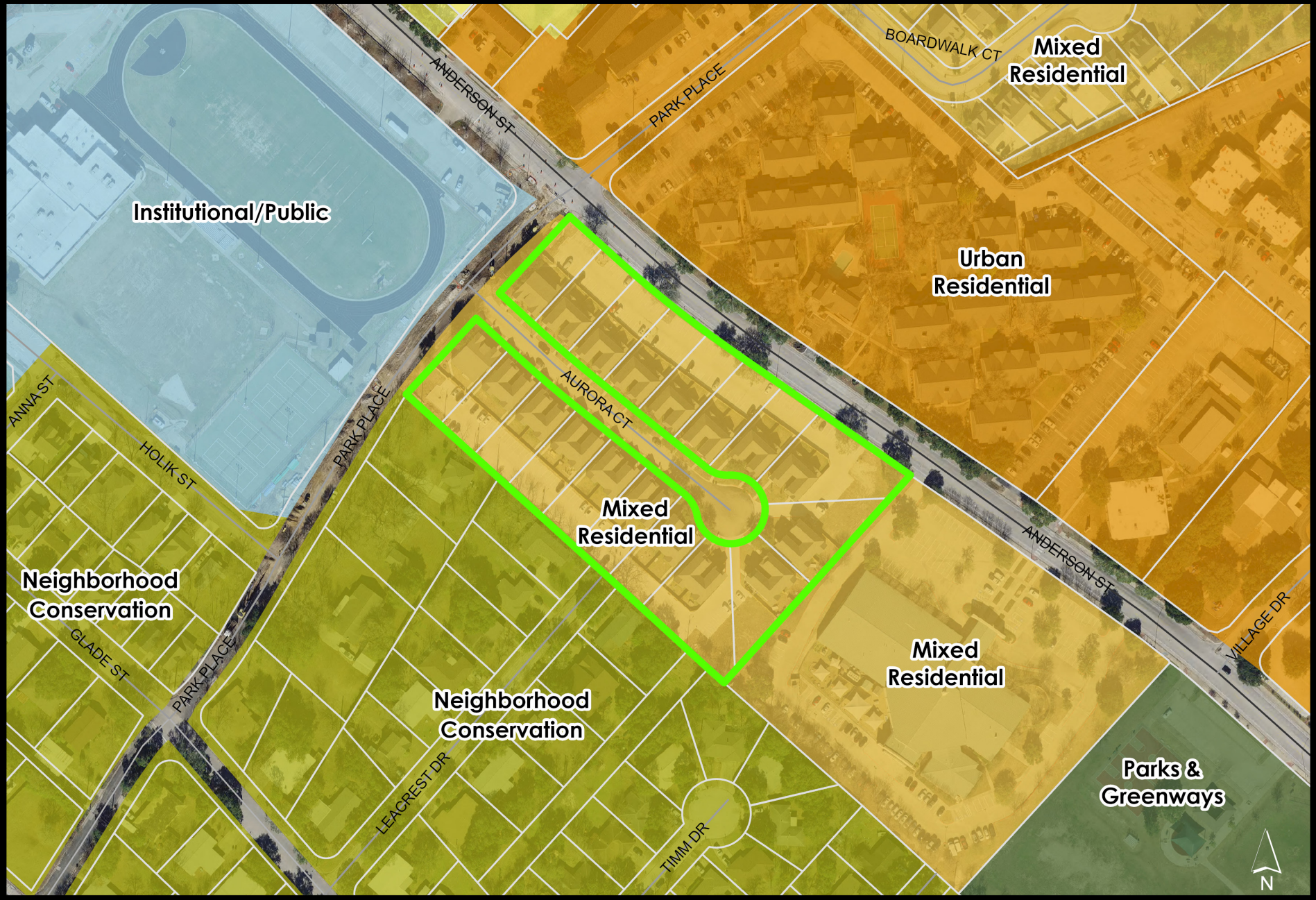
0 170 340 Feet

J - AURORA COURT

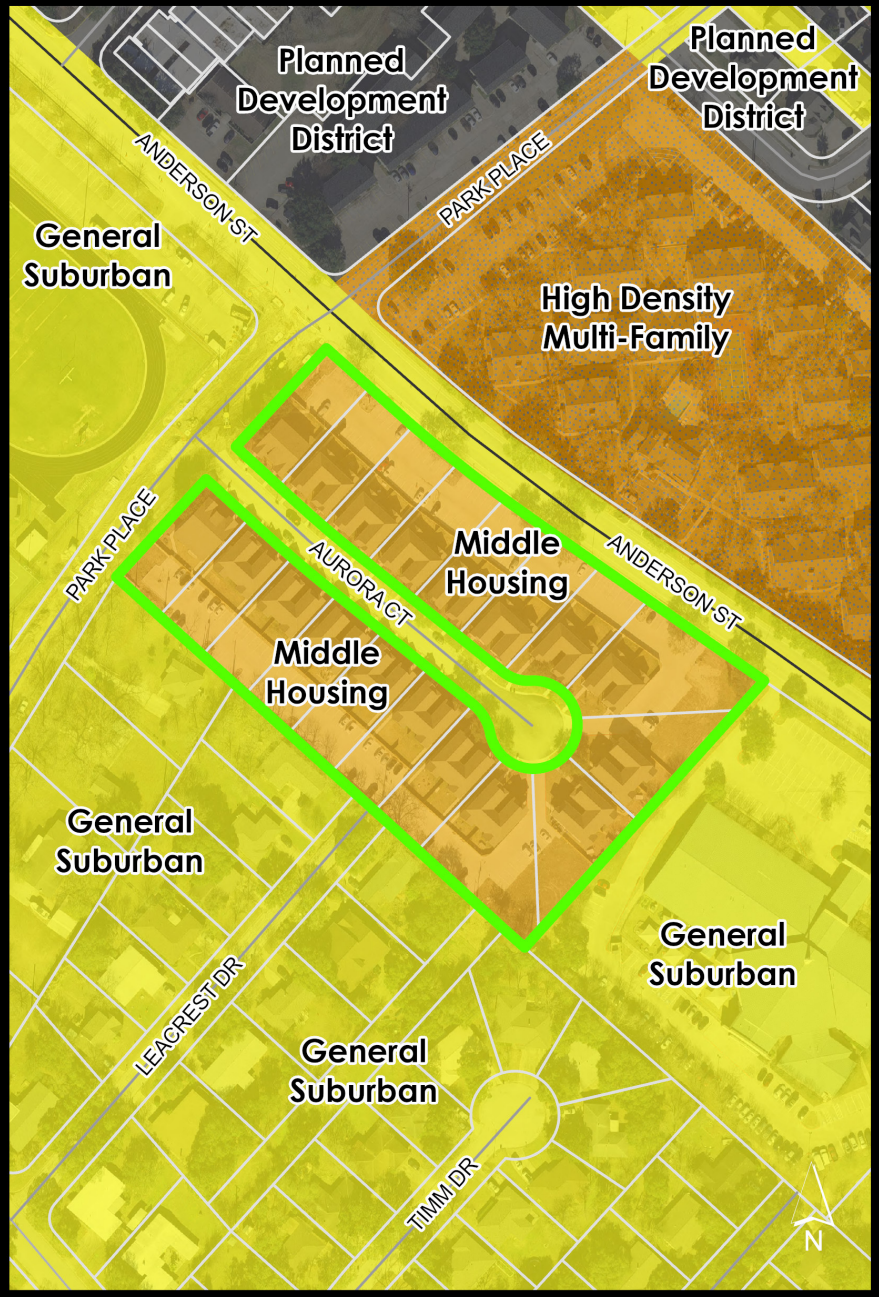
Case: REZ2023-000067

REZONING

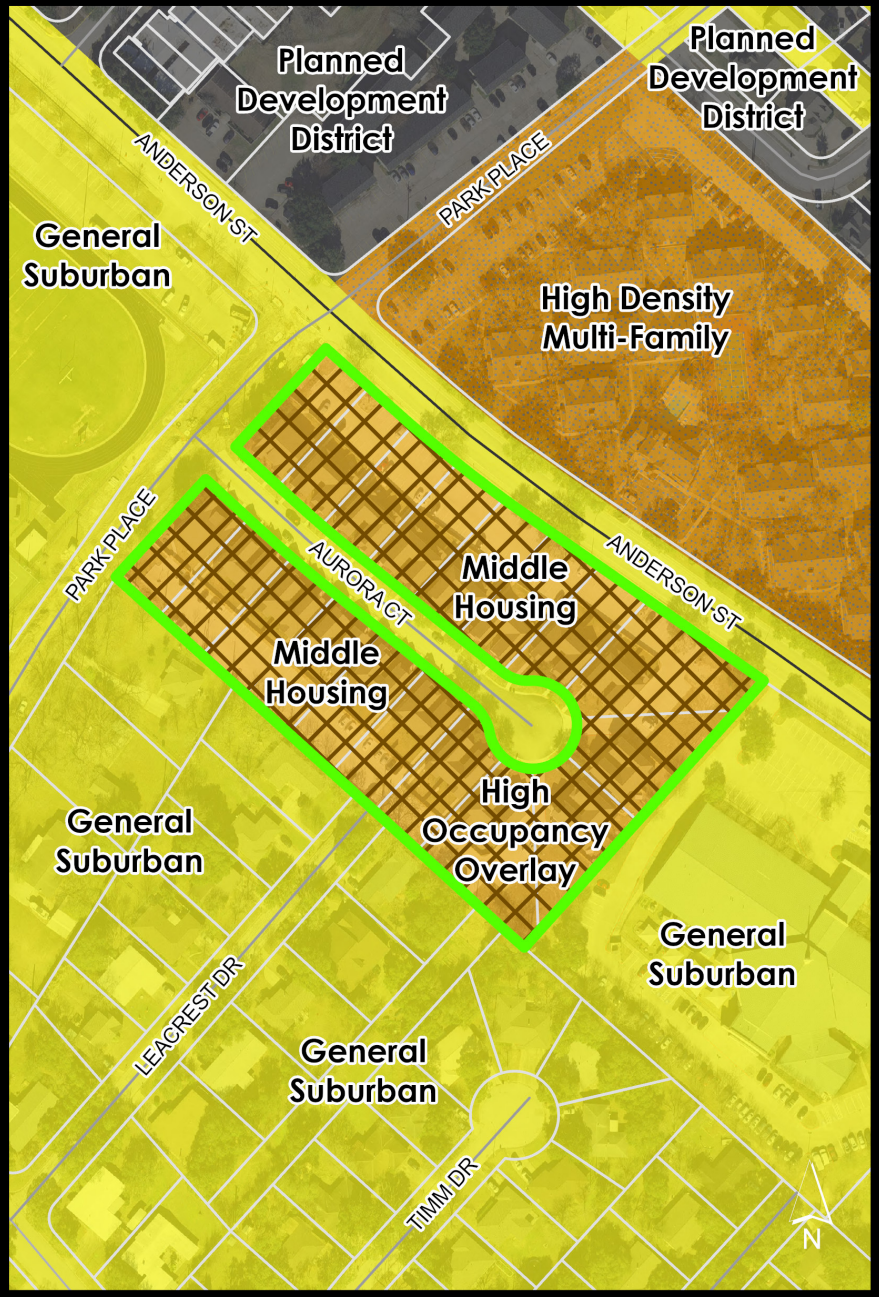
EXISTING
Future Land Use

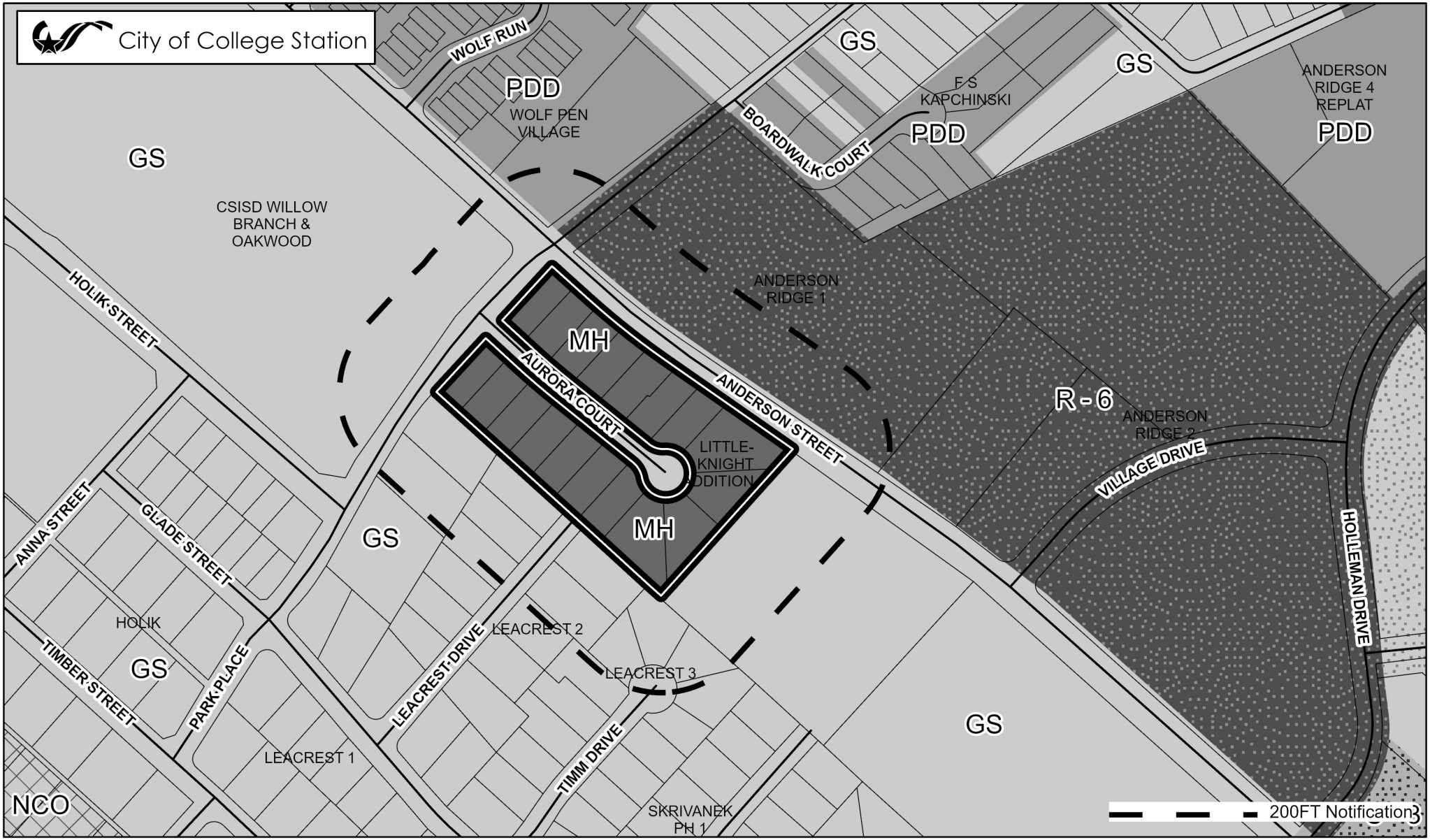


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH

0 275 550 Feet

J - AURORA COURT

Case: REZONING

REZ2023-000067

REZONING REVIEW CRITERIA FOR AREA Y

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 part of 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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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, and west, with the Lincoln Recreation Center complex to the south. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

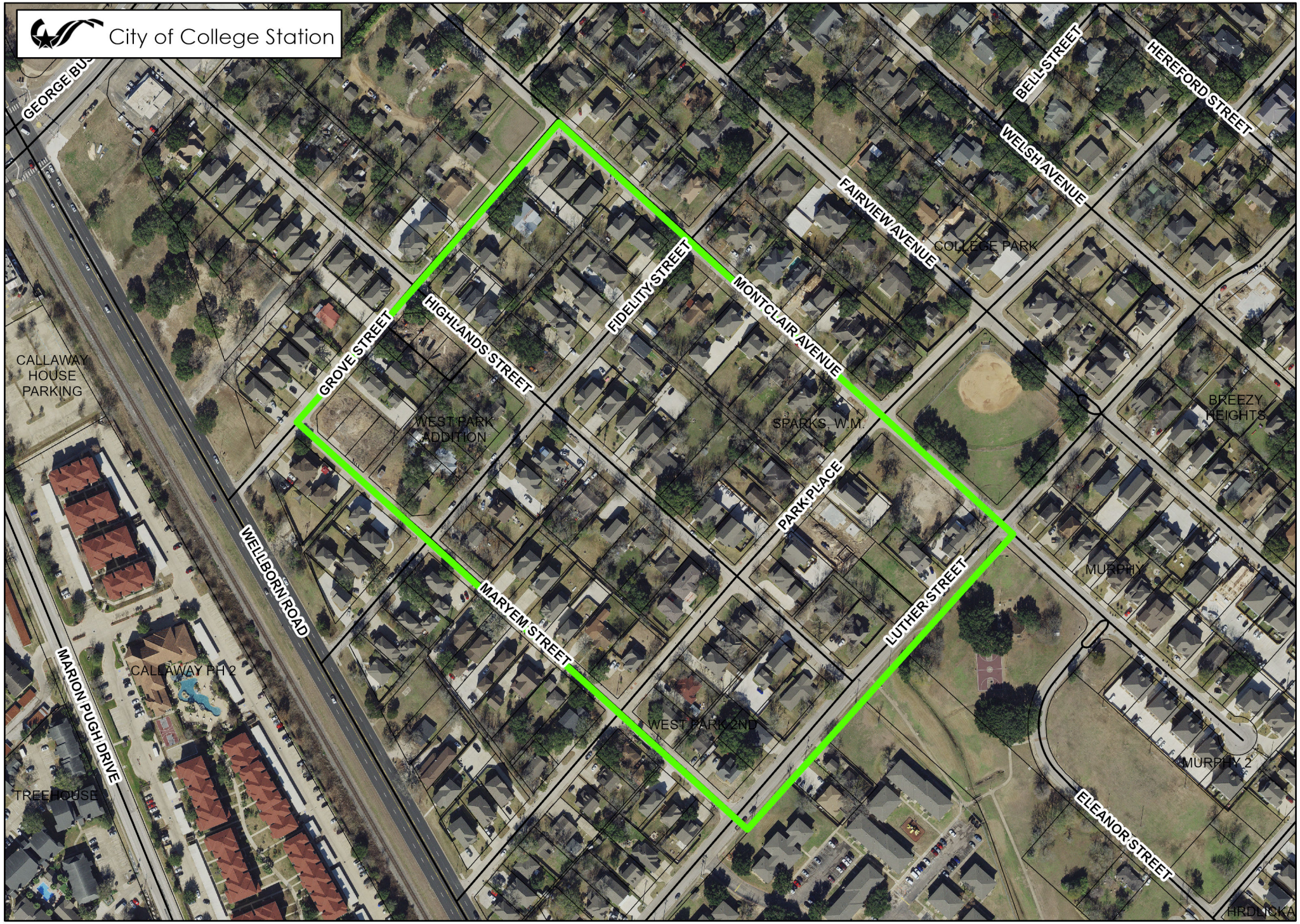
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

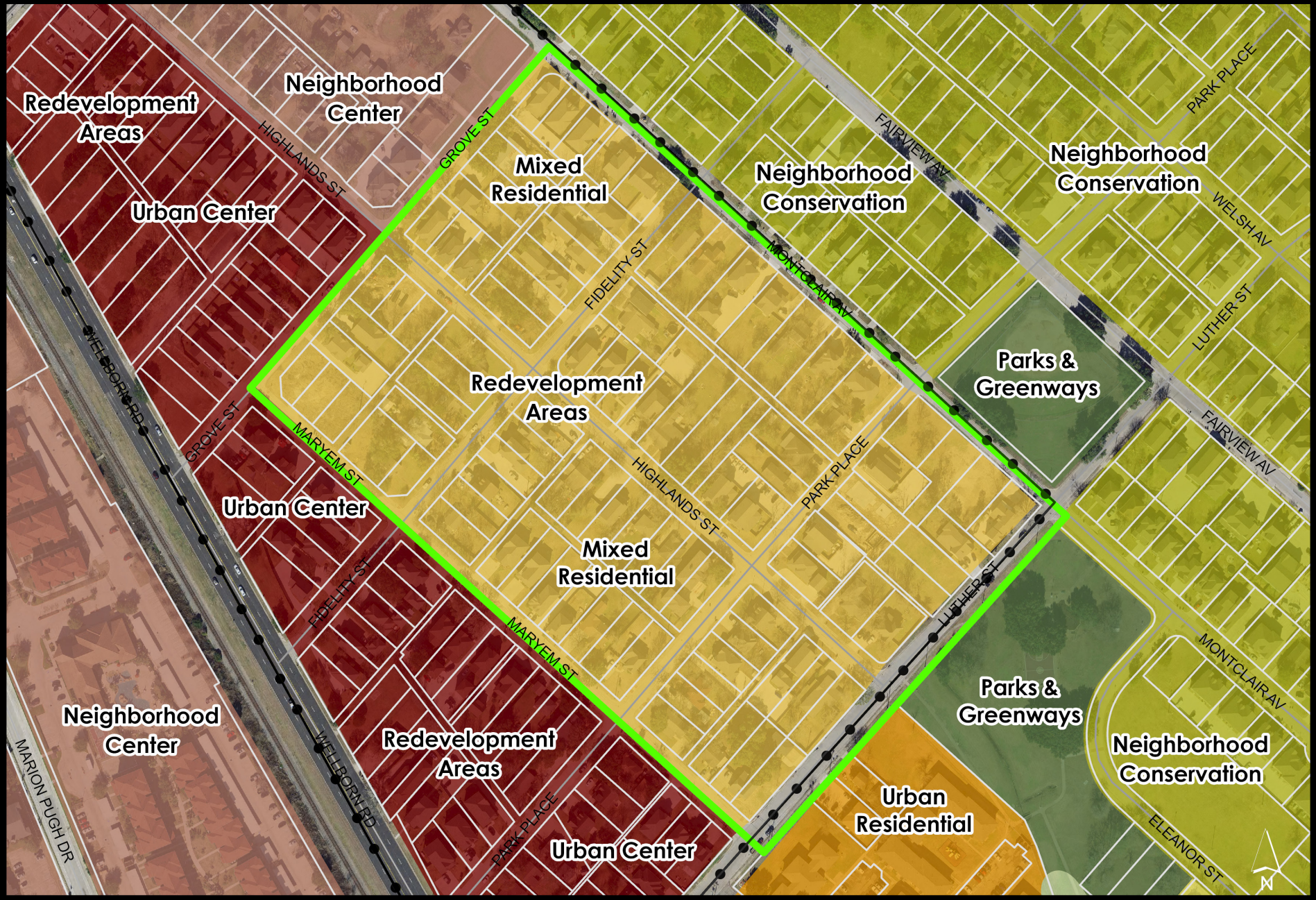
0 250 500 Feet

Y - GROVE ST., MARYEM ST., LUTHER ST., & MANTCLAIR AVE. AREA

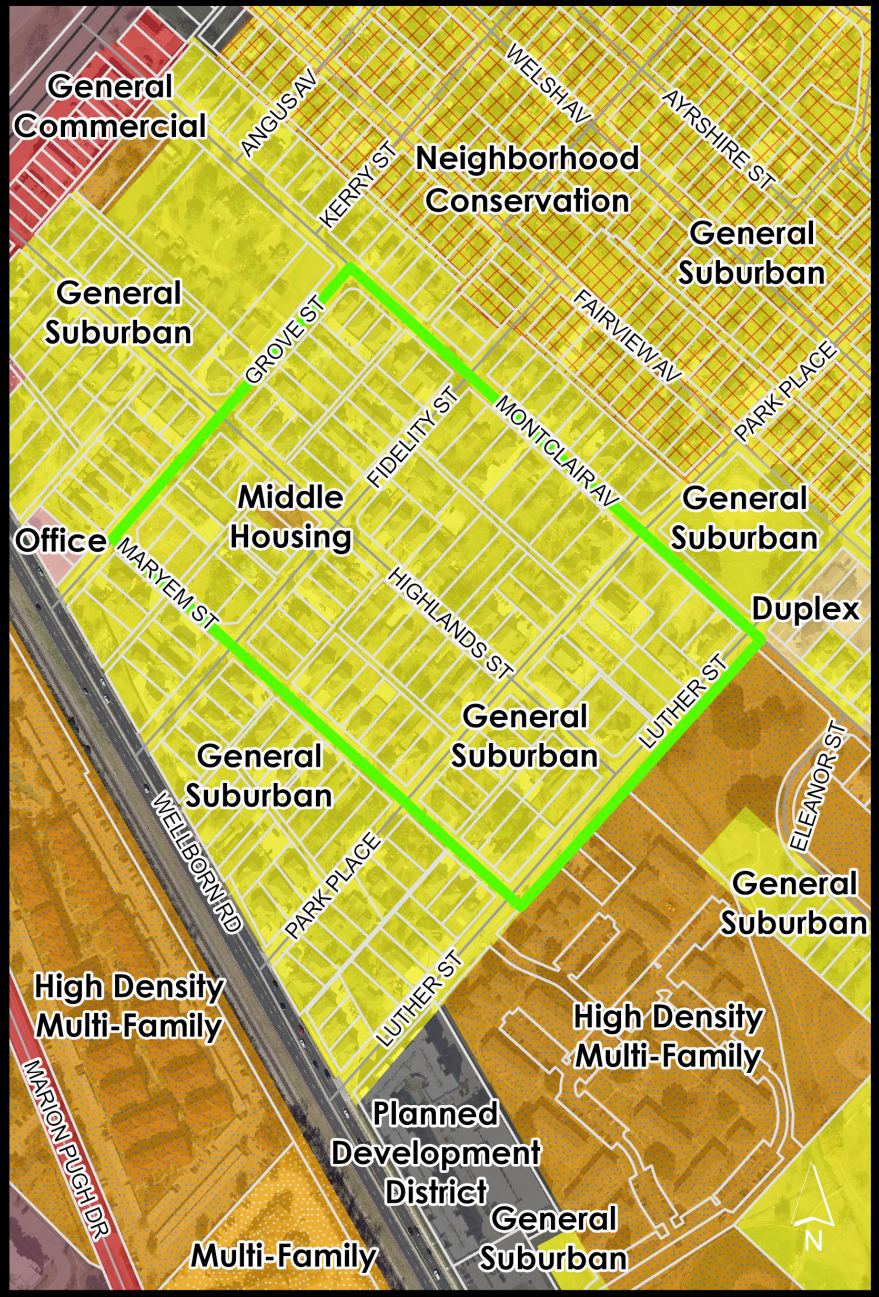
Case: REZ2023-000052

REZONING

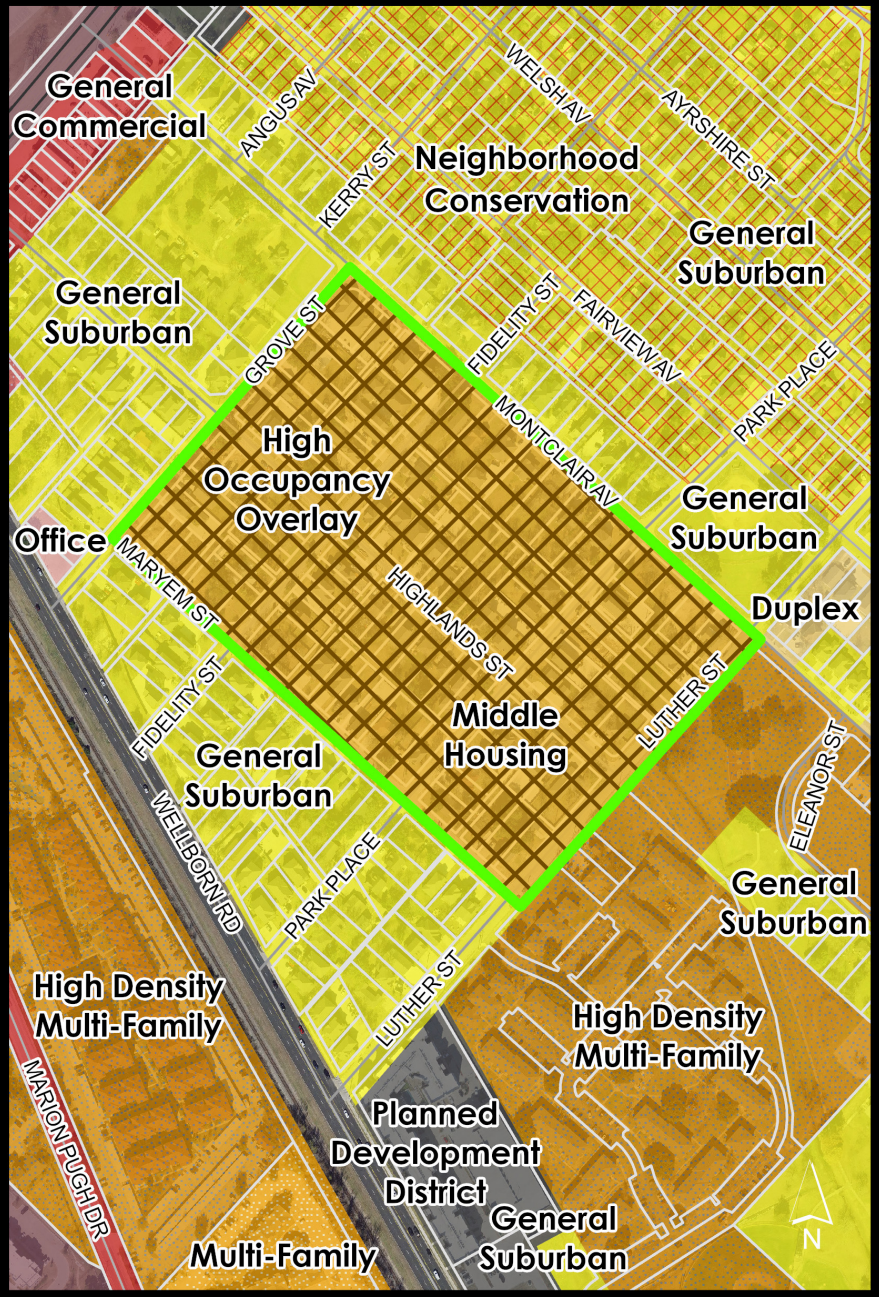
EXISTING
Future Land Use

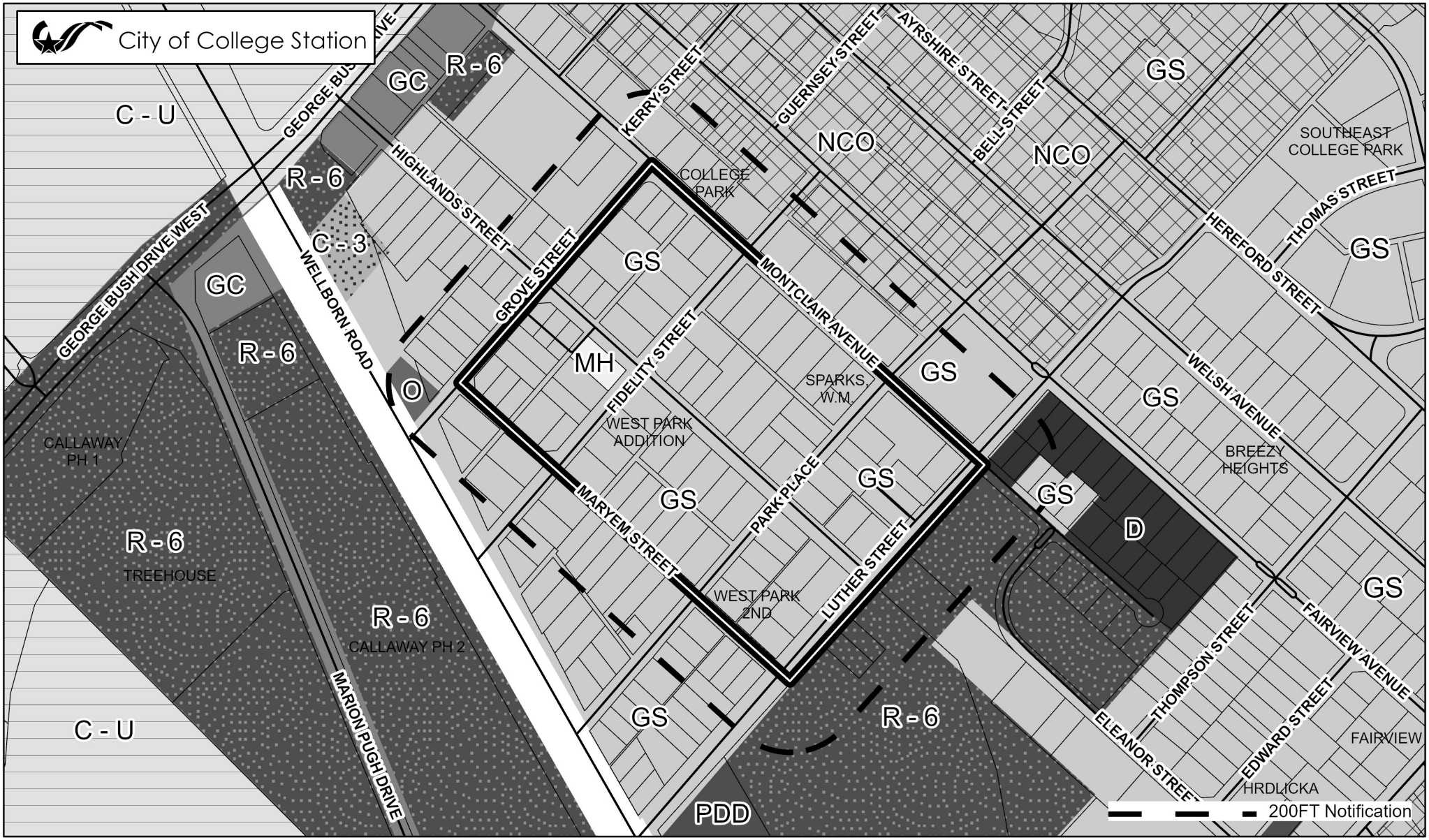


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH

0 375 750 Feet

Y - GROVE STREET, MARYEM STREET, LUTHER STREET & MONTCLAIR AVENUE AREA

Case: REZ2023-000052

REZONING

October 5, 2023
Item No. 5.5.
Shared Housing

Sponsor: Michael Ostrowski, Director of Planning and Development

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Section 6.3 “Types of Use” of the Code of Ordinances of the City of College Station, Texas, for modifications to the shared housing use in the MH Middle Housing zoning district. (Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: At the September 14, 2023 City Council meeting, staff gave a presentation on the HOO High Occupancy Overlay, which the City Council adopted. The intent behind establishing the HOO High Occupancy Overlay and removing the shared housing use from MH Middle Housing was to better define where shared housing uses could go. Now that the HOO High Occupancy Overlay has been established, the next step is to only allow a shared housing use in the MH Middle Housing zoning district when a HOO High Occupancy Overaly exists. Shared housing is also allowed in areas that are zoned with a HOO High Occupancy Overlay, are zoned multi-family, or are zoned with a Northgate district.

Budget & Financial Summary: N/A

Attachments:
1. Section 6.3 Types of Use redlines

Sec. 6.3. Types of Use.

A. Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.

B. The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:

1. The actual or anticipated characteristics of the activity based on known characteristics of similar projects in standard planning practice;
2. The relative amount of site area, floor space, and equipment;
3. Relative volumes of sales from each activity;
4. The customer type for each activity;
5. The relative number of employees in each activity;
6. Hours of operation;
7. Building and site arrangement;
8. Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
9. How the use advertises itself.

C. **Use Table.**

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

1. **Permitted Uses.**

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

2. **Permitted Uses Subject to Specific Standards.**

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

3. **Conditional Uses.**

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

USE TABLE																																	
Specific Uses	**R**	**WE**	**E**	**WRS**	**RS**	**GS**	**T****	**D****	**MH**	**MF****	**MU****	**MHP****	**P-MUD****	**O**	**SC****	**WC**	**GC**	**CI**	**BP****	**BPI**	**CU**	**NAP**	**R-1B**	**R-4****	**R-6****	**C-3****	**M-1**	**M-2**	**R&D****	**WPC****	**NG-1****	**NG-2****	**NG-3****	**HOO****
KEY: P = Permitted by Right **P*** = Permitted Subject to Specific Use Standards **C** = Conditional Use ****** = District with Supplemental Standards (refer to Article 5, District Purpose Statements and Supplemental Standards)																																	
RESIDENTIAL USES																																	
Assisted Living/Residential Care Facility														P	P		P																
Boarding and Rooming House										P			P											P	P							P	
Courtyard House									P*																								
Dormitory										P	P		P											P	P						P	P	P	
Duplex								P	P				P											P	P									
Extended Care Facility/Convalescent /Nursing Home										P			P		P		P	P						P	P					P				
Fraternity/Sorority										P														P	P						P	P	P	
Manufactured Home	P *		P *									P *																						
Mixed-Use Structure										P	P		P																	P	P	P	P	
Multi-Family										P	P		P											P	P					C (a)	P	P	P	
Multi-Family built prior to January 2002										P	P													P	P					P	P	P	P	
Multiplex, Medium									P	P																							
Multiplex, Small									P	P																							
Shared Housing									P(d)	P	P(d)		P(d)											P(d)	P(d)					P(d)	P	P	P	P
Single-Family Detached	P	P	P	P	P	P	P	P	P				P										P											
Single-Unit Dwelling										P																								
Split-Lot Duplex								P	P																									
Townhouse							P		P	P			P											P	P								P	
Two-Unit Dwelling										P																								
Live-Work Unit									P*					P *	P *																			
PUBLIC, CIVIC, AND INSTITUTIONAL USES																																		
Educational Facility, College and University																					P													
Educational Facility, Indoor Instruction									P	P	P		P	P	P	P	P	P								P				P	P	P	P	
Educational Facility, Outdoor Instruction	P	C	C										P			P	P	P																
Educational Facility, Primary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	
Educational Facility, Tutoring									P	P	P		P	P	P	P	P	P												P	P	P	P	

Educational Facility, Vocational/Trade													P	P			P	P	P	P							P	P						
Governmental Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P*	P*	P	P	P	P	P		P*	P*	P*	P	P	P	P	P	P	P	P*	
Health Care, Hospitals																	P	P																
Health Care, Medical Clinics										P	P			P	P	P	P	P								P					P	P		
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Places of Worship	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P*	P	P	P	P	P		P*	P*	P*	P	P	P	P	P	P	P	P	
COMMERCIAL, OFFICE, AND RETAIL USES																																		
Agricultural Use, Barn or Stable for Private Stock	P	P	P																															
Agricultural Use, Farm or Pasturage	P	P	P																															
Agricultural Use, Farm Product Processing	P																																	
Animal Care Facility, Indoor										P	P		P	P	P	P	P	P								P				P	P	P		
Animal Care Facility, Outdoor	P*																	P																
Art Studio/Gallery									P (c)	P	P		P	P	P	P	P									P				P	P	P	P	
Car Wash																	P*																	
Commercial Garden, Greenhouse, or Landscape Maintenance	P*																P*	P*	P*	P*								P*						
Commercial Amusement										P	P		P		C	C	P*	P*								C				P	P	P		
Conference/Convention Center										P	P		P				P	P												P	P	P		
Country Club	P	P	P	P	P	P							P				P	P					P											
Day Care, Commercial									P (c)	P	P	C	P	P	P	P	P							C	C	P					P	P	P	
Drive-In/Thru															P*		P													C		P*		
Dry Cleaners and Laundry										P	P		P*	P*	P	P*	P	P								P*				P*	P*	P*	P*	
Fraternal Lodge													P				P	P													P	P	P	
Fuel Sales													P*				P*									P*		P						
Funeral Home																	P	P	P									P						
Golf Course or Driving Range	P*												P*				P*	P*																
Health Club/Sports Facility, Indoor										P	P		P		P	P	P	P								P				P	P	P	P	
Health Club/Sports Facility, Outdoor										P	P*		P				P	P												P	P*	P		

Hotel	C (b)									P	P		P		P		P													P	P	P		
Mobile Food Court										C	C		C				C													C	C	C		
Night Club, Bar, or Tavern										C	C		C				C													C	P	P		
Office									P (c)	P	P		P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P		
Parking as a Primary Use											P		P	C			P	P												P		P *		
Personal Service Shop									P (c)	P	P		P	P	P	P	P									P				P	P	P	P	
Printing/Copy Shop										P	P		P	P	P	P	P	P	P	P						P				P	P	P		
Radio/TV Station/Studio										P	P		P	P			P	P	P	P						P	P	P				P *		
Recreational Vehicle Park	C																C																	
Restaurant										P	P		P		P *	P *	P									P *				P	P	P	P *	
Retail Sales - Single Tenant over 50,000 SF											P						P															P		
Retail Sales and Service									P (c)	P	P		P		P *	P *	P *	P *								P				P	P	P	P	
Retail Sales and Service - Alcohol											C		P				P *	P *								P				C	P	P		
Sexually Oriented Business	P *	P *	P *	P *	P *	P *	P *	P *		P *	P*	P *	P*	P *			P *	P *	P *	P *	P *		P *	P*	P*	P *	P *	P *	P *	P*	P *	P *	P *	P *	
Shooting Range, Indoor													P				P	P		P										P				
Theater										P	P		P				P													P	P	P	P	
Retail Sales, Manufactured Homes																				P								P *						
Storage, Self Service															P *	P *	P	P		P						P *		P						
Vehicular Sales, Rental, Repair, and Service																	P *	P *		P								P *						
Wholesales/Services																	P *	P *	P	P							P	P						
INDUSTRIAL AND MANUFACTURING USES																																			
Storage Tank/Cold Storage Plant																		P		P								P						
Micro-Industrial																	P *	P *		P												P *	P *		
Industrial, Light																		P	P	P							P	P	P						
Industrial, Heavy																				P								P						
Recycling Facility - Large																		P *		P								P						
Salvage Yard																				P *								P *						

Scientific Testing/Research Laboratory																		P	P	P							P		P						
Storage, Outdoor - Equipment or Materials																		P	P*	P							P	P							
Truck Stop/Freight or Trucking Terminal																				P								P						
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Warehousing/Distribution																		P	C	P							P	P							
Waste Services																				P								P						
Wireless Telecommunication Facilities - Intermediate	P*												P*	P*			P*	P*	P*	P		P*				P*	P*	P*	P*	P*	P*	P*	P*	P*	
Wireless Telecommunication Facilities - Major	C										P*			C			C	C	C	P		C				C	C	P*	C						
Wireless Telecommunication Facilities - Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P		P	P	P	

Notes:

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

(b) Hotels are only allowed when accessory to a country club development and are limited to a maximum of fifteen (15) rooms.

(c) Permitted in live-work units only.

(d) Permitted only when there is also a HOO High Occupancy Overlay.

October 5, 2023
Item No. 5.6.
City-Initiated Rezonings to MH Middle Housing and HOO High Occupancy Overlay (2 of 2)

Sponsor: Michael Ostrowski, Director of Planning and Development, Jeff Howell, Matthew Ellis , Robin Macias, Jesse Dimeolo, Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries as follows:

a. From GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue;
b. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 4.12 acres being Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22, generally located along University Oaks Boulevard;
c. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 6.71 acres being Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1-12, generally located along Pine Ridge Drive;
d. From GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 19.34 acres being Autumn Chase, Block 1, Lots 1-7, Brentwood Section Two, Block 4, Lots 1-30, Block 5, Lots 1-23, Block 6, Lots 1-4, and Brentwood Section Three Subdivision, generally located along Cornell Drive, Brentwood Drive, and Southwest Parkway;
e. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 5.8 acres being Ashford Square Subdivision Replat, Volume 3202, Page 61, generally located along Ashford Drive;
f. From D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.15 acres being Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "Park," generally located along Oney Hervey Drive;
g. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 28.4 acres being University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision, generally bounded by Paloma Ridge Drive, Feather Run, Davidson Drive, and Holleman Drive South;
h. From R Rural to MH Middle Housing and HOO High Occupancy Overlay for approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South;
i. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 12.85 acres being The Barracks II Phase 111 Subdivision, and The Barracks II Phase 112, Block 38, Lots 1-24, Block 39, Lots 1-10, Common Area 13 and Parkland 12, generally bounded by Towers Parkway, Goldilocks Lane, and Cain Road;
j. From T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 18.83 acres being Pershing Pointe Villas Phase 1 Subdivision, Volume 14370,

Page 149, and Pershing Pointe Villas Phase 2A Subdivision, generally bounded by Deacon Drive West, Towers Parkway, Oak Crest, and Holleman Drive South, and;

k. From GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay for approximately 55.49 acres being The Barracks Phase 1 Subdivision, The Barracks Phase 2 Subdivision, Williamsgate Phase 1 Subdivision, Buena Vida Subdivision, 12 at Rock Prairie Phase 1 Subdivision, 12 at Rock Prairie Phase 2 Subdivision, and 12 at Rock Prairie Phase 3 Subdivision, generally bounded by Rock Prairie Road West, Towers Parkway, Deacon Drive West, and General Parkway;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: At the August 10 City Council meeting, City staff presented each of these areas along with the feedback staff received during the public engagement process. At the meeting, the City Council gave direction for staff to move forward with bringing these areas as official rezoning cases. After considering the rezoning criteria, City staff has determined that each of these areas are appropriate for rezoning to MH Middle Housing with a HOO High Occupancy Overlay. The HOO High Occupancy Overlay would allow the shared housing use as long as the property met the requirements for that use.

Budget & Financial Summary: N/A

Attachments:

1. Area E Supporting Materials
2. Area I Supporting Materials
3. Area M Supporting Materials
4. Area P-Q-R-S-T Supporting Materials
5. Area W Supporting Materials
6. Area Z Supporting Materials
7. Area HH and Area II Supporting Materials
8. Area JJ-KK, Area LL, and Area MM Supporting Materials

REZONING REVIEW CRITERIA FOR AREA E

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 duplexes to the north, single-family homes to the west and south and undeveloped property to the east. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

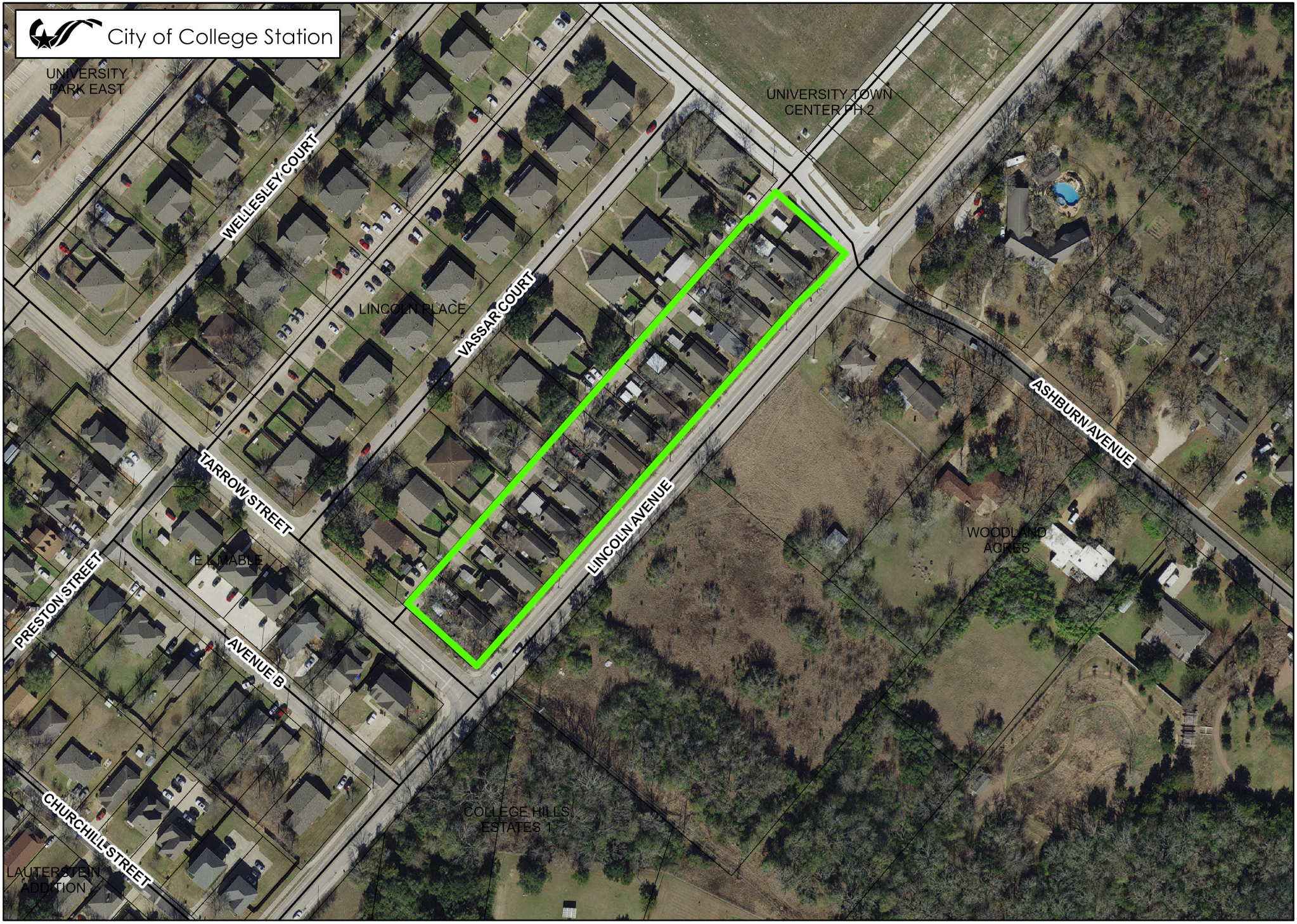
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.

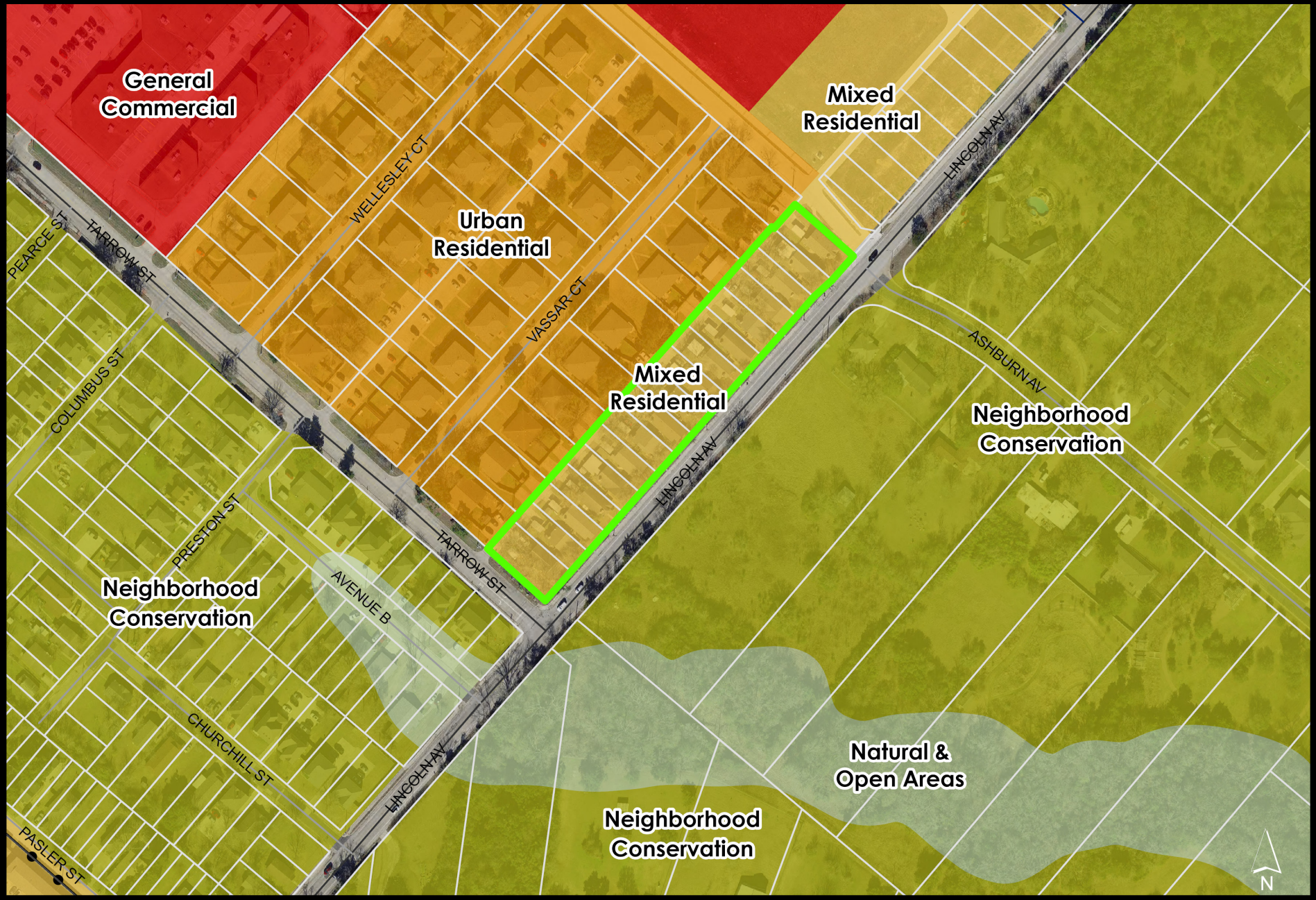


E - LINCOLN AVE.

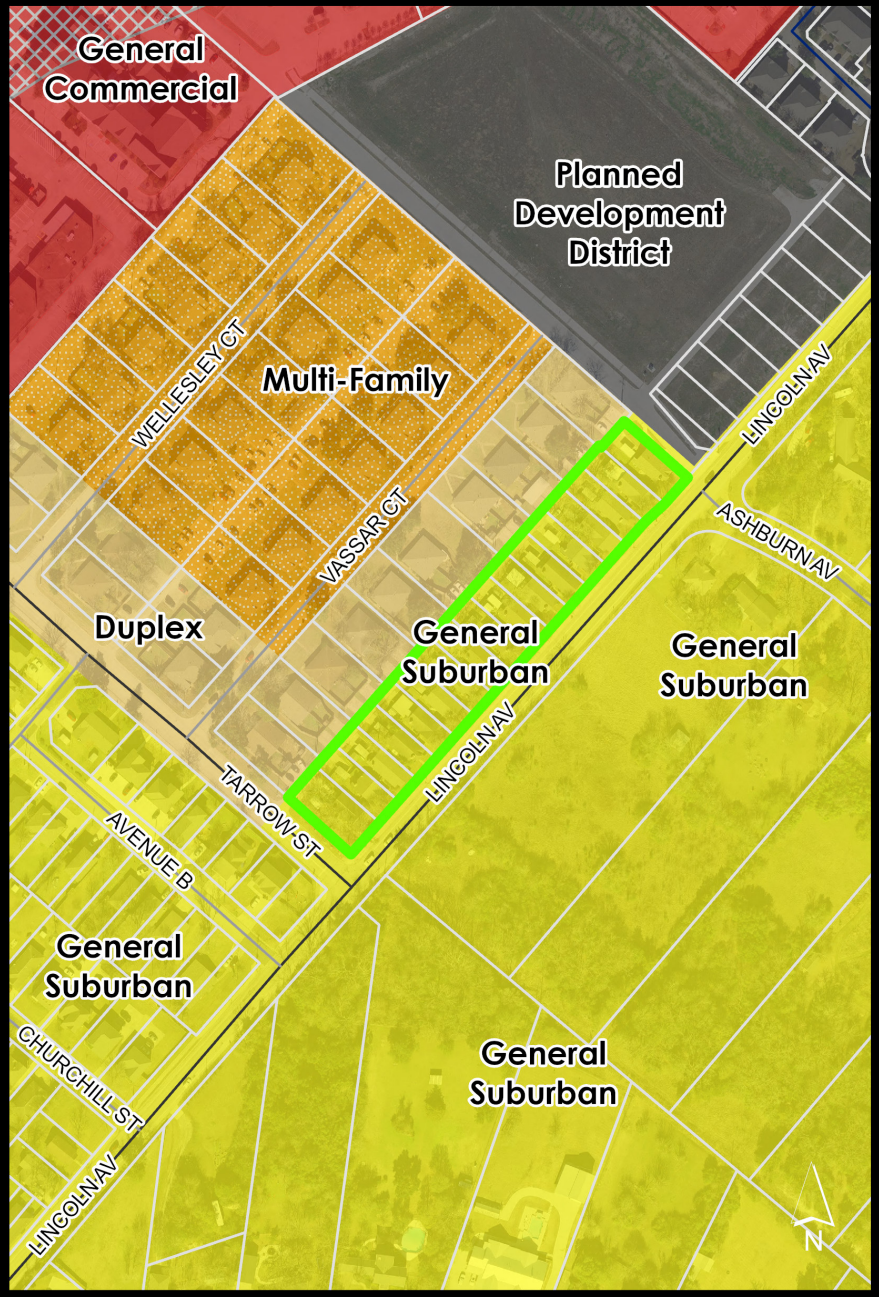
Case: REZ2023-000057

REZONING

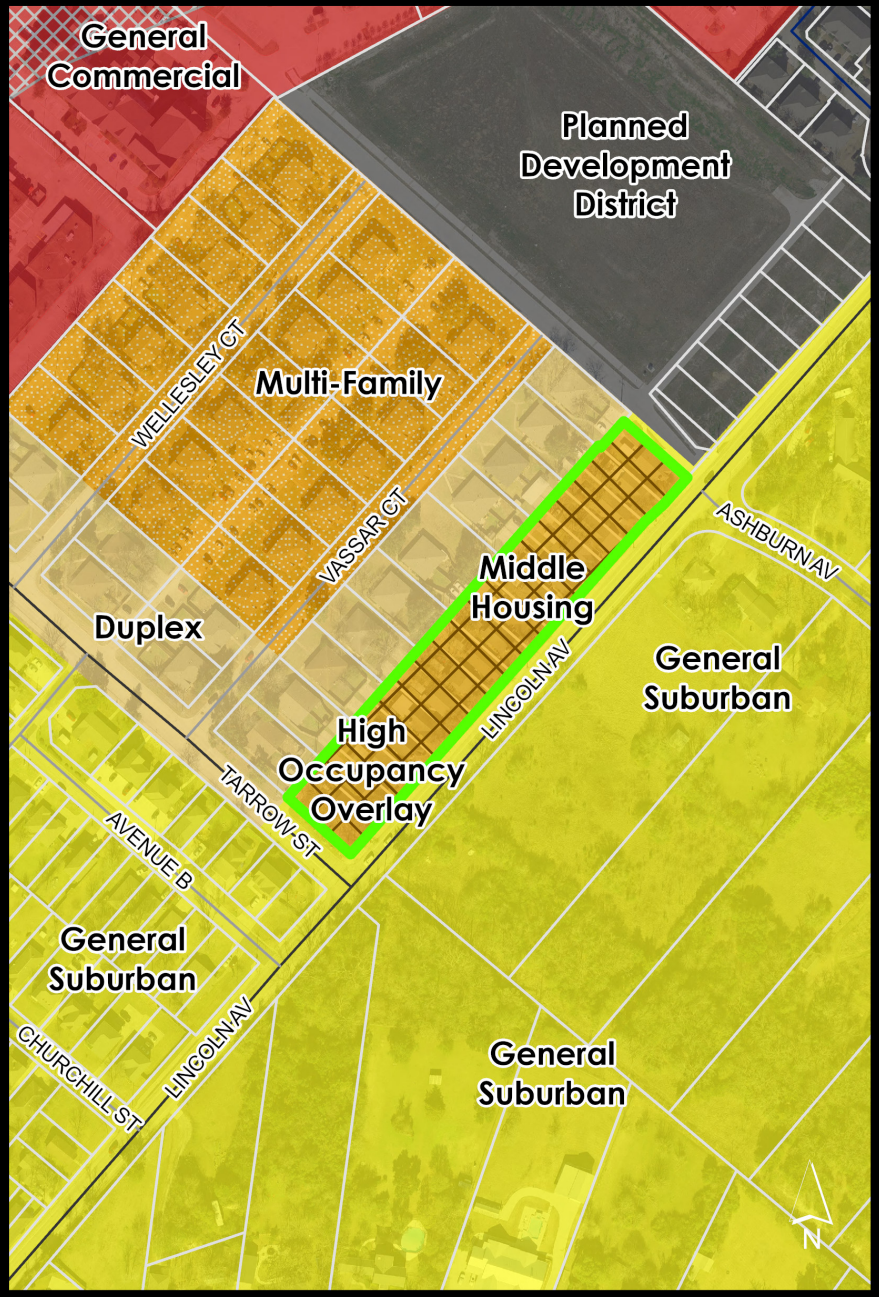
EXISTING
Future Land Use

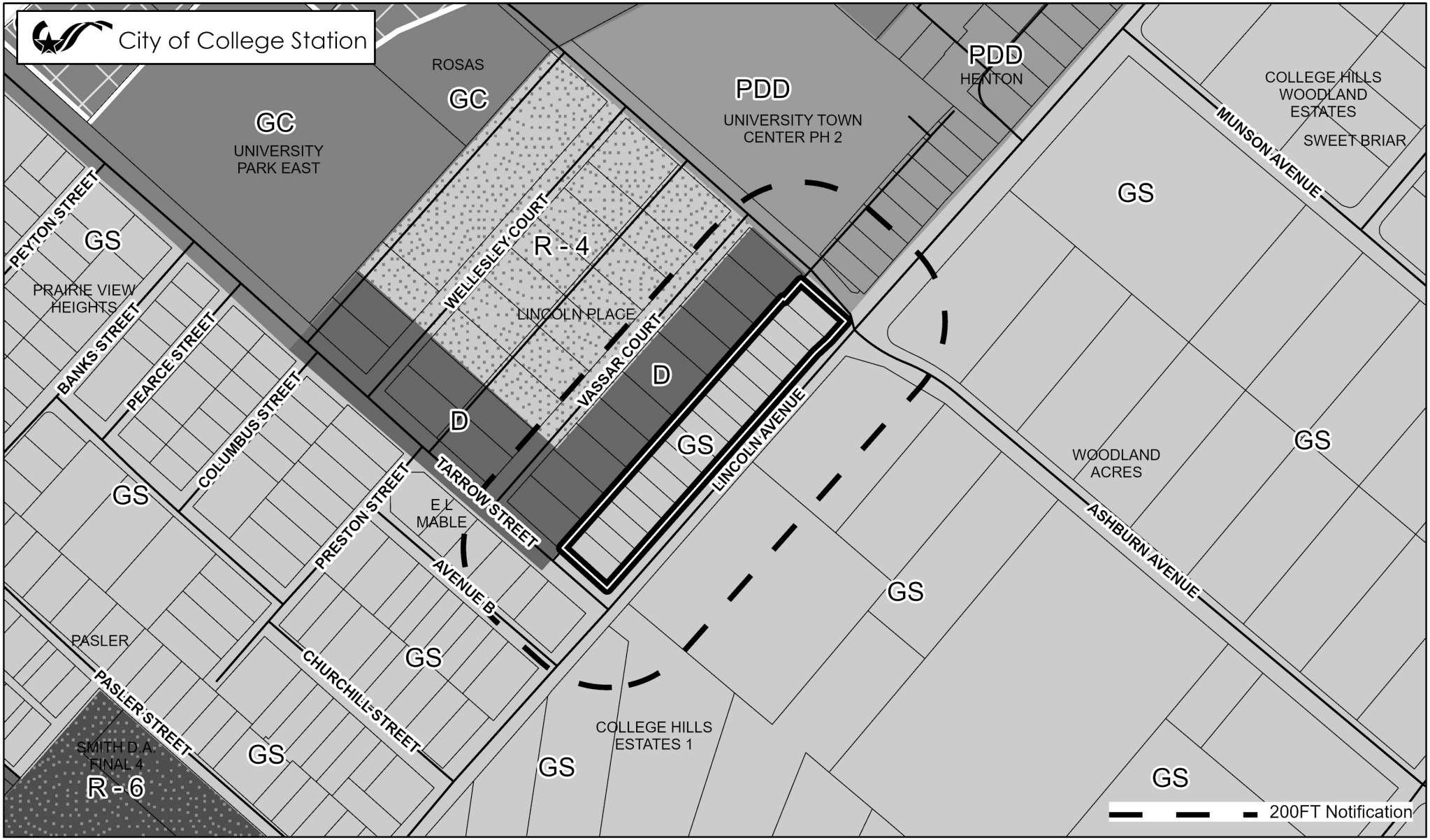


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH

0 270 540 Feet

E - LINCOLN AVE.

Case: REZ2023-000057

REZONING

REZONING REVIEW CRITERIA FOR AREA I

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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, west, and east, and multi-family developments to the south. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

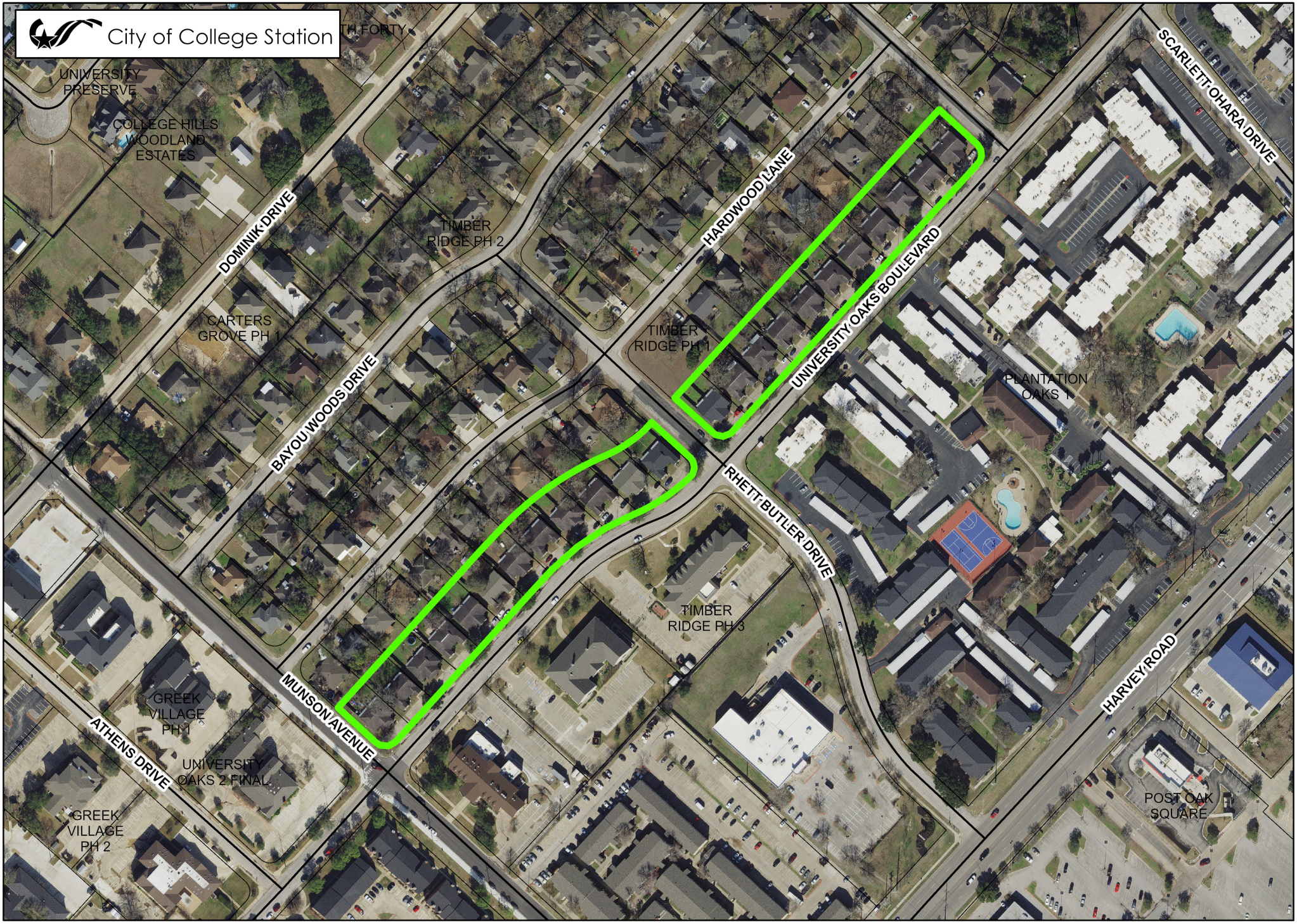
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5. **The marketability of the property:**

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

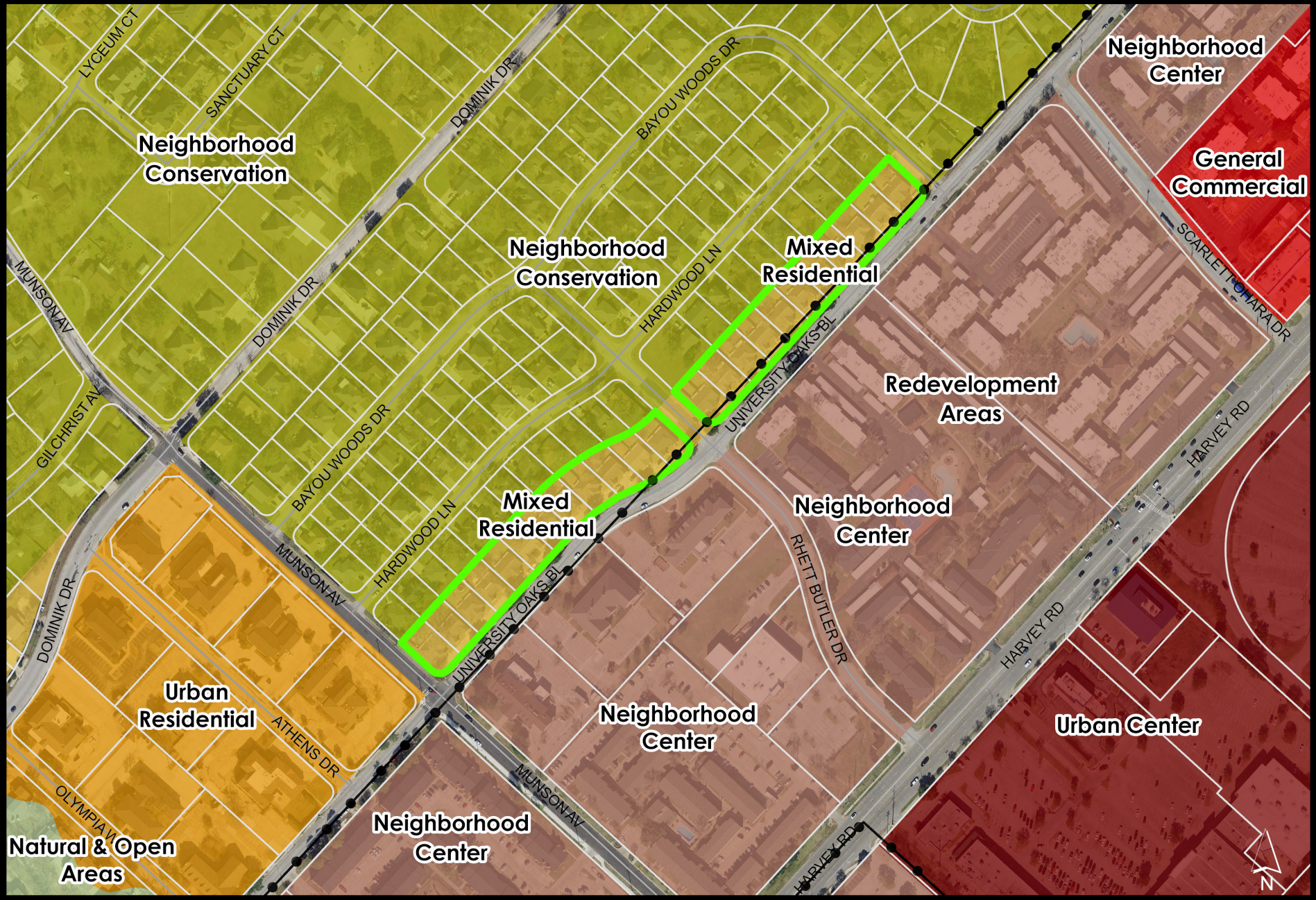
0 225 450 Feet

I - UNIVERSITY OAKS BLVD.

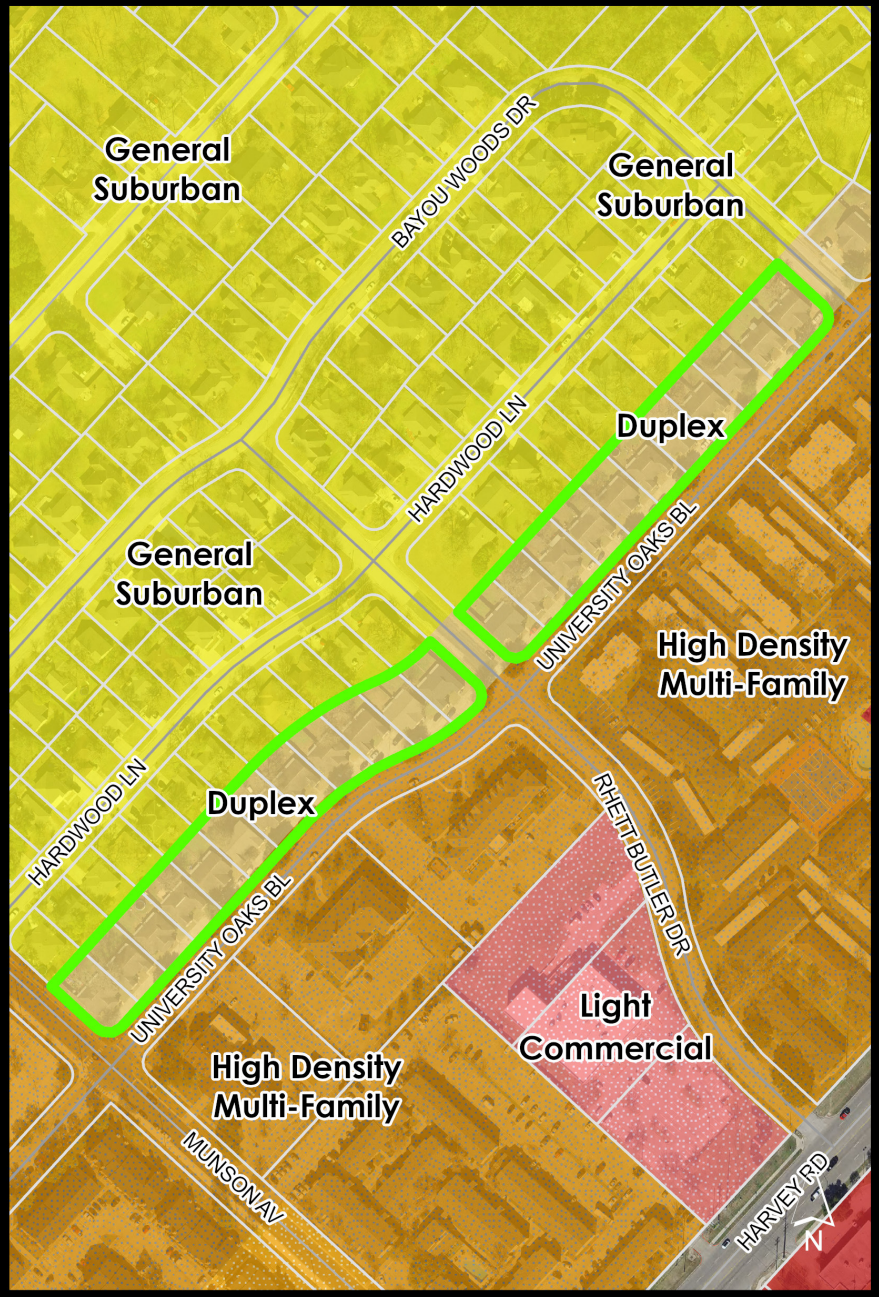
Case: REZ2023-000059

REZONING

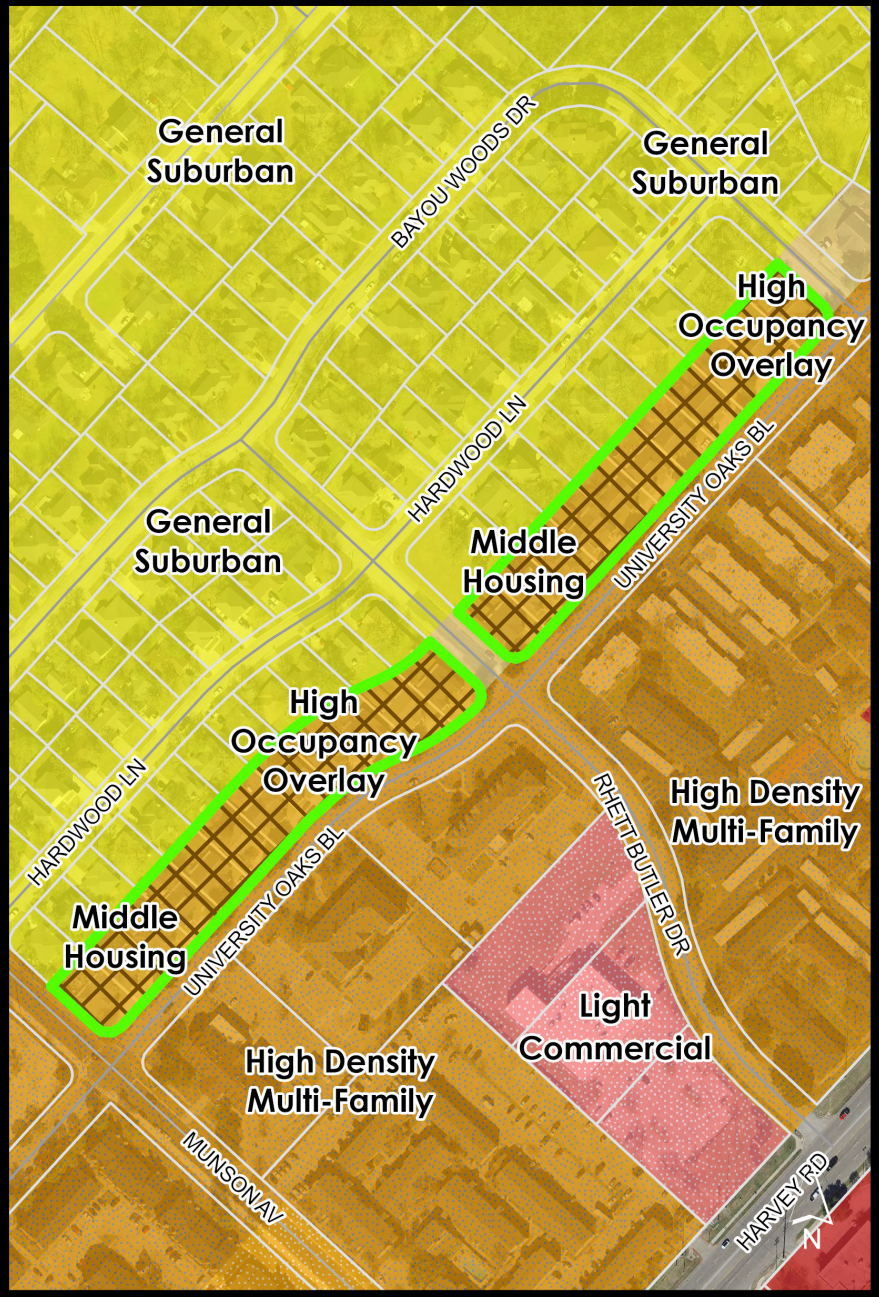
EXISTING
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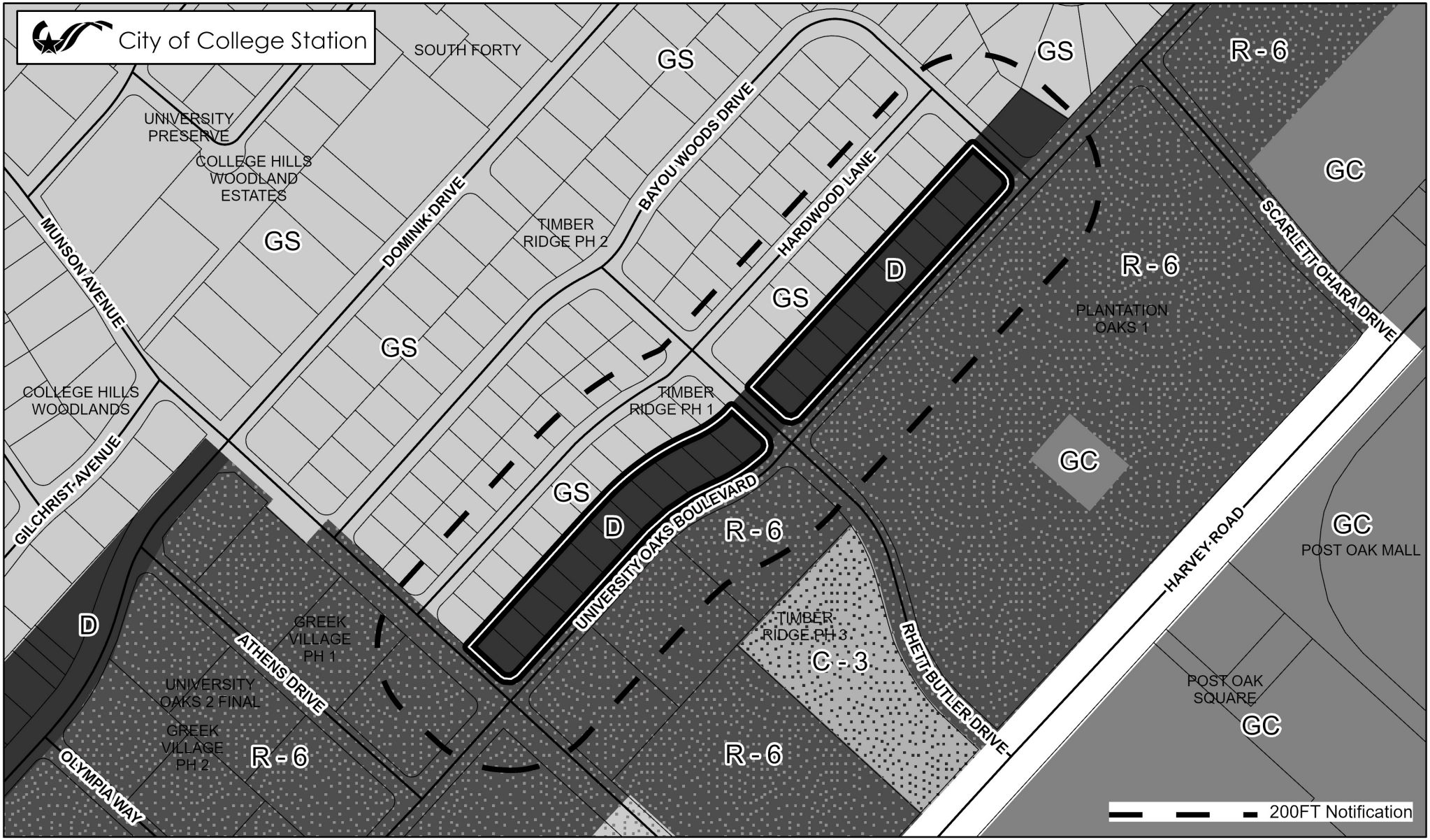


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WPC	Wolf Pen Creek Dev. Cor.
NG–1	Core Northgate
NG–2	Transitional Northgate
NG–3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
HOO	High 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

NORTH

0 295 590 Feet

I - UNIVERSITY OAKS BLVD.

Case: REZ2023-000059

REZONING

REZONING REVIEW CRITERIA FOR AREA M

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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

The subject properties are generally surrounded by multi-family developments on all sides. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

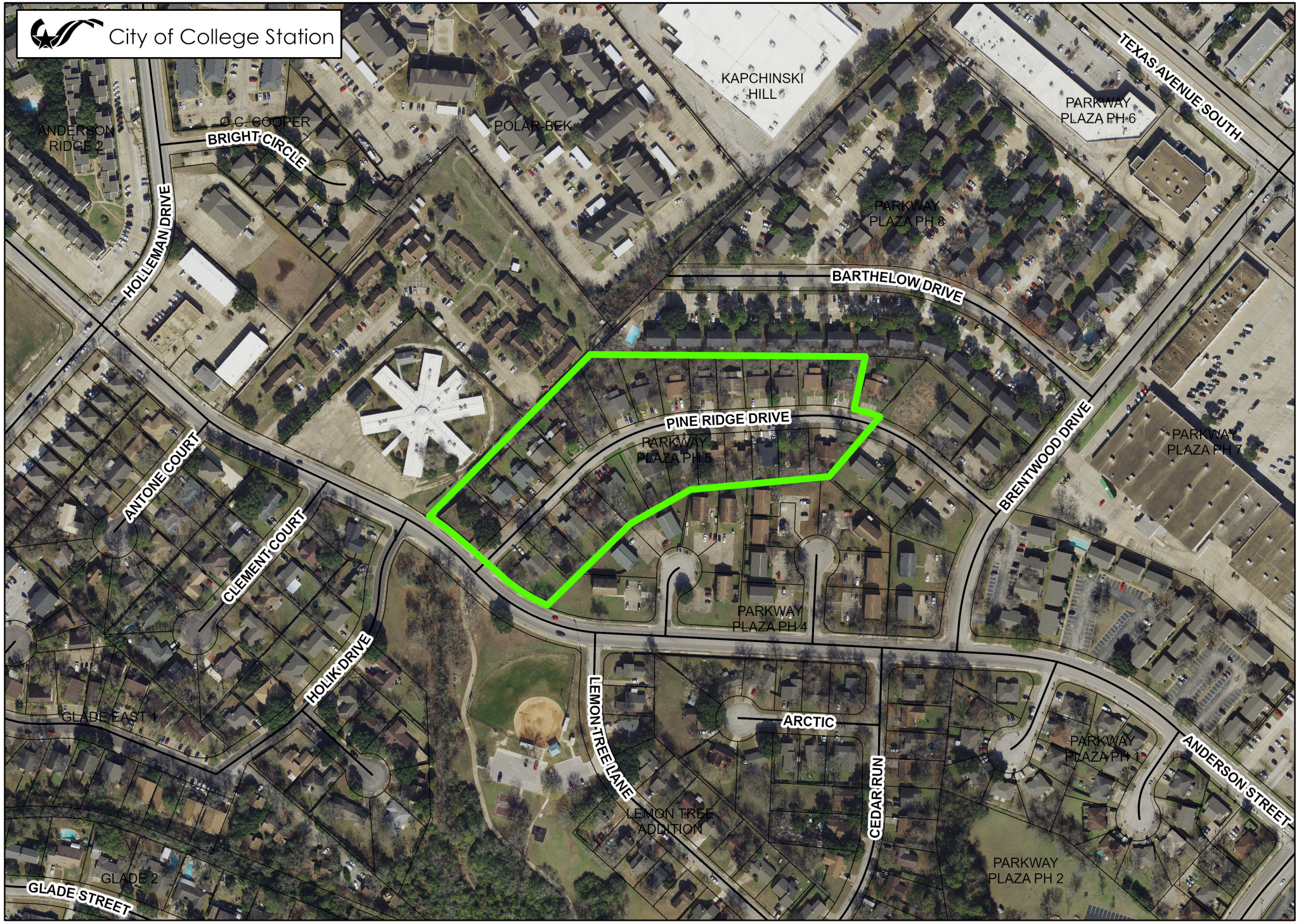
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.

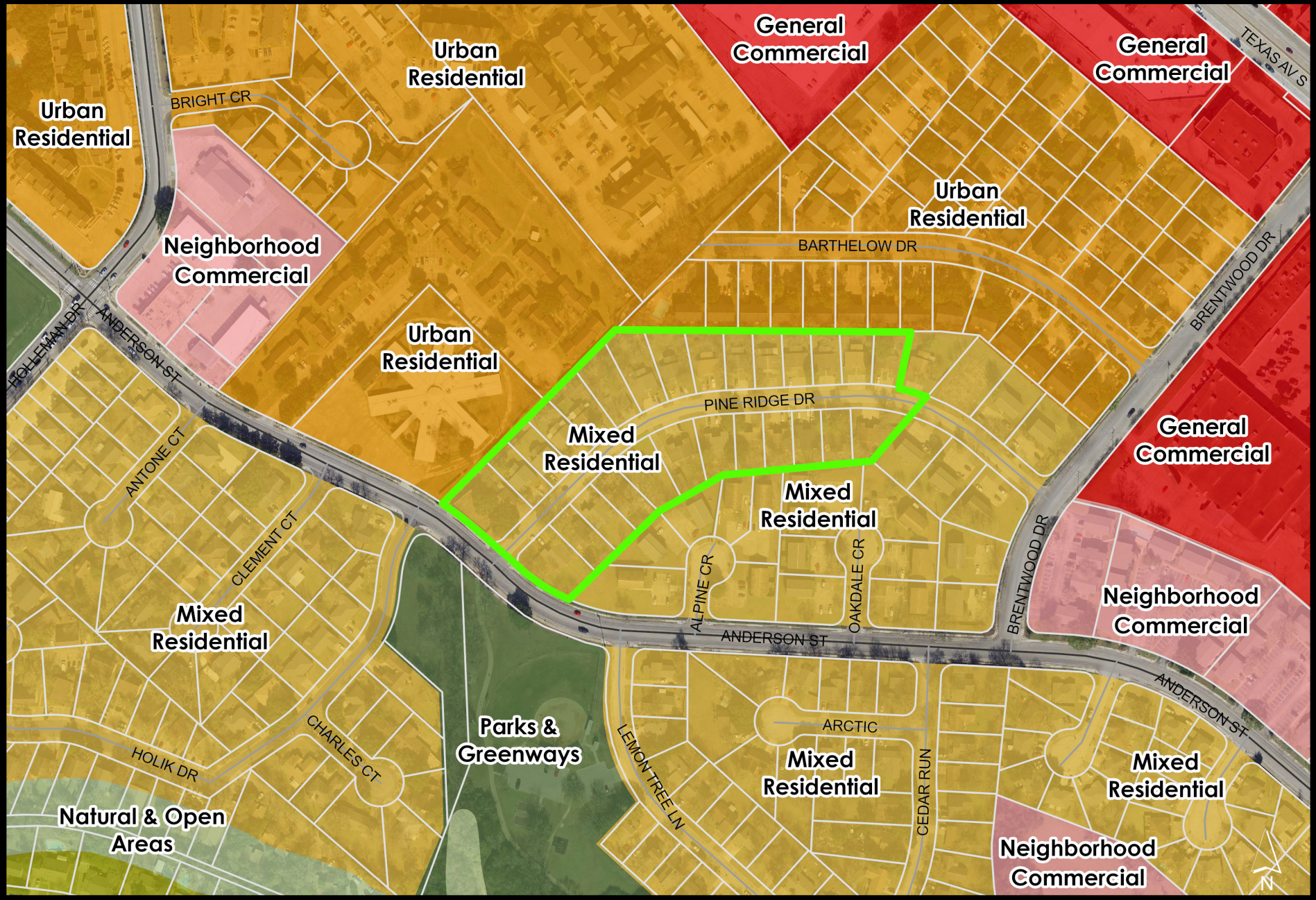


M - PINE RIDGE DR.

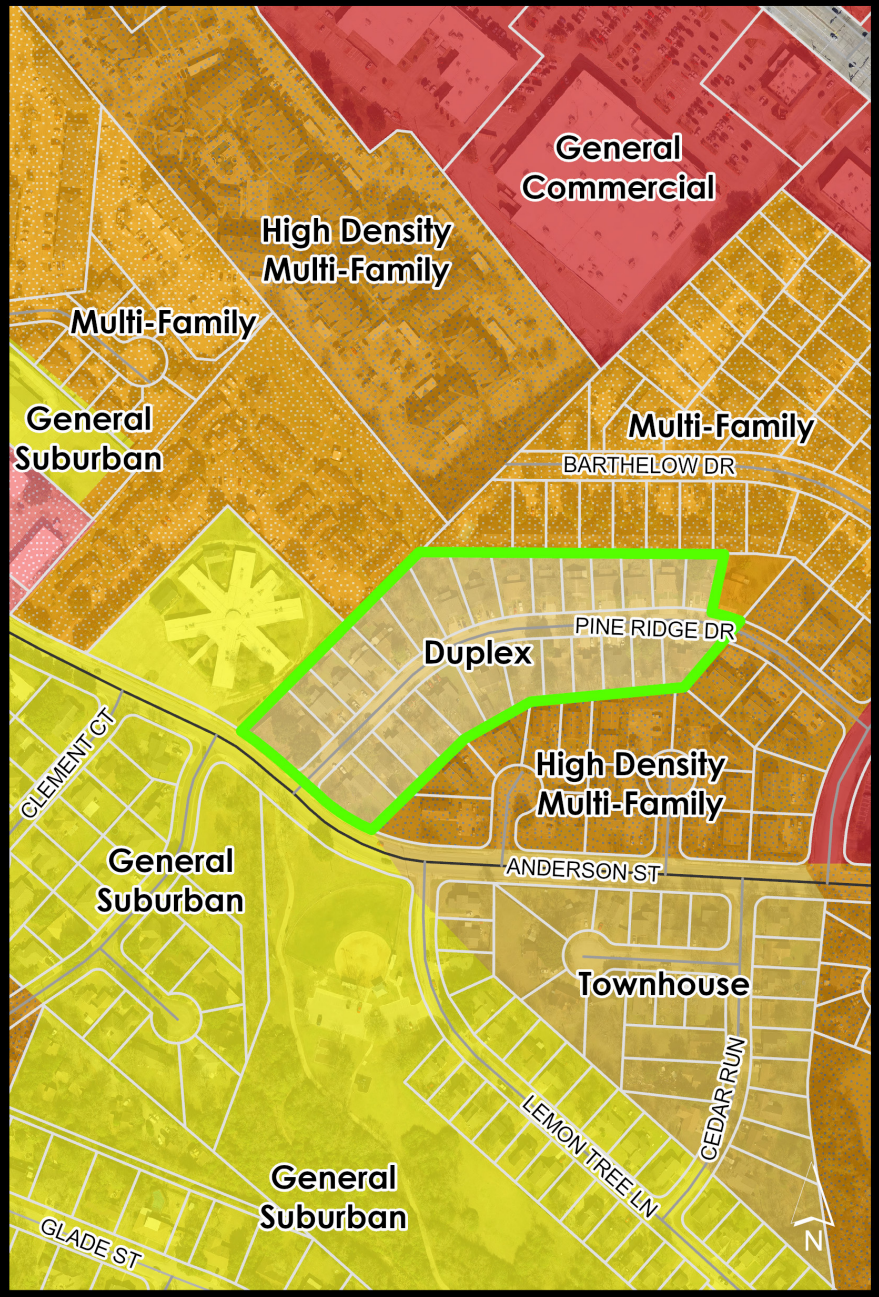
Case: REZ2023-000032

REZONING

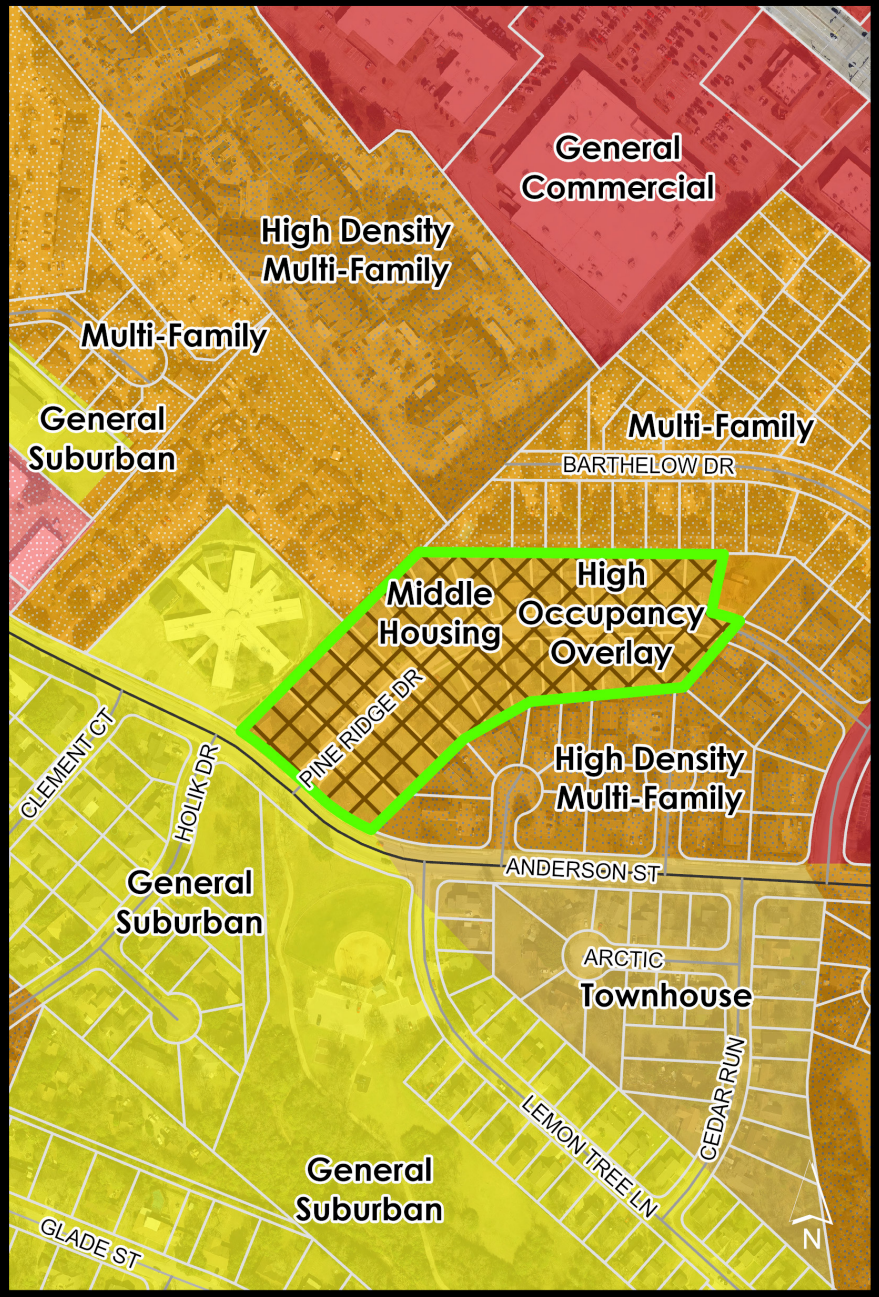
EXISTING
Future Land Use

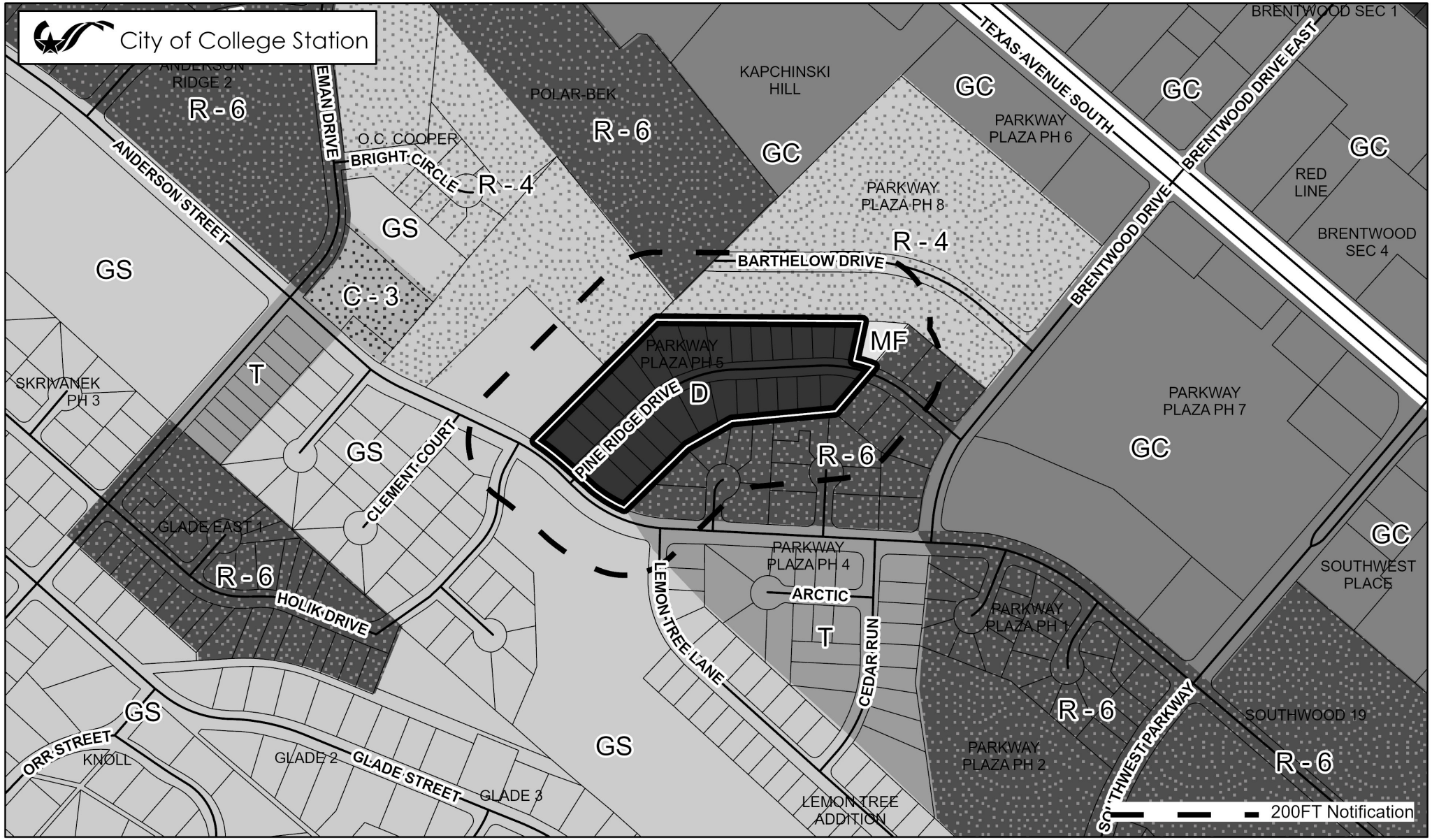


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH 0 400 800 Feet

M - PINE RIDGE DR.

Case: REZ2023-000032

REZONING

REZONING REVIEW CRITERIA FOR AREA P-Q-R-S-T

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 and multi-family apartments to the north and more multi-family to the west. Commercial developments are to the south and across Southwest Parkway to the east. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas. Given the higher density multi-family and commercial products, the increased density fits well into this area.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

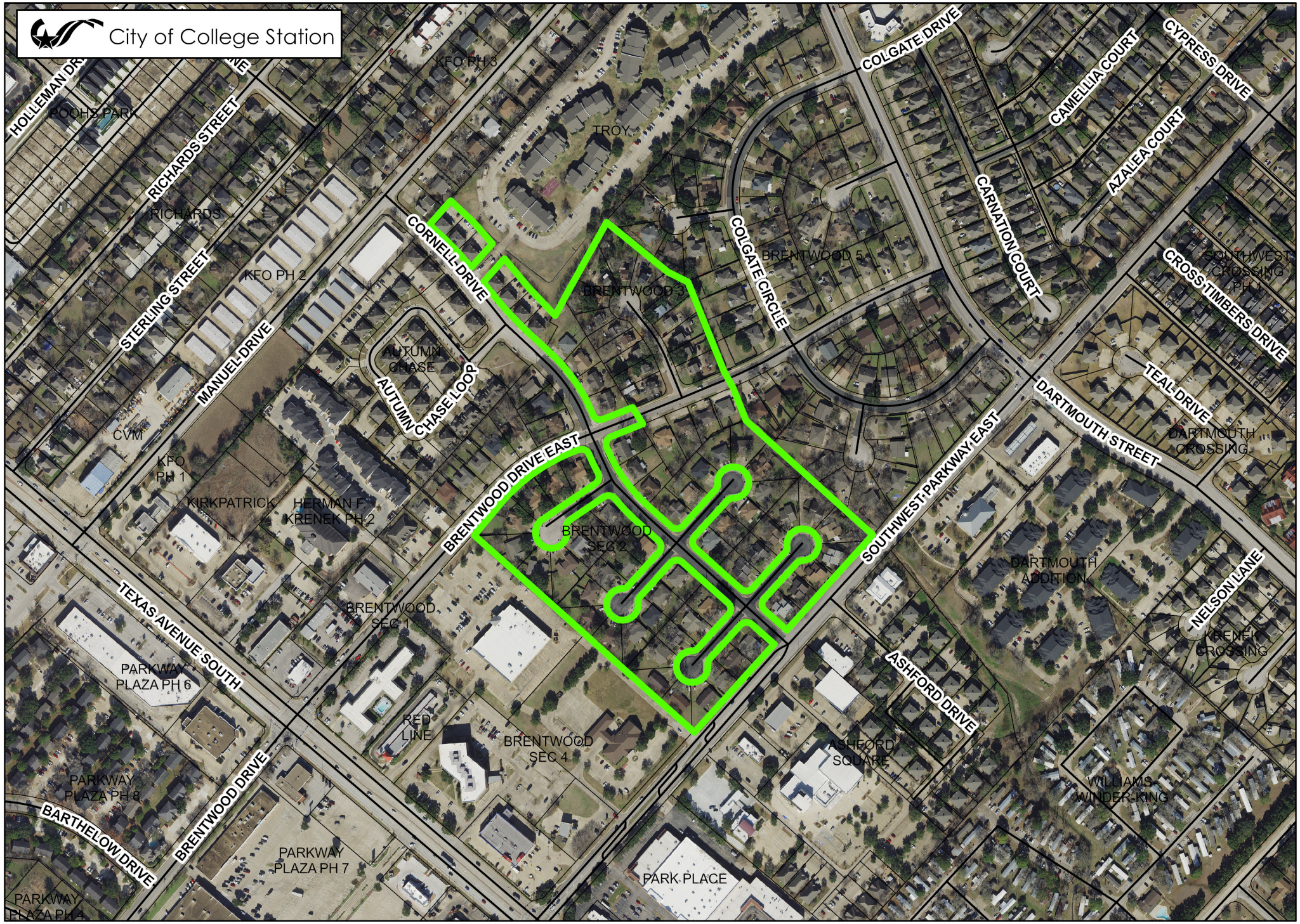
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

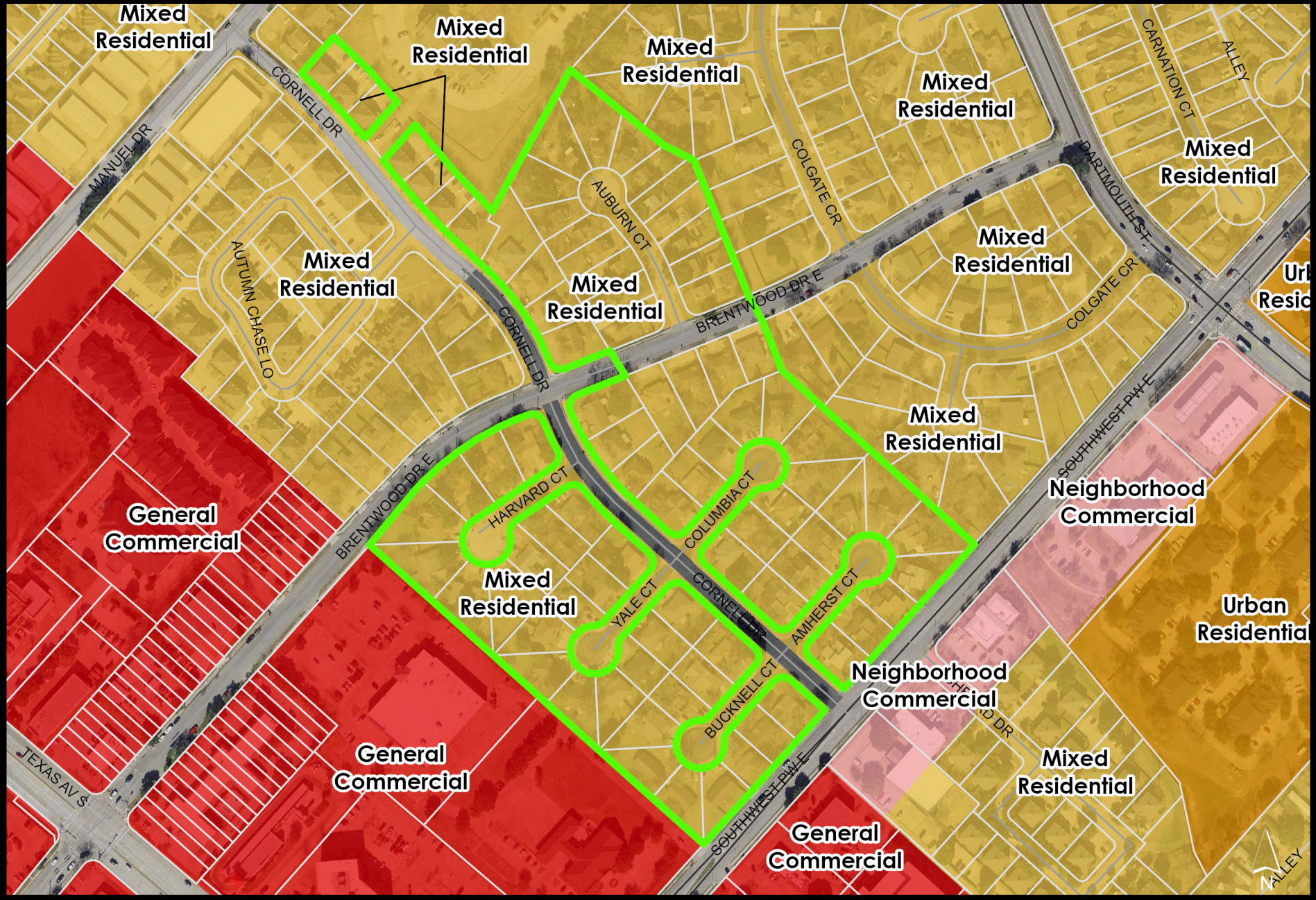
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P-Q-R-S-T - CORNELL DR. AREA

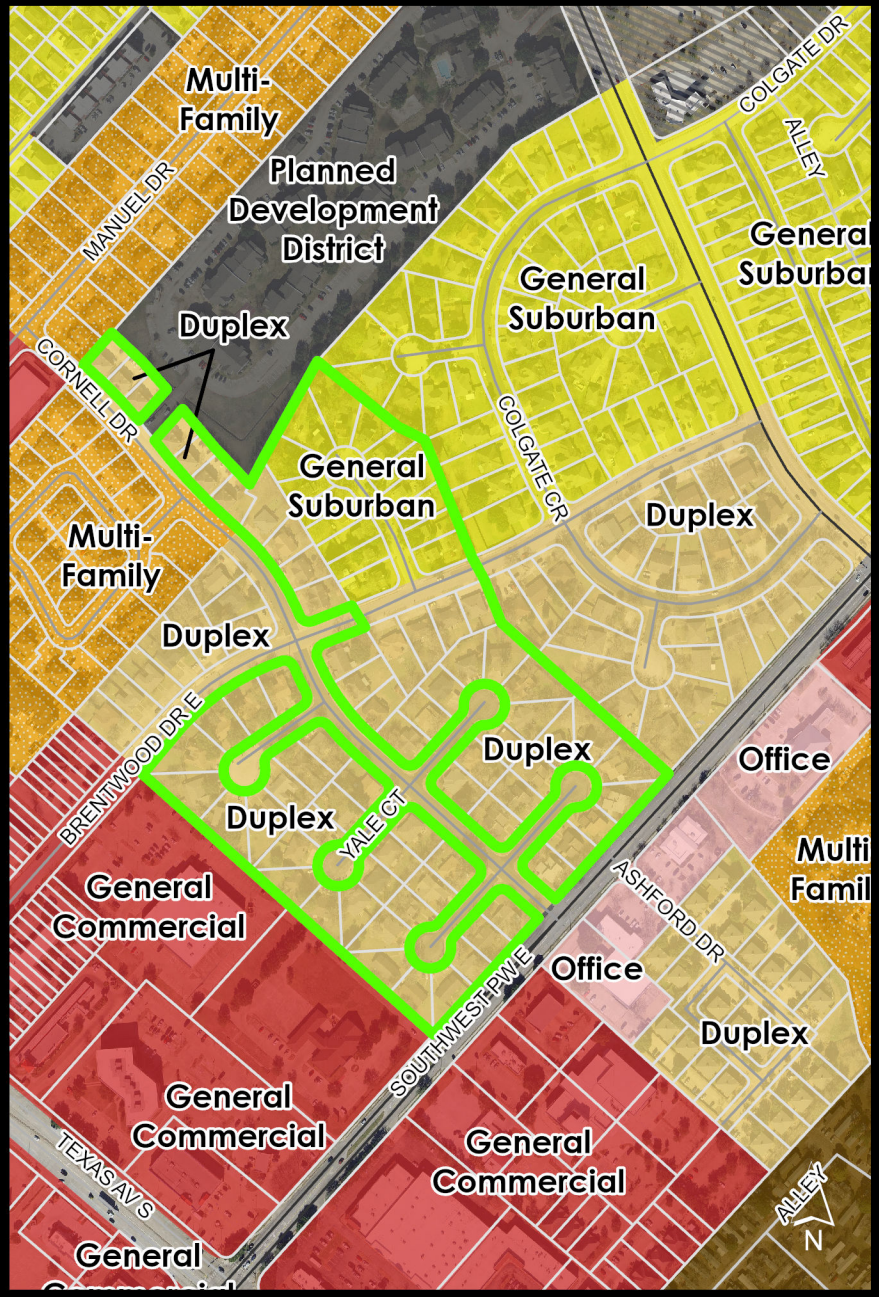
Case: REZ2023-000045

REZONING

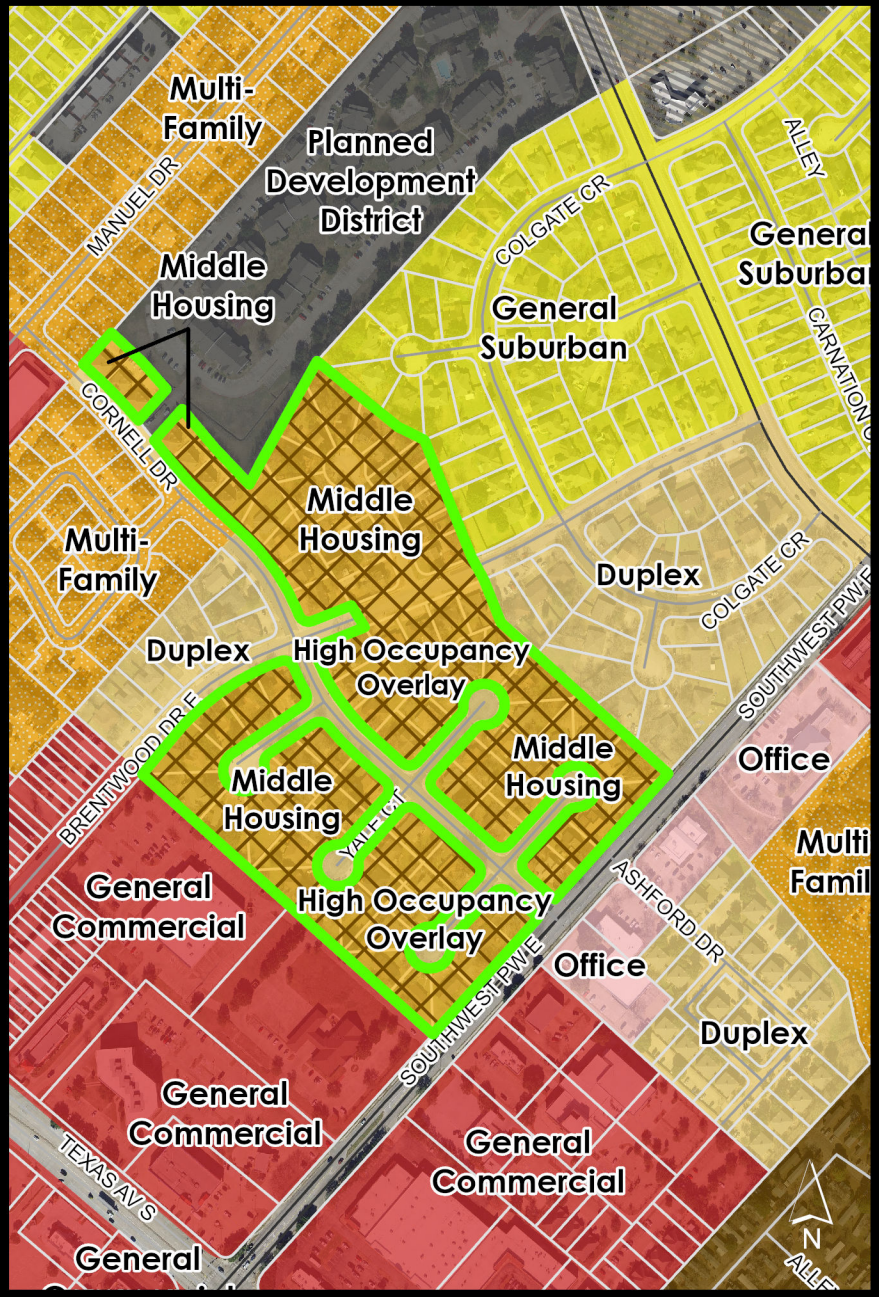
EXISTING
Future Land Use

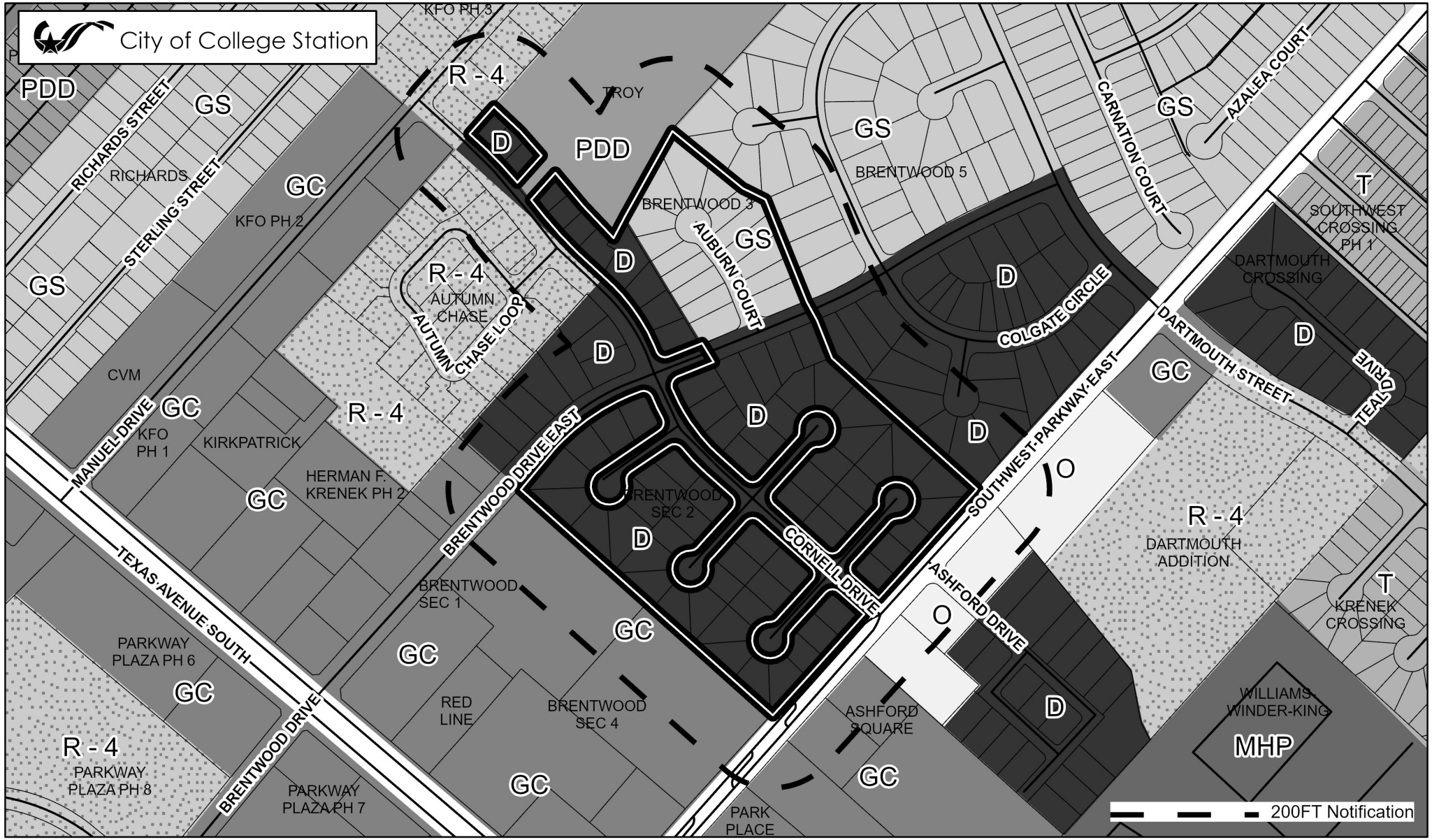


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH 0 370 740 Feet

P-Q-R-S-T - CORNELL DR. AREA

Case: REZ2023-000045

REZONING

REZONING REVIEW CRITERIA FOR AREA W

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 office and commercial areas to the north, west and south. Multi-family apartments are to the northeast and a manufactured park is to the southeast. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

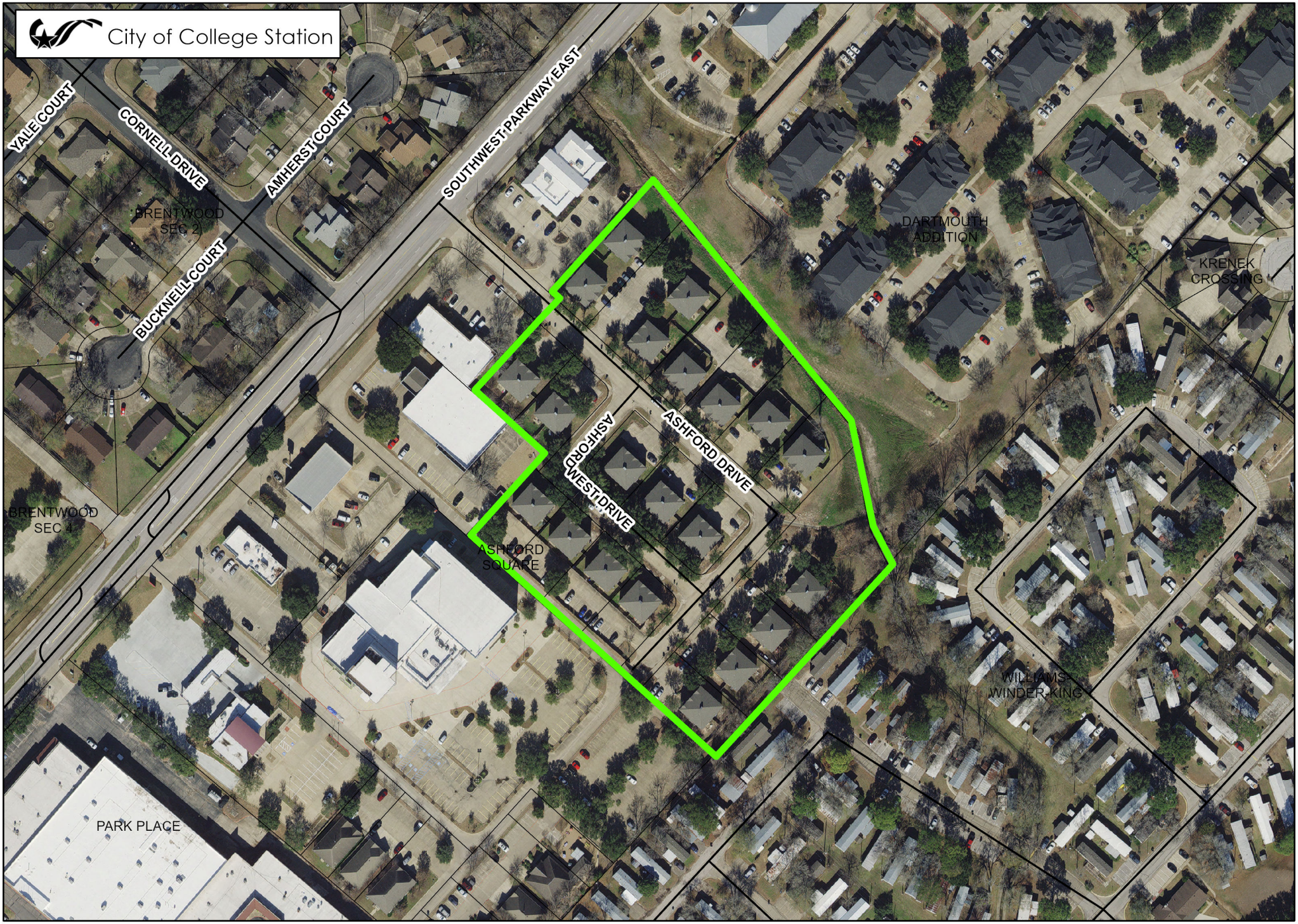
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

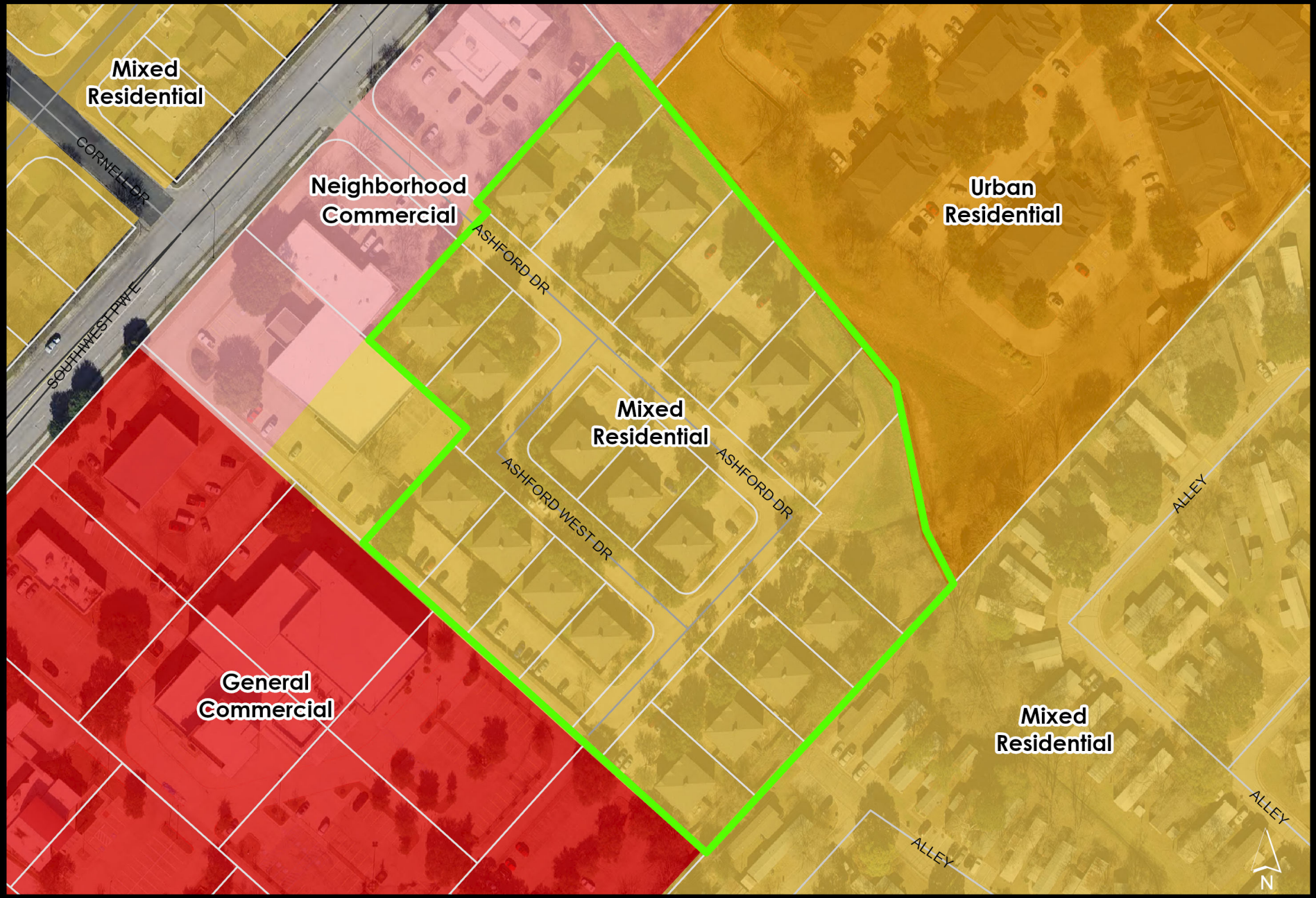
0 165 330 Feet

W - ASHFORD DR. AREA

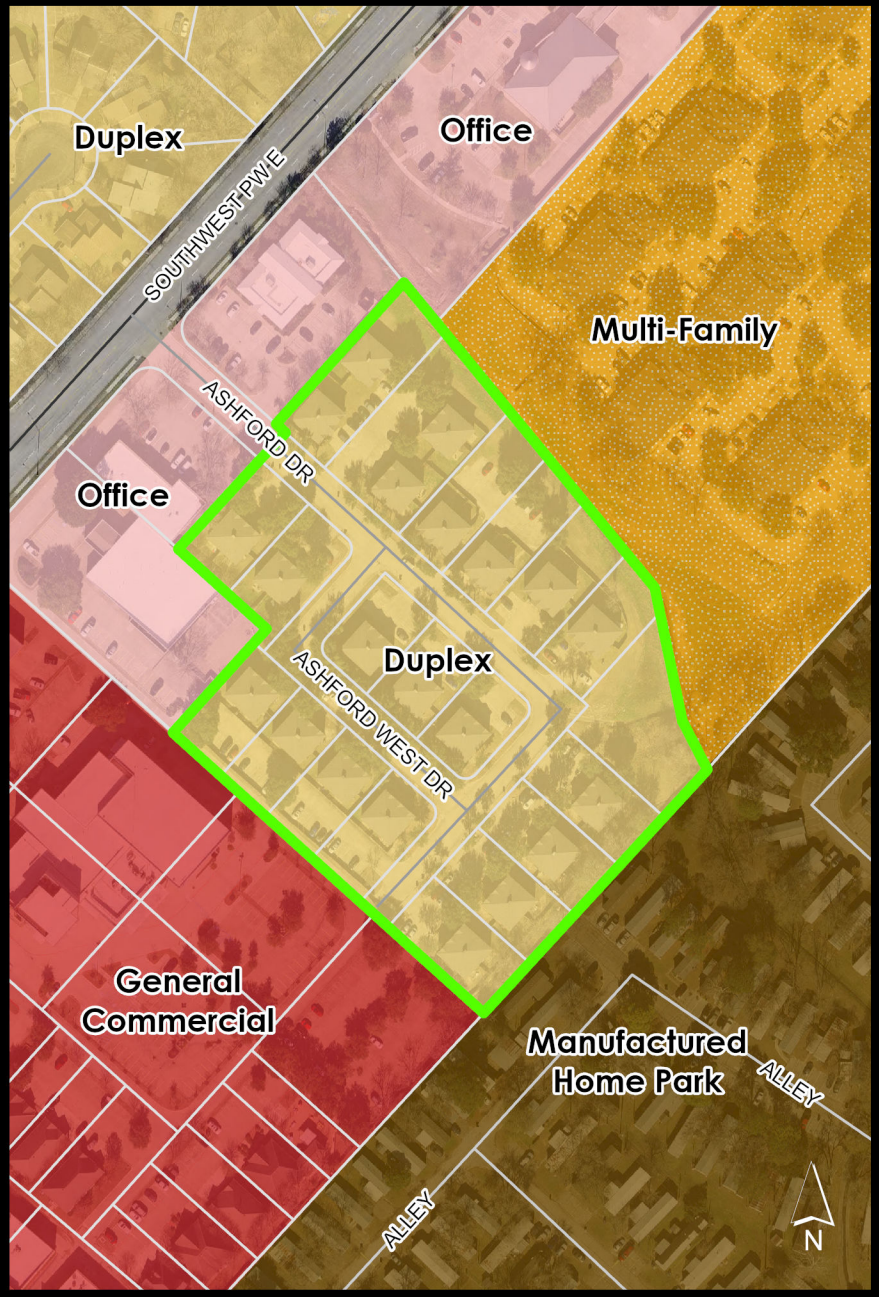
Case: REZ2023-000047

REZONING

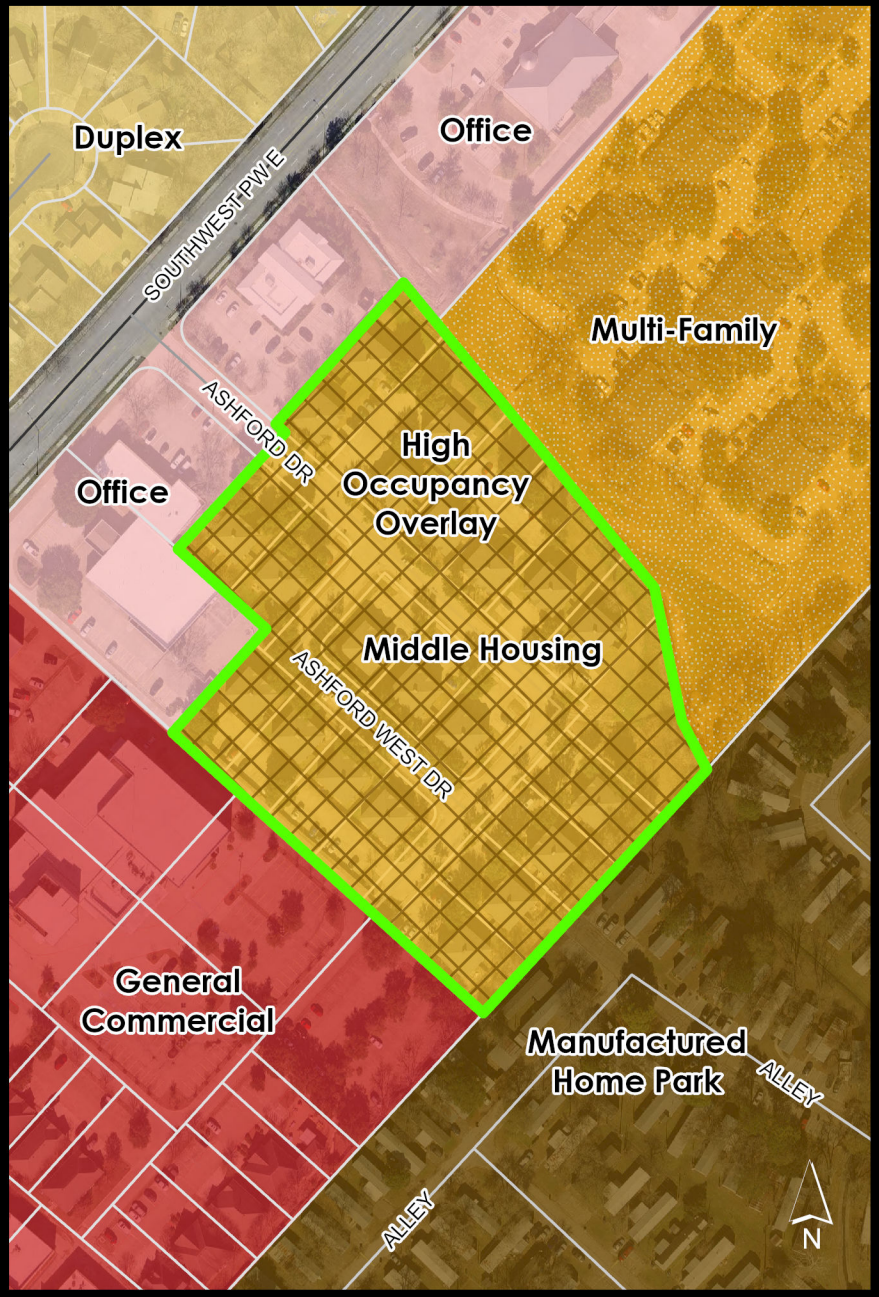
EXISTING
Future Land Use

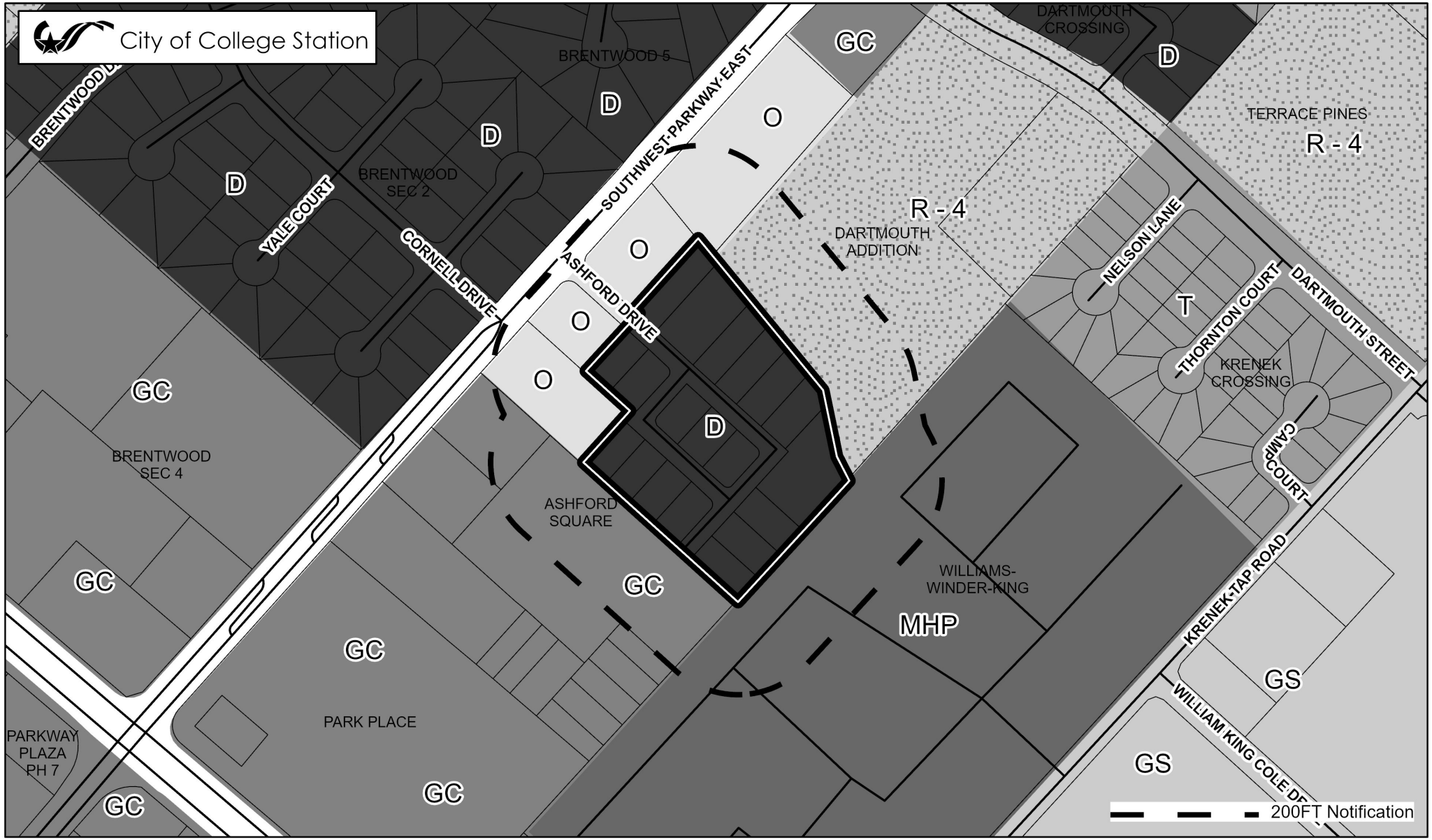


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH 0 290 580 Feet

W - ASHFORD DR. AREA

Case: REZ2023-000047

REZONING

REZONING REVIEW CRITERIA FOR AREA Z

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 and east, a multi-family development to the south, and a commercial development and single-family homes 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 MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

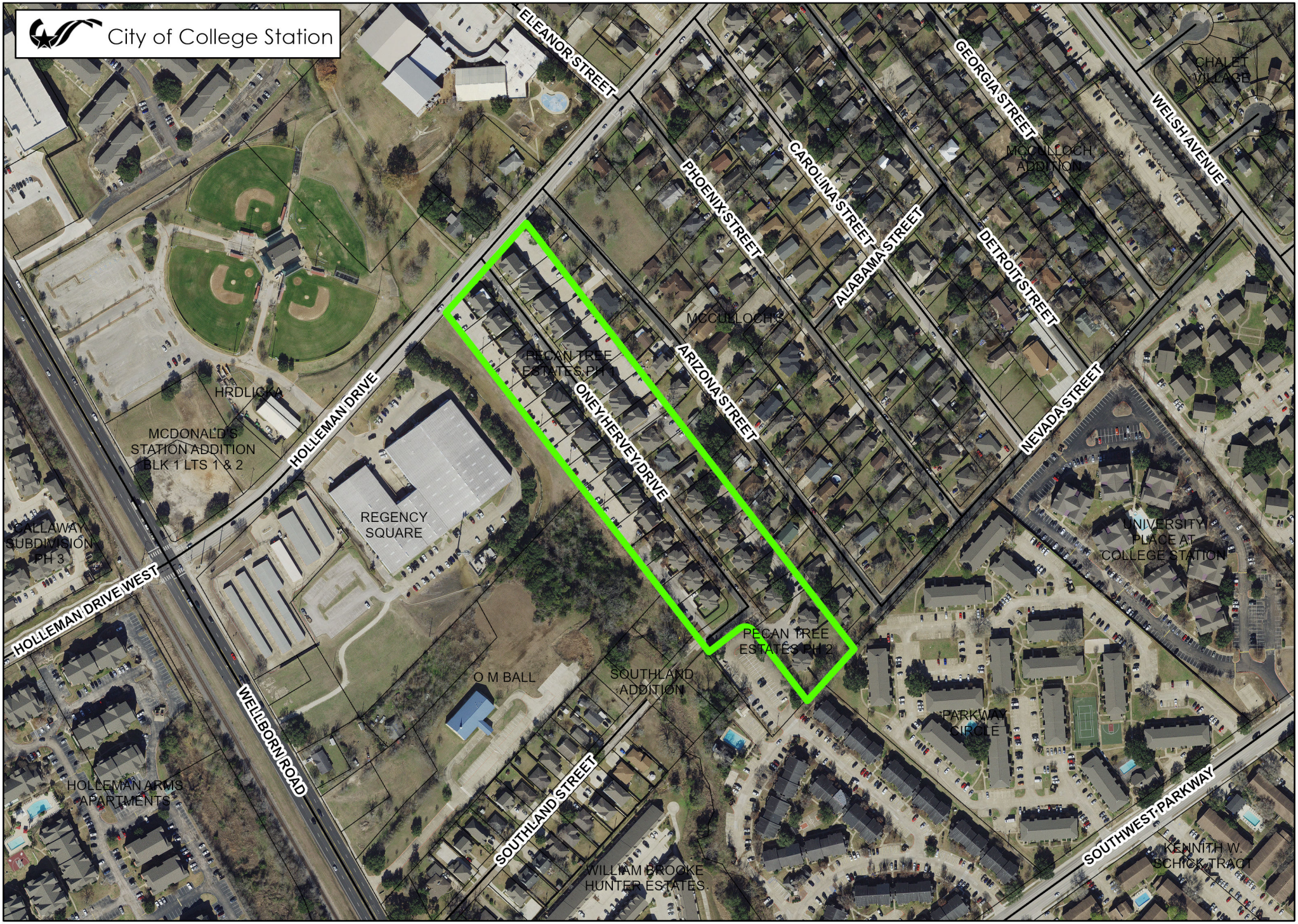
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

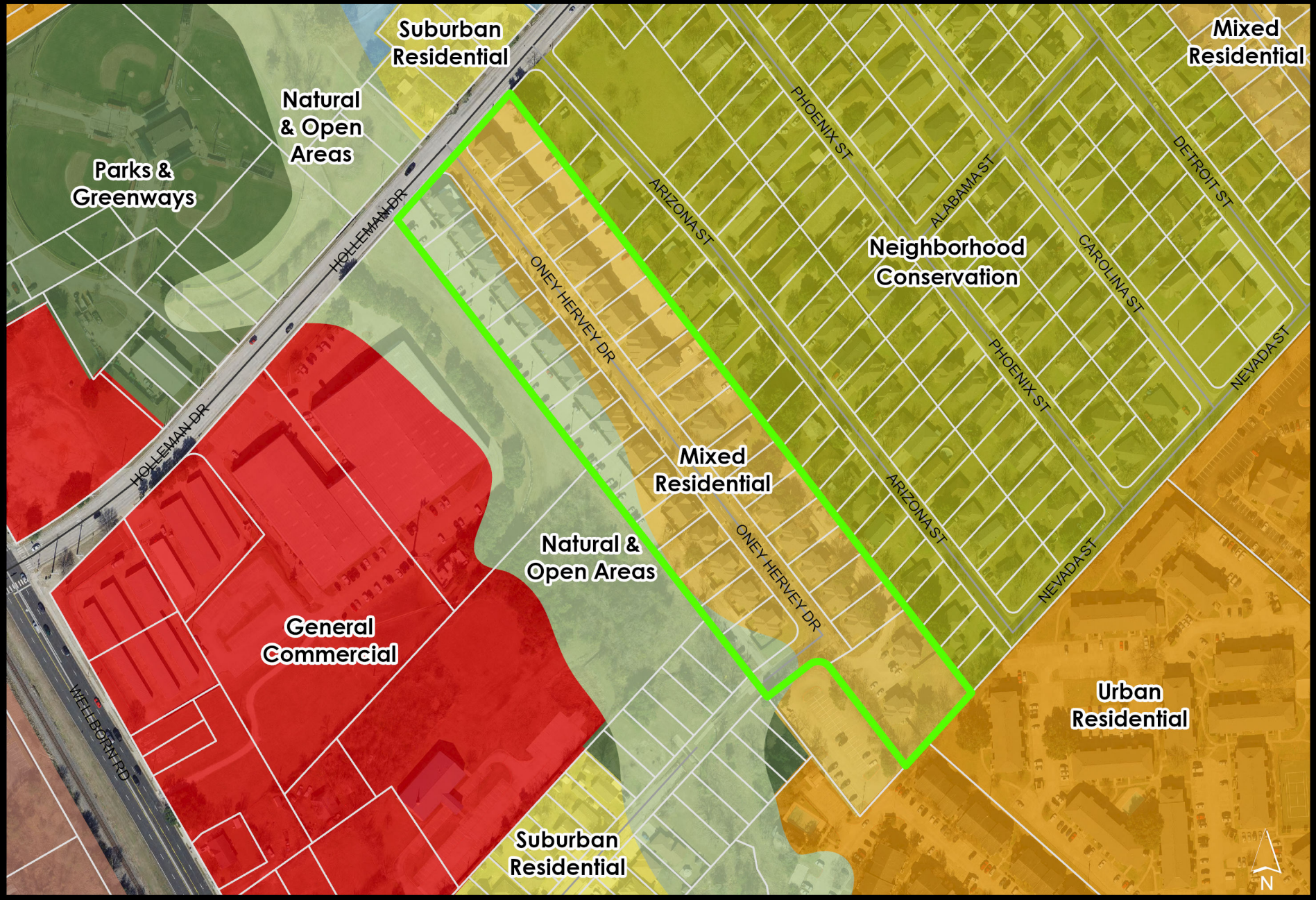
0 300 600 Feet

Z - ONEY HERVEY DR.

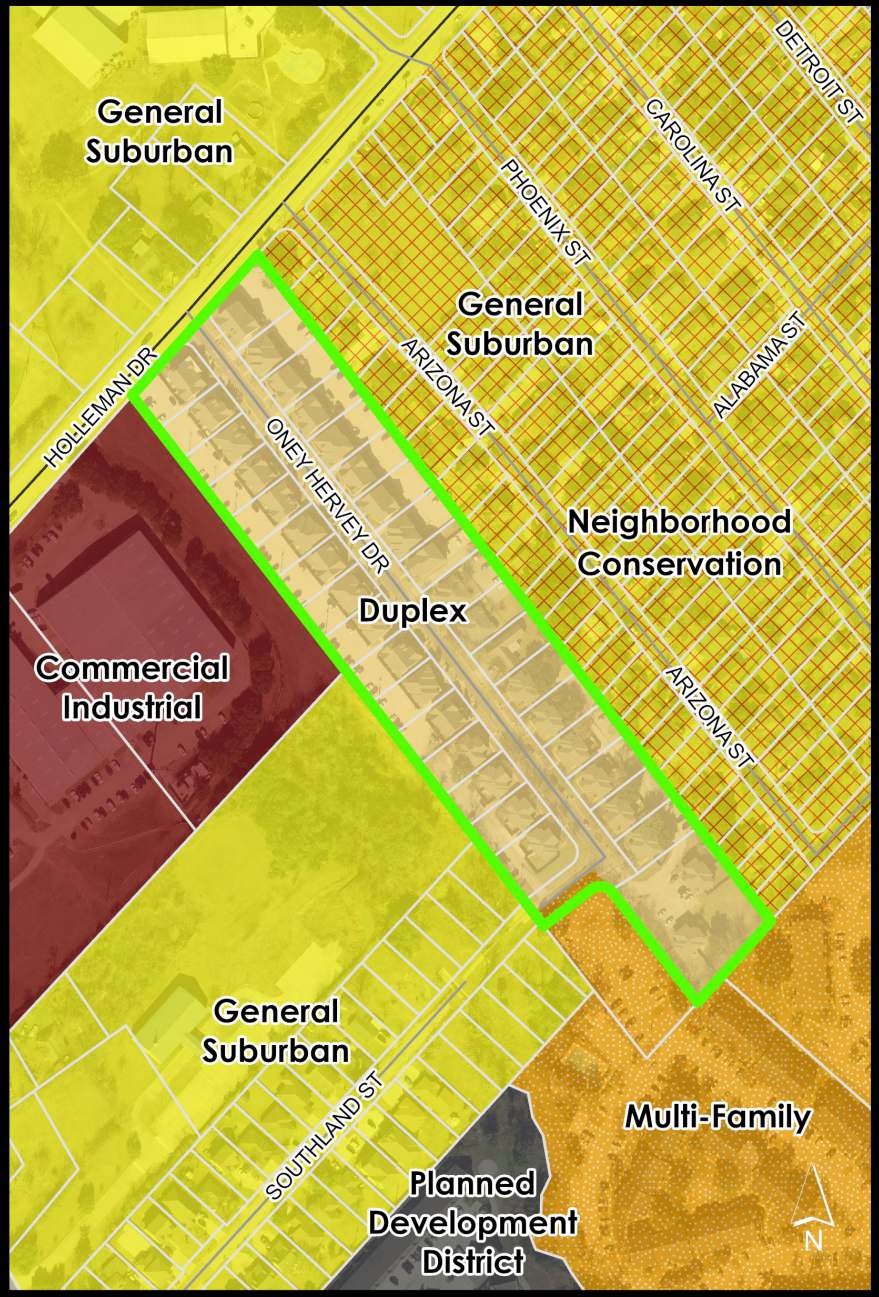
Case: REZ2023-000053

REZONING

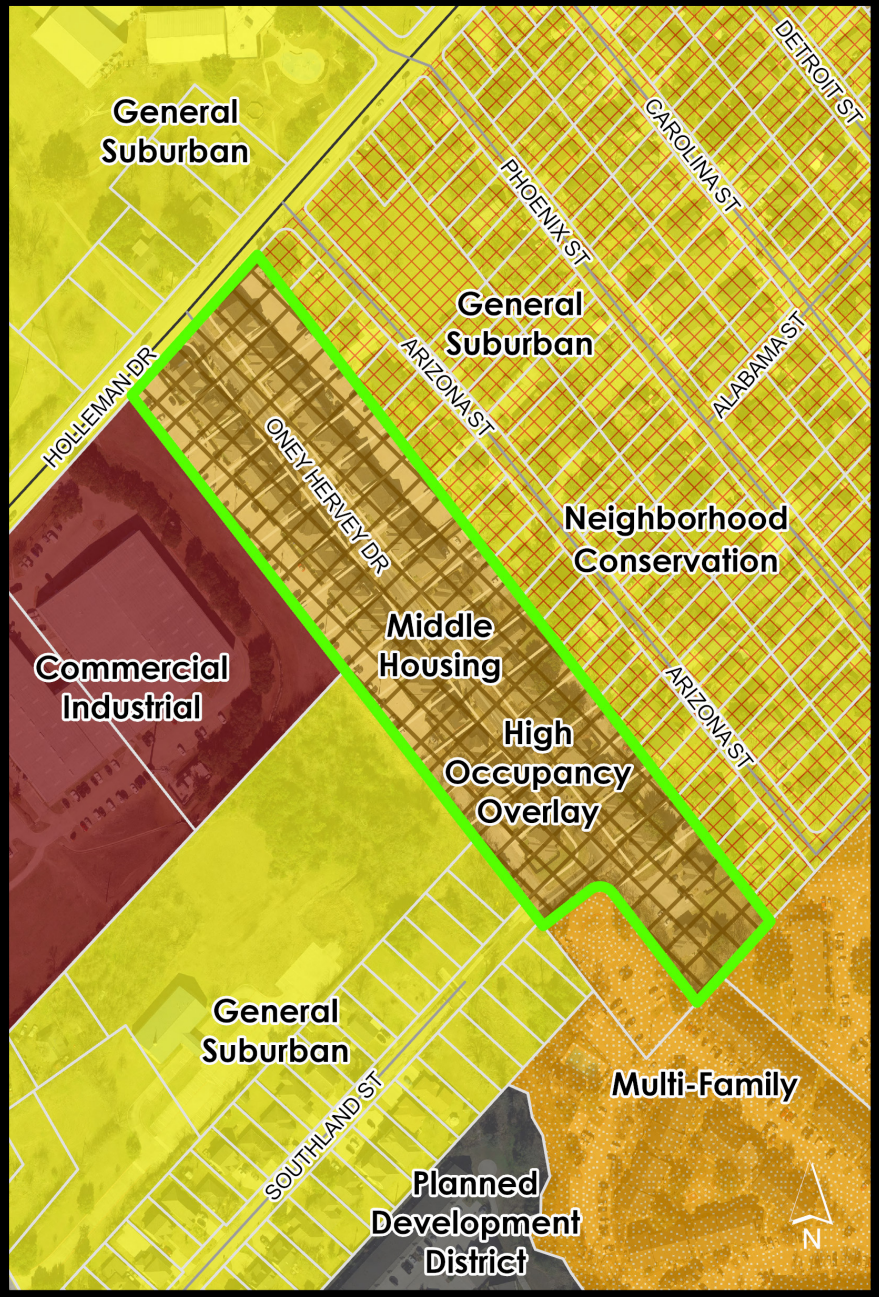
EXISTING
Future Land Use

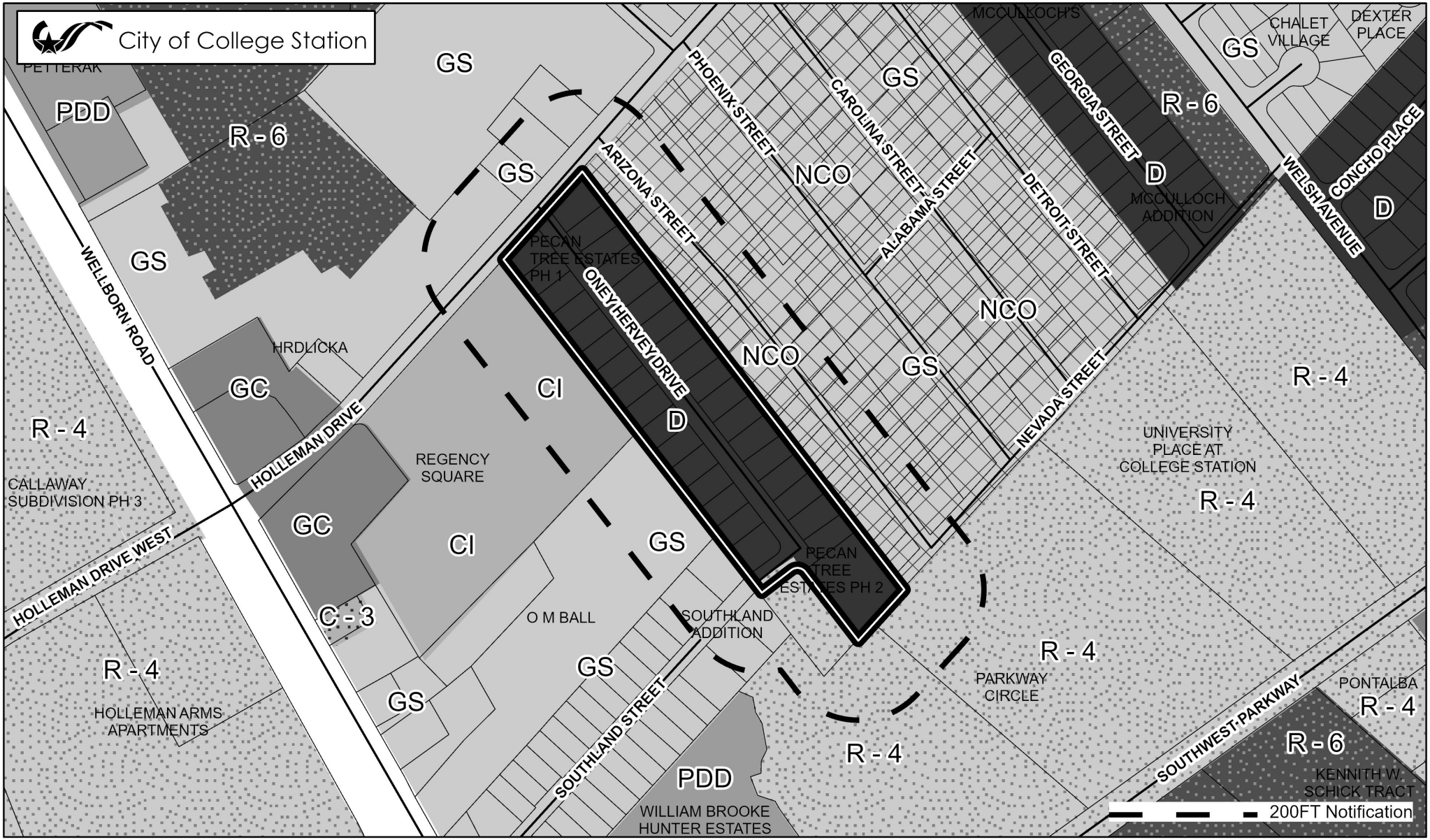


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

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

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.
- HOO High 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

NORTH

0 337.5 675 Feet

Z - ONEY HERVEY DR.

Case: REZ2023-000053

REZONING

REZONING REVIEW CRITERIA FOR AREA HH AND AREA II

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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, townhomes and commercial development to the north, townhomes and vacant property to the east, townhomes, commercial development and vacant property to the south and vacant property 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 MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

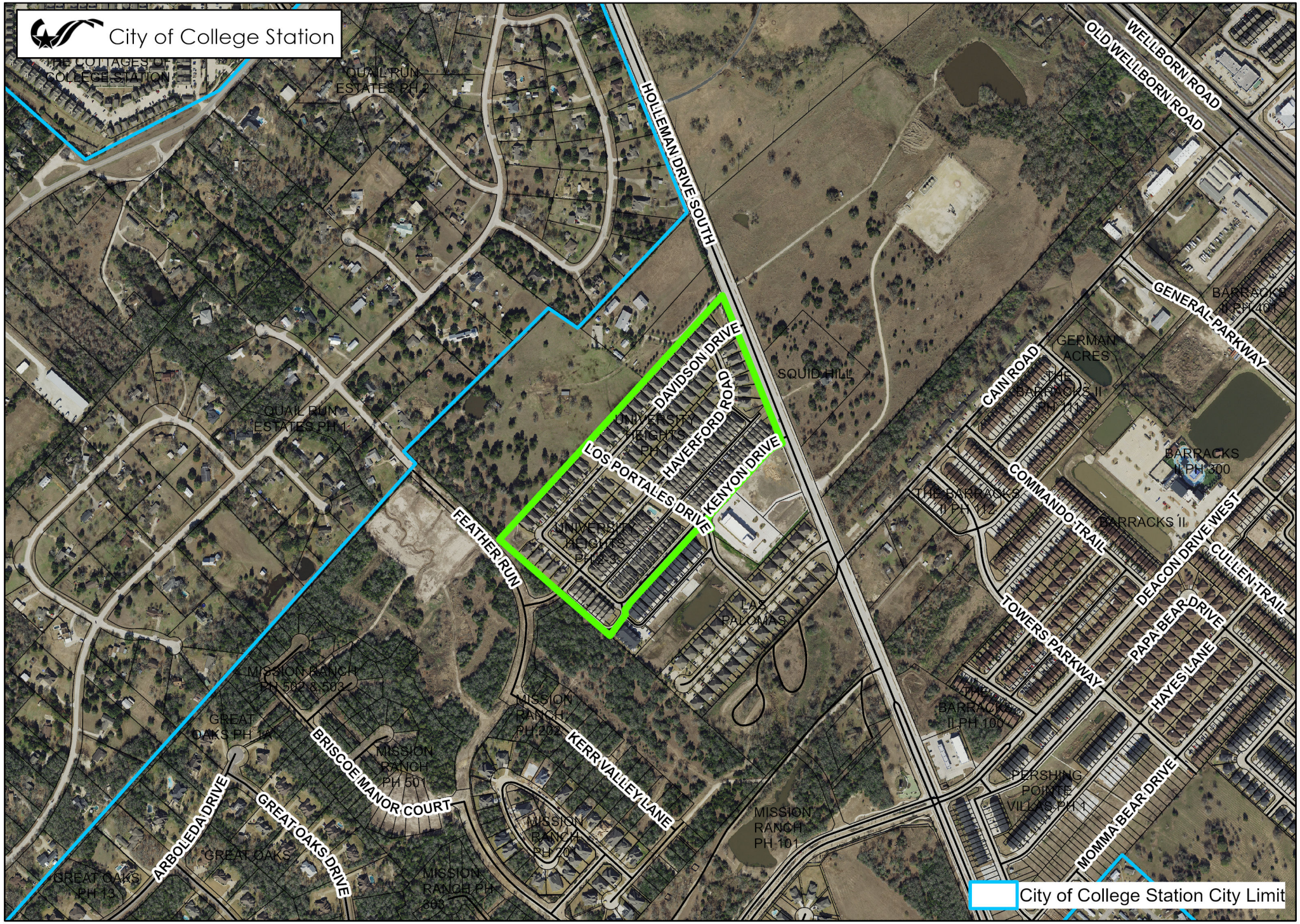
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

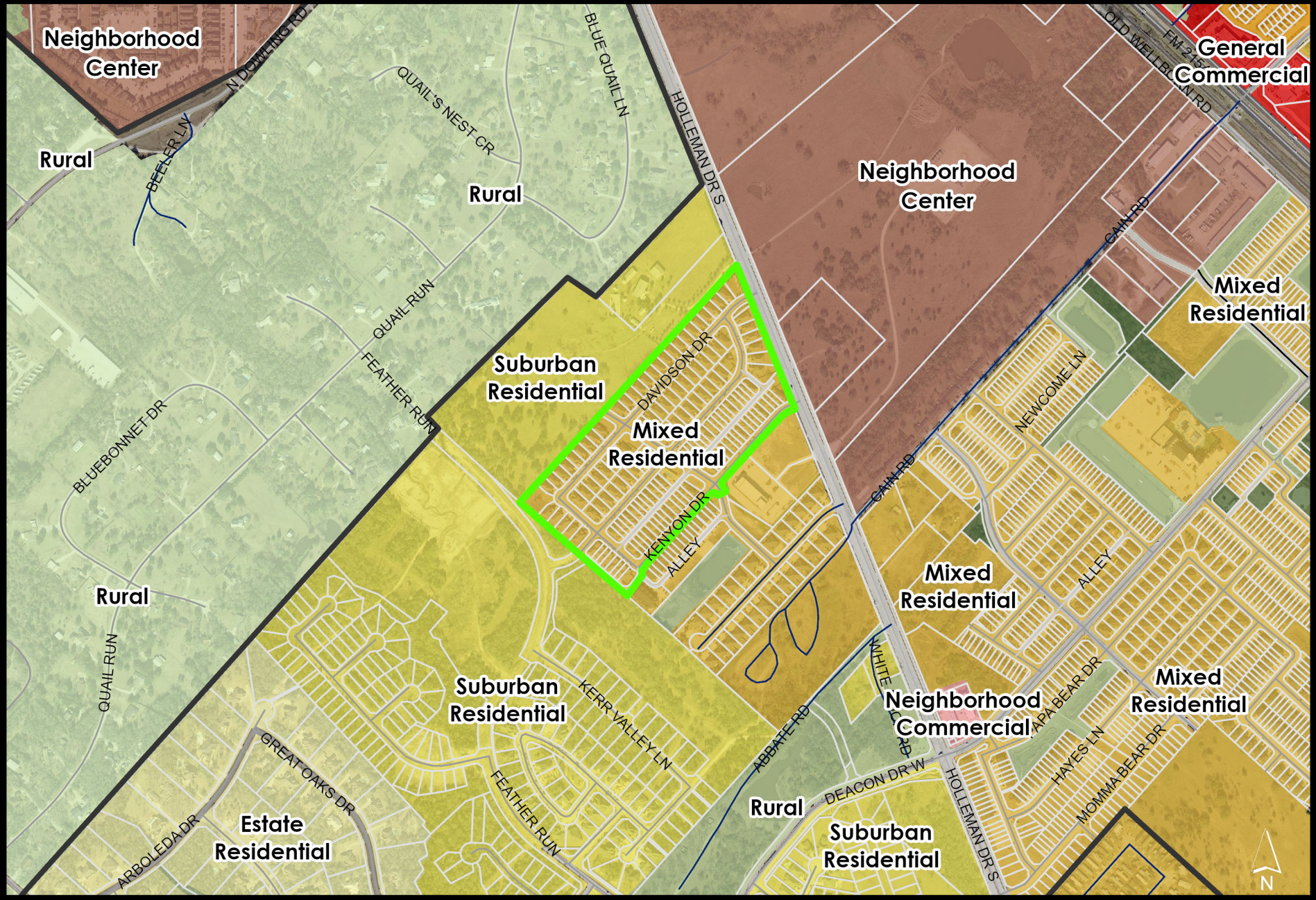
   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

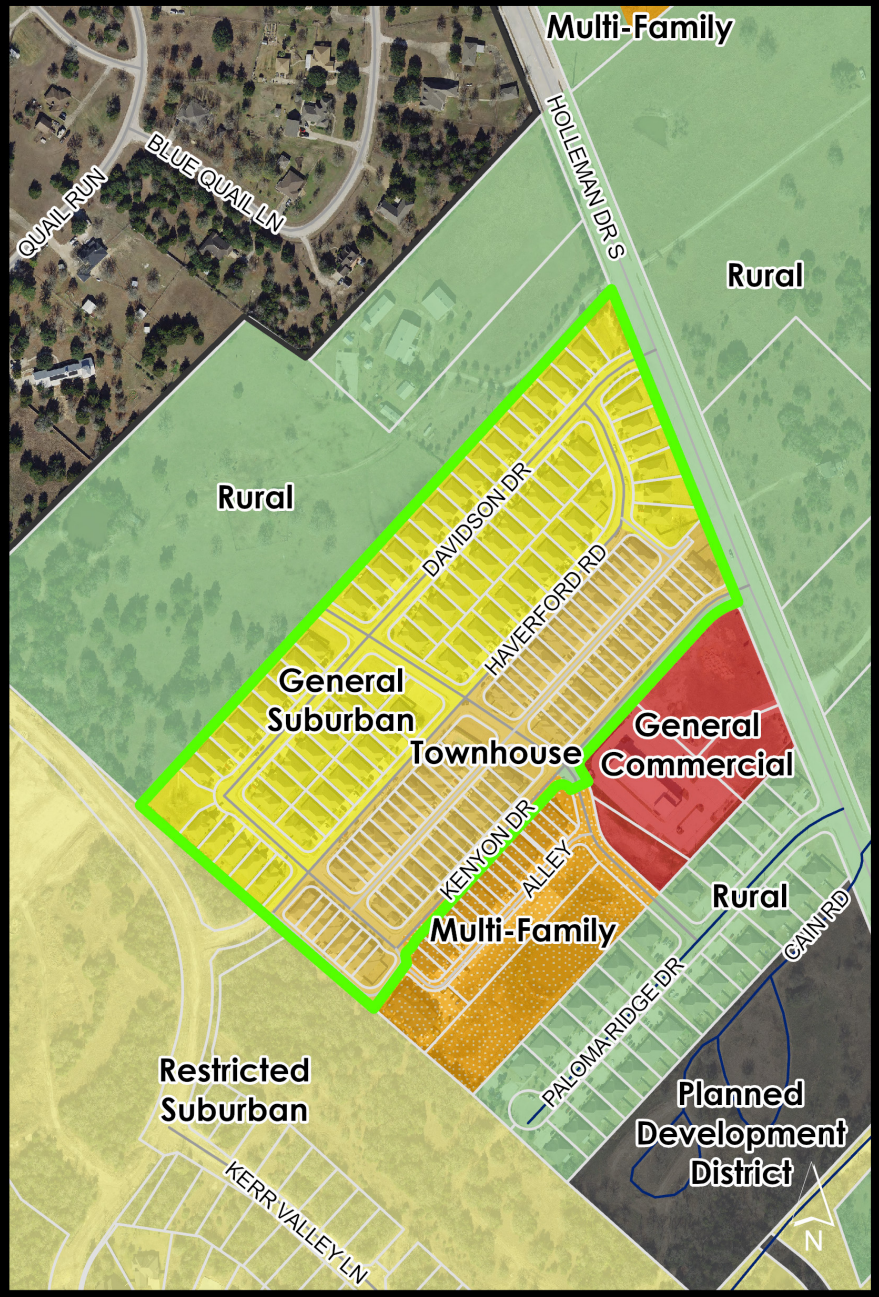
Staff recommends approval.


City of College Station
THE COTTAGES OF COLLEGE STATION
QUAIL RUN ESTATES PH 2
QUAIL RUN ESTATES PH 1
HOLLEMAN DRIVE SOUTH
OLD WELLBORN ROAD
WELLBORN ROAD
GENERAL PARKWAY
BARRACKS II PH 401
GERMAN ACRES
CAIN ROAD
THE BARRACKS II PH 111
SQUID HILL
DAVIDSON DRIVE
HAVERFORD ROAD
KENYON DRIVE
LOS PORTALES DRIVE
UNIVERSITY HEIGHTS PH 1
UNIVERSITY HEIGHTS PH 2 3
FEATHER RUN
BARRACKS II PH 300
COMMANDO TRAIL
THE BARRACKS II PH 112
BARRACKS II
DEACON DRIVE WEST
CULLEN TRAIL
TOWERS PARKWAY
PAPA BEAR DRIVE
HAYES LANE
LAS PALOMAS
THE BARRACKS II PH 100
MISSION RANCH PH 502 & 503
GREAT OAKS PH 14
BRISCOE MANOR COURT
MISSION RANCH PH 501
MISSION RANCH PH 202
KERR VALLEY LANE
ARBOLEDA DRIVE
GREAT OAKS DRIVE
GREAT OAKS
GREAT OAKS PH 13
MISSION RANCH PH 303
MISSION RANCH PH 701
MISSION RANCH PH 101
PERSHING POINTE VILLAS PH 1
MOMMA BEAR DRIVE
City of College Station City Limit
NORTH
0
670
1,340
Feet
HH - KENYON DR. AREA
Case:
REZ2023-000042
REZONING

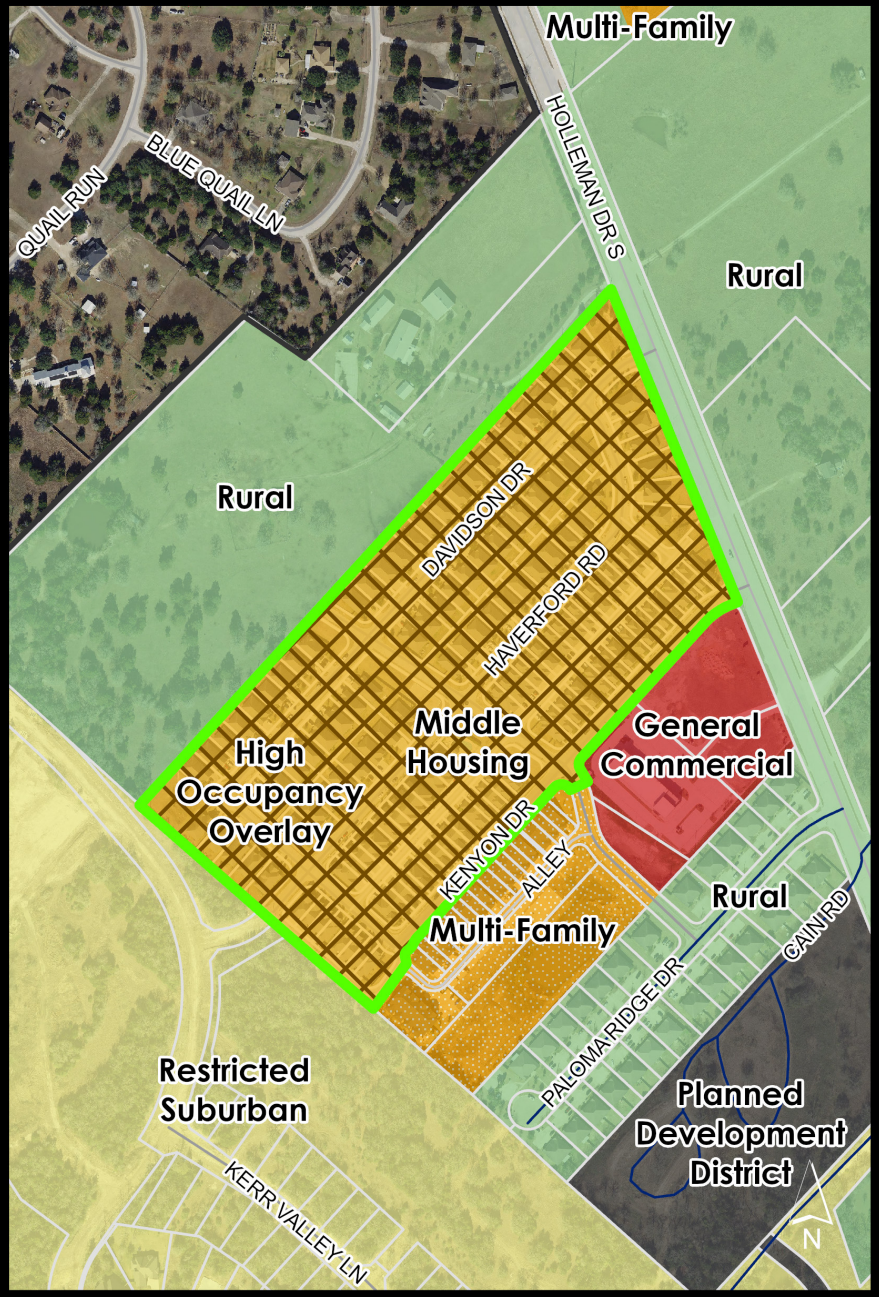
EXISTING
Future Land Use

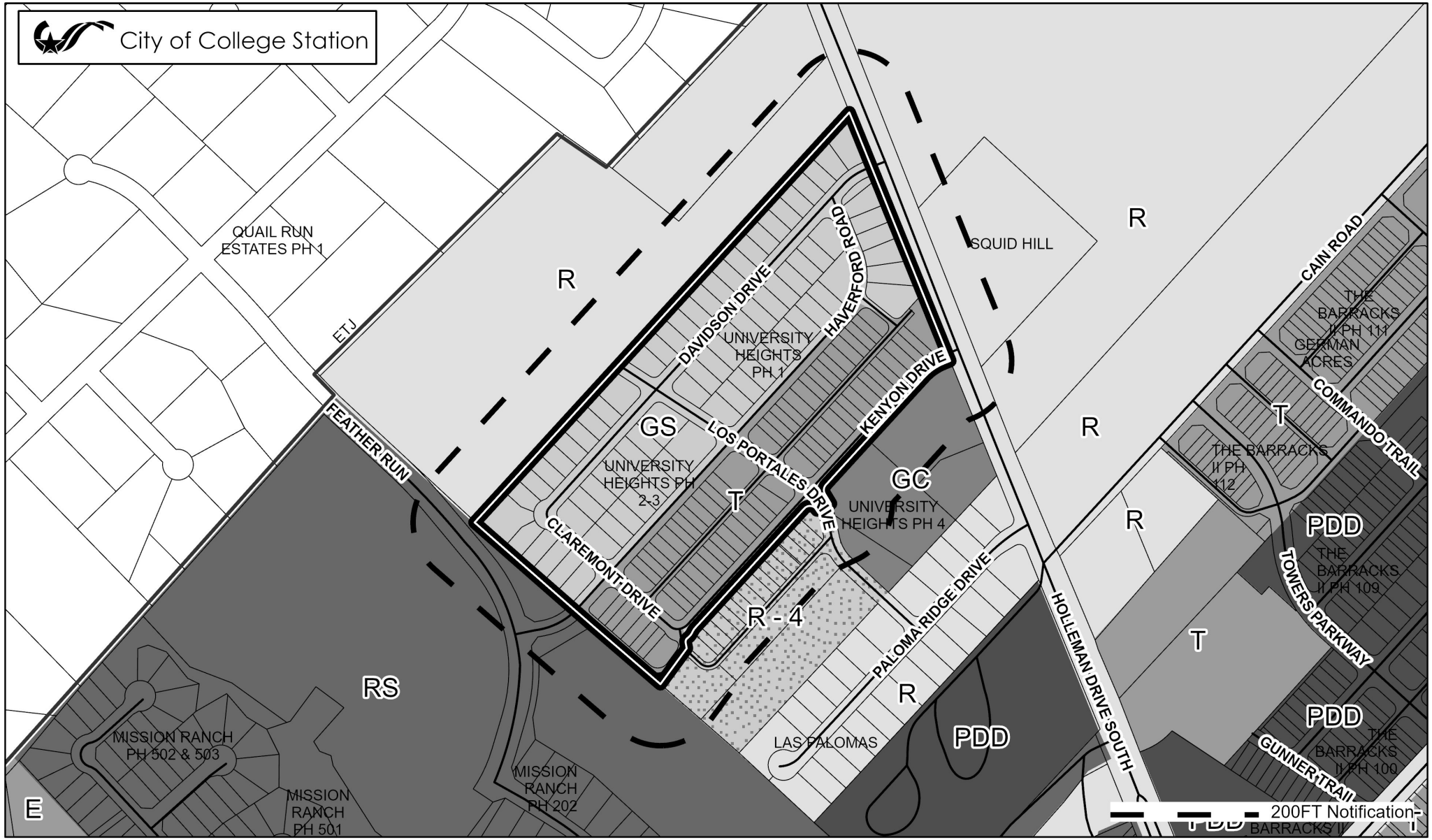


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

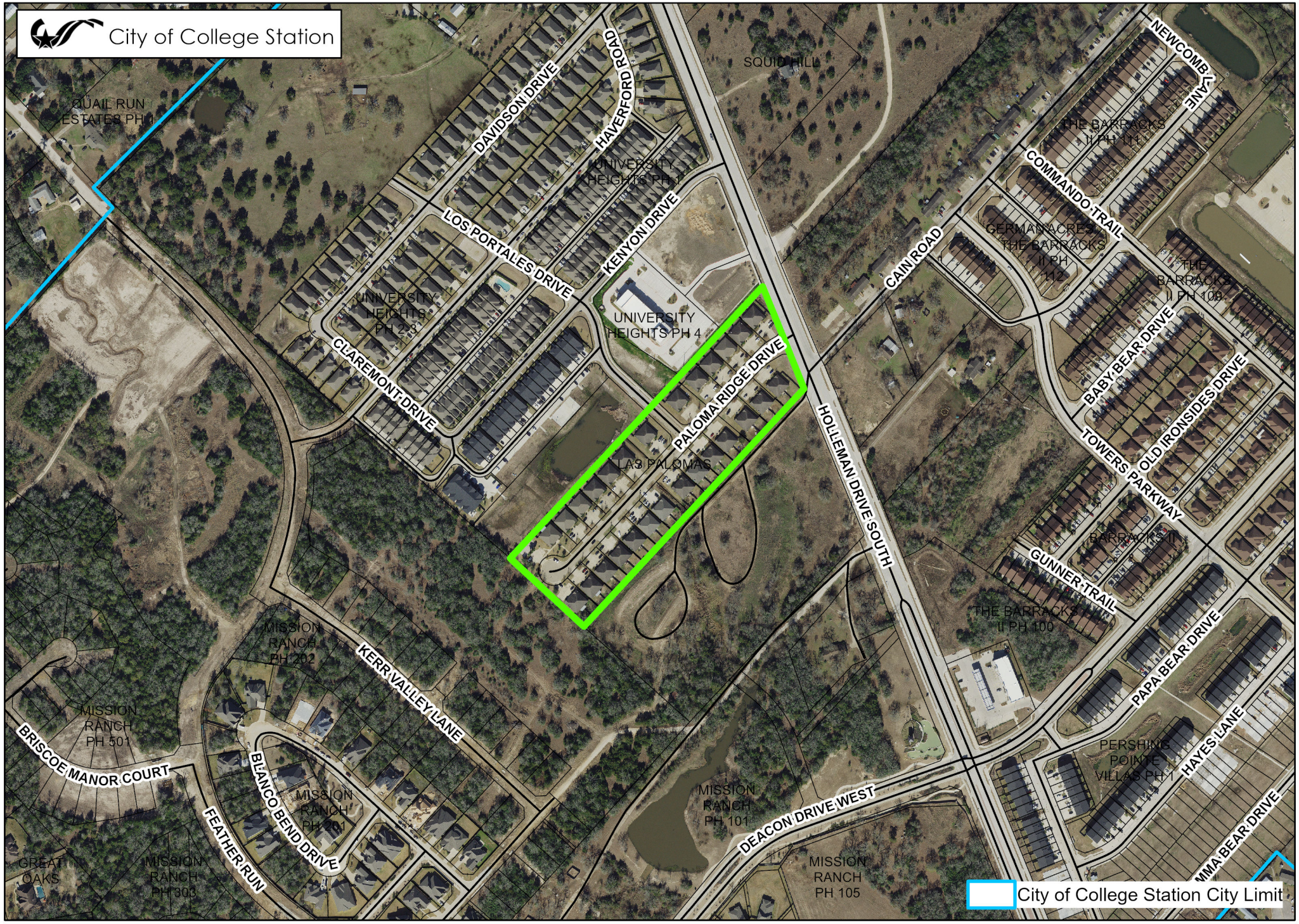
NORTH

0 437.5 875 Feet

HH - KENYON DR. AREA

Case: REZ2023-000042

REZONING



NORTH

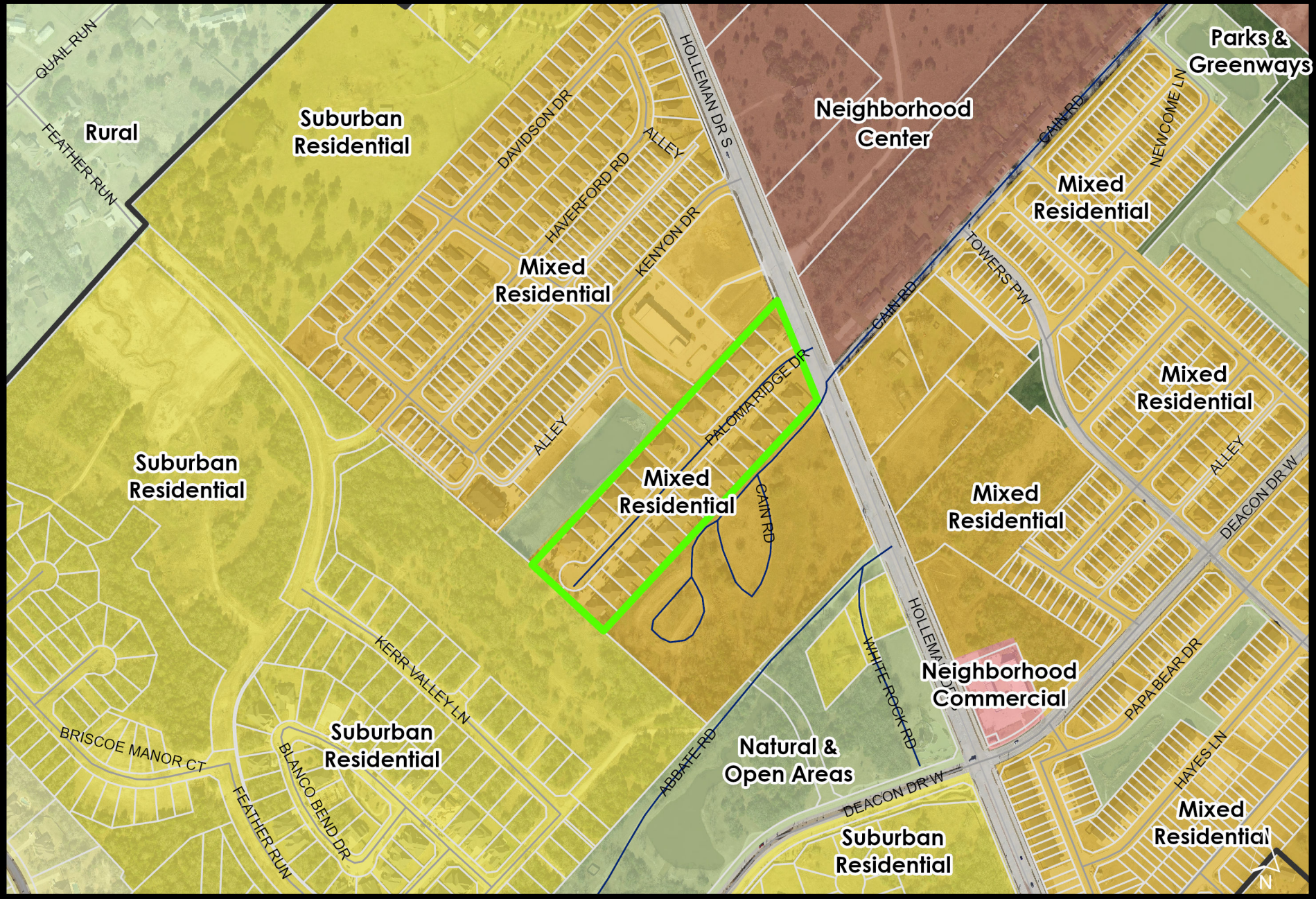
0 405 810 Feet

II - PALOMA RIDGE DR.

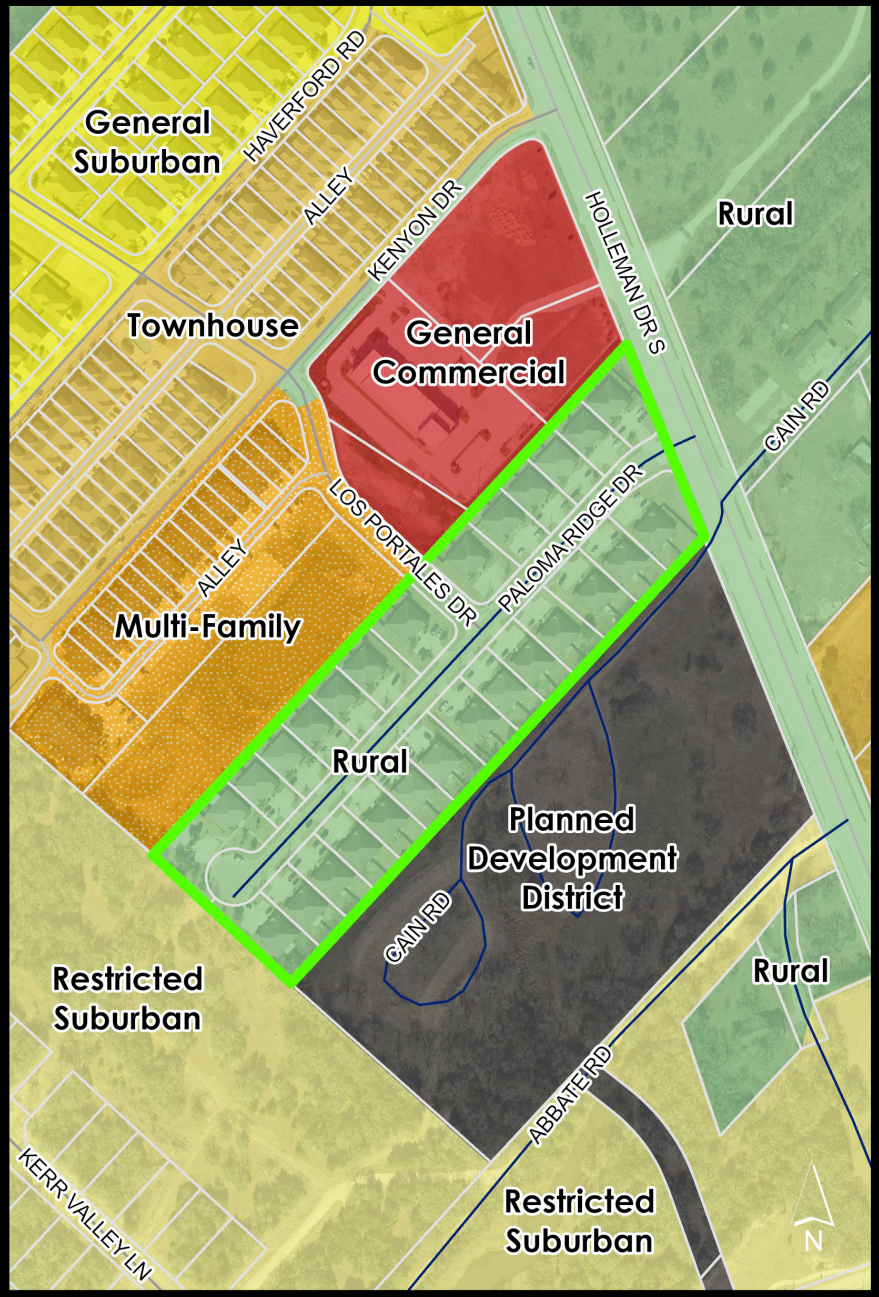
Case: REZ2023-000043

REZONING

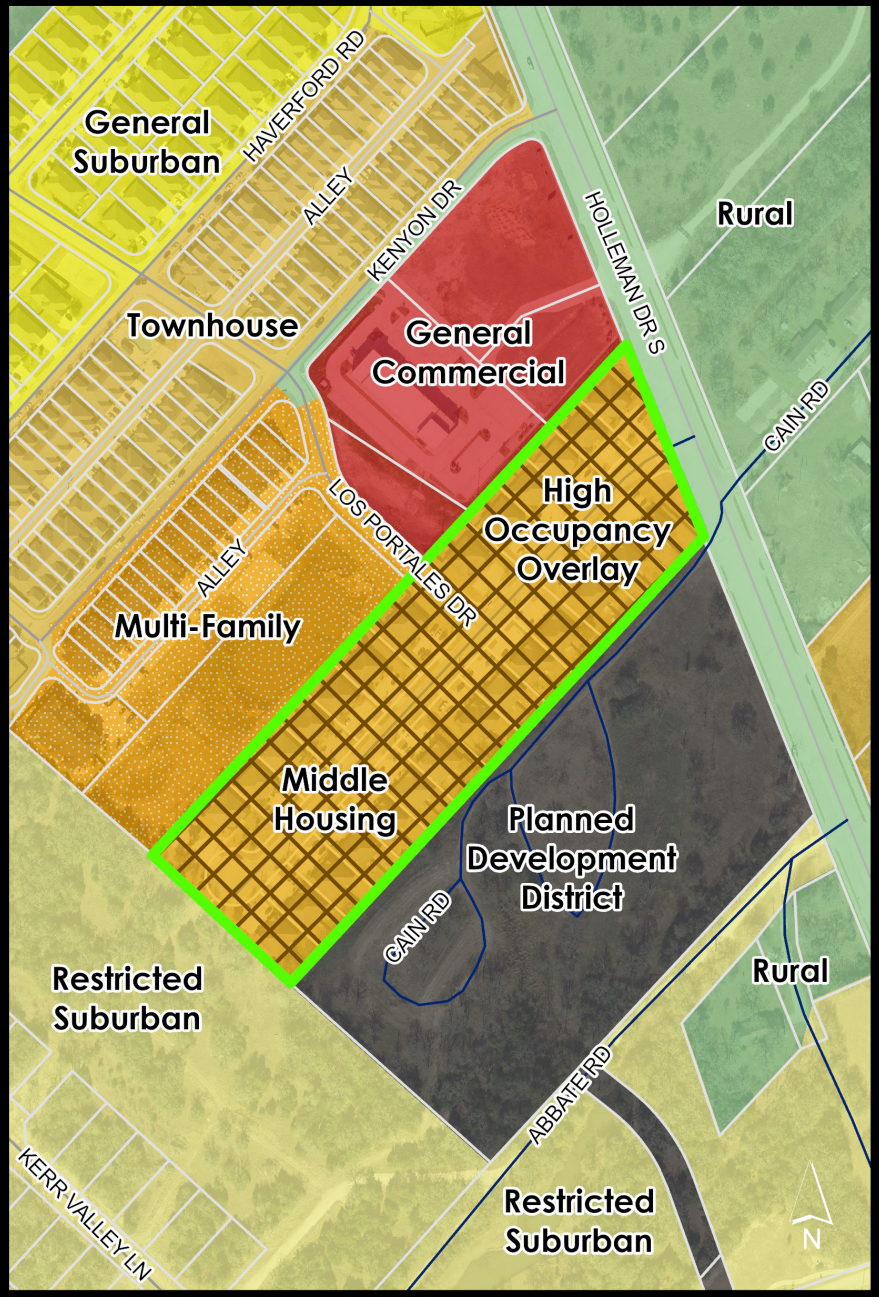
EXISTING
Future Land Use

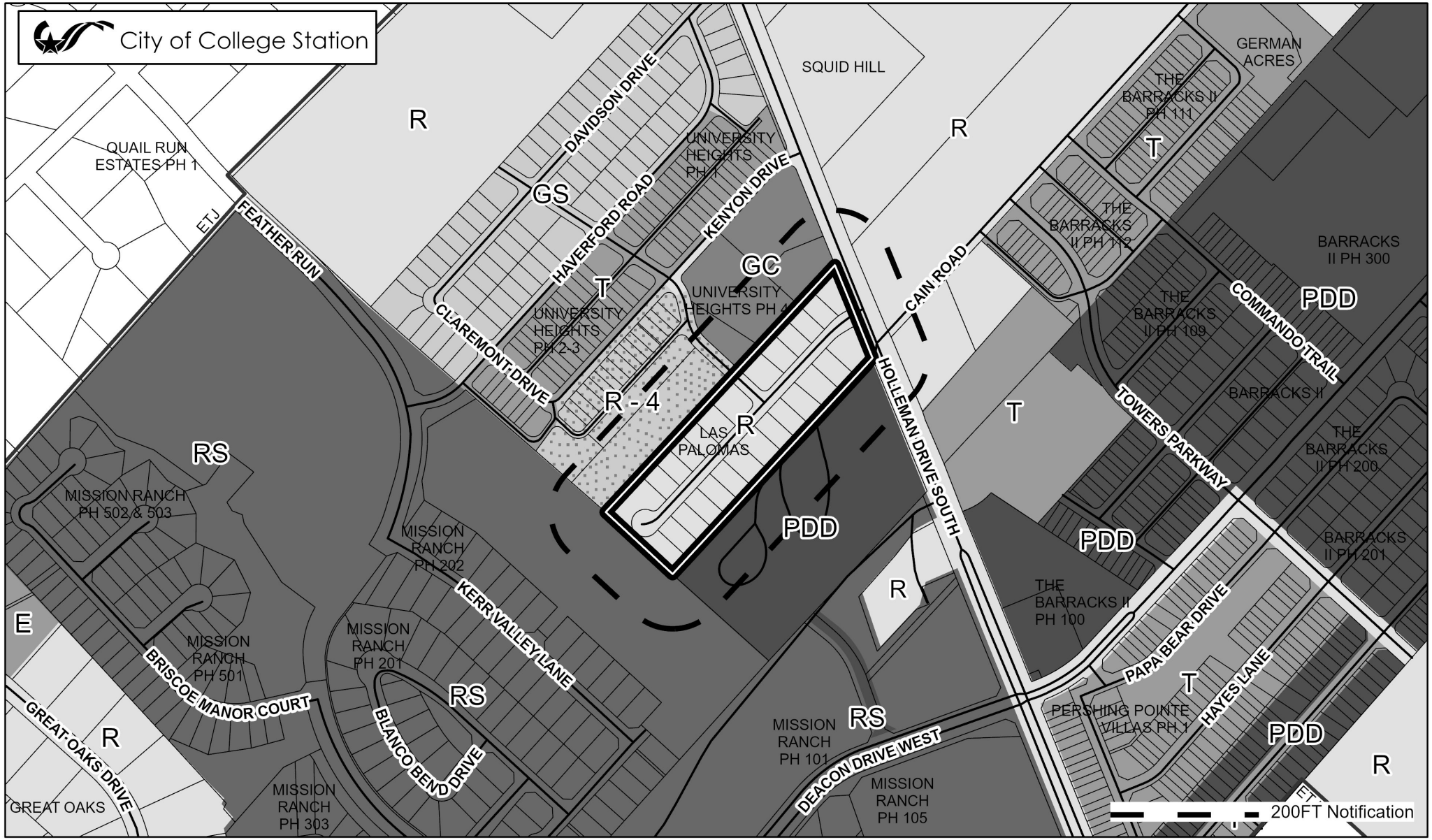


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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O	Office
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GC	General Commercial
CI	Commercial Industrial
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BPI	Business Park Industrial
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PDD	Planned Develop. Dist.

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Retired Districts

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RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

NORTH

0 487.5 975 Feet

II - PALOMA RIDGE DR.

Case: REZ2023-000043

REZONING

REZONING REVIEW CRITERIA FOR AREA JJ-KK, AREA LL, AND AREA MM

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 townhomes to the north, east, and west and commercial development to the south. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

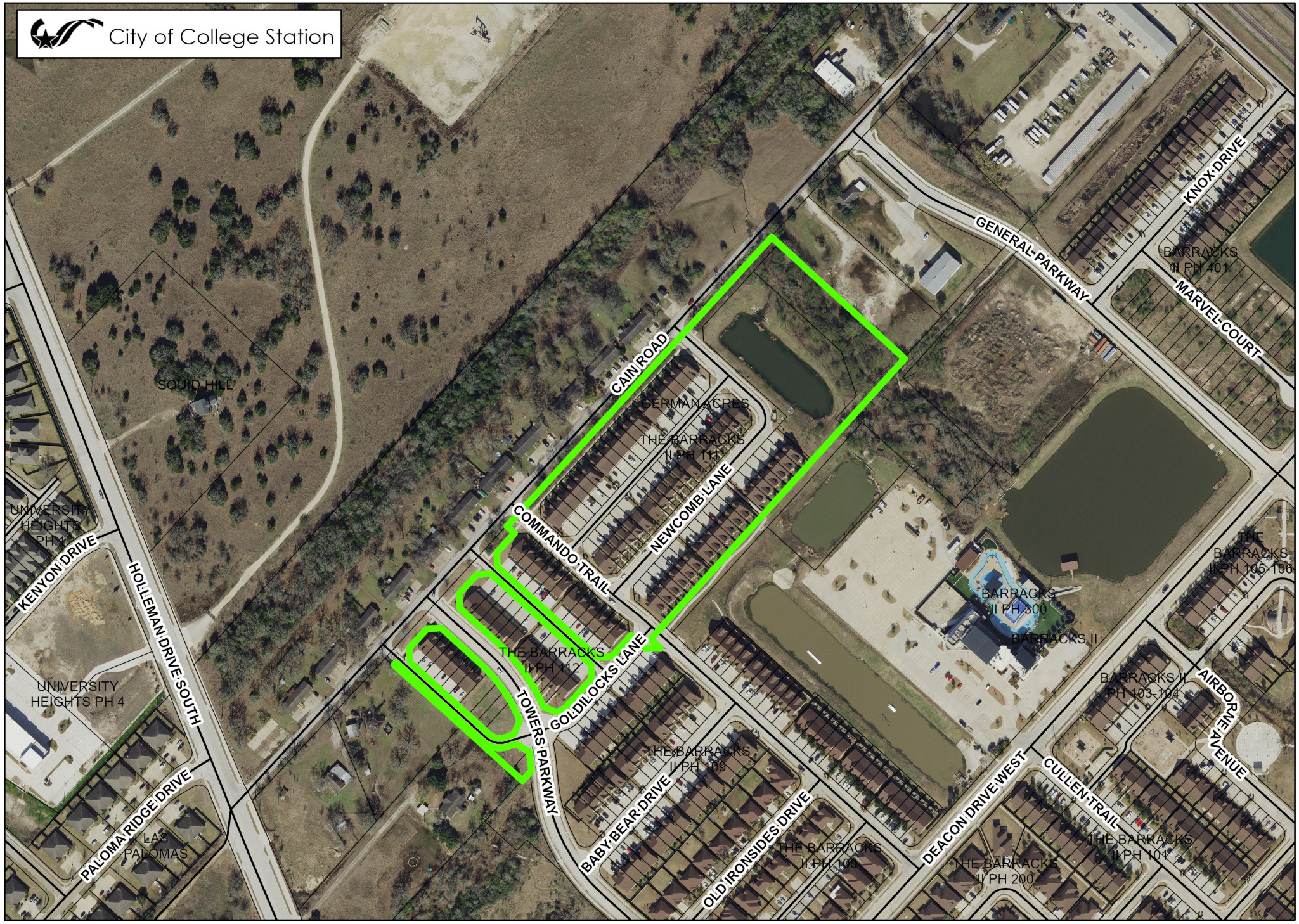
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.

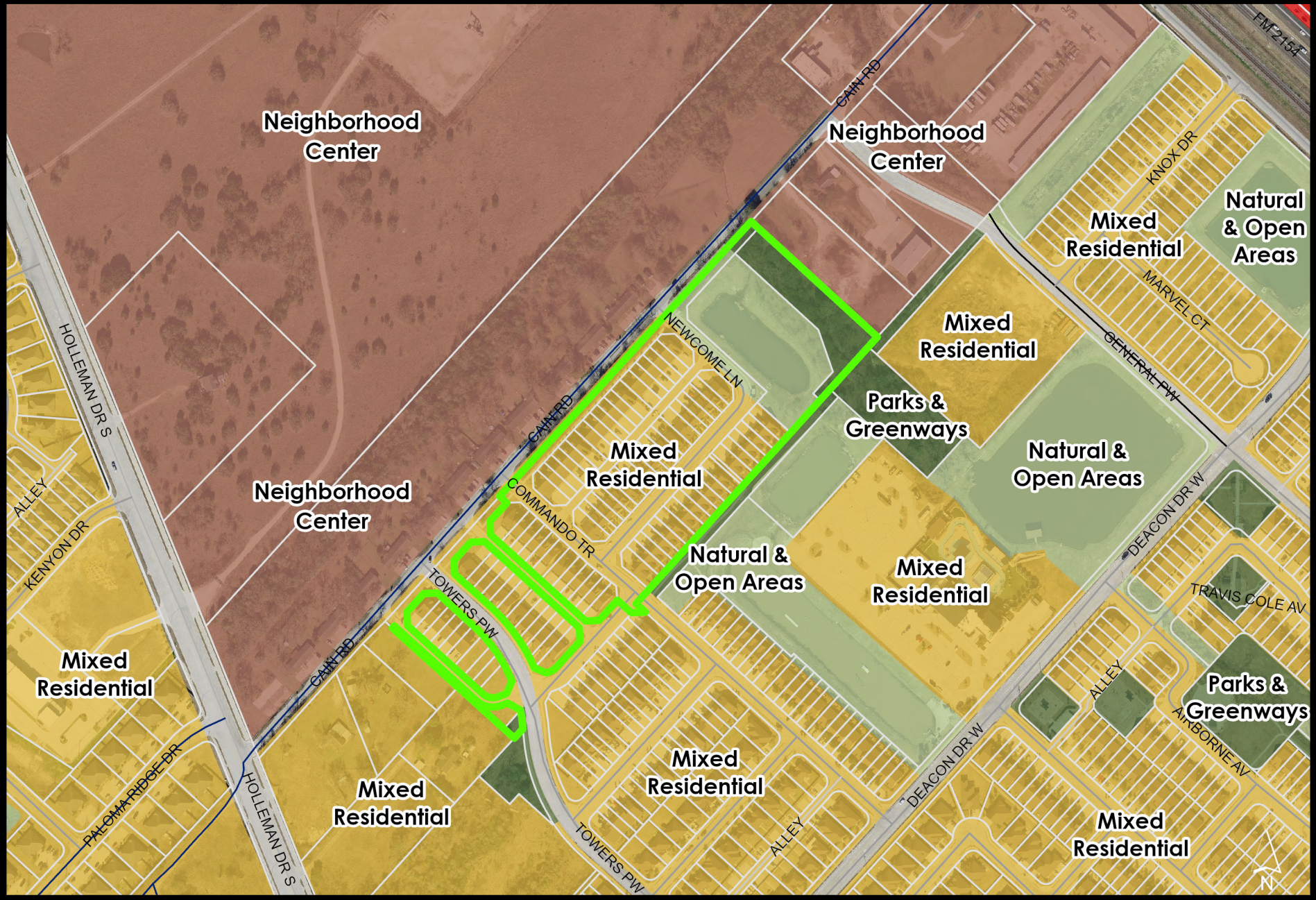


JJ-KK - CAIND RD. AREA

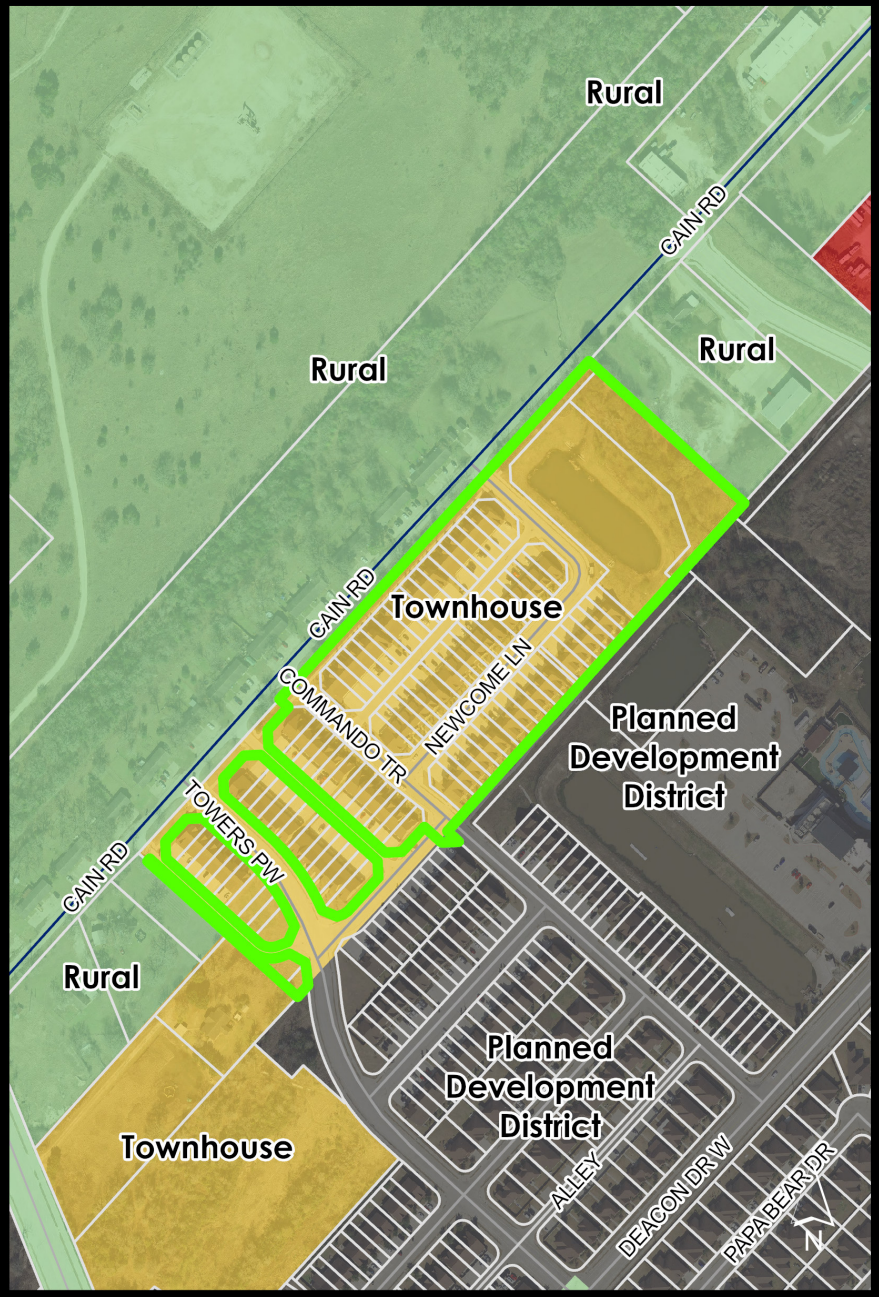
Case: REZ2023-000028

REZONING

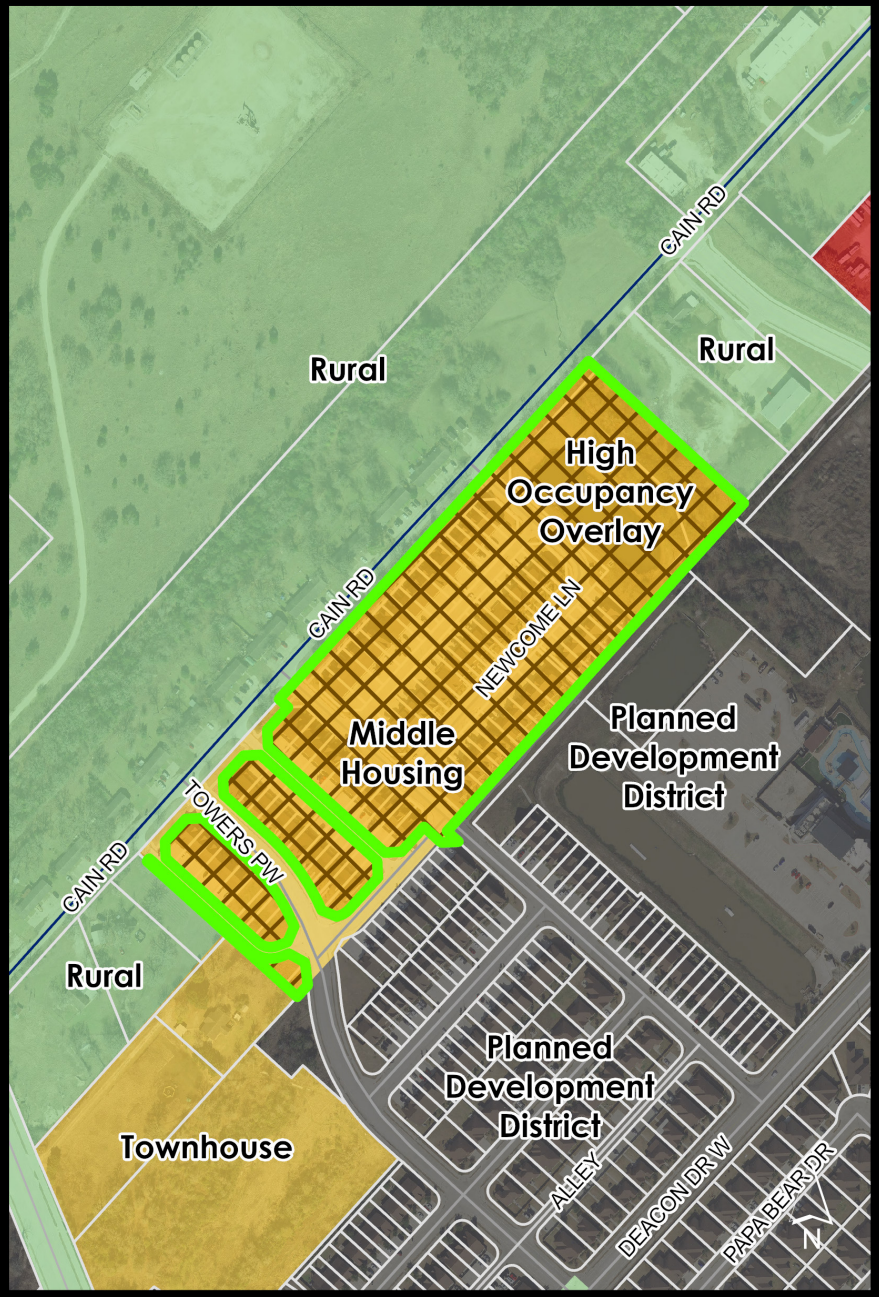
EXISTING
Future Land Use

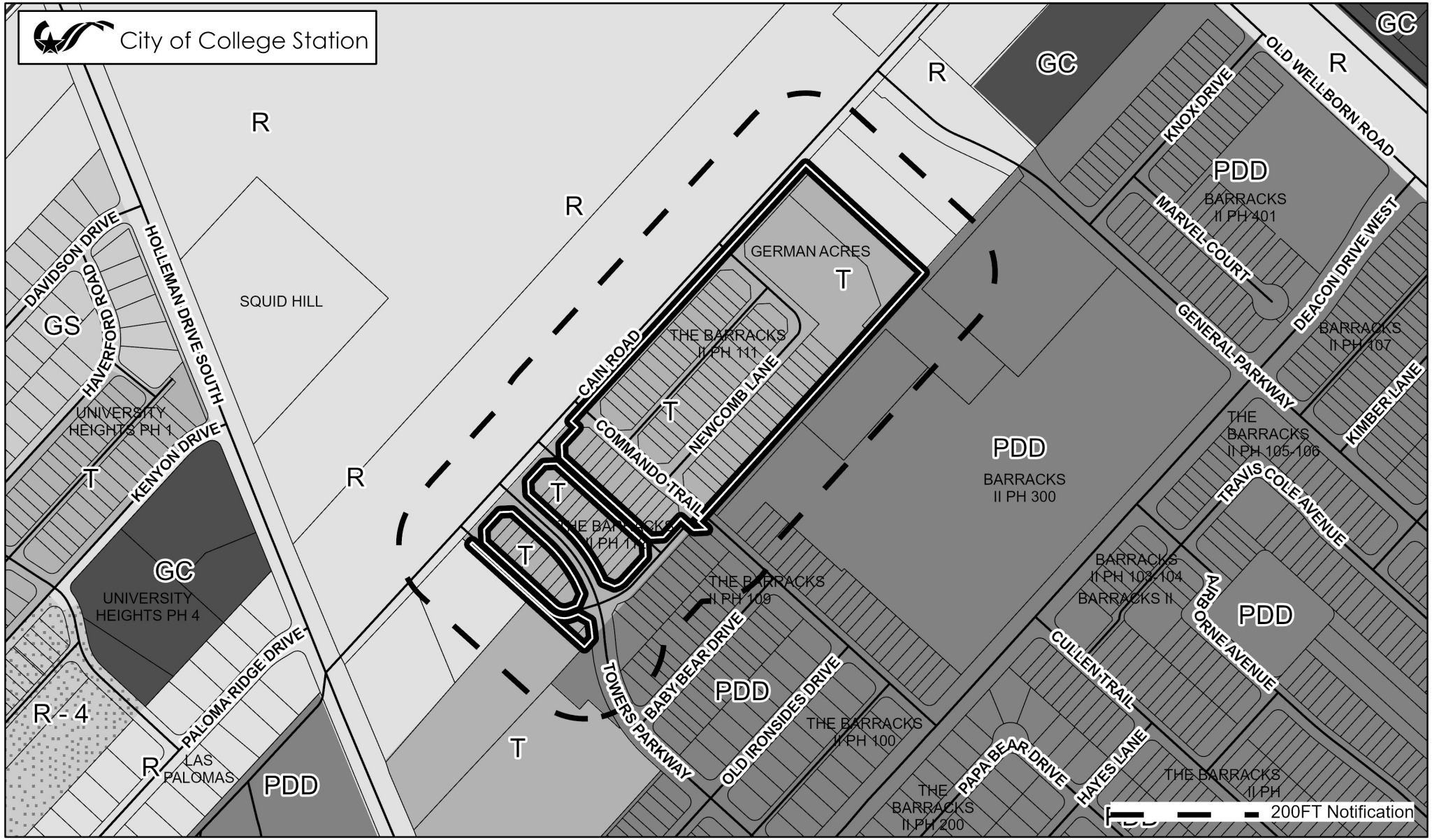


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

R	Rural
WE	Wellborn Estate
E	Estate
WRS	Wellborn Restricted Suburban
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhome
MH	Middle Housing
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Non-Residential

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O	Office
SC	Suburban Commercial
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BP	Business Park
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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.
HOO	High Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

Retired Districts

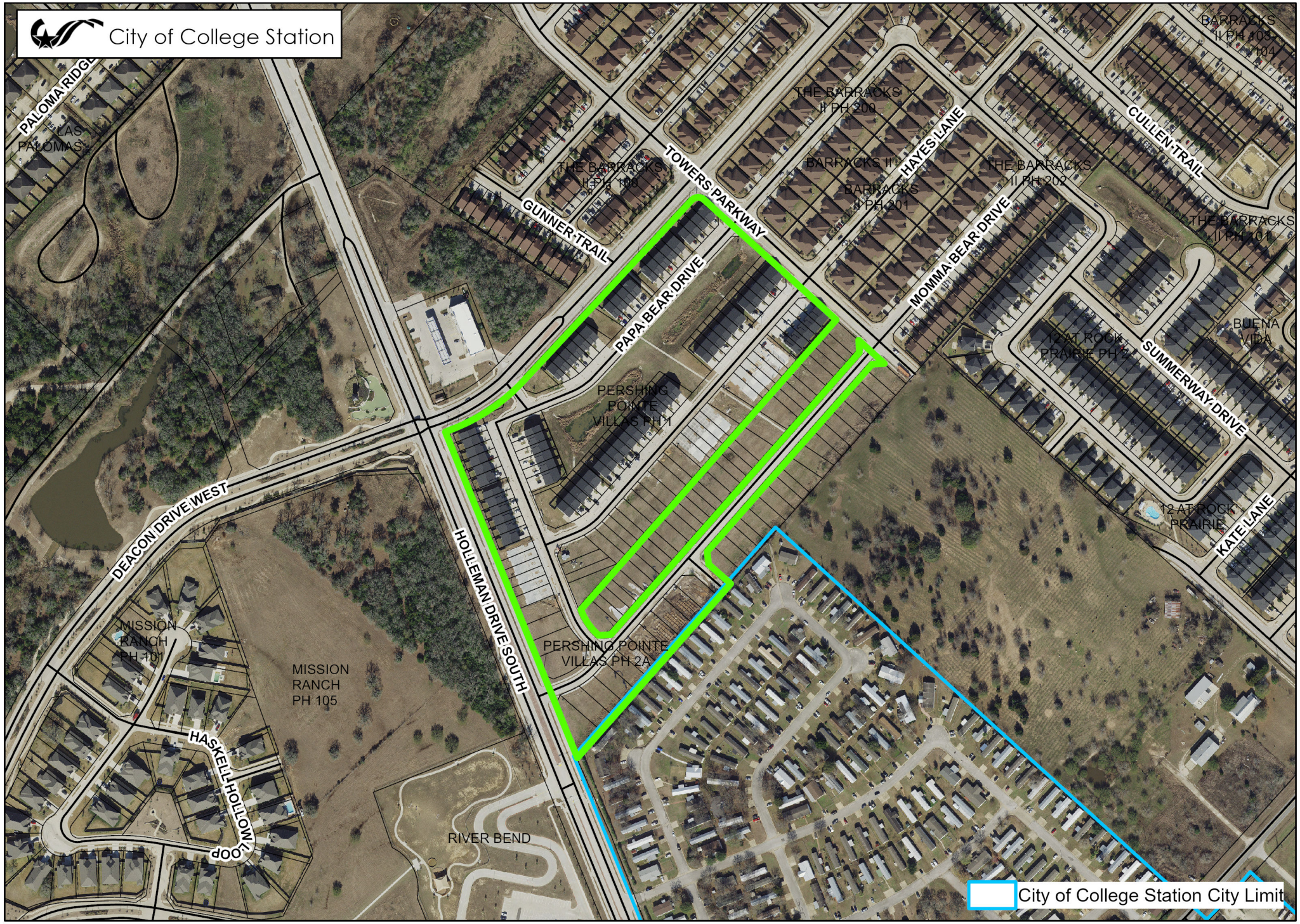
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial

NORTH 0 375 750 Feet

JJ-KK - CAIND RD. AREA

Case: REZ2023-000028

REZONING



NORTH

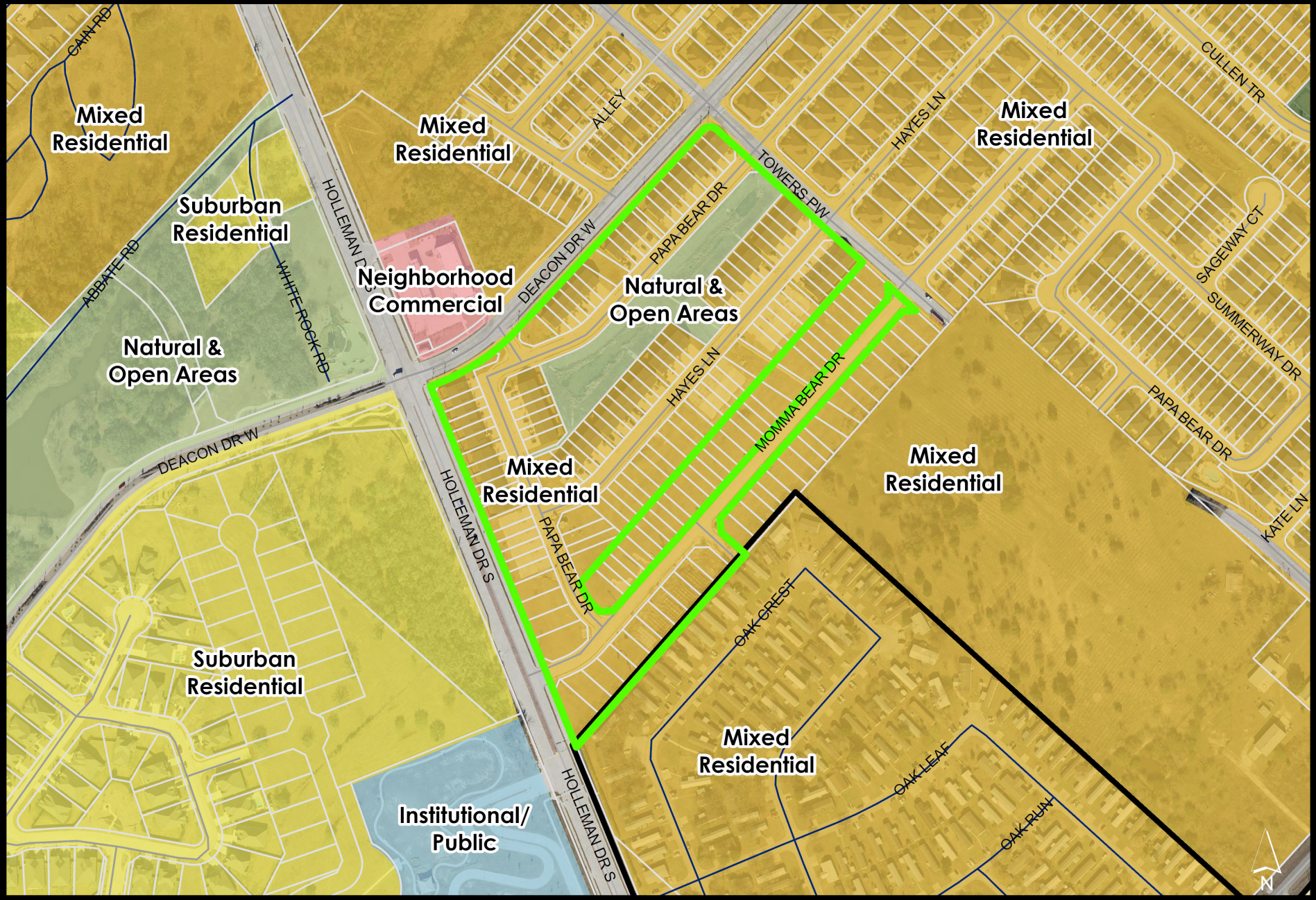
0 350 700 Feet

LL - PAPA BEAR & MOMMA BEAR DR. AREA

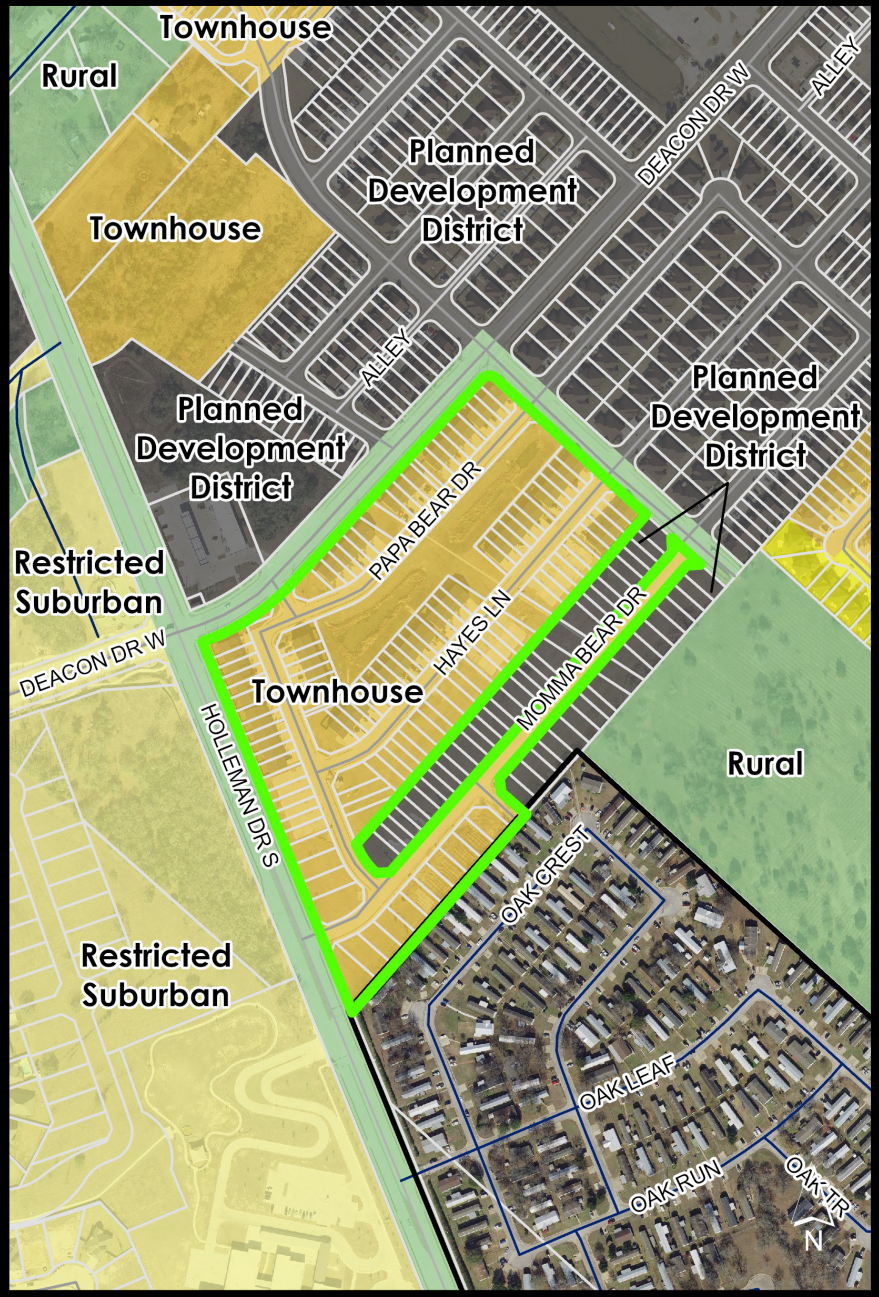
Case: REZ2023-000031

REZONING

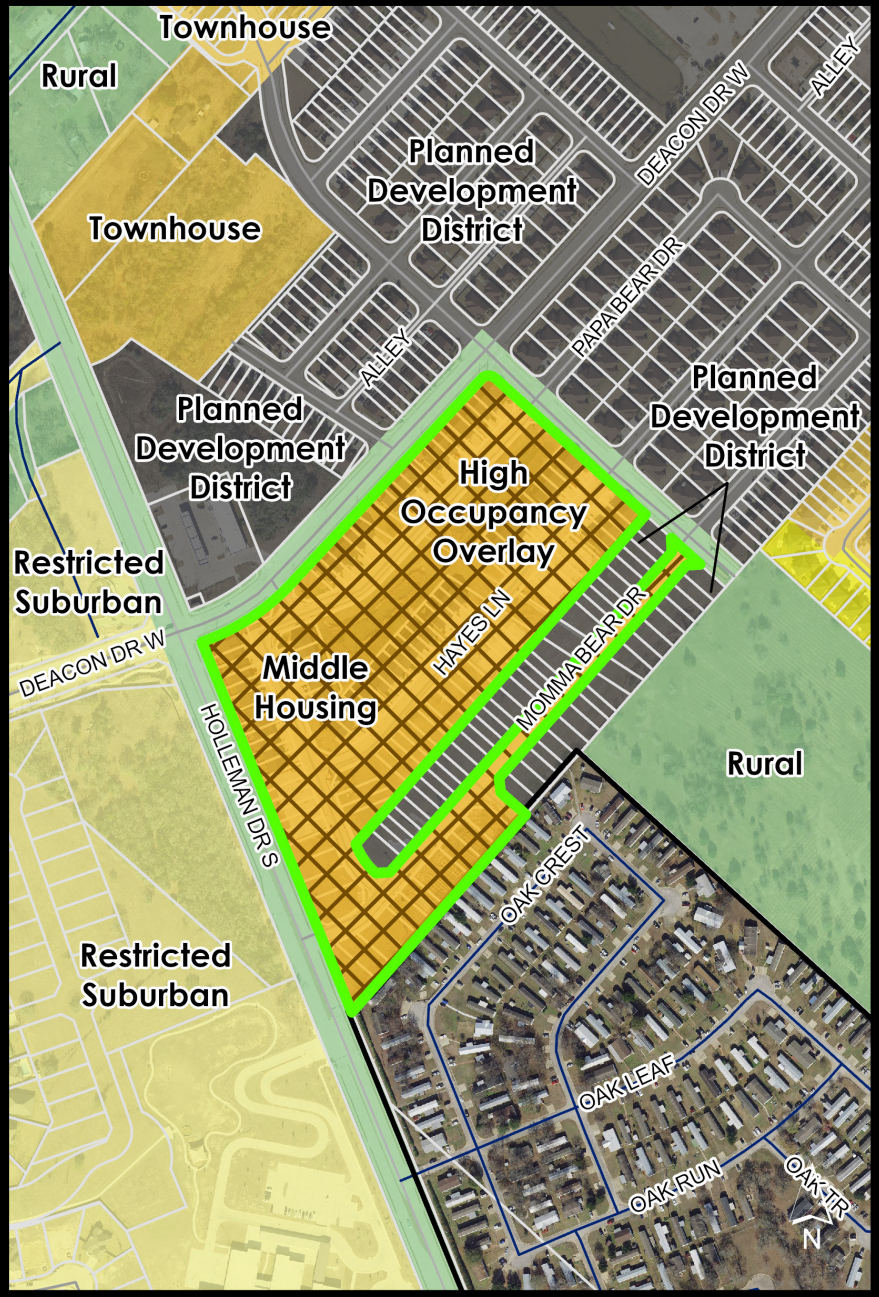
EXISTING
Future Land Use

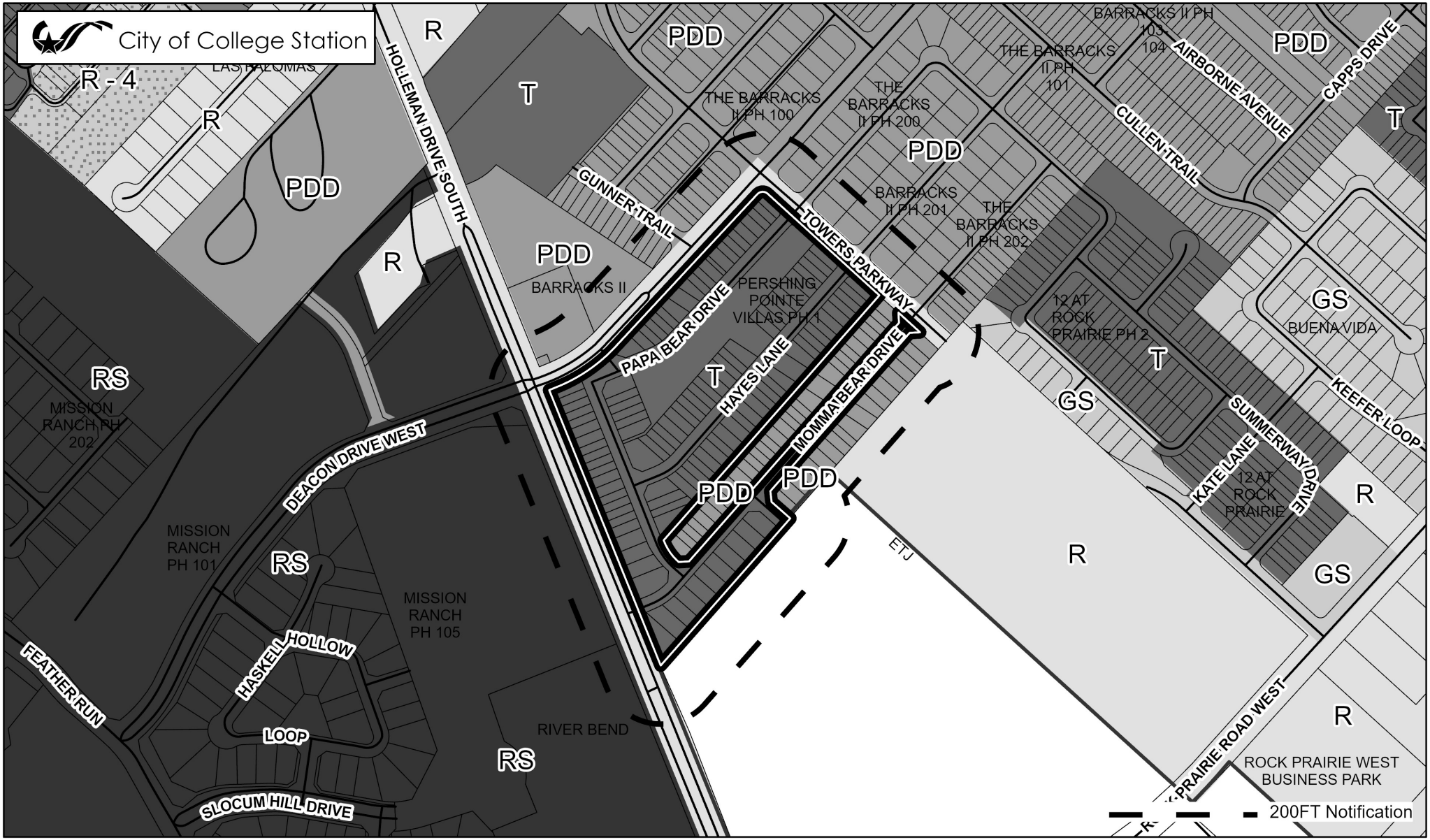


EXISTING
Zoning



PROPOSED
Zoning





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Retired Districts

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R-4	Multi-Family
R-6	High Density Multi-Family
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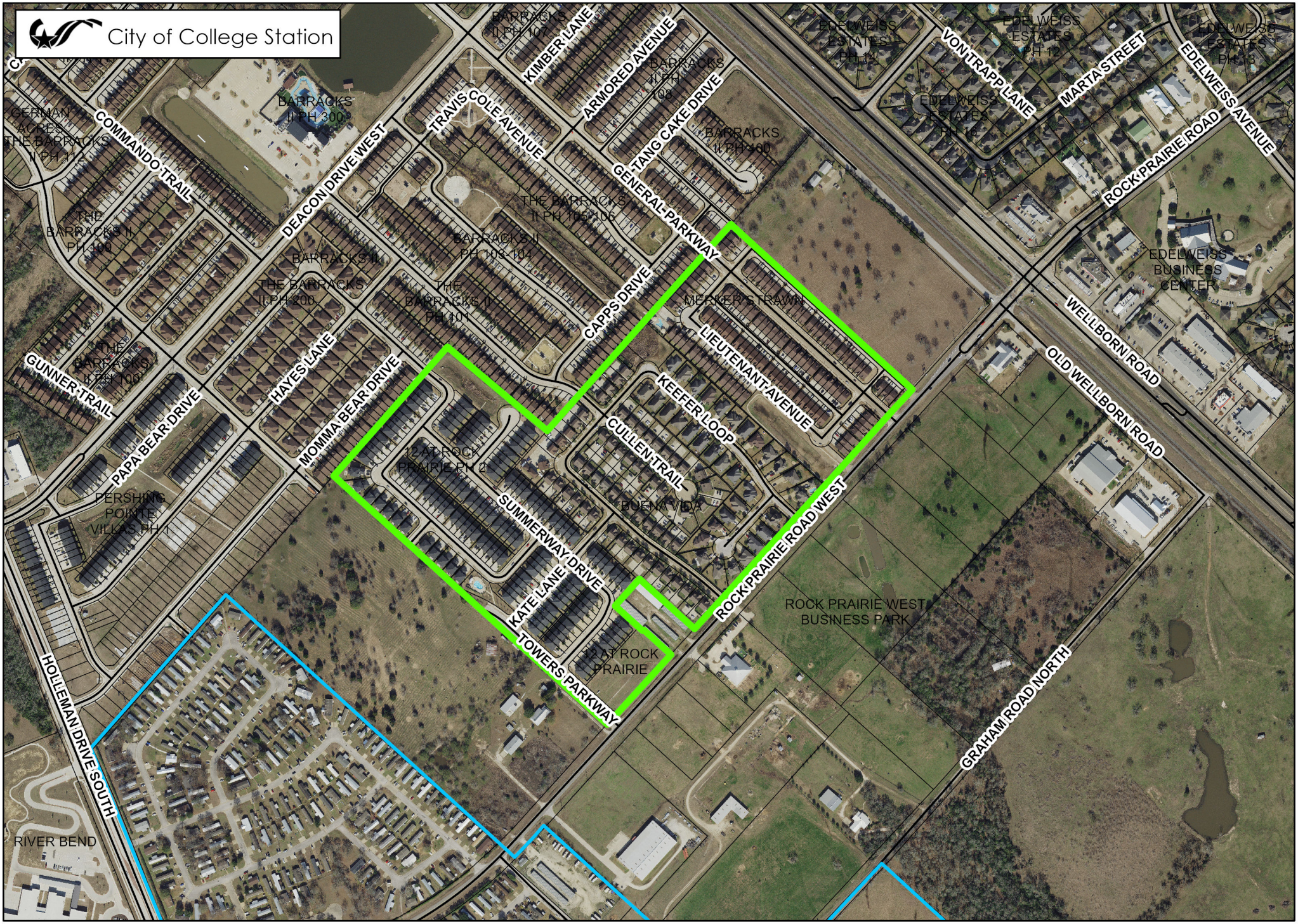
NORTH

0 460 920 Feet

LL - PAPA BEAR & MOMMA BEAR DR. AREA

Case: REZ2023-000031

REZONING

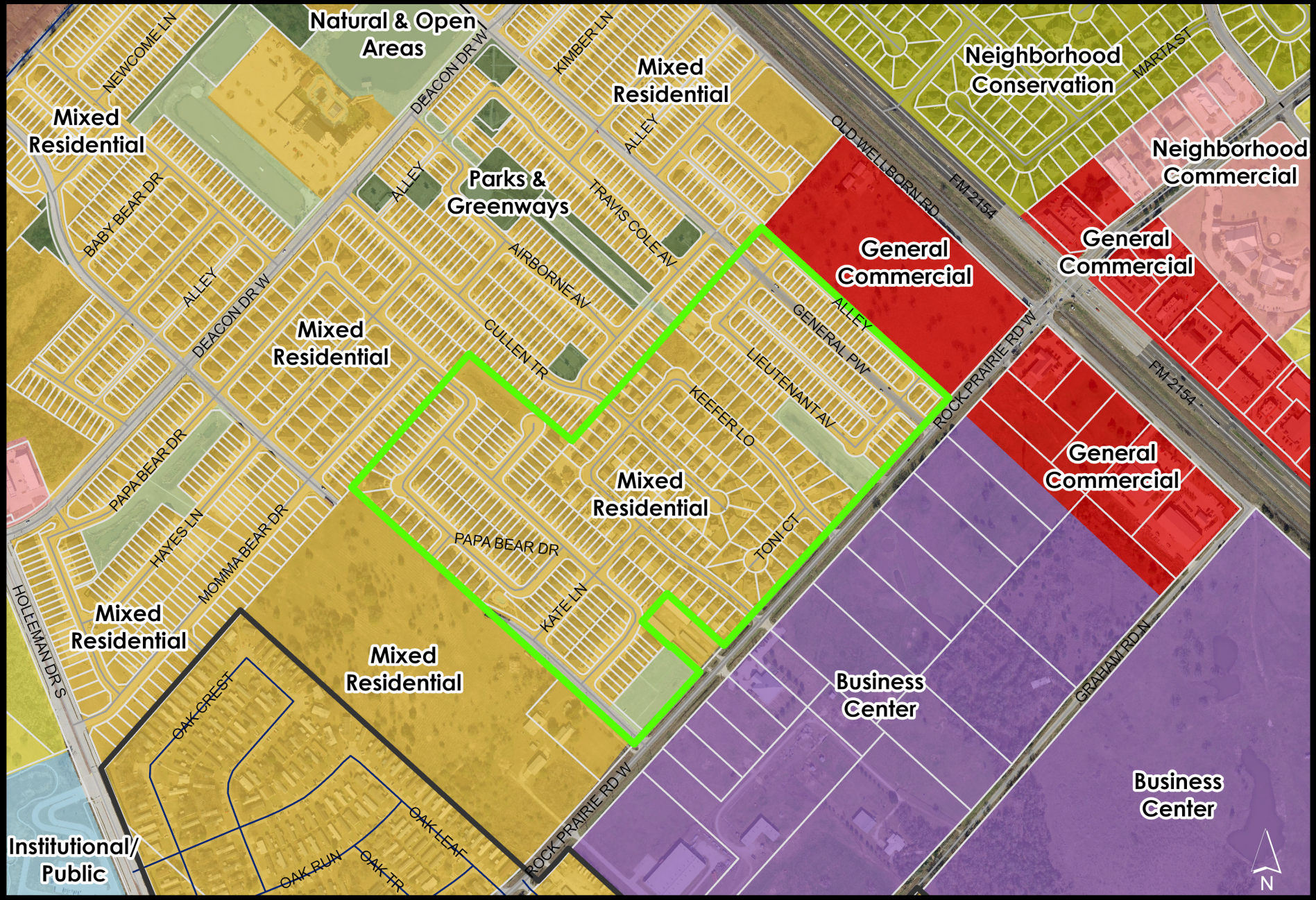


MM - KEEFER LOOP & SUMMERWAY DR. AREA

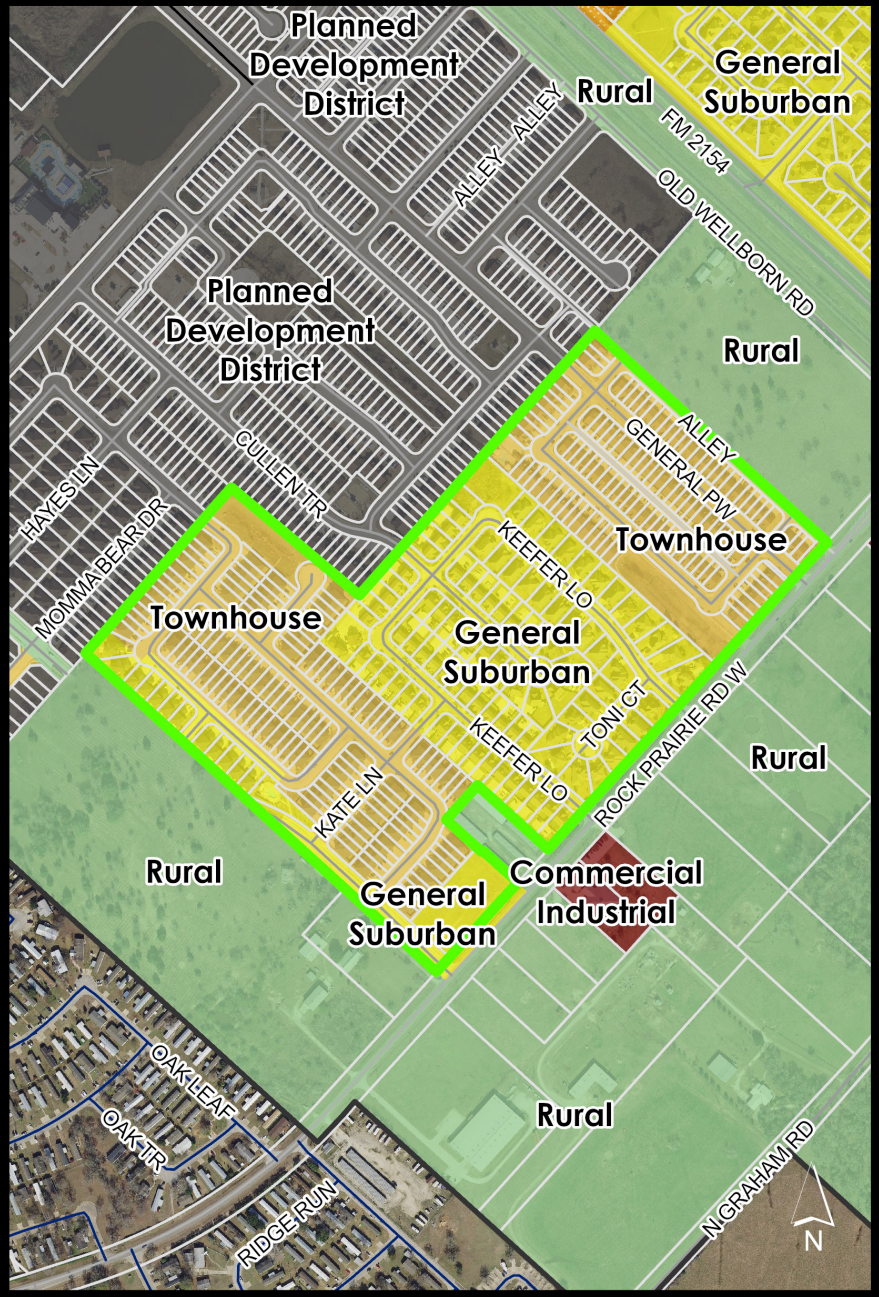
Case: REZ2023-000033

REZONING

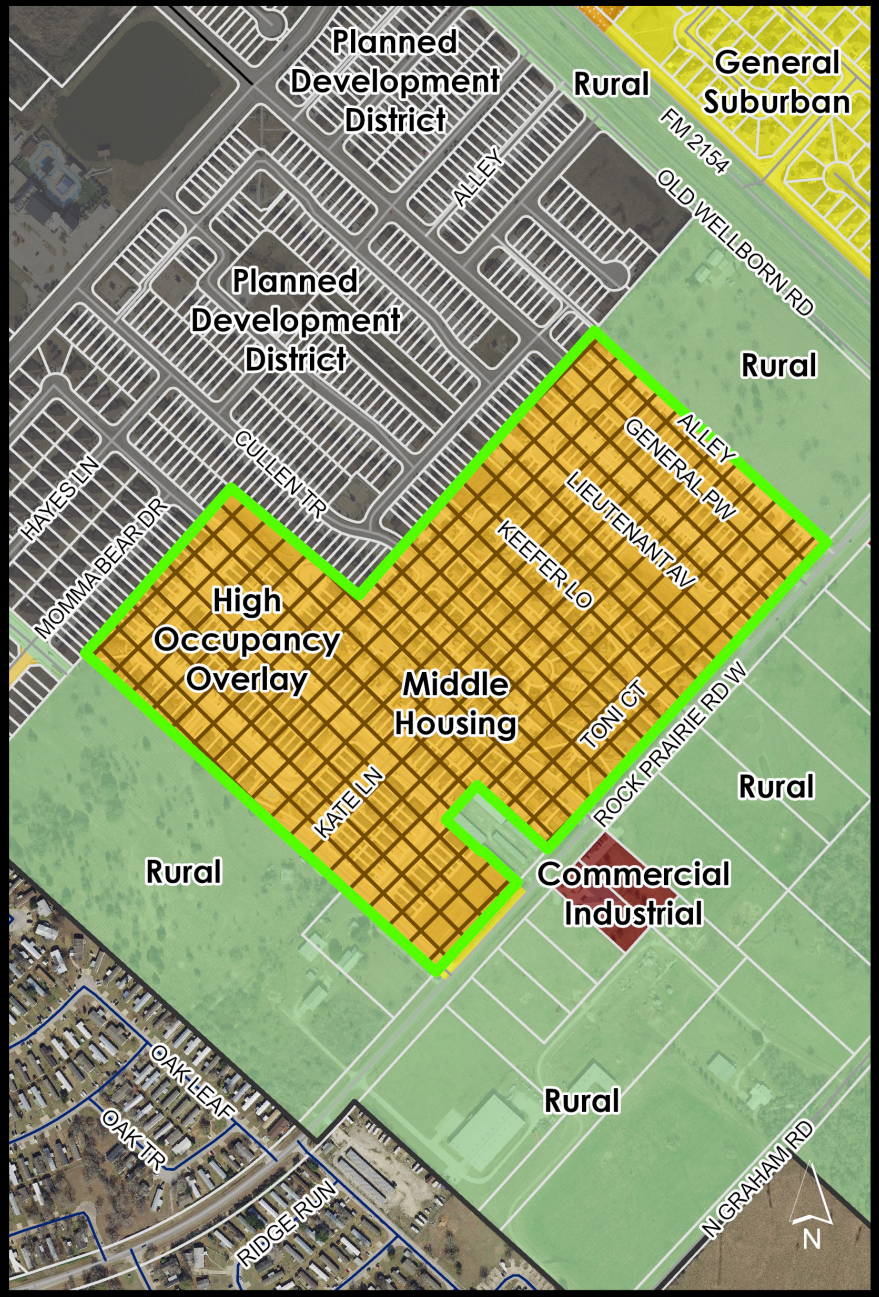
EXISTING
Future Land Use



EXISTING
Zoning



PROPOSED
Zoning





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M-1	Light Industrial
M-2	Heavy Industrial

NORTH

0 600 1,200 Feet

MM - KEEFER LOOP & SUMMERWAY DR. AREA

Case: REZ2023-000033

REZONING

October 5, 2023
Item No. 5.7.
City-Initiated Rezonings to MH Middle Housing

Sponsor: Michael Ostrowski, Director of Planning and Development, Jeff Howell, Matthew Ellis , Robin Macias, Jesse Dimeolo, Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries as follows:

a. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 15.5 acres being The Dobrovolny Subdivision and Holleman Ridge Subdivision, generally bounded by Anderson Street, Holleman Drive, and Charles Court;
b. From GS General Suburban or T Townhouse to MH Middle Housing for approximately 9.73 acres being Lemon Tree Addition, Block 1, Lots 1-11, Block 2, Lot 1, Block 3, Lots 1-11, and Parkway Plaza Phase 4, Block 3, Lots 1-14, Block 4, Lots 1-9, generally bounded by Anderson Street, Cedar Run, and Lemon Tree Lane;
c. From D Duplex to MH Middle Housing for approximately 7.03 acres being Brentwood Section Five, Block 1, Lots 1-16 and Block 4, Lots 1-11, generally located along Colgate Circle and Stanford Circle;
d. From T Townhouse to MH Middle Housing for approximately 6.85 acres being Eastmark Phase II, Block E, Lots 1R-5R and Lots 16-40, generally located along Kalanchoe Court, Camelia Court, and Azalea Court;
e. From T Townhouse to MH Middle Housing for approximately 7.4 acres being Krenek Crossing Subdivision, Volume 6187, Page 138, generally located along Nelson Lane, Thornton Court, and Camp Court;
f. From GS General Suburban to MH Middle Housing for approximately 3.87 acres being Chalet Village Subdivision, Volume 420, Page 91, generally located along Swiss Court and Chalet Court;
g. From R Rural or D Duplex to MH Middle Housing for approximately 43.6 acres being Steeplechase Phase One Subdivision, Steeplechase Phase Two Subdivision, and Steeplechase Phase Three Subdivision, generally bounded by Navarro Drive, FM 2154, Balcones Drive, and Welsh Avenue;
h. From GS General Suburban, R-1B Single Family Residential, or D Duplex to MH Middle Housing for approximately 38.1 acres being Steeplechase Phase Five Subdivision, Steeplechase Phase Six Subdivision, Southwood Valley Section 23 Subdivision, Volume 525, Page 647, and West Ridge, Block 5, Lots 1A-1B, 2A-2B, 3A-3B, 4A-4B, 5A-5B, 6A-6B, 7A-7B, 8A-8B, 9A-9B, 10A-10B, 11A-11B, 12A-12B, 13A-13B, 14A-14B, 15A-15B, 16A-16B, 17A-17B, 18A-18B, 19A-19B, 20A-20B, 21A-21B, 22A-22B, 23A-23B, 24A-24B, and 25A-25B, generally bounded by Deacon Drive, FM 2154, Navarro Drive, and Welsh Avenue;
i. From D Duplex to MH Middle Housing for approximately 14.6 acres being Southwood Valley Section 22B, Block 47, Lots 1-14, Block 48, Lots 1-15 and 20-34, Block 49, Lots 14-29, and Southwood Valley Section 22C, Block 45, Lots 21A-21B, 22A-22B, 23A-23B, 24A-24B, 25A-25B, 26A-26B, 27A-27B, 28A-28B, Block 47, Lots 25A-25B, 26A-26B, 27A-27B, 28A-28B,

29A-29B, 30A-30B, 31A-31B, and 32A-32B, generally bounded by Deacon Drive, Welsh Avenue, Navarro Drive, and Pedernales Drive, and;

j. From D Duplex to MH Middle Housing for approximately 3.7 acres being Southwood Valley Section 10A, Block 37, Lots 7-12, and Southwood Valley Section 2, Block 2, Lots 13-26, generally bounded by Hawk Tree Drive, Rio Grande Boulevard, Airline Drive, and Southwood Drive;

(Note: Final action on this item is scheduled for the October 26, 2023 City Council Meeting – subject to change.)

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: At the August 10 City Council meeting, City staff presented each of these areas along with the feedback staff received during the public engagement process. At the meeting, the City Council gave direction for staff to move forward with bringing these areas as official rezoning cases. After considering the rezoning criteria, City staff has determined that each of these areas is appropriate for rezoning to MH Middle Housing.

This item combines several City-initiated rezoning cases to MH Middle Housing, without having the HOO High Occupancy Overlay district.

Budget & Financial Summary: N/A

Attachments:

1. Area L and Area N Supporting Materials
2. Area U Supporting Materials
3. Area V Supporting Materials
4. Area X Supporting Materials
5. Area BB Supporting Materials
6. Area DD, Area EE, and Area FF Supporting Materials
7. Area GG Supporting Materials

REZONING REVIEW CRITERIA FOR AREA L AND AREA N

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 park to the north, a multi-family development to the east, a park to the south, and townhomes 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 MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

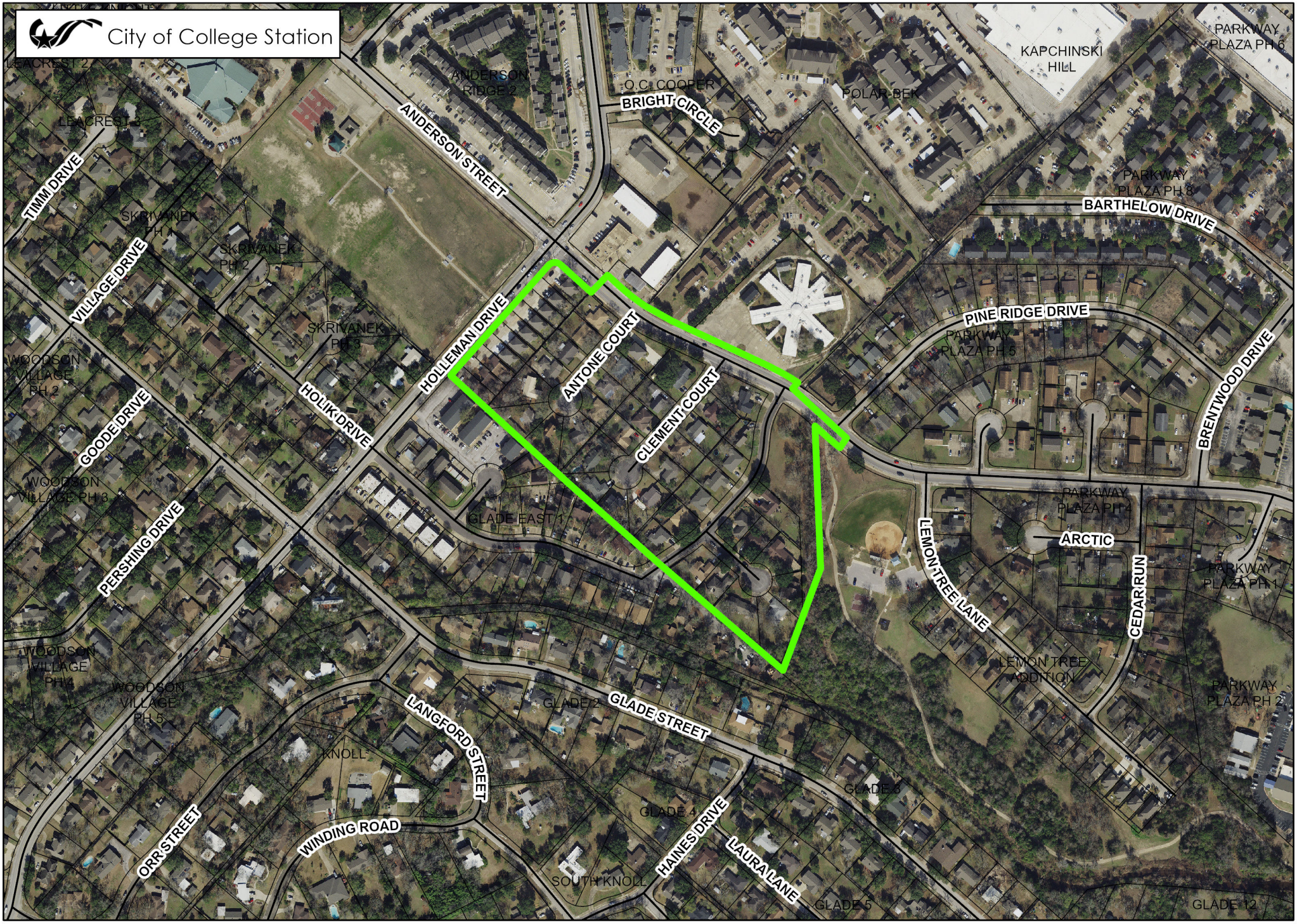
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

5. The marketability of the property:

The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.

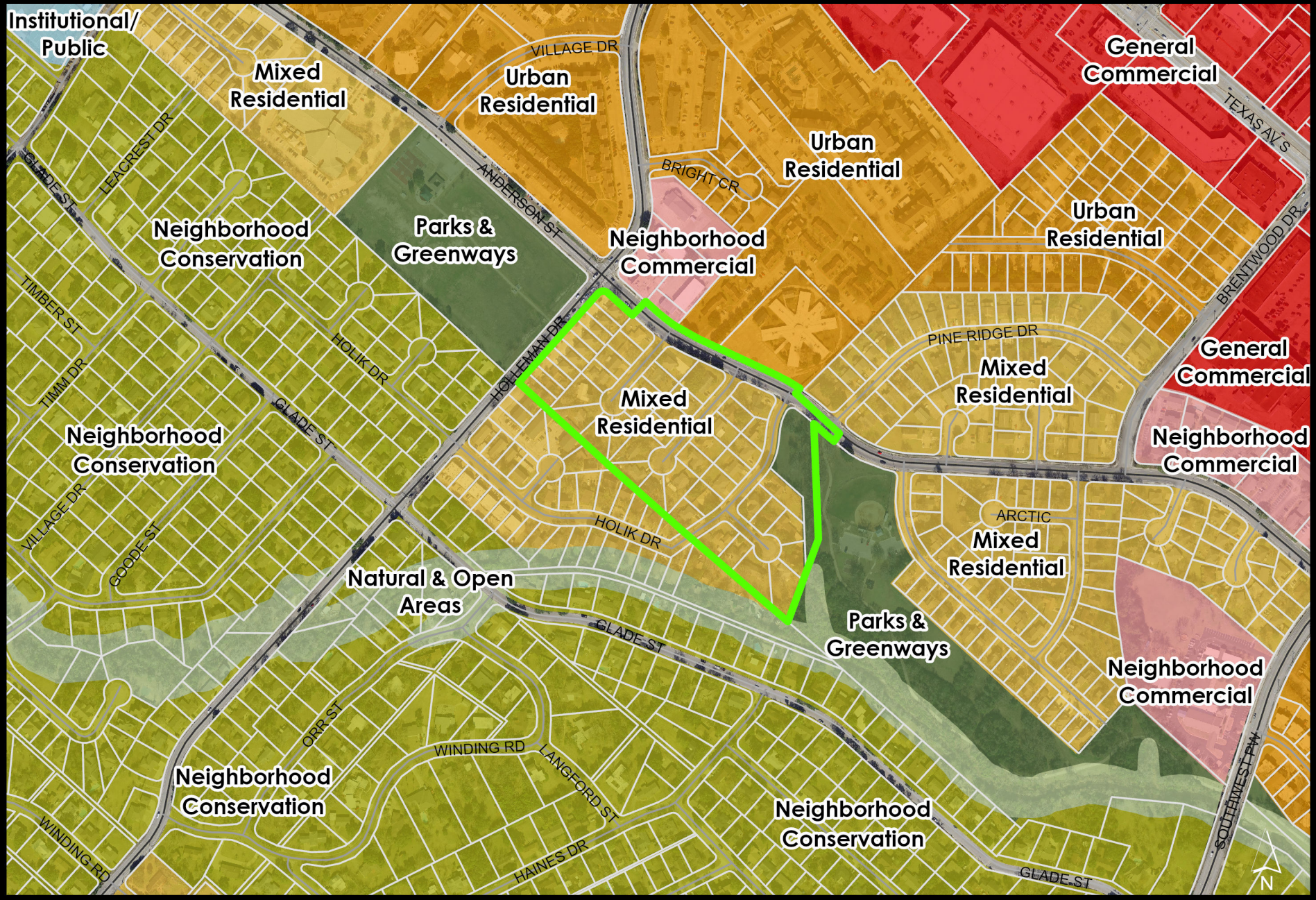


L - HOLIK DR. AREA

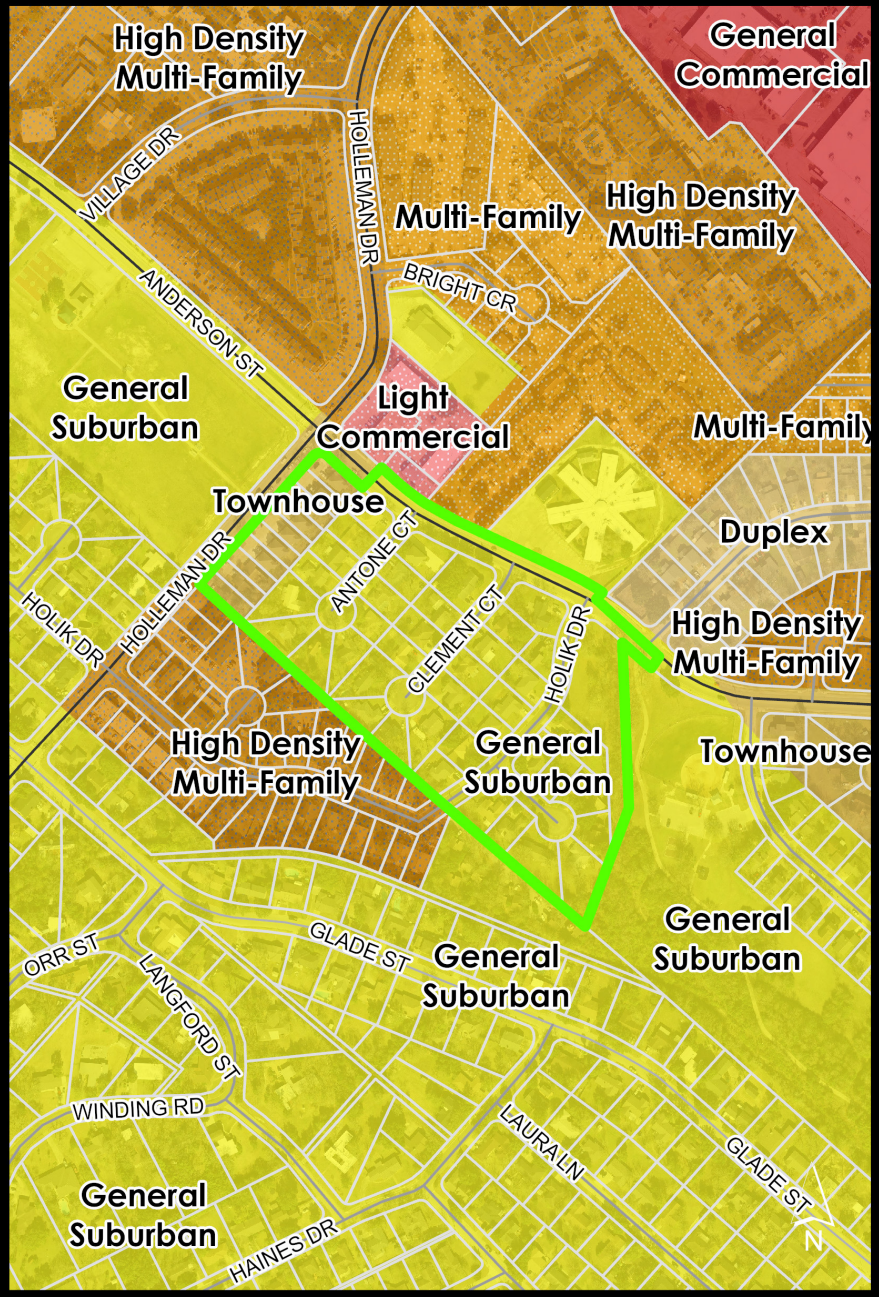
Case: REZ2023-000030

REZONING

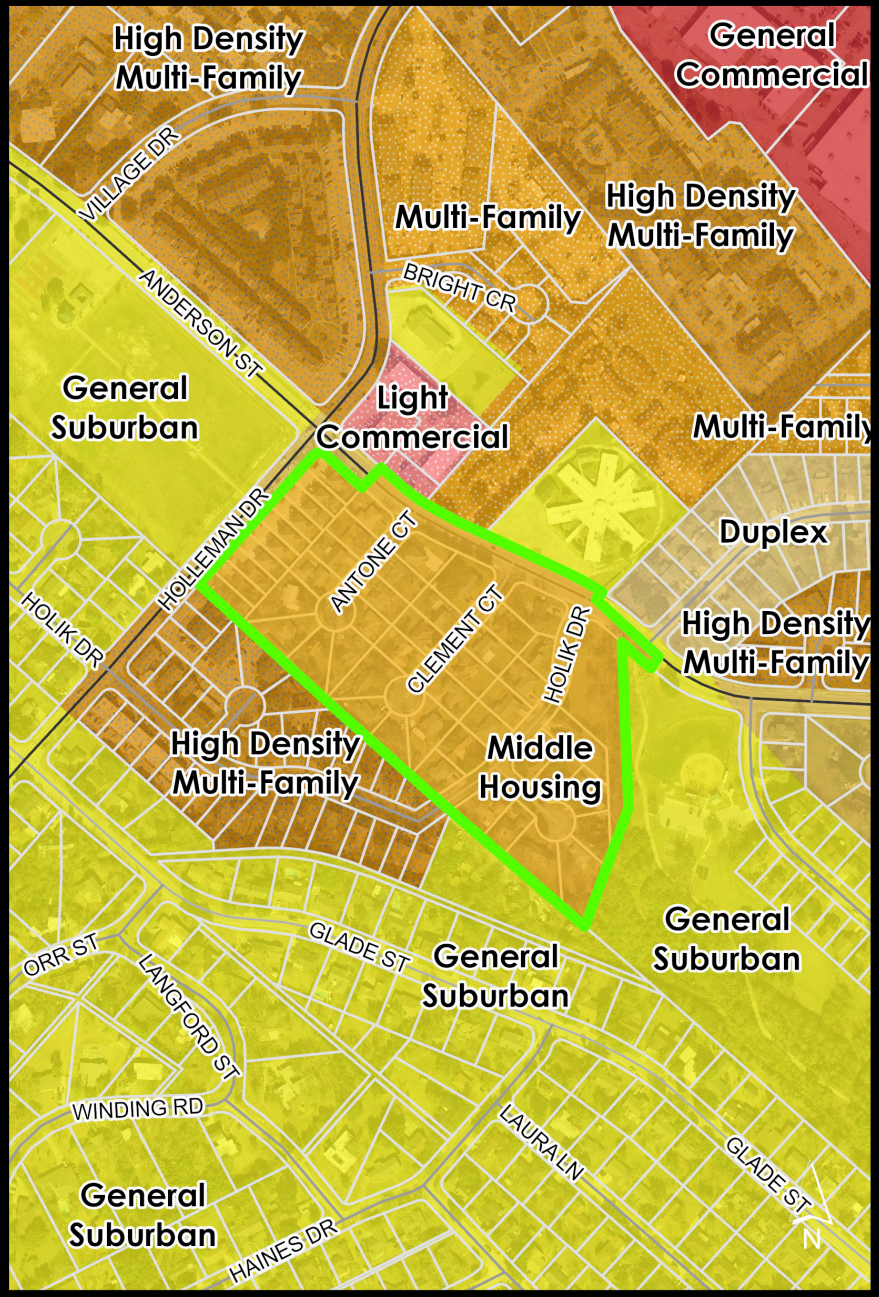
EXISTING
Future Land Use

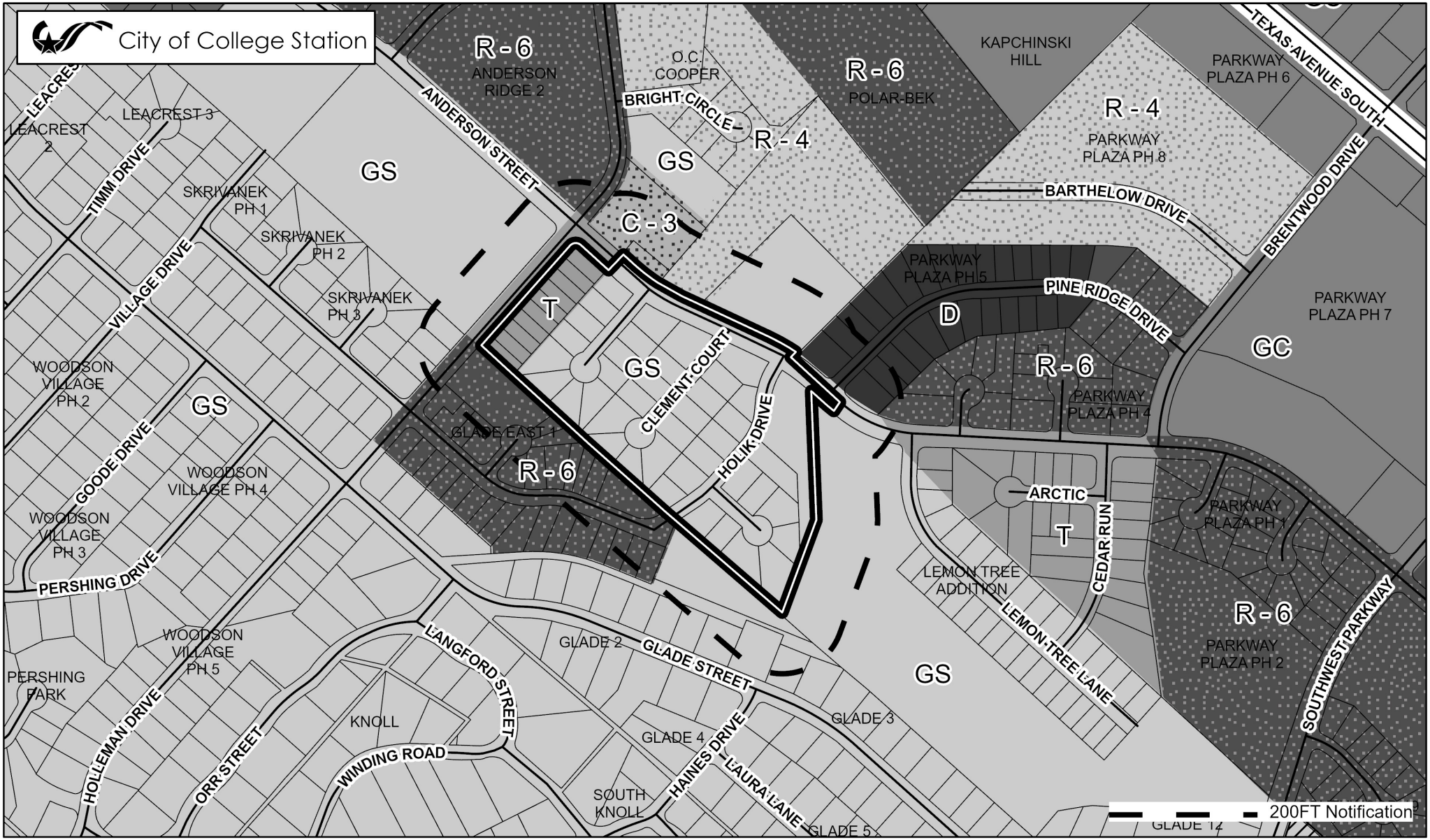


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

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

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.
- HOO High Occupancy Ovr.
- NPO Nbrhd. Prevailing Ovr.
- NCO Nbrhd. Conservation Ovr.
- HP Historic Preservation Ovr.

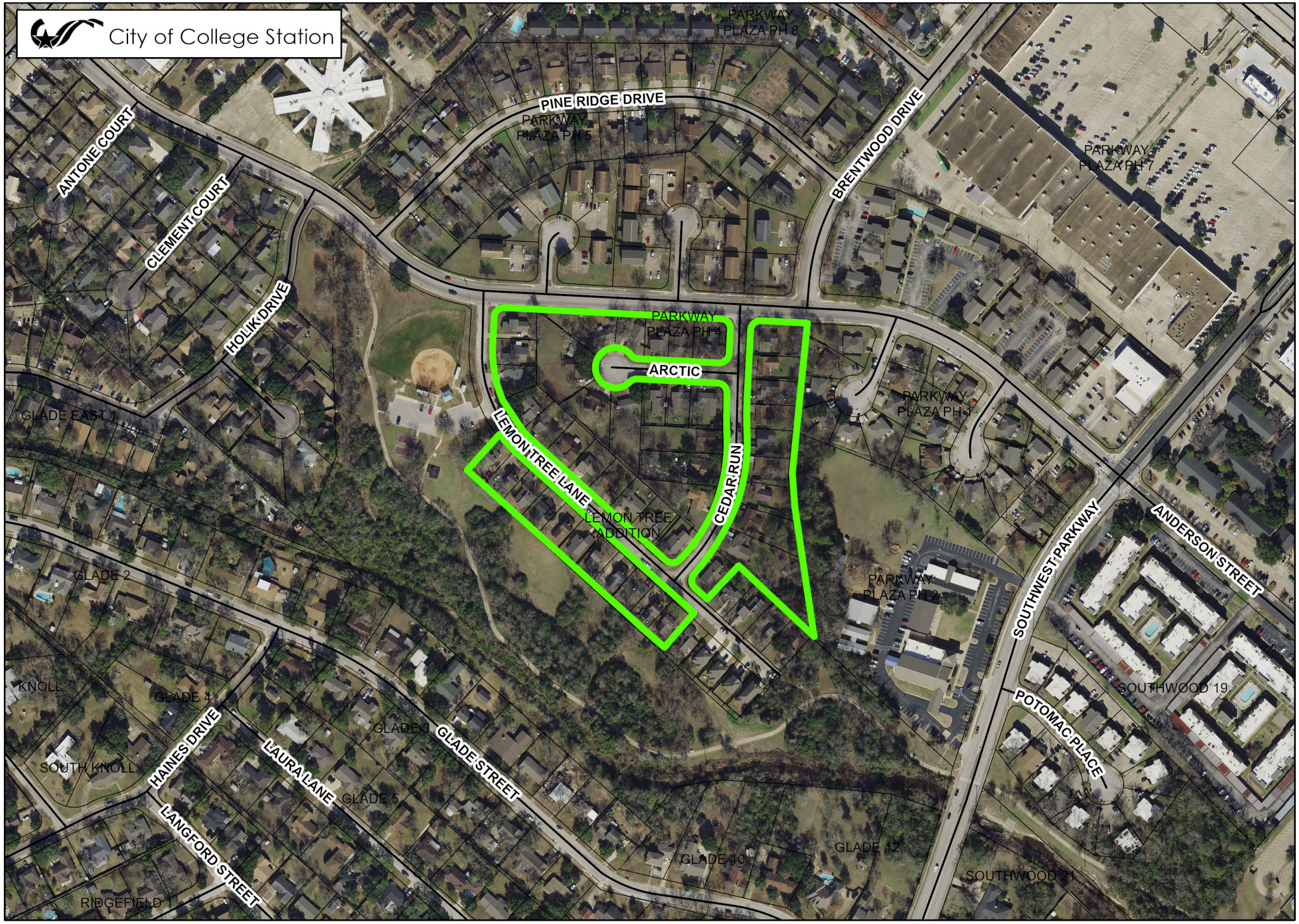
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 440 880 Feet

L - HOLIK DR. AREA

Case: REZ2023-000030

REZONING

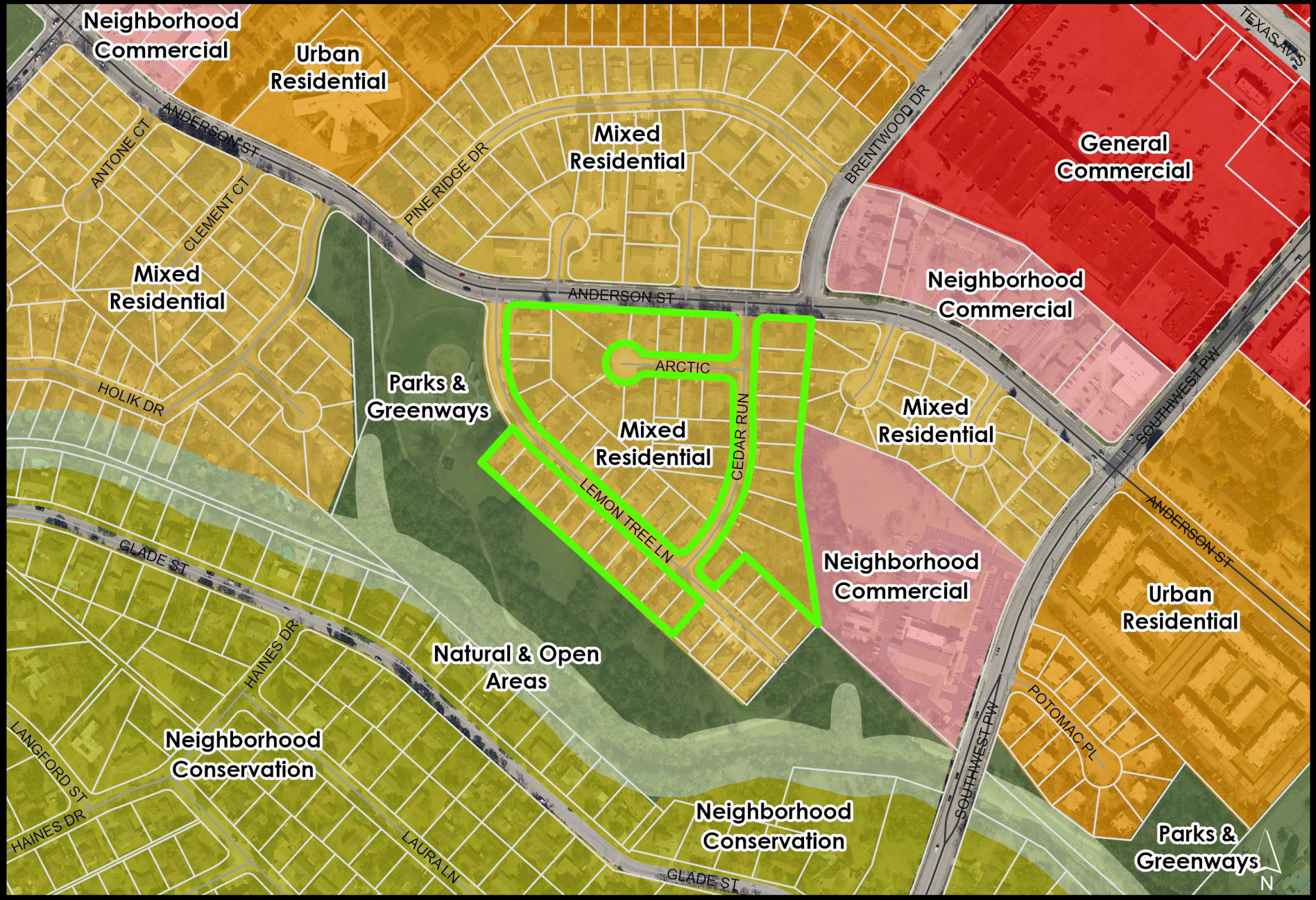


N - LEMON TREE LN. AREA

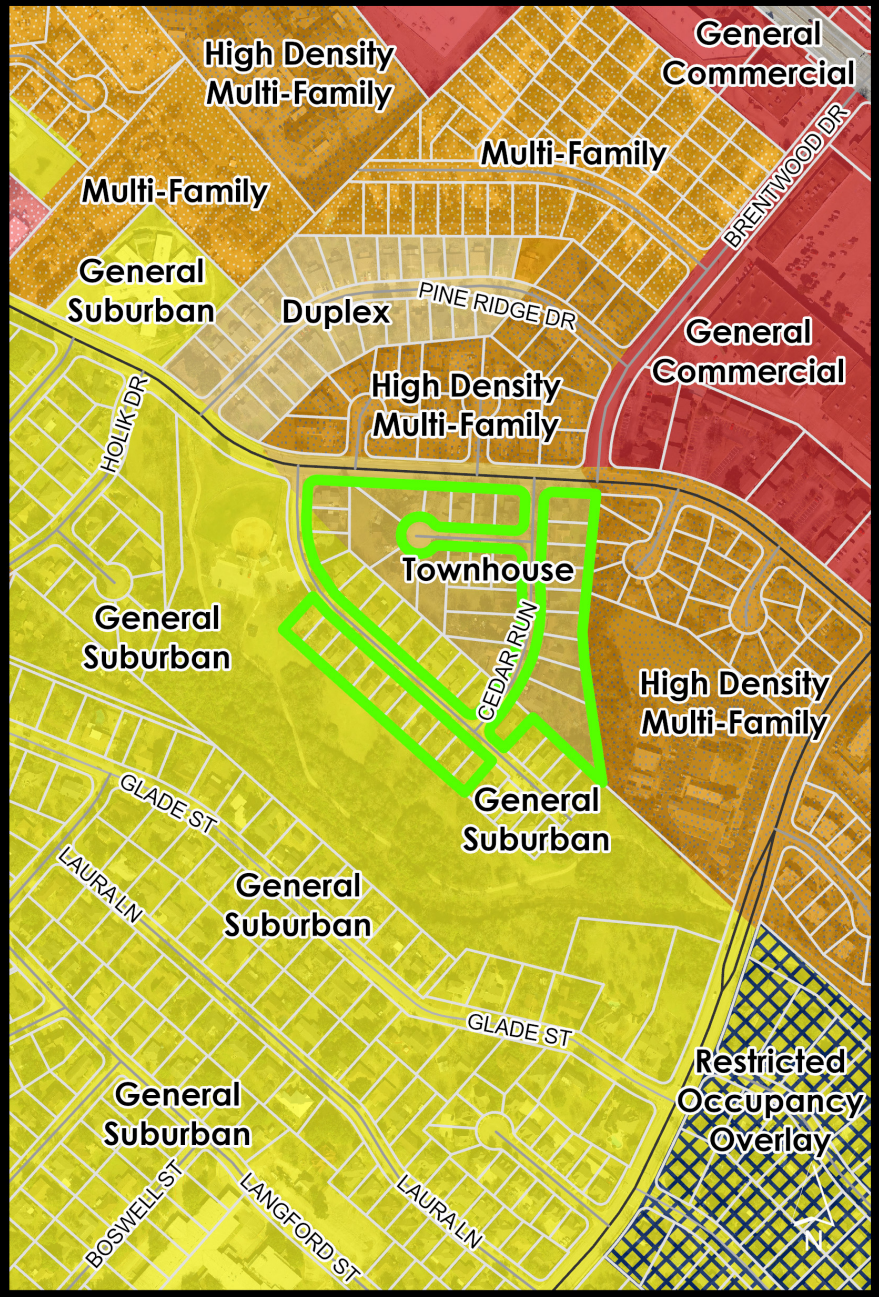
Case: REZ2023-000034

REZONING

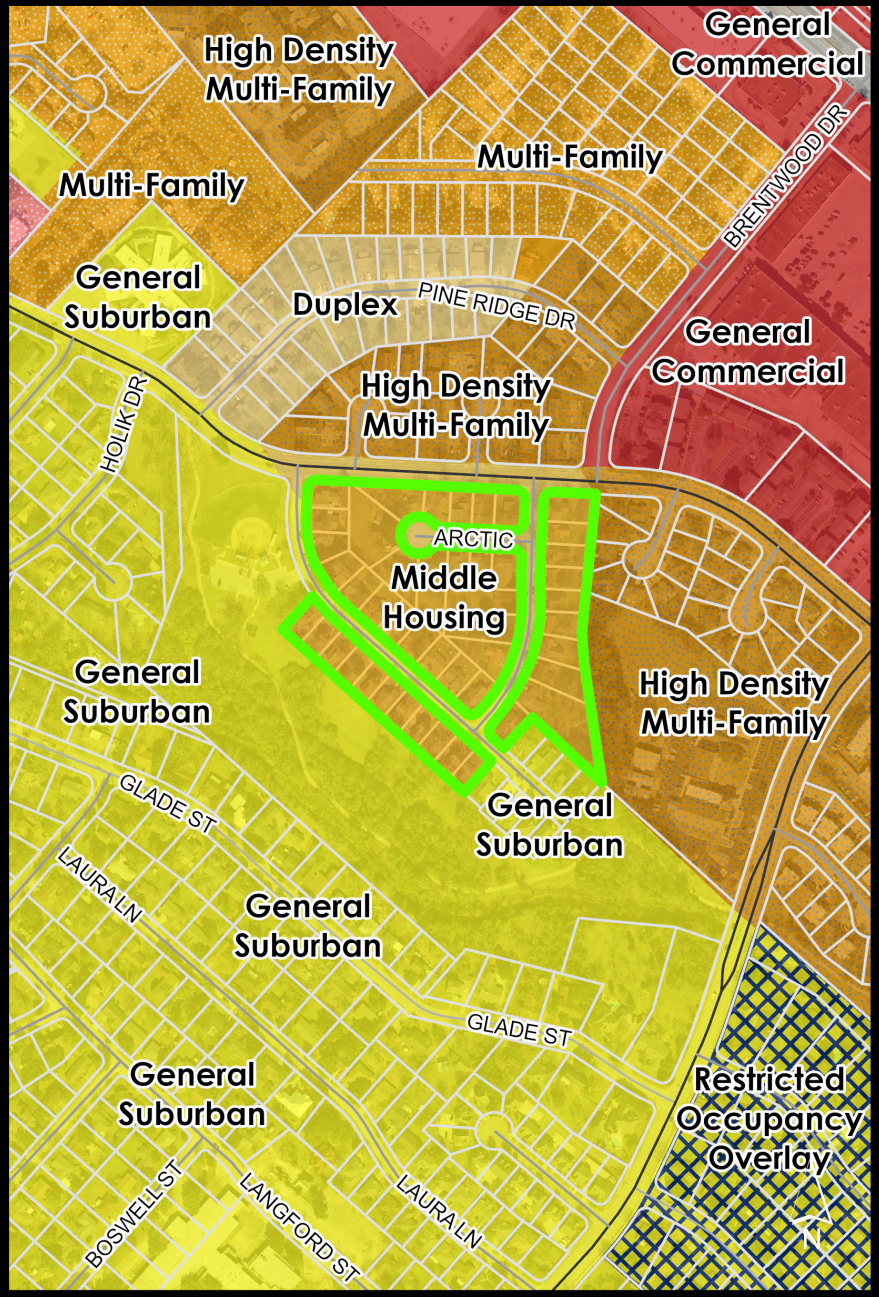
EXISTING
Future Land Use

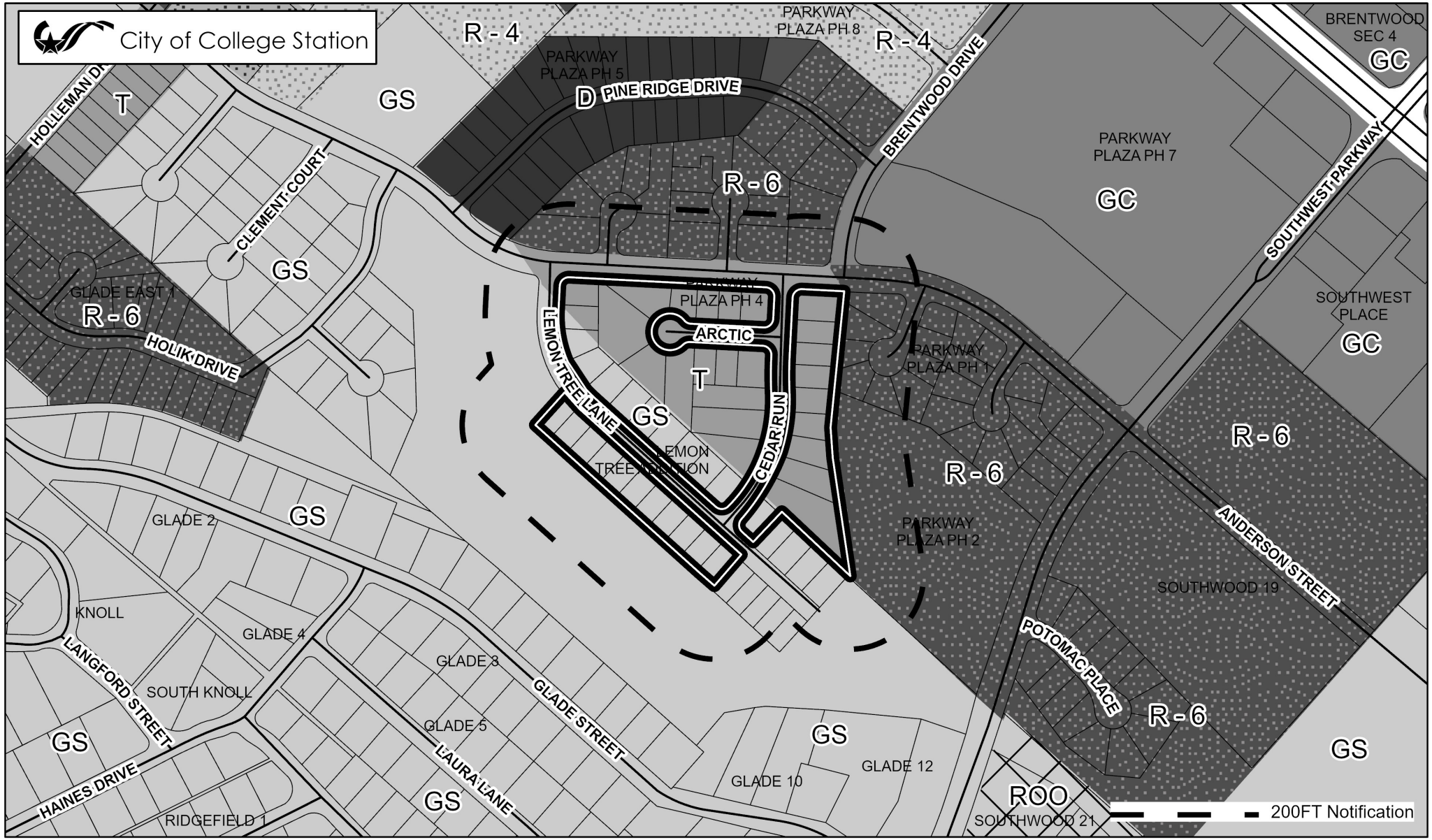


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH

0 370 740 Feet

N - LEMON TREE LN. AREA

Case: REZ2023-000034

REZONING

REZONING REVIEW CRITERIA FOR AREA U

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 and northeast across Dartmouth Street. Duplexes are to the southwest and commercial areas to the east across Southwest Parkway. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

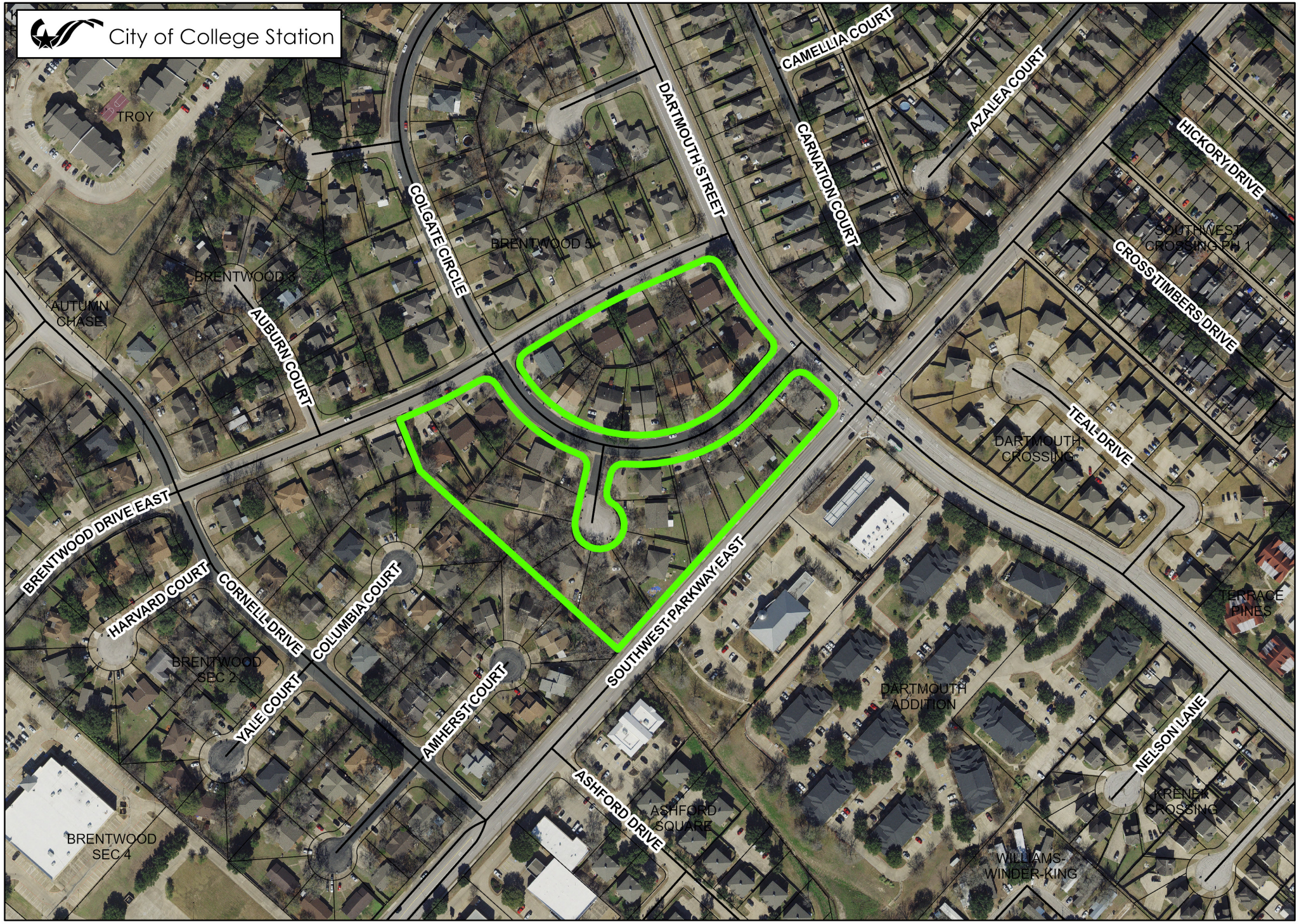
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

5. The marketability of the property:

The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

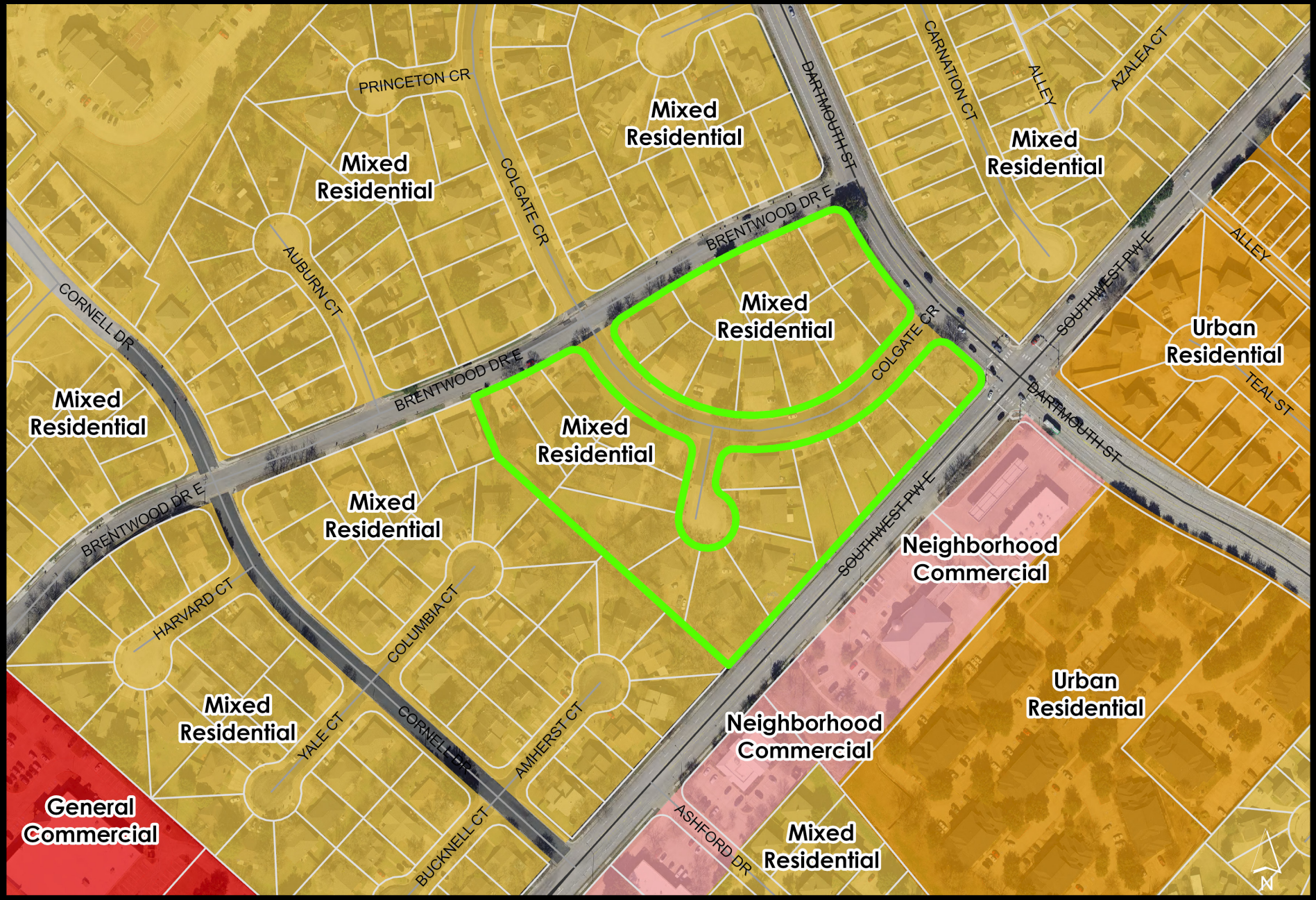
0 245 490 Feet

U - CORNELL DR. AREA

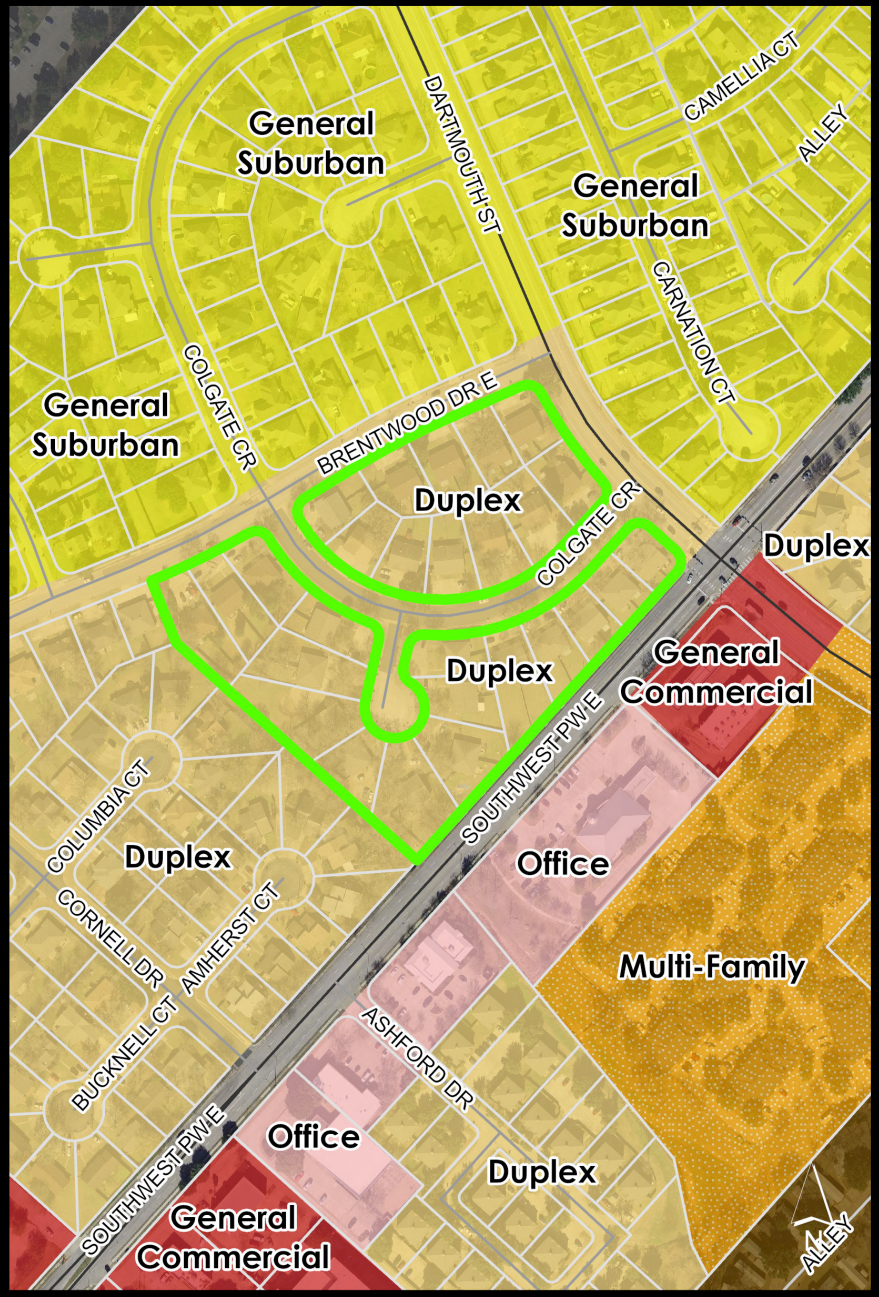
Case: REZ2023-000070

REZONING

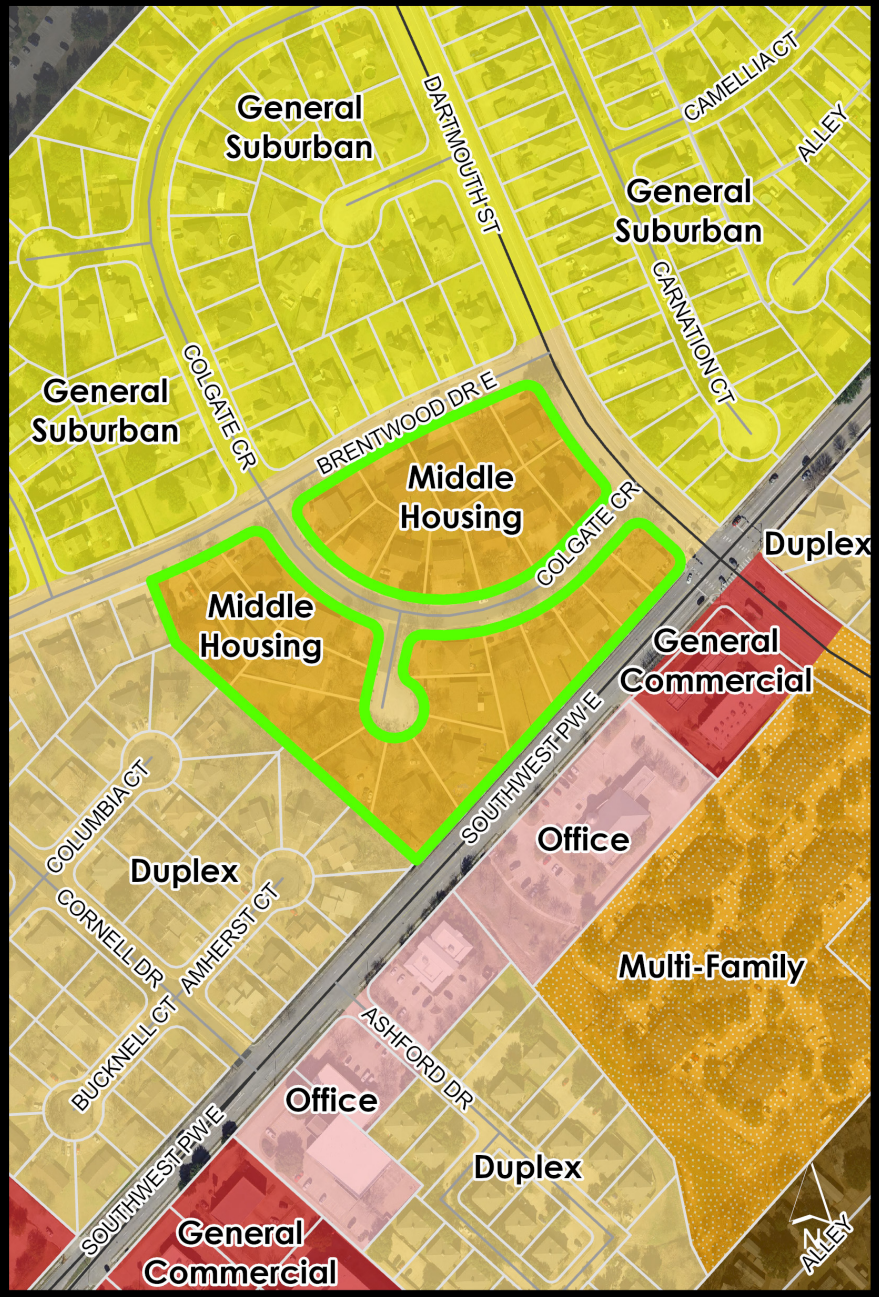
EXISTING
Future Land Use



EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH 0 370 740 Feet

U - CORNELL DR. AREA

Case: REZONING
REZ2023-000070

REZONING REVIEW CRITERIA FOR AREA V

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 multi-family apartments to the north and east across Southwest Parkway, and Wolf Pen Creek Park to the west. Single-family homes are to the south and southwest. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

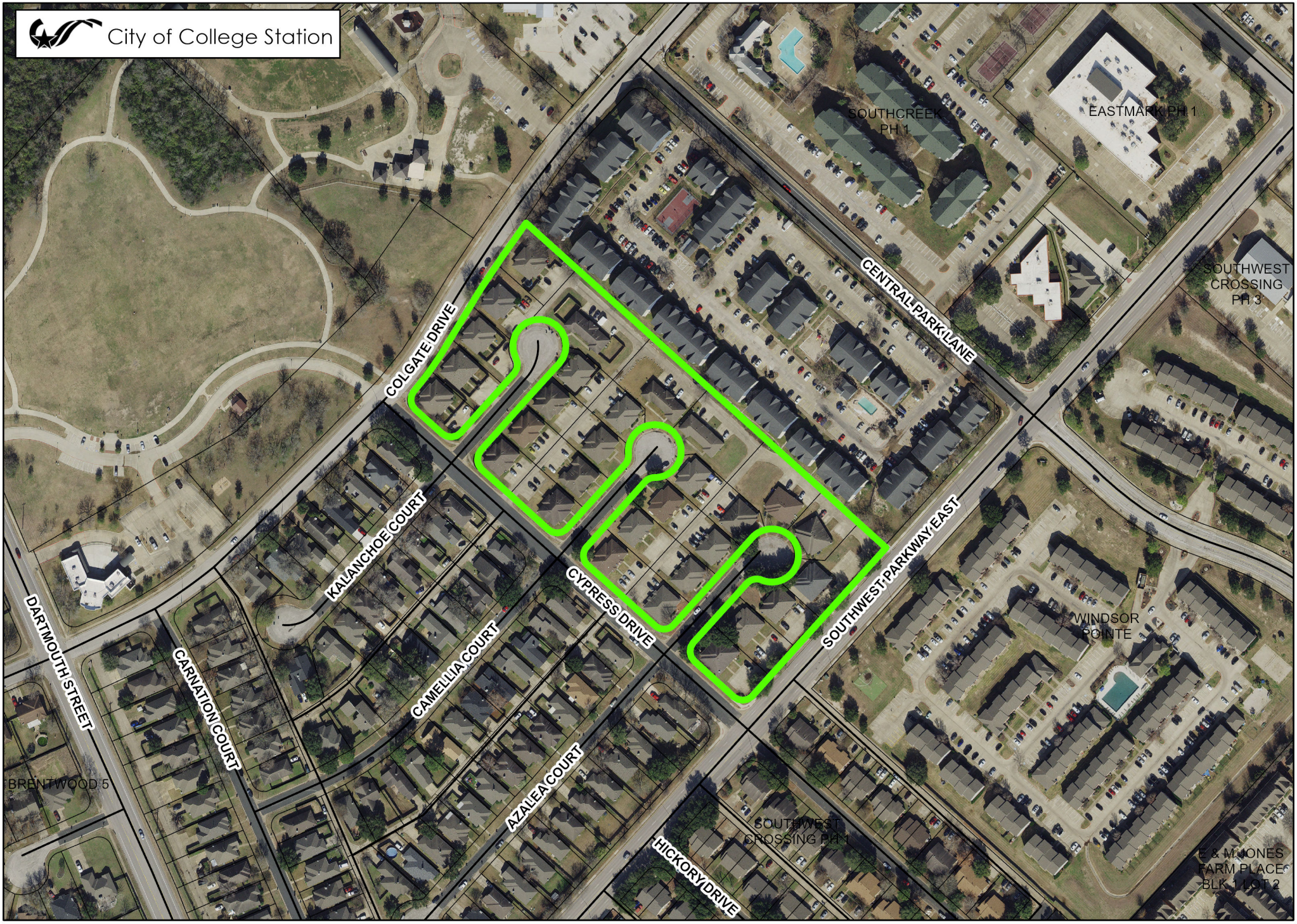
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

5. The marketability of the property:

The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

0 230 460 Feet

V - KALANCHOE CT., CAMELIA CT., & AZALEA CT. AREA

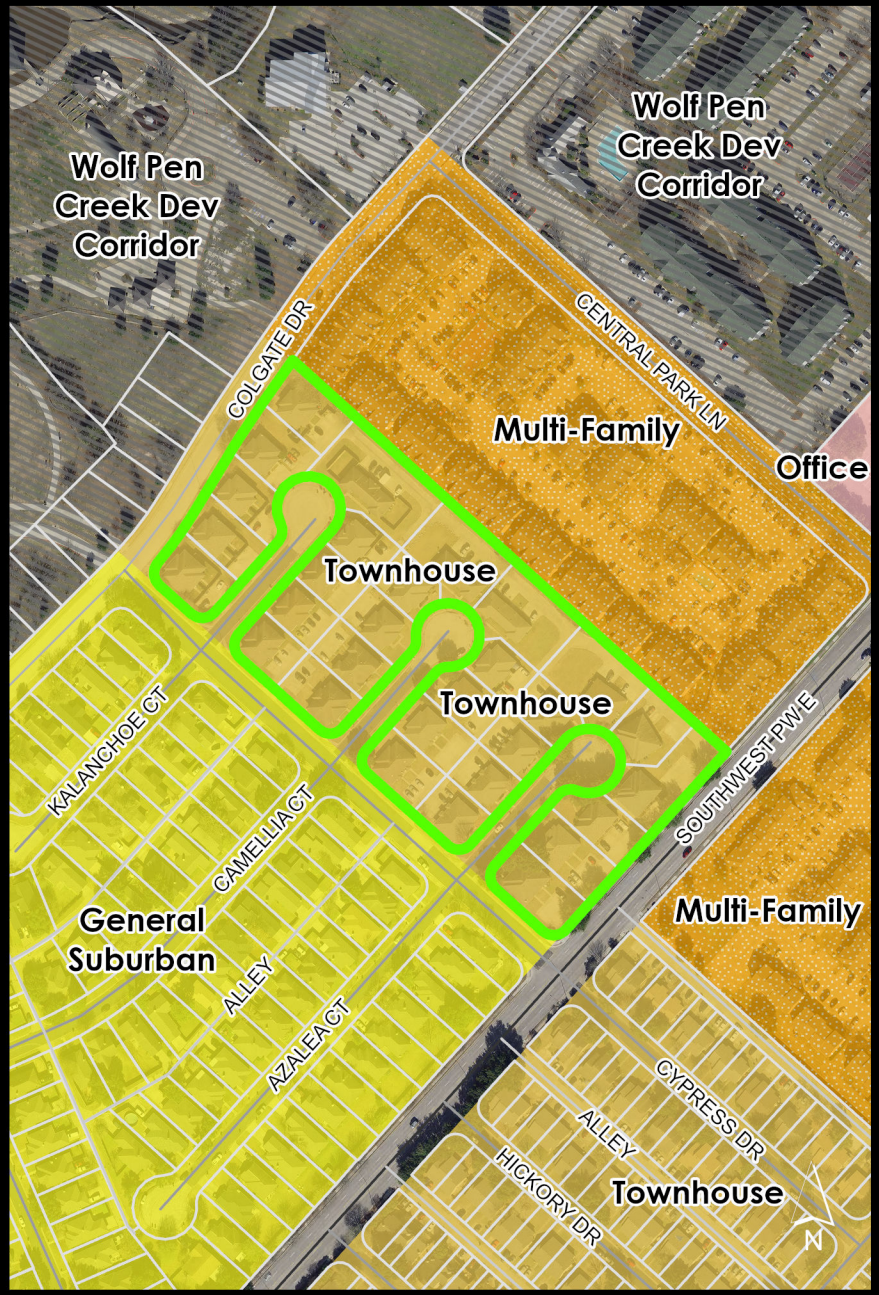
Case: REZ2023-000046

REZONING

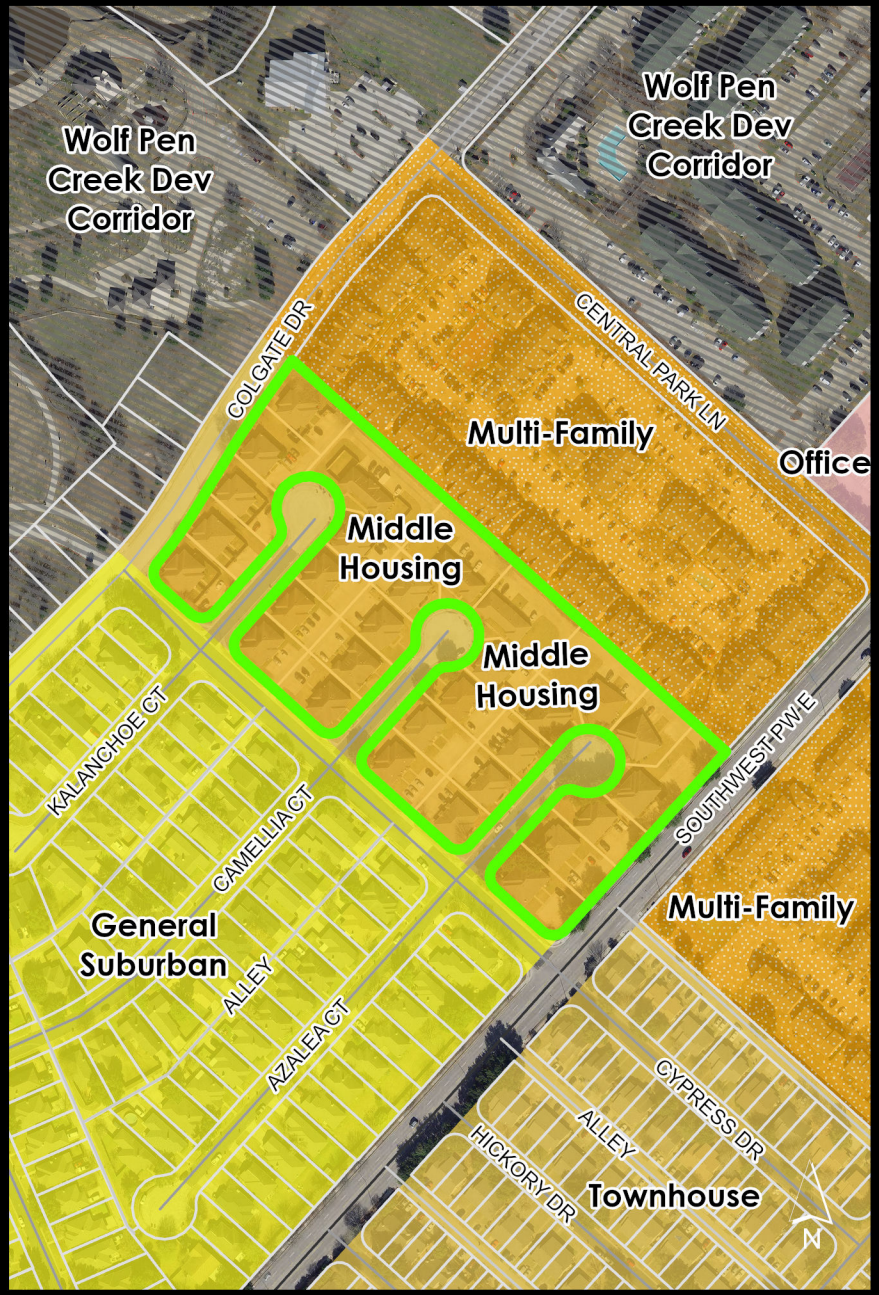
EXISTING
Future Land Use

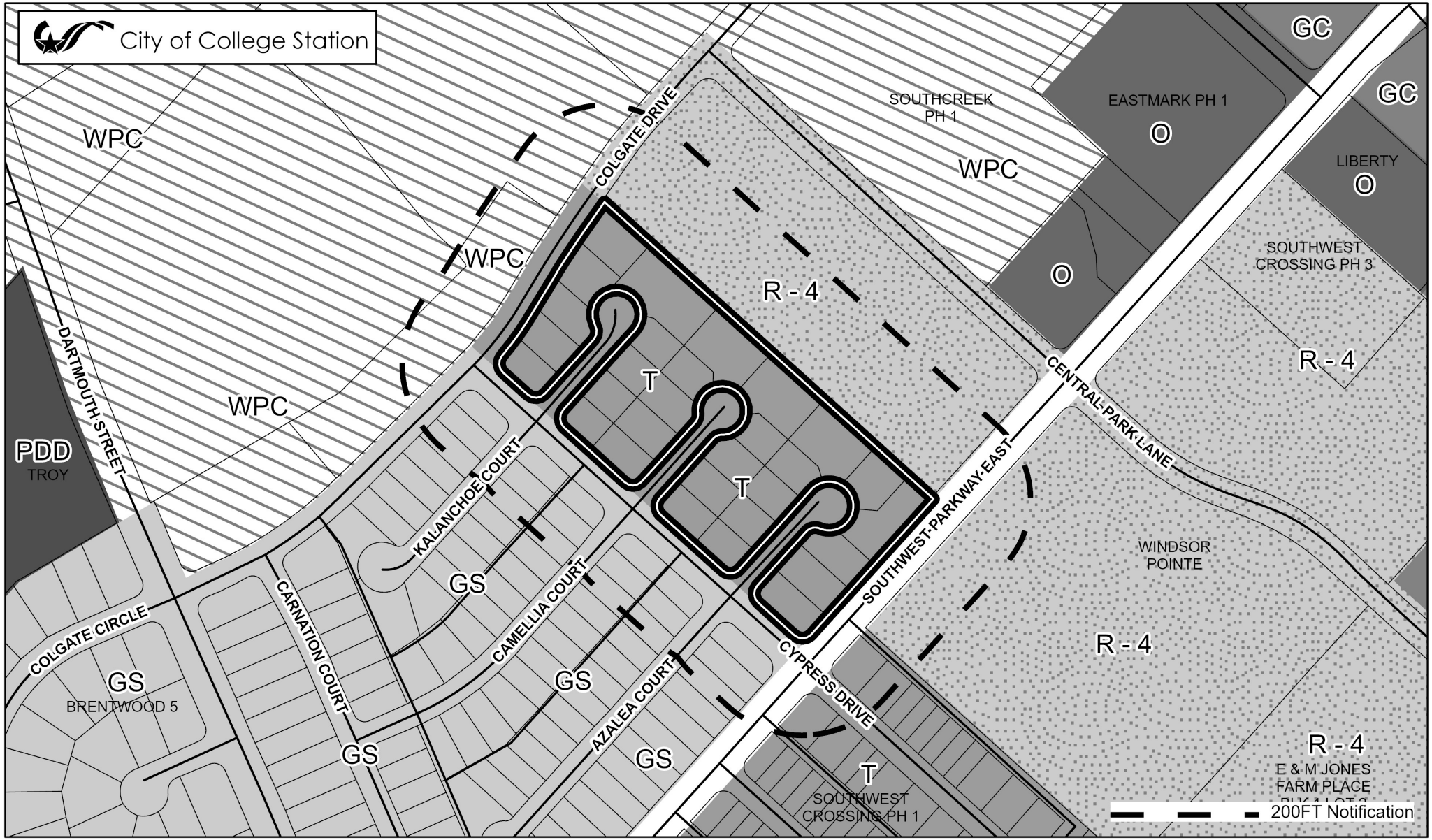


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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E	Estate
WRS	Wellborn Restricted Suburban
RS	Restricted Suburban
GS	General Suburban
D	Duplex
T	Townhome
MH	Middle Housing
MF	Multi-Family
MU	Mixed-Use
MHP	Manufactured Home Pk.

Non-Residential

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O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
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Planned Districts

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PDD	Planned Develop. Dist.

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NG–2	Transitional Northgate
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Overlay Districts

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ROO	Restricted Occupancy Ovr.
HOO	High 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

NORTH

0 275 550 Feet

V - KALANCHOE CT., CAMELIA CT., & AZALEA CT. AREA

Case: REZ2023-000046

REZONING

REZONING REVIEW CRITERIA FOR AREA X

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:

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

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 multi-family apartments to the northwest and northeast, a manufactured home park to the west and south, and City of College Station property to the east. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

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

The existing water and wastewater infrastructure are adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

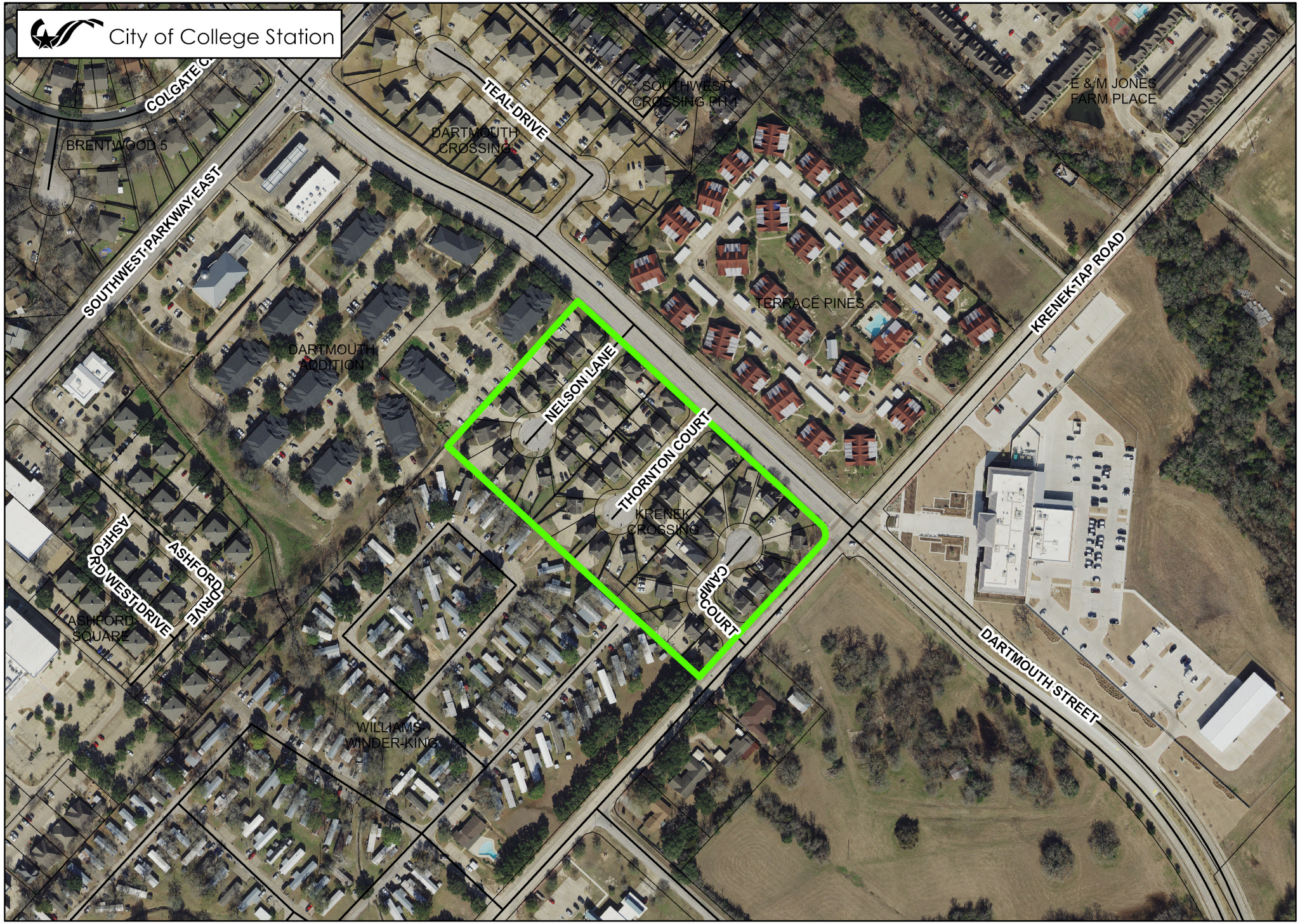
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

5. The marketability of the property:

The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.



NORTH

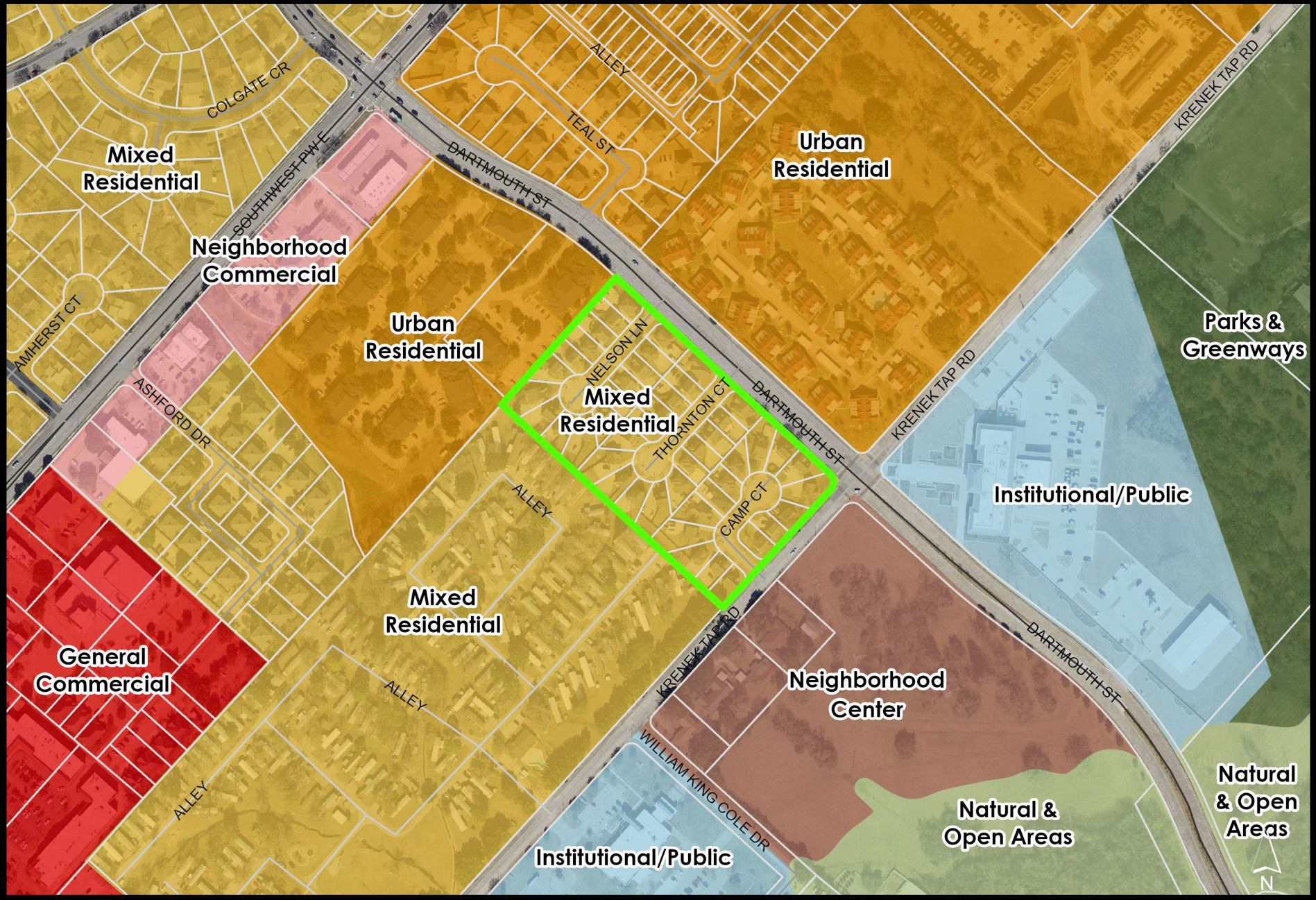
0 270 540 Feet

X - NELSON LN., THORNTON CT. & CAMP CT. AREA

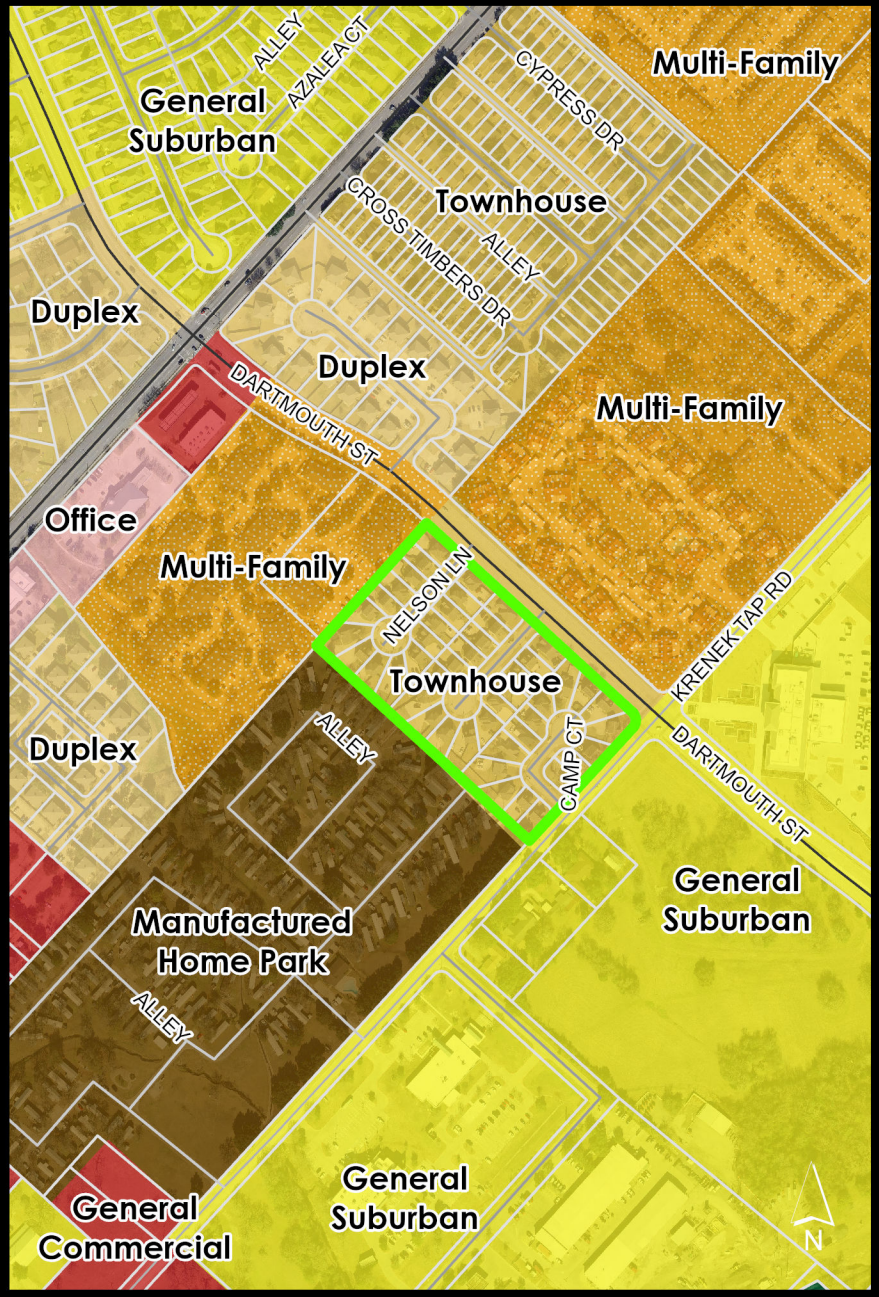
Case: REZ2023-000048

REZONING

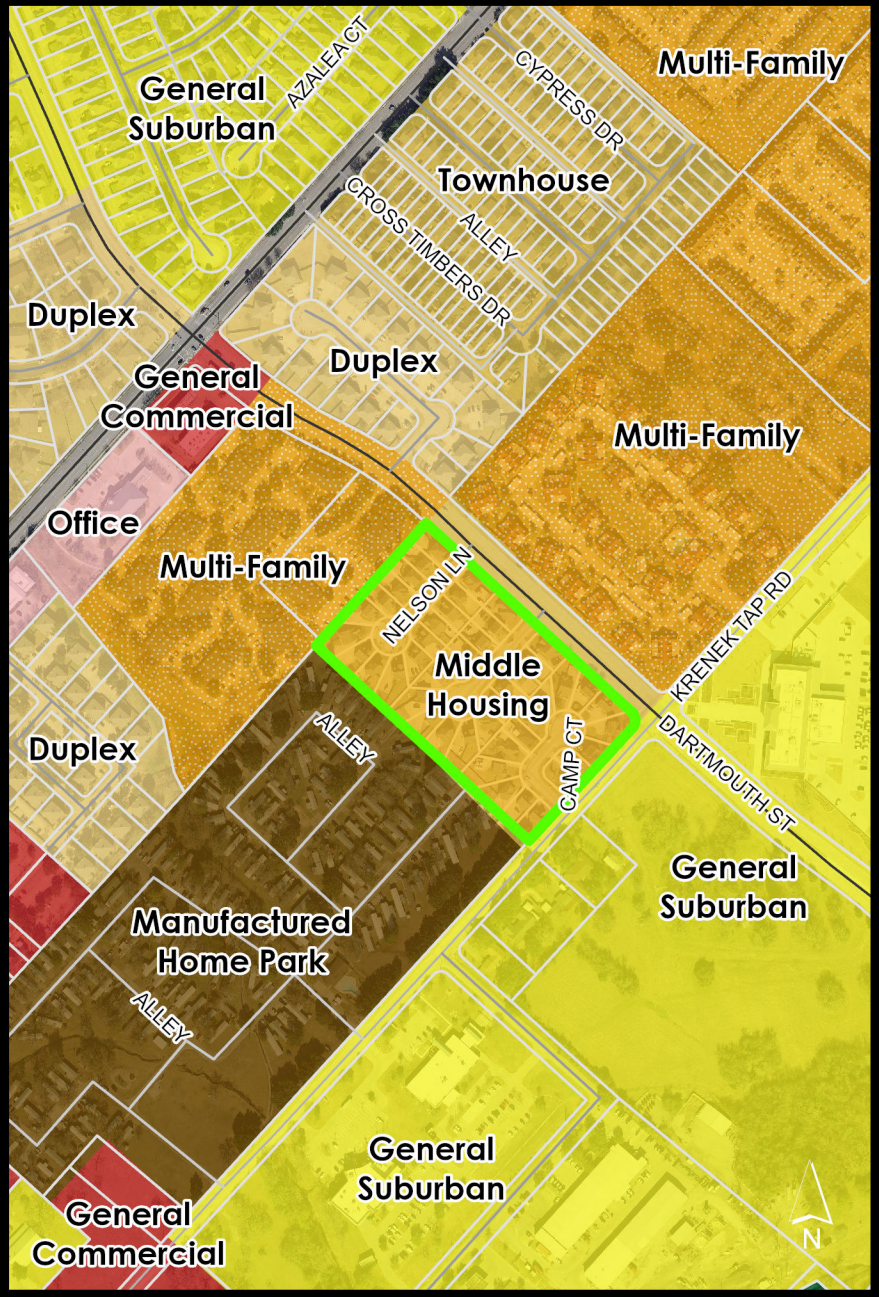
EXISTING
Future Land Use

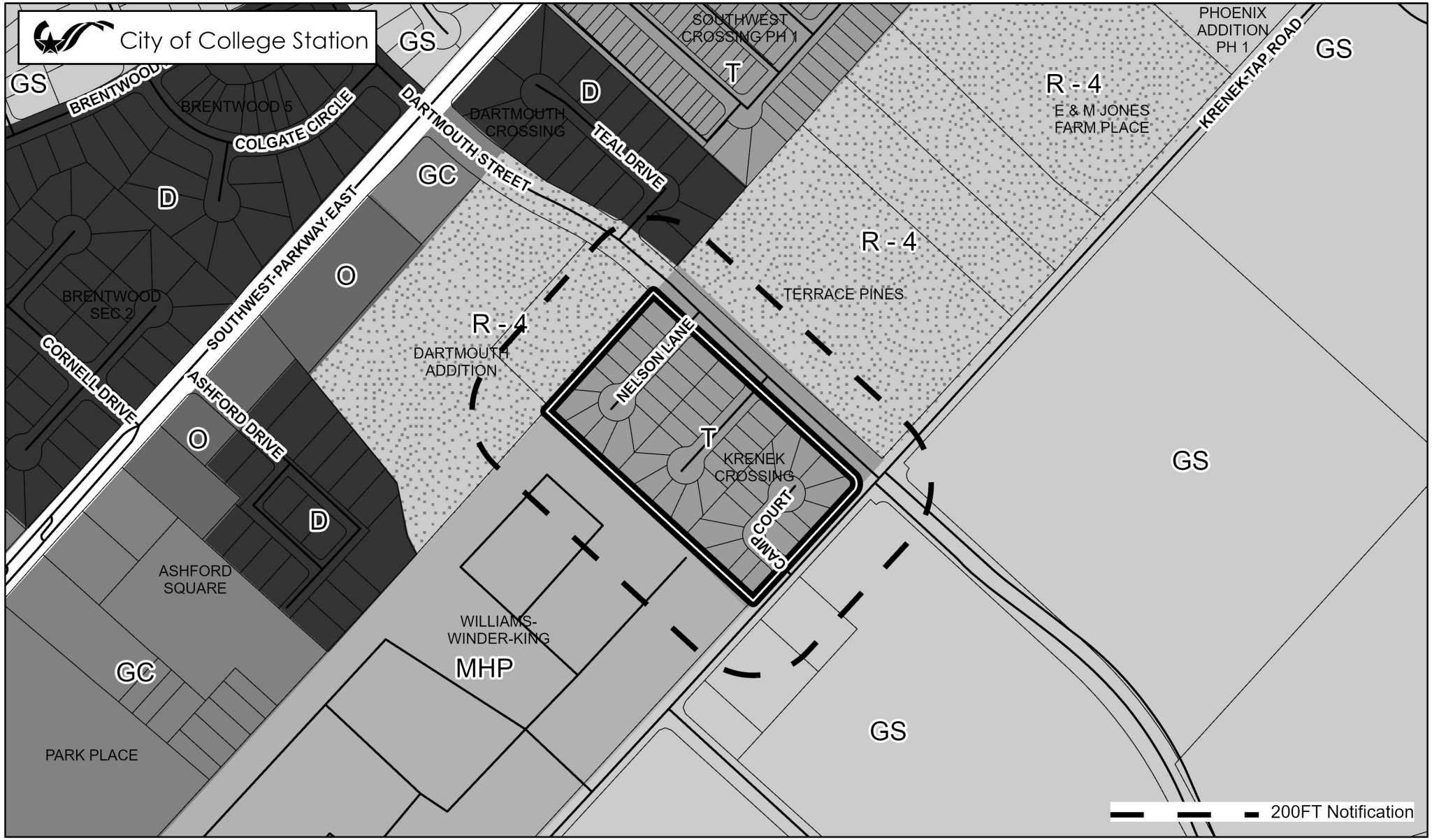


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

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

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.
- HOO High 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

NORTH 0 360 720 Feet

X - NELSON LN., THORNTON CT. & CAMP CT. AREA

Case: REZ2023-000048

REZONING

REZONING REVIEW CRITERIA FOR AREA BB

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 townhomes to the north and west, single-family homes to the east, and duplexes to the south. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

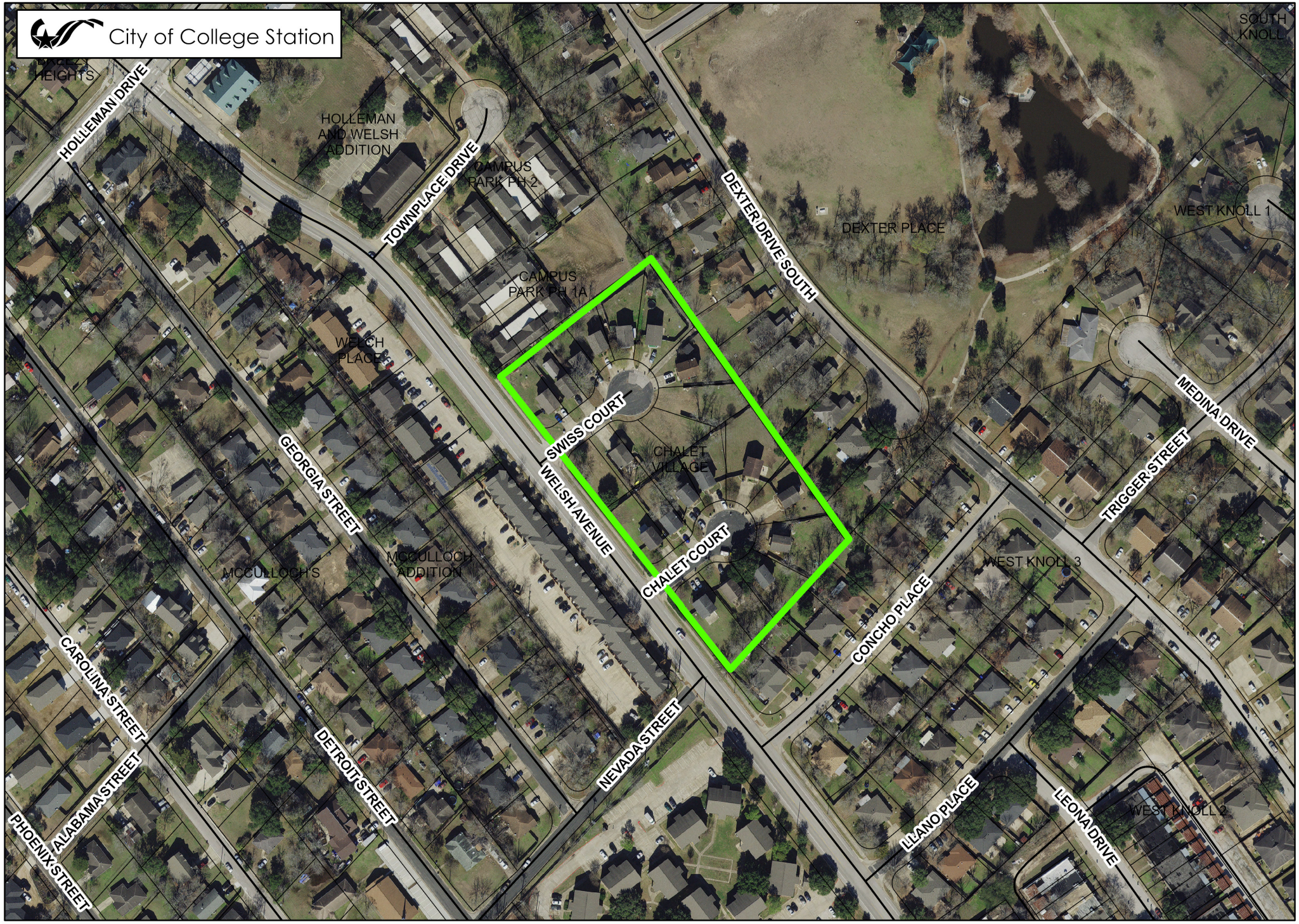
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

5. The marketability of the property:

The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.

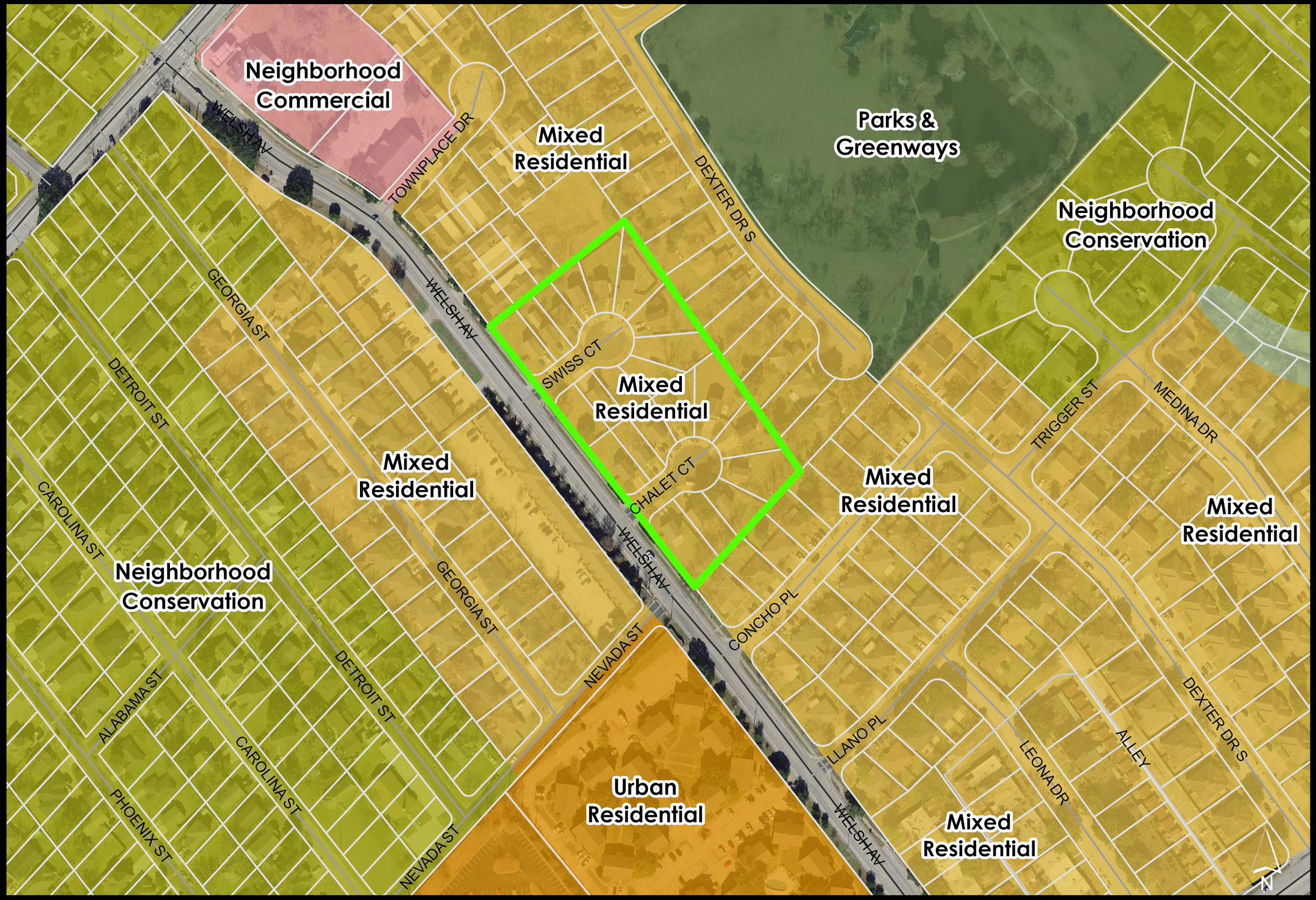


BB - SWISS CT., CONCHO PL., & TRIGGER ST. AREA

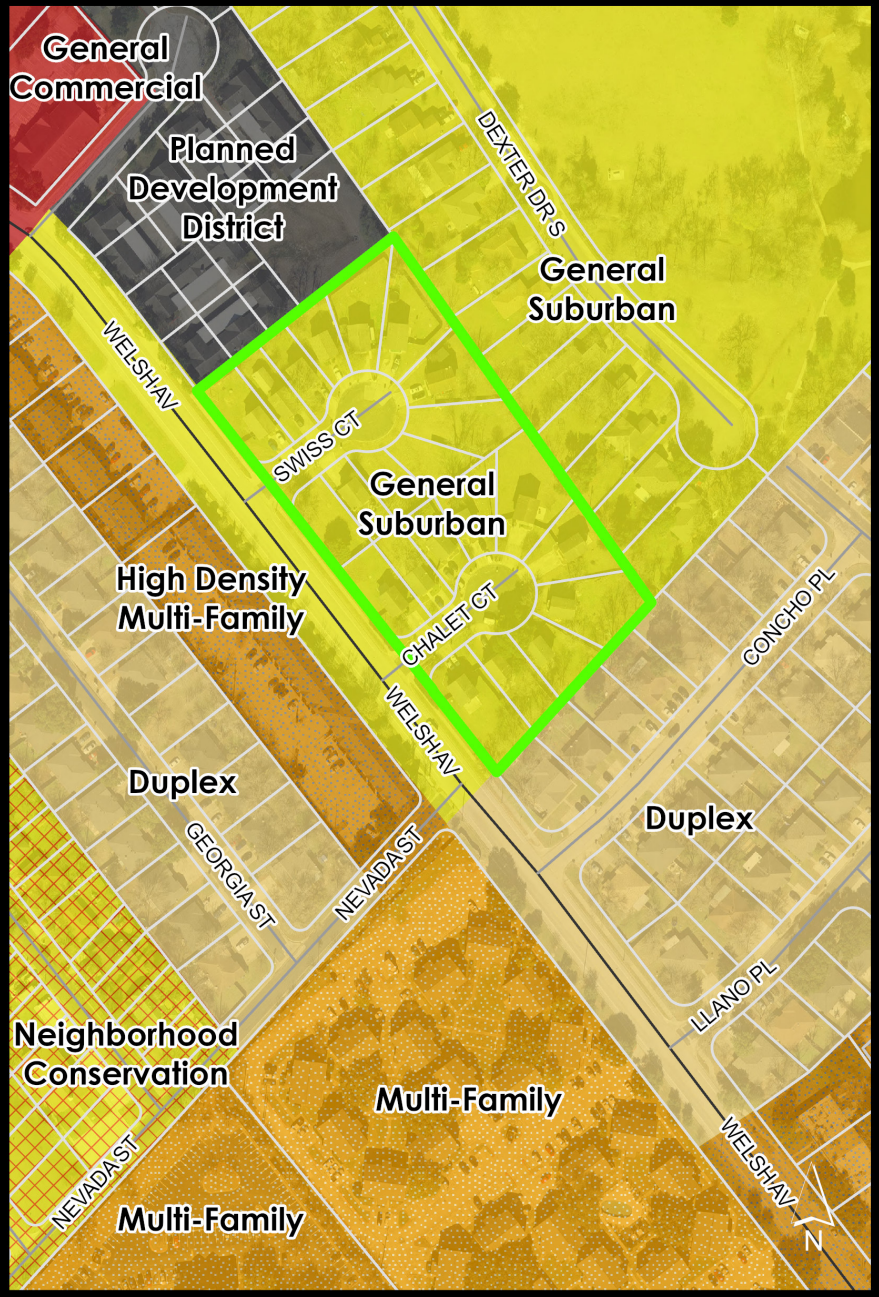
Case: REZ2023-000049

REZONING

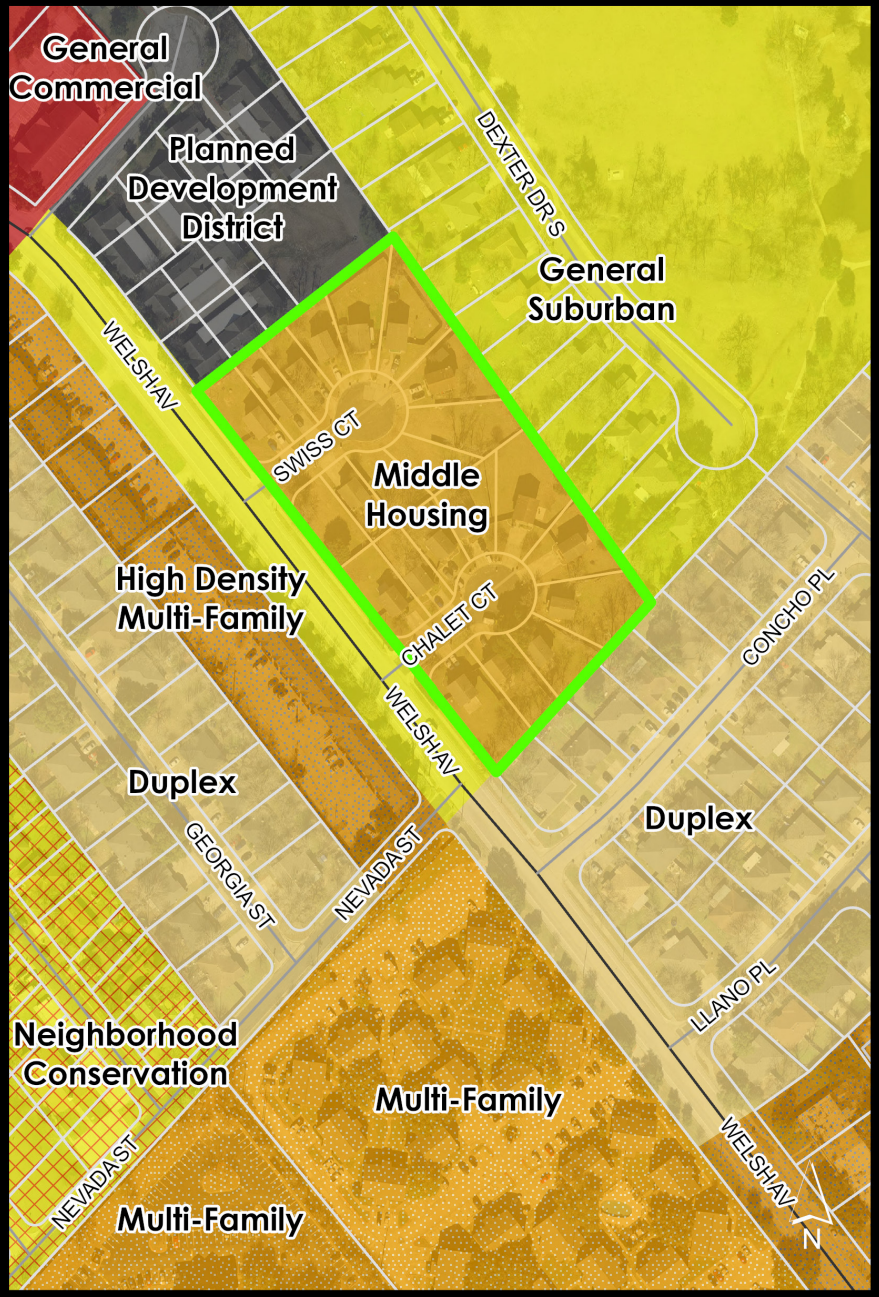
EXISTING
Future Land Use

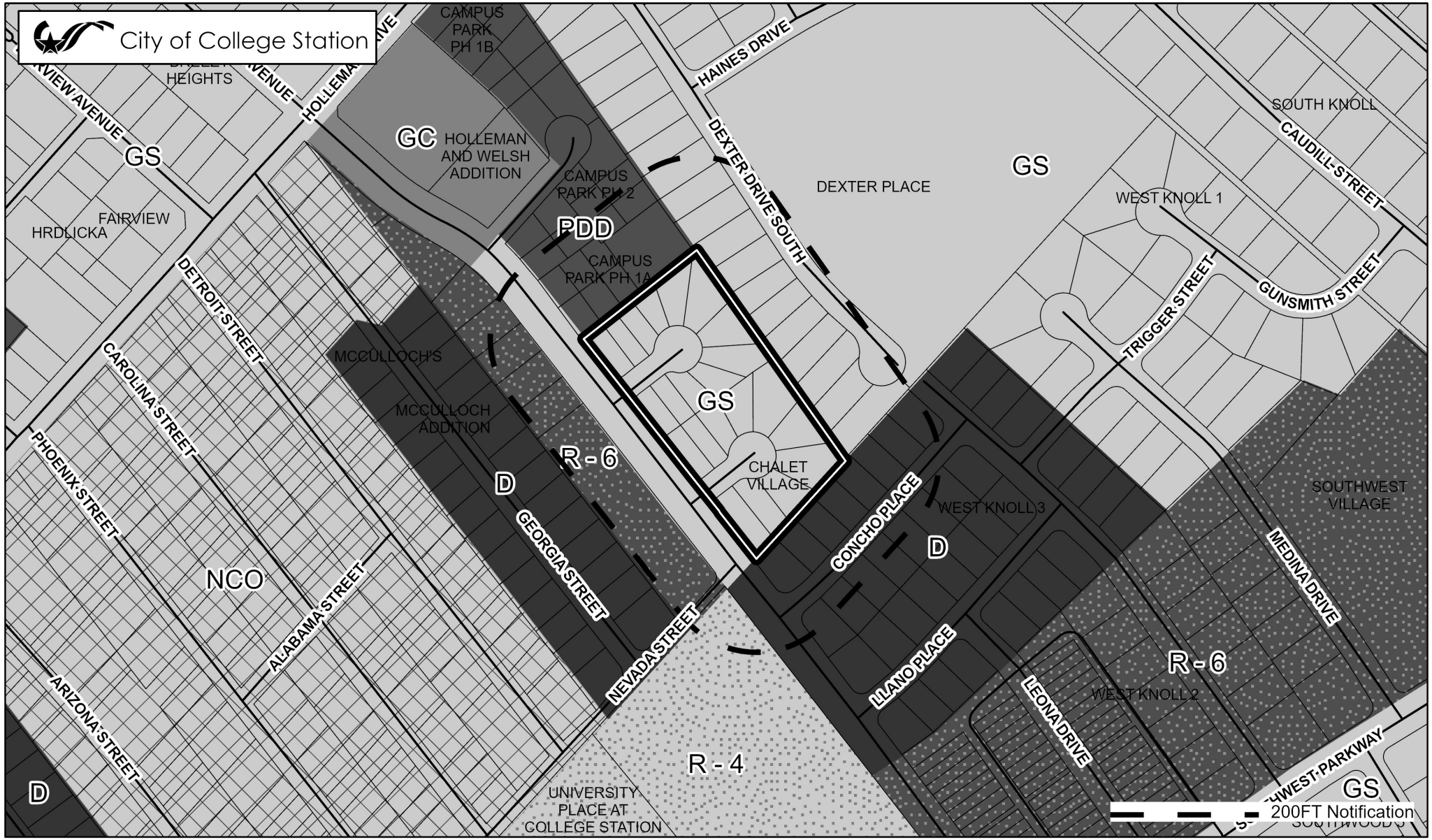


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential
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- 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

NORTH

0 287.5 575 Feet

BB - SWISS CT., CONCHO PL., & TRIGGER ST. AREA

Case: REZ2023-000049

REZONING

REZONING REVIEW CRITERIA FOR AREA DD, AREA EE, AND AREA FF

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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, duplexes, townhomes, and a church to the north, single-family homes and duplexes to the east, single-family dwellings and commercial development to the south and a commercial development, vacant property and townhomes 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 MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

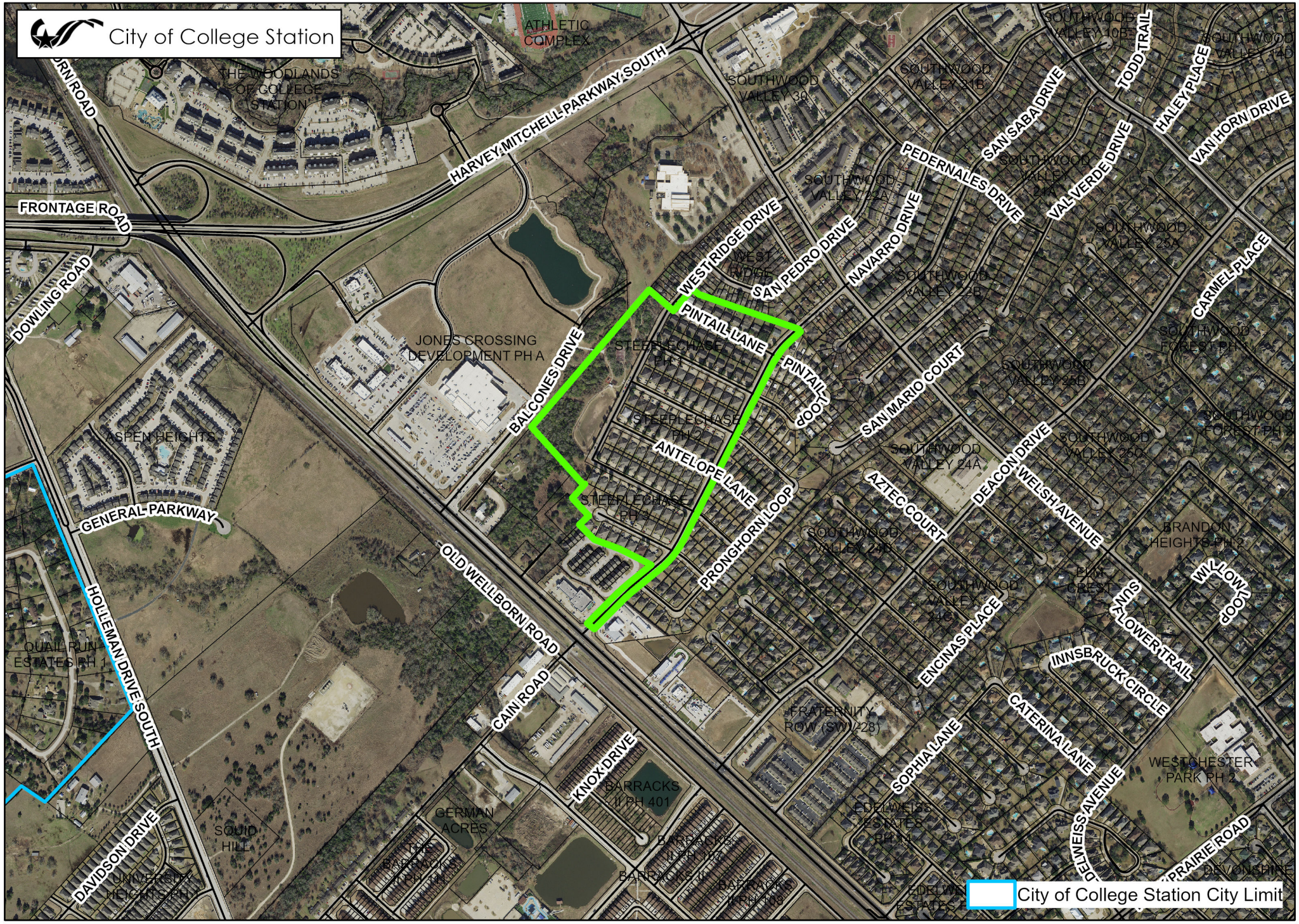
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

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

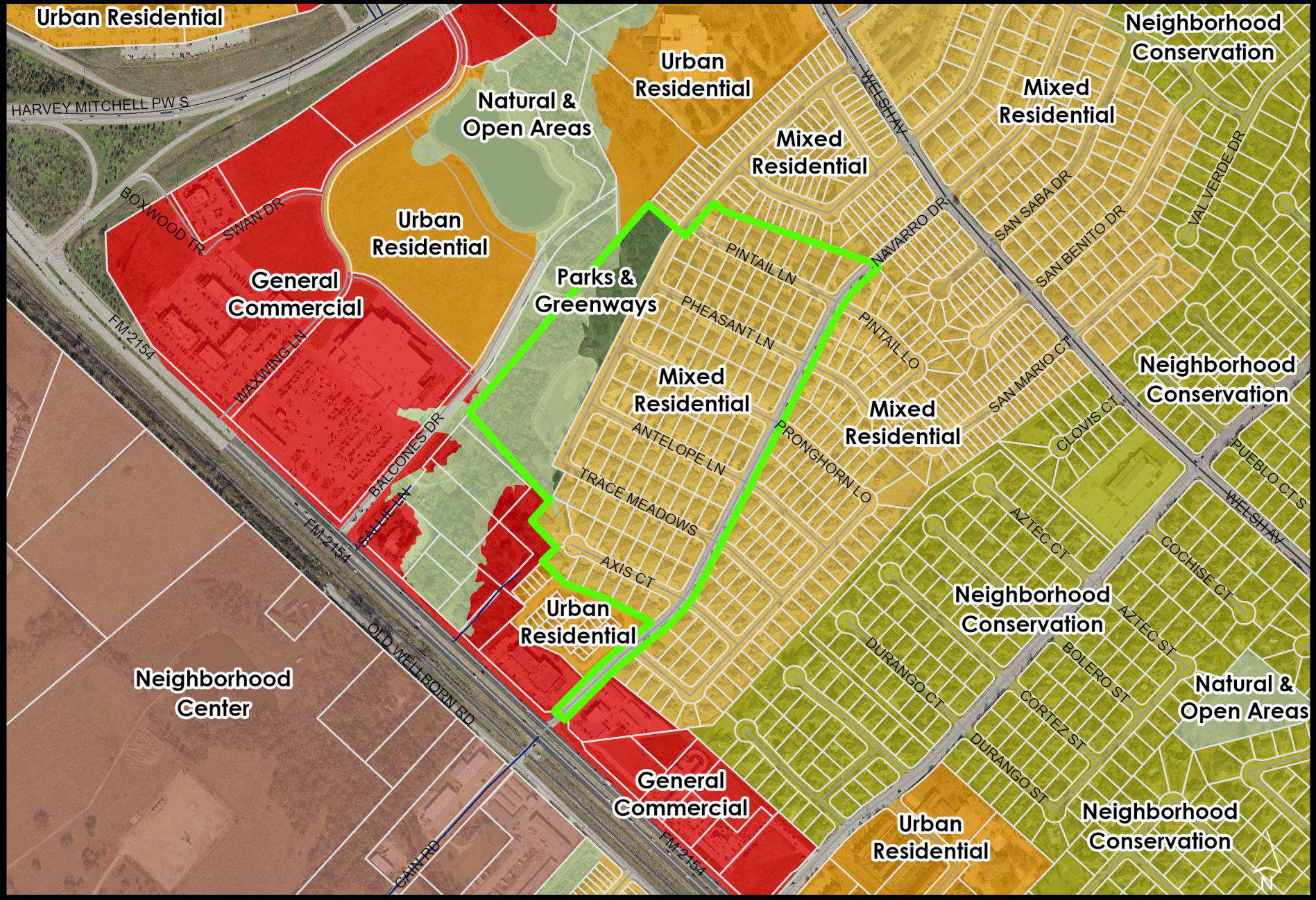
   The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

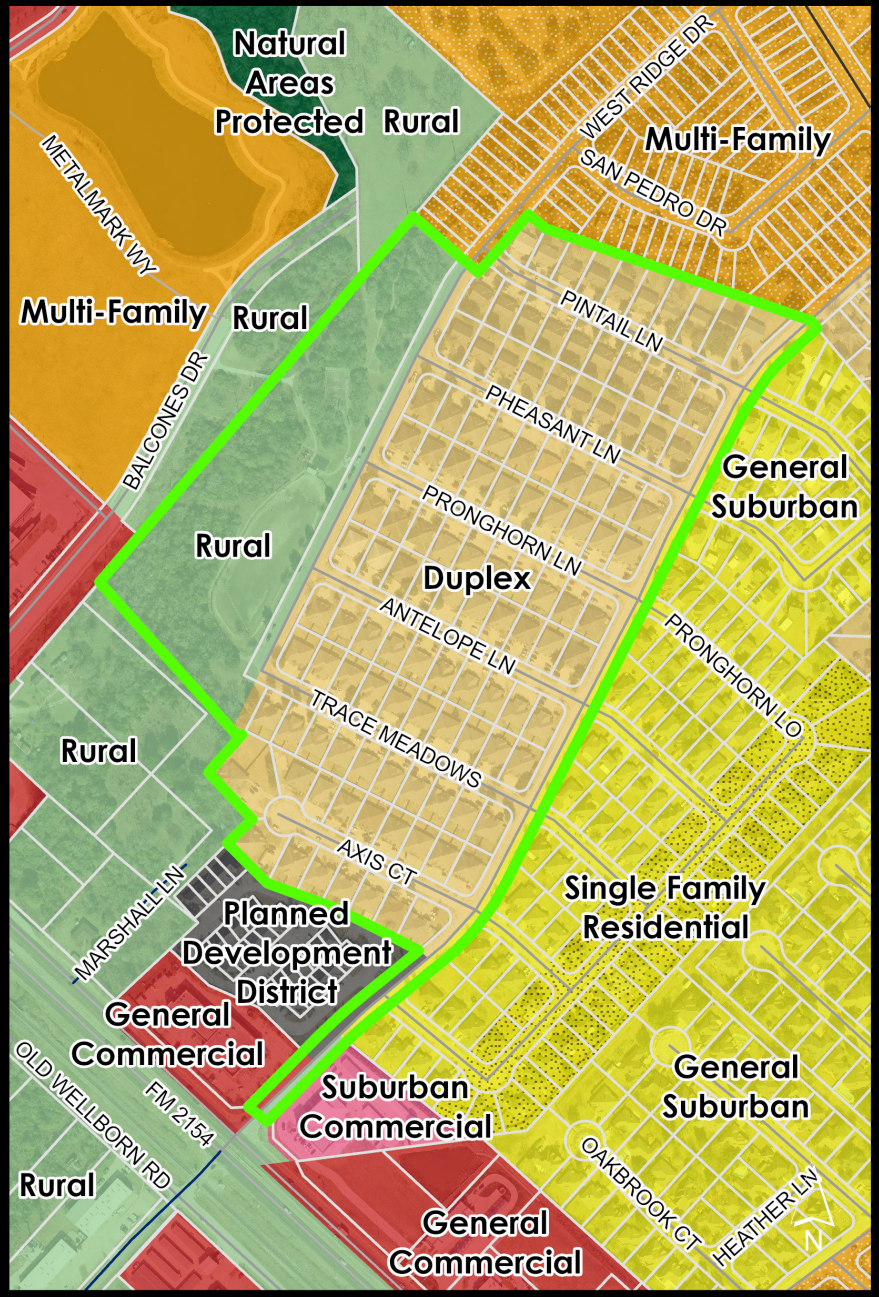
Staff recommends approval.


City of College Station
ATHLETIC COMPLEX
THE WOODLANDS OF COLLEGE STATION
HARVEY MITCHELL PARKWAY SOUTH
FRONTAGE ROAD
DOWLING ROAD
JONES CROSSING DEVELOPMENT PH A
ASPEN HEIGHTS
GENERAL PARKWAY
HOLLEMAN DRIVE SOUTH
QUAIL RUN ESTATES PH 1
DAVIDSON DRIVE
UNIVERSITY HEIGHTS PH 2
SQUID HILL
GERMAN ACRES
OLD WELLBORN ROAD
CAIN ROAD
KNOX DRIVE
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BARRACKS II PH 1611
BARRACKS II PH 1612
BARRACKS II PH 1613
BARRACKS II PH 1614
BARRACKS II PH 1615
BARRACKS II PH 1616
BARRACKS II PH 1617
BARRACKS II PH 1618
BARRACKS II PH 1619
BARRACKS II PH 1620
BARRACKS II PH 1621
BARRACKS II PH 1622
BARRACKS II PH 1623
BARRACKS II PH 1624
BARRACKS II PH 1625
BARRACKS II PH 1626
BARRACKS II PH 1627
BARRACKS II PH 1628
BARRACKS II PH 1629
BARRACKS II PH 1630
BARRACKS II PH 1631
BARRACKS II PH 1632
BARRACKS II PH 1633
BARRACKS II PH 1634
BARRACKS II PH 1635
BARRACKS II PH 1636
BARRACKS II PH 1637
BARRACKS II PH 1638
BARRACKS II PH 1639
BARRACKS II PH 1640
BARRACKS II PH 1641
BARRACKS II PH 1642
BARRACKS II PH 1643
BARRACKS II PH 1644
BARRACKS II PH 1645
BARRACKS II PH 1646
BARRACKS II PH 1647
BARRACKS II PH 1648
BARRACKS II PH 1649
BARRACKS II PH 1650
BARRACKS II PH 1651
BARRACKS II PH 1652
BARRACKS II PH 1653
BAR

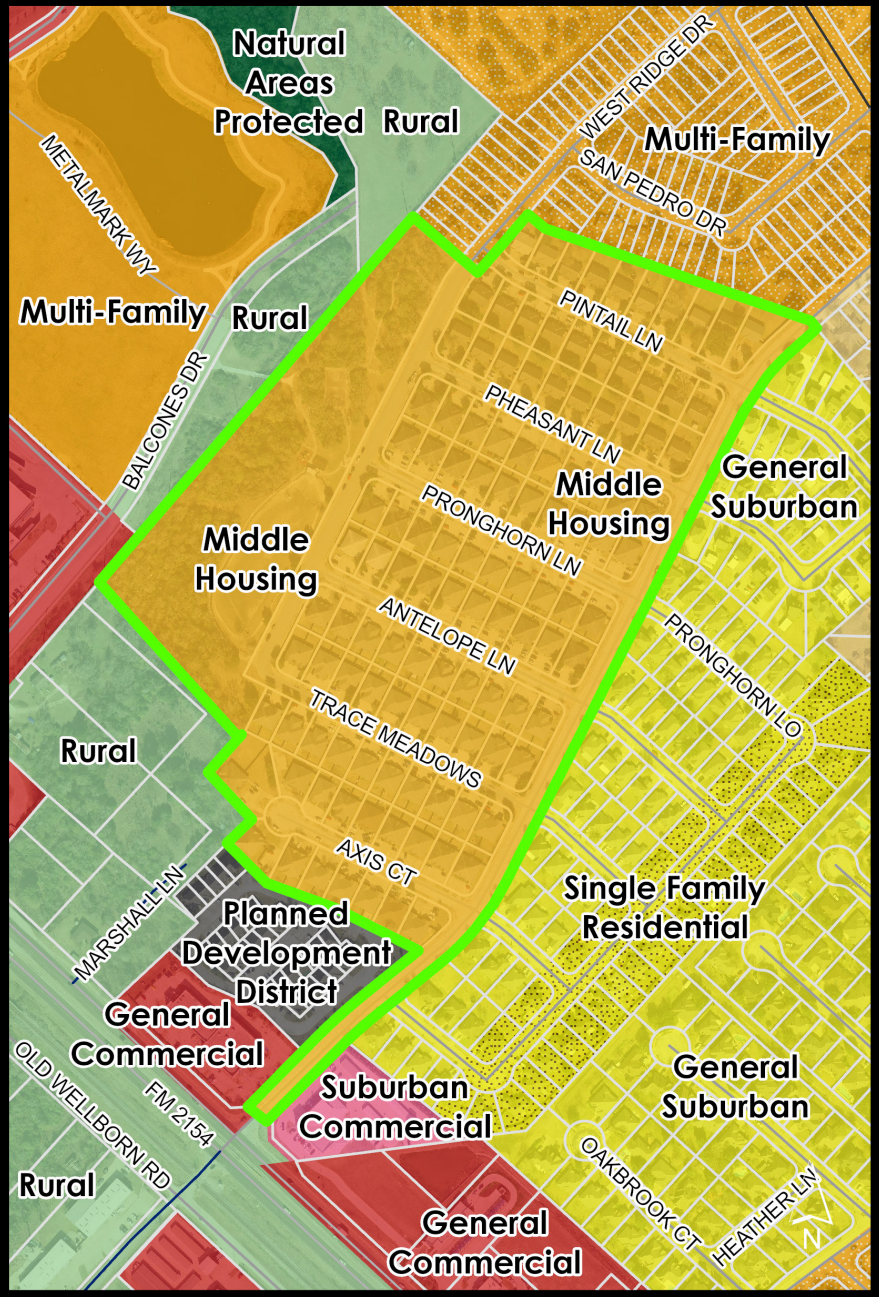
EXISTING
Future Land Use



EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

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

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.
- HOO High Occupancy Ovr.
- NPO Nbrhd. Prevailing Ovr.
- NCO Nbrhd. Conservation Ovr.
- HP Historic Preservation Ovr.

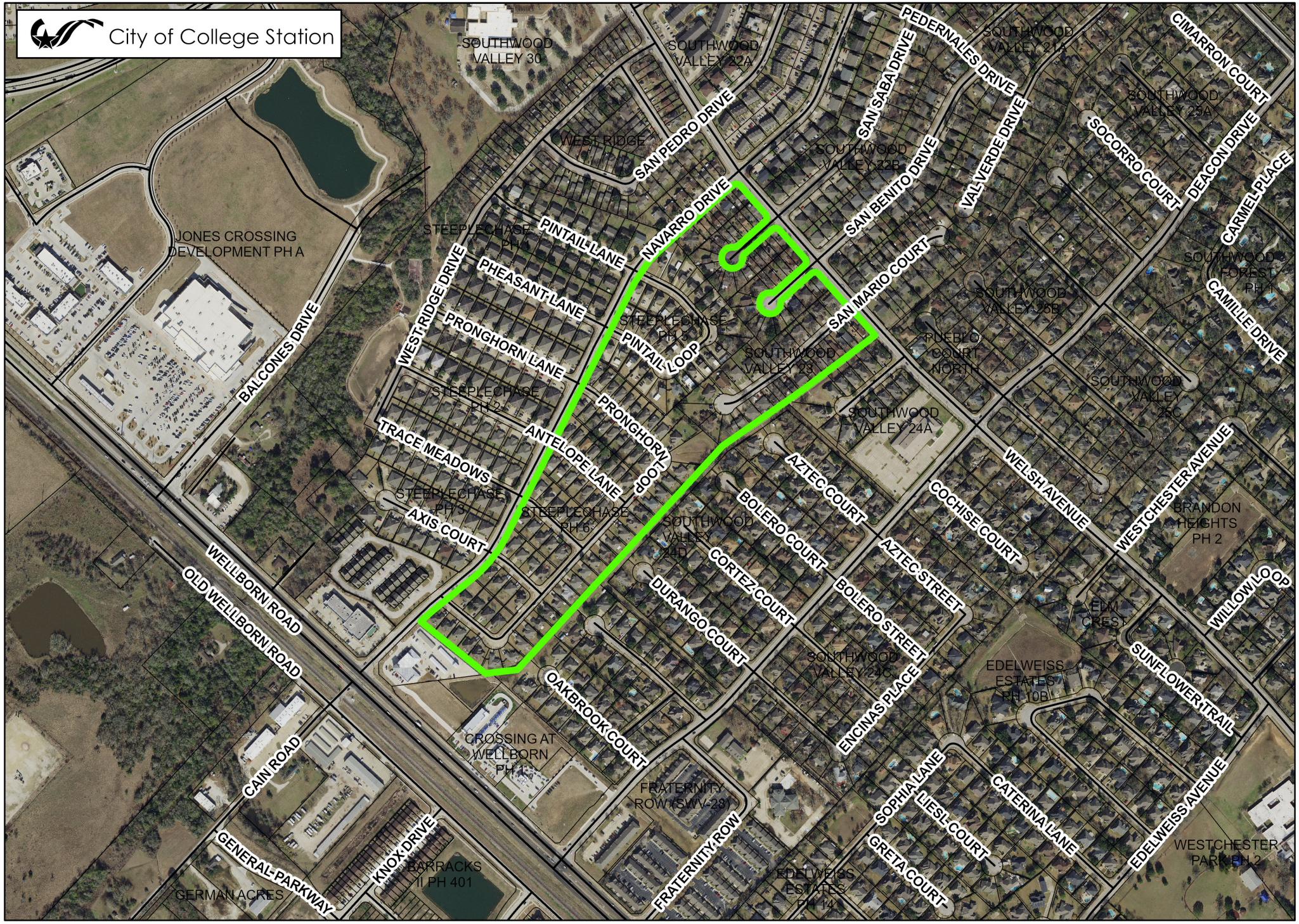
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 495 990 Feet

DD - NAVARRO DR. AREA (NORTH)

Case: REZ2023-000038

REZONING

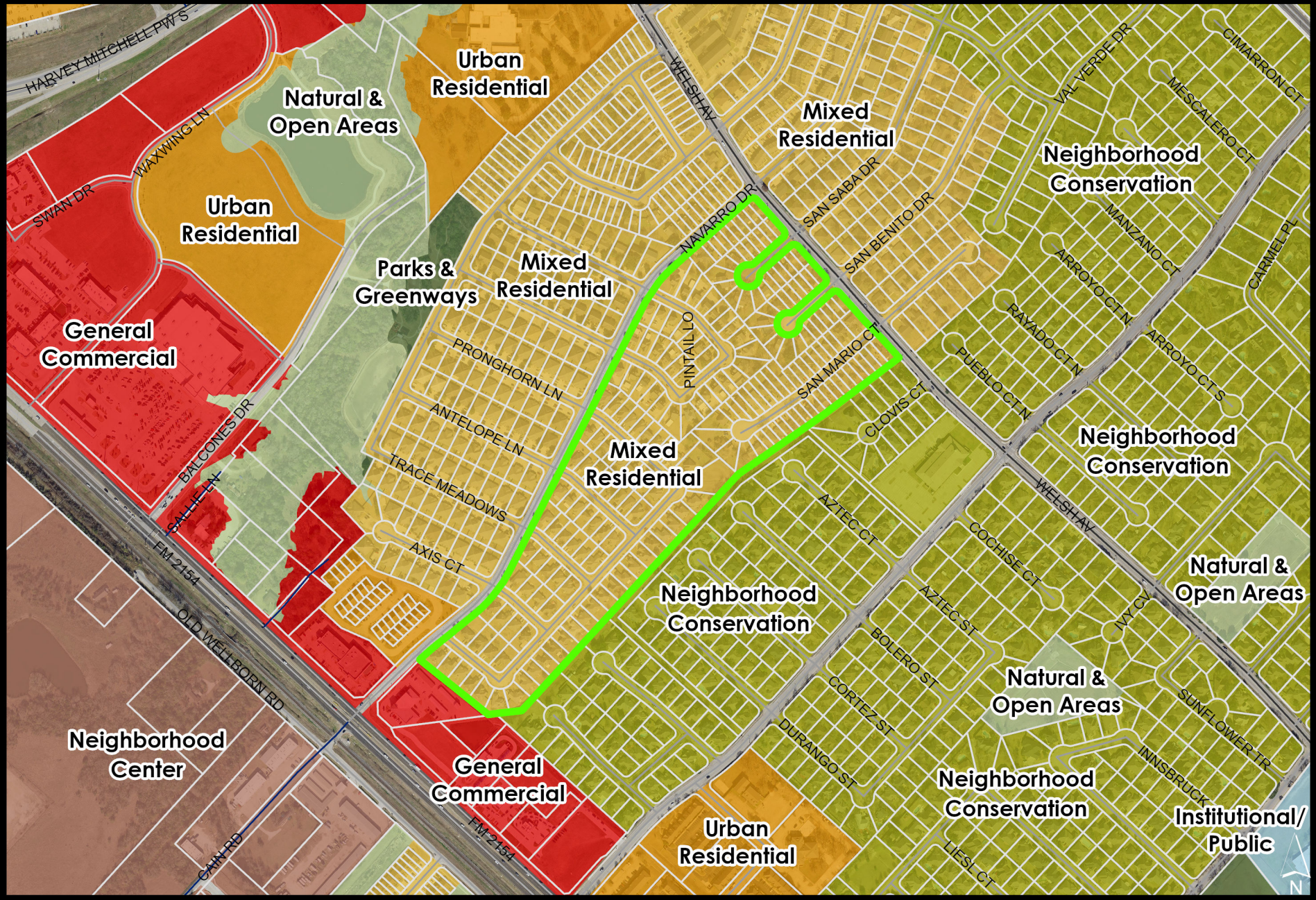


EE - NAVARRO DR. AREA (SOUTH)

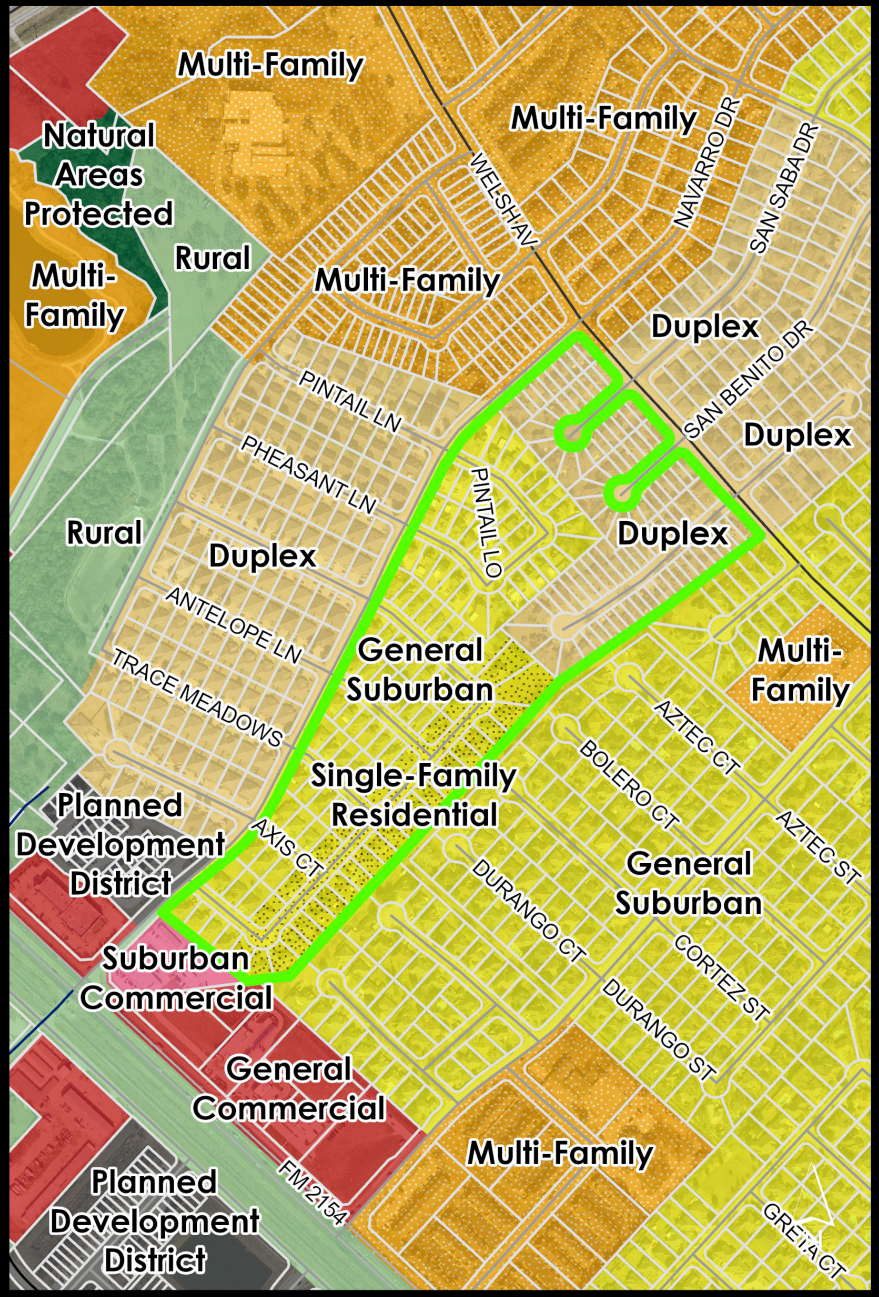
Case: REZ2023-000039

REZONING

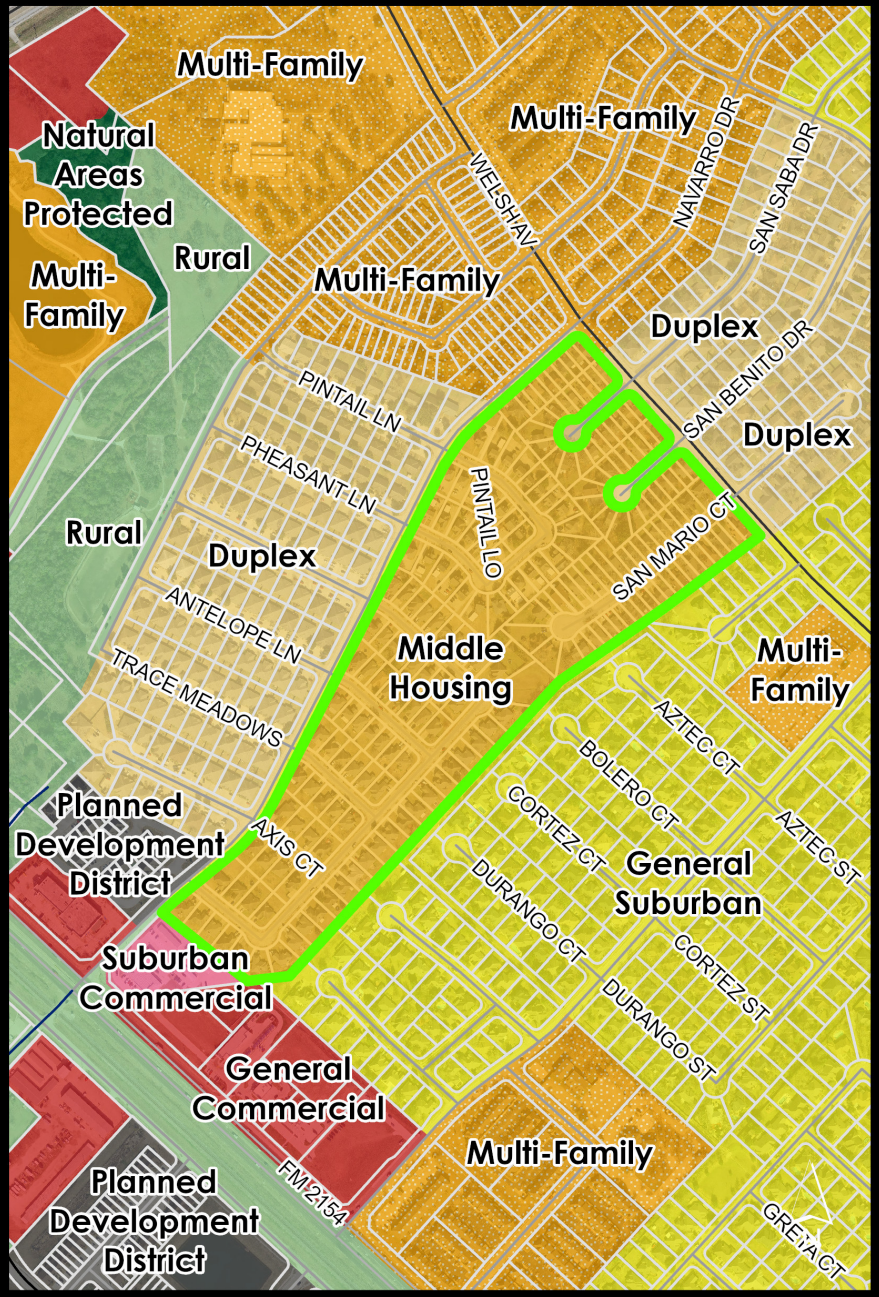
EXISTING
Future Land Use

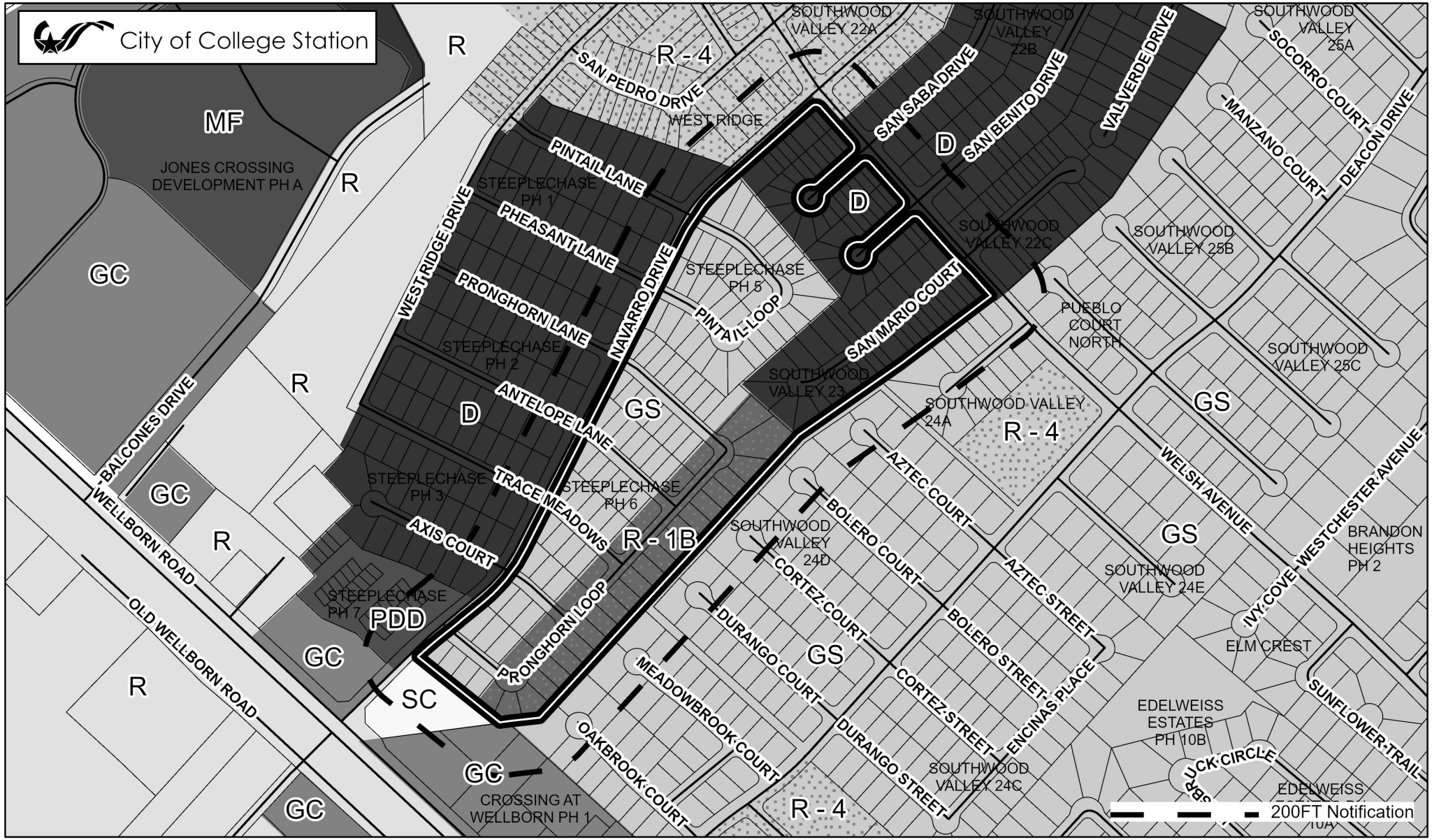


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential
- R Rural
- WE Wellborn Estate
- E Estate
- WRS Wellborn Restricted Suburban
- RS Restricted Suburban
- GS General Suburban
- D Duplex
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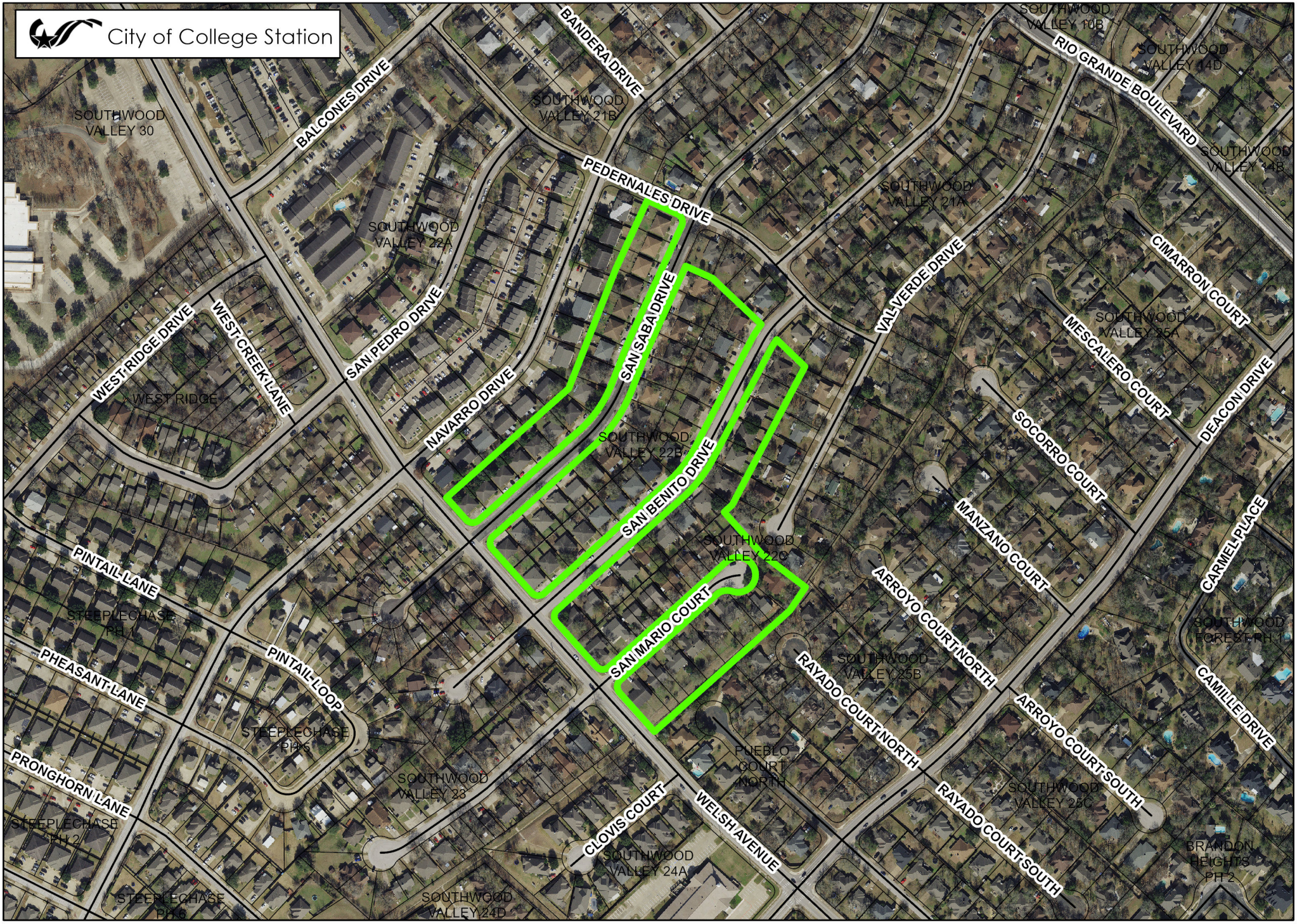
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 500 1,000 Feet

EE - NAVARRO DR. AREA (SOUTH)

Case: REZ2023-000039

REZONING

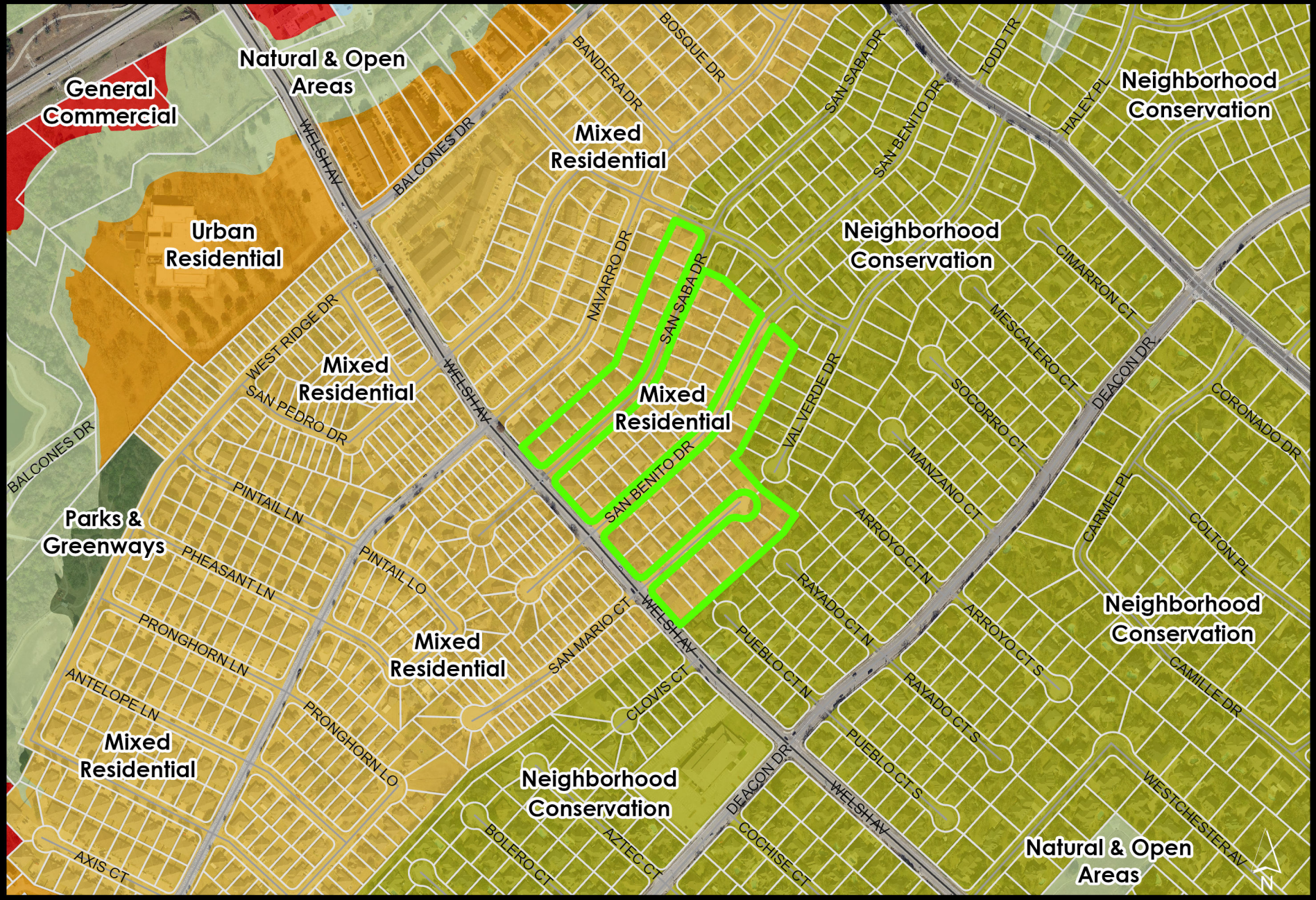


FF - WELSH AVE. & SAN SABA DR. AREA

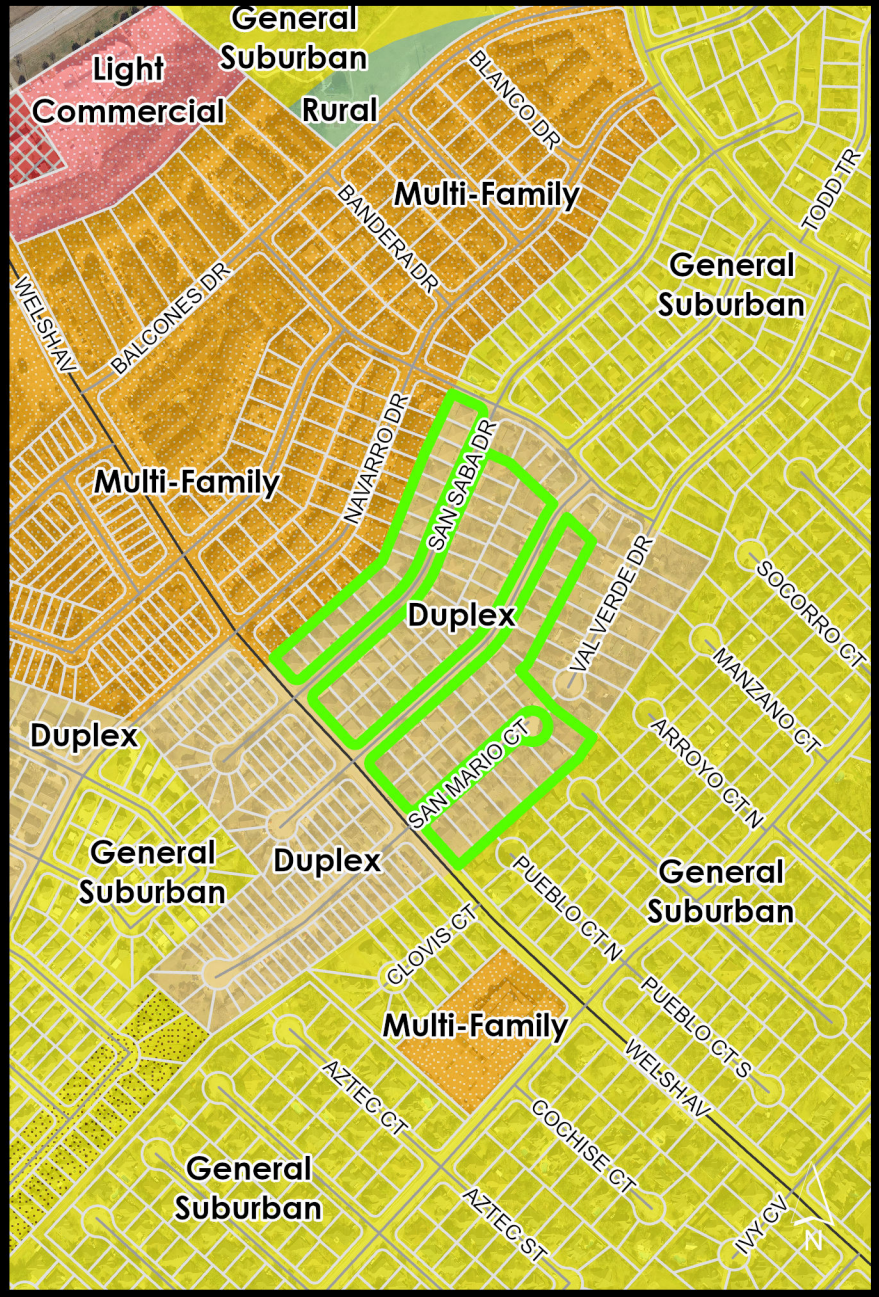
Case: REZ2023-000040

REZONING

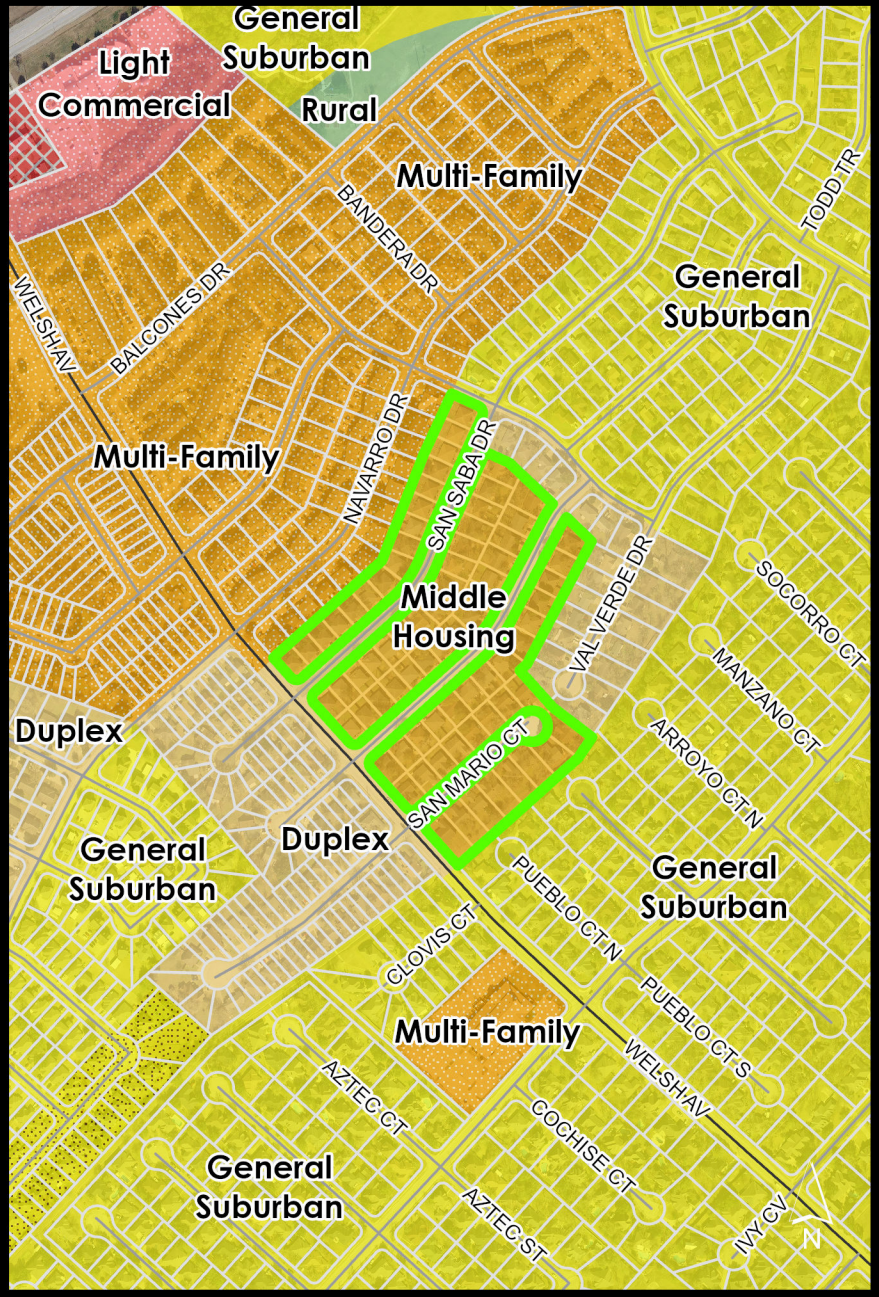
EXISTING
Future Land Use

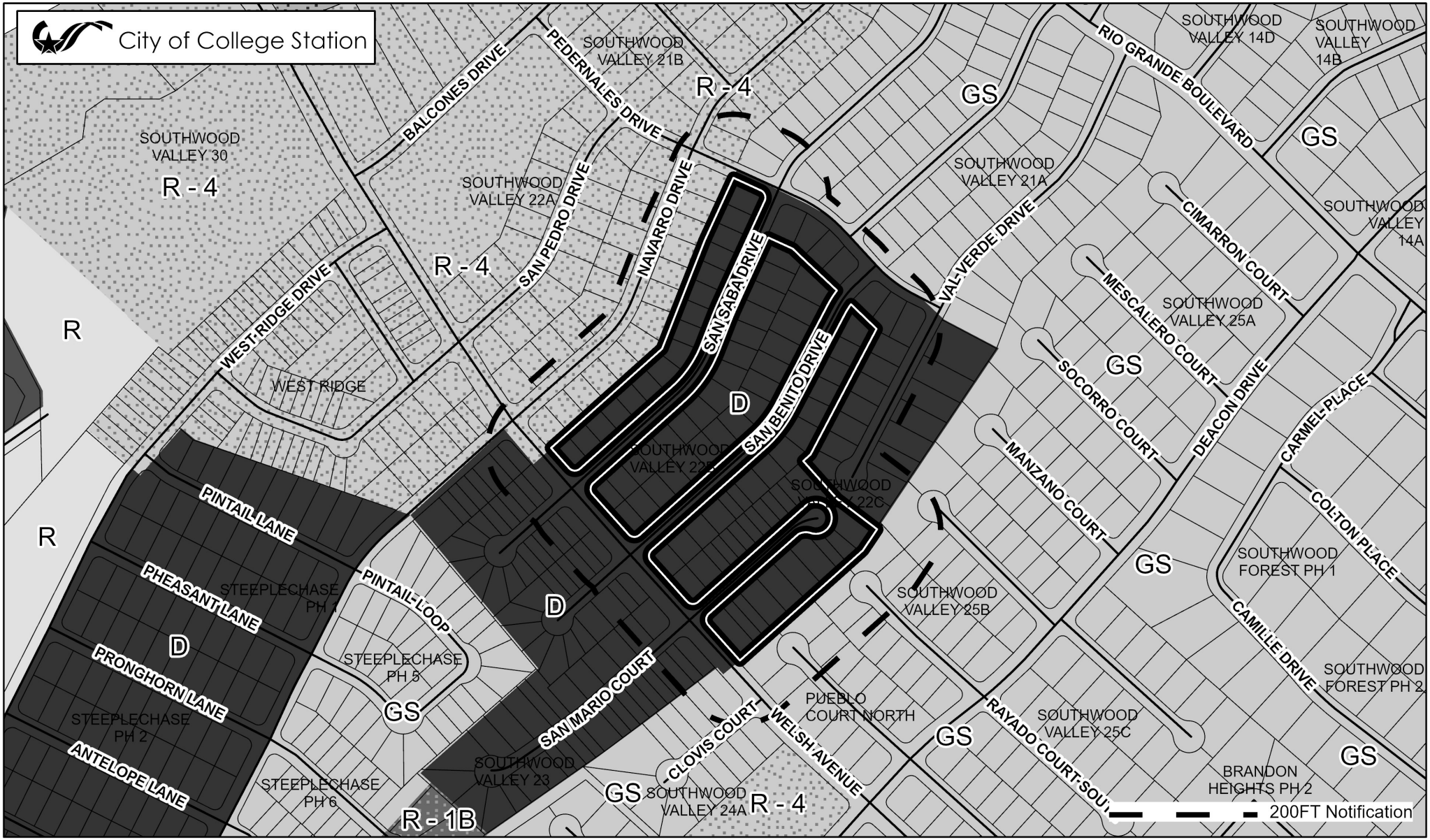


EXISTING
Zoning



PROPOSED
Zoning





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- 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

NORTH 0 425 850 Feet

FF - WELSH AVE. & SAN SABA DR. AREA

Case: REZ2023-000040

REZONING

REZONING REVIEW CRITERIA FOR AREA GG

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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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. The MH Middle Housing zoning district is aligned with that vision.

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

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 duplexes and a church to the north, duplexes and townhomes to the east, single-family dwellings to the south, and single-family dwellings and a fire station 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 MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

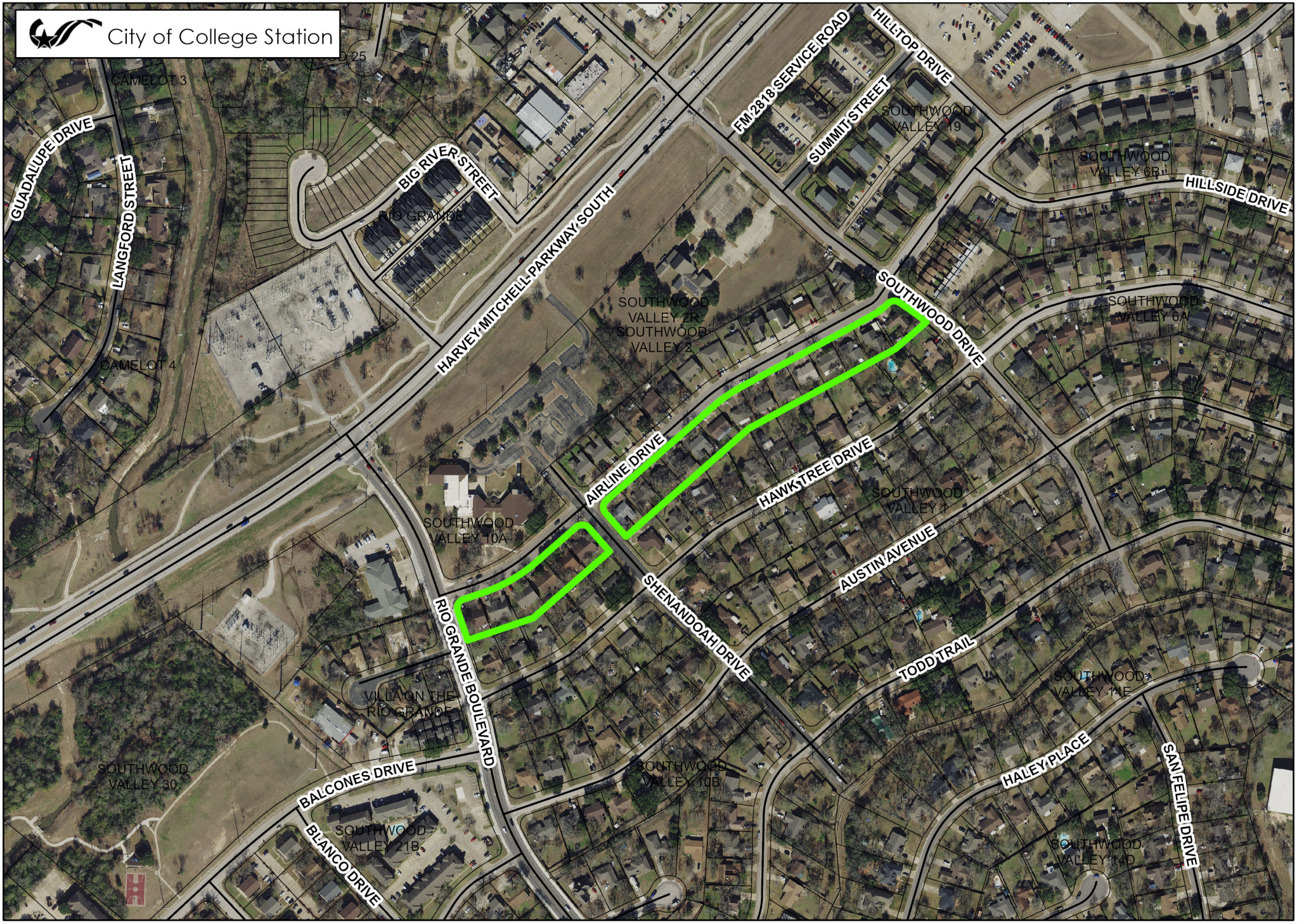
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

5. The marketability of the property:

The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

Staff Recommendation

Staff recommends approval.

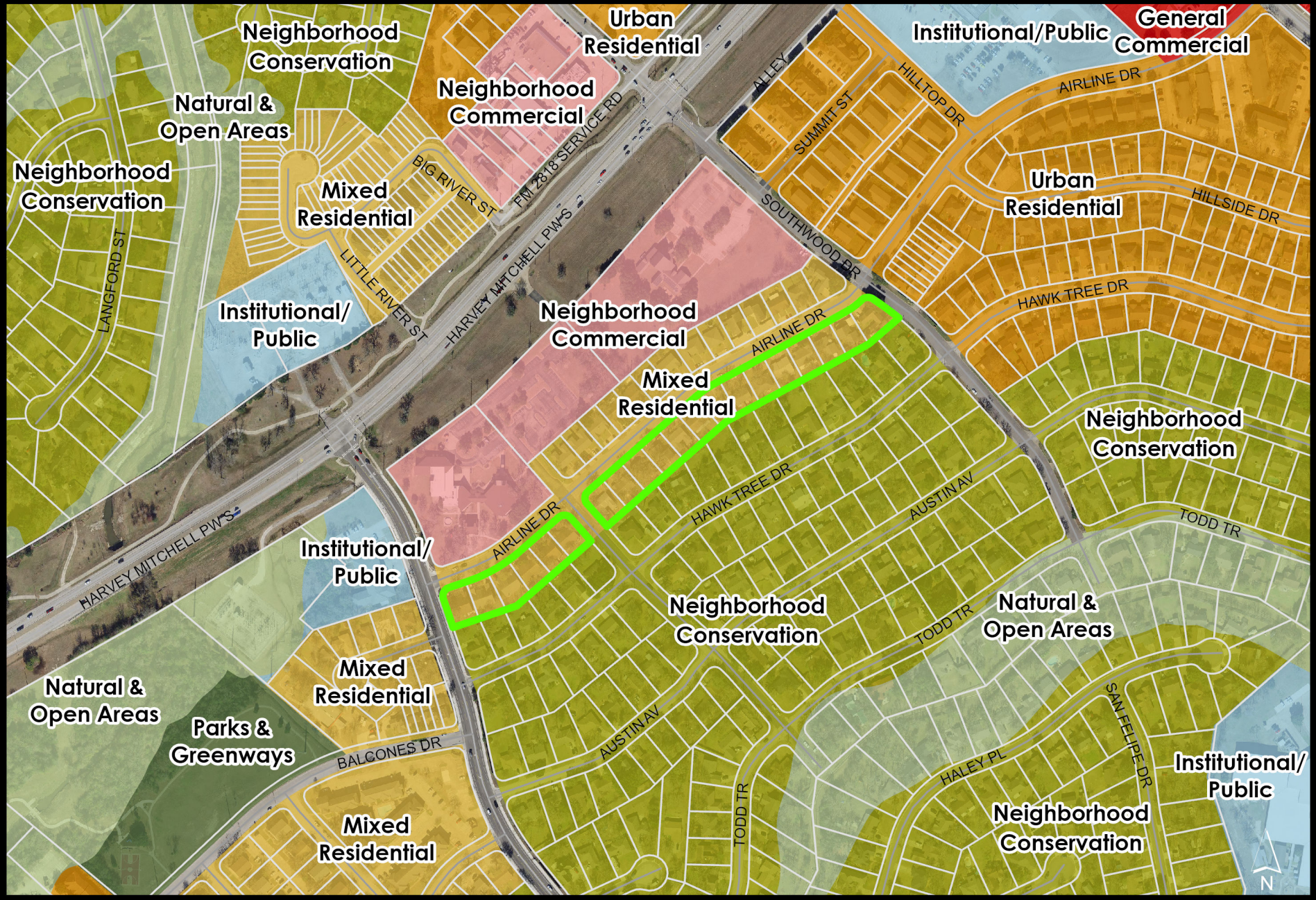


GG - AIRLINE DR.

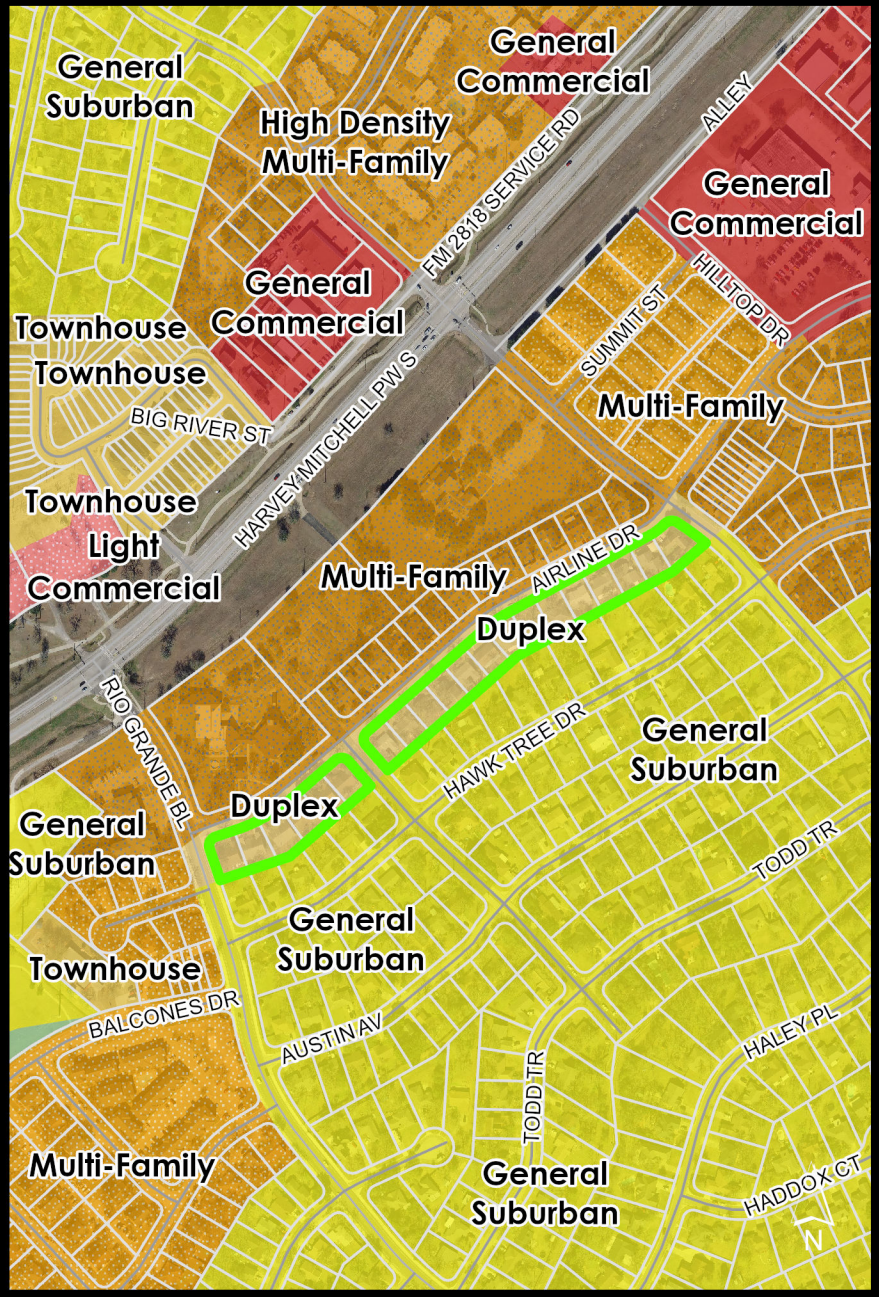
Case: REZ2023-000041

REZONING

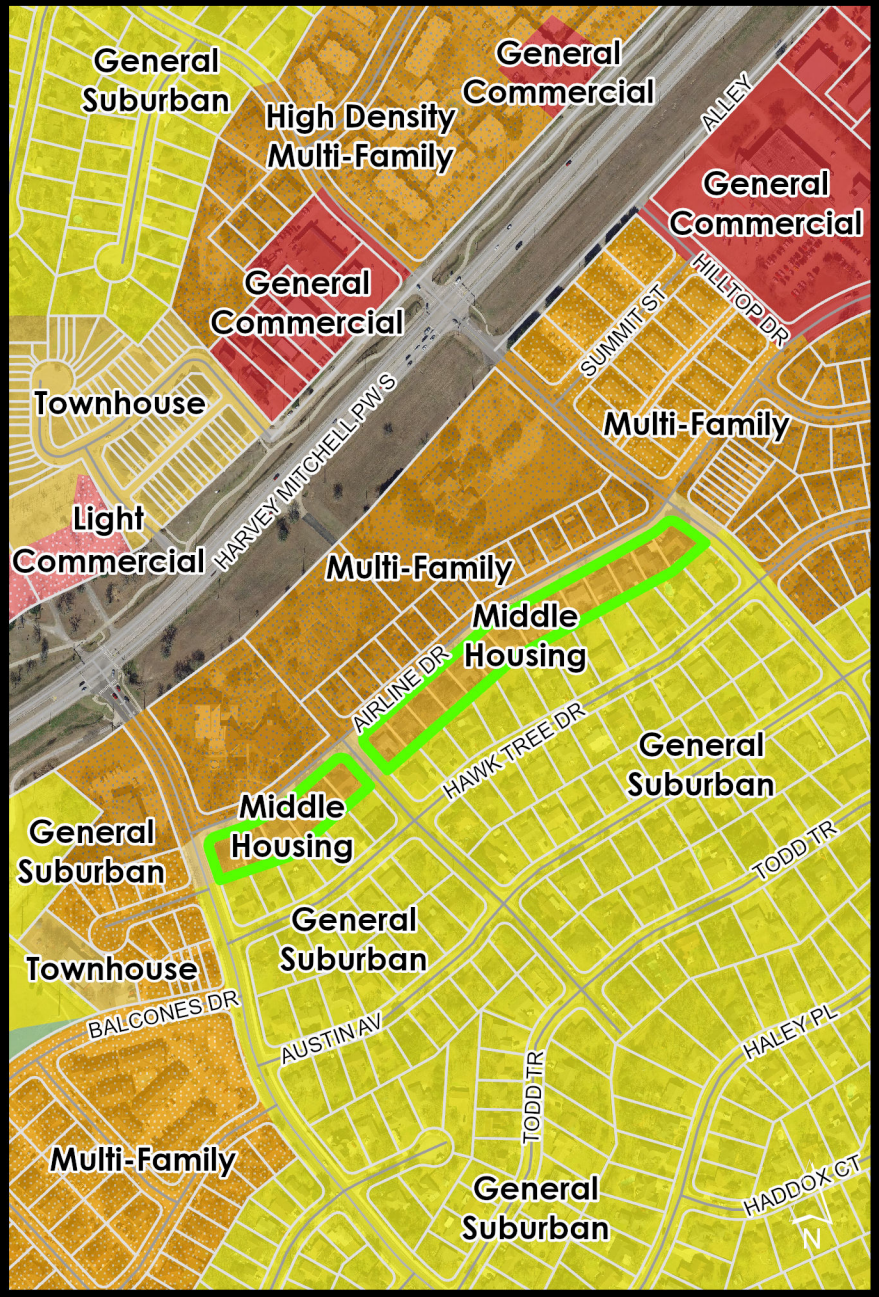
EXISTING
Future Land Use

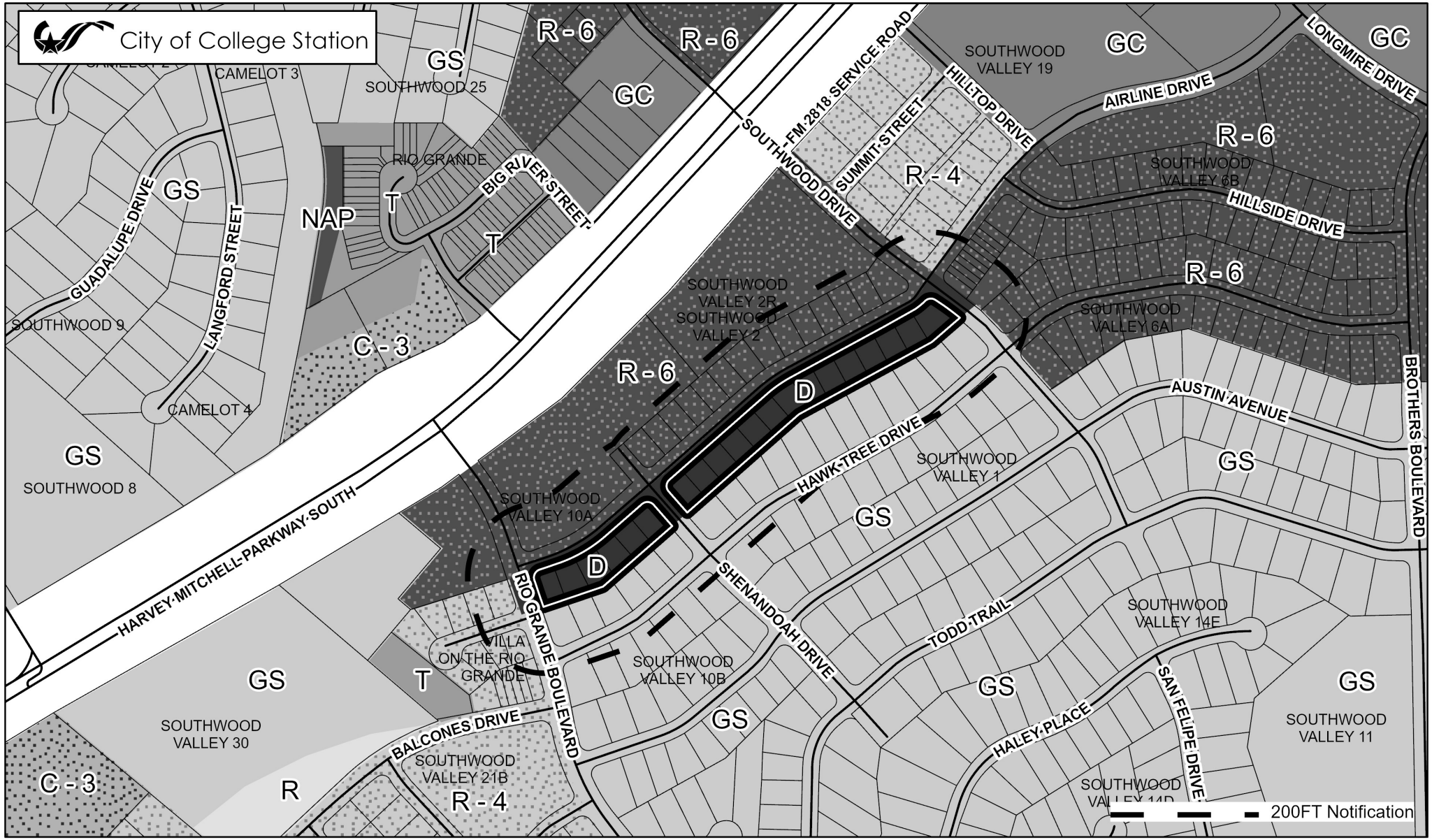


EXISTING
Zoning



PROPOSED
Zoning





ZONING DISTRICTS (In Grayscale)

Residential

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

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.
HOO	High 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

NORTH

0 405 810 Feet

GG - AIRLINE DR.

Case: REZ2023-000041

REZONING

October 5, 2023
Item No. 5.8.
Rezoning - 701-703 Turner Street

Sponsor: Robin Macias

Reviewed By CBC: N/A

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 and HOO High Occupancy Overlay for approximately 0.23 acres generally located at 701-703 Turner Street. Case #REZ2023-000016 (Note: Final action of this item will be considered at the October 26, 2023 City Council Meeting - Subject to change).

Relationship to Strategic Goals:

- Core Services & Infrastructure
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request.

Summary: This request is to rezone approximately 0.23 acres of land generally located at 701 – 703 Turner St from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay. The subject property is currently developed. It is the applicant's intent to establish a legal shared housing use through the site plan process.

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. 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 unit), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows 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 aligns 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.

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

This analysis is provided with the understanding that the City-initiated rezoning of Area D to MH Middle Housing and HOO High Occupancy Overlay would be approved.

The subject property is surrounded by single-family homes to the north, east, and west, and duplex properties to the south. 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 redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and/or a Texas A&M Transportation Services bus route and the development pattern of the properties within 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 are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property fronts Turner Street, and each lot will take access off of it. 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:

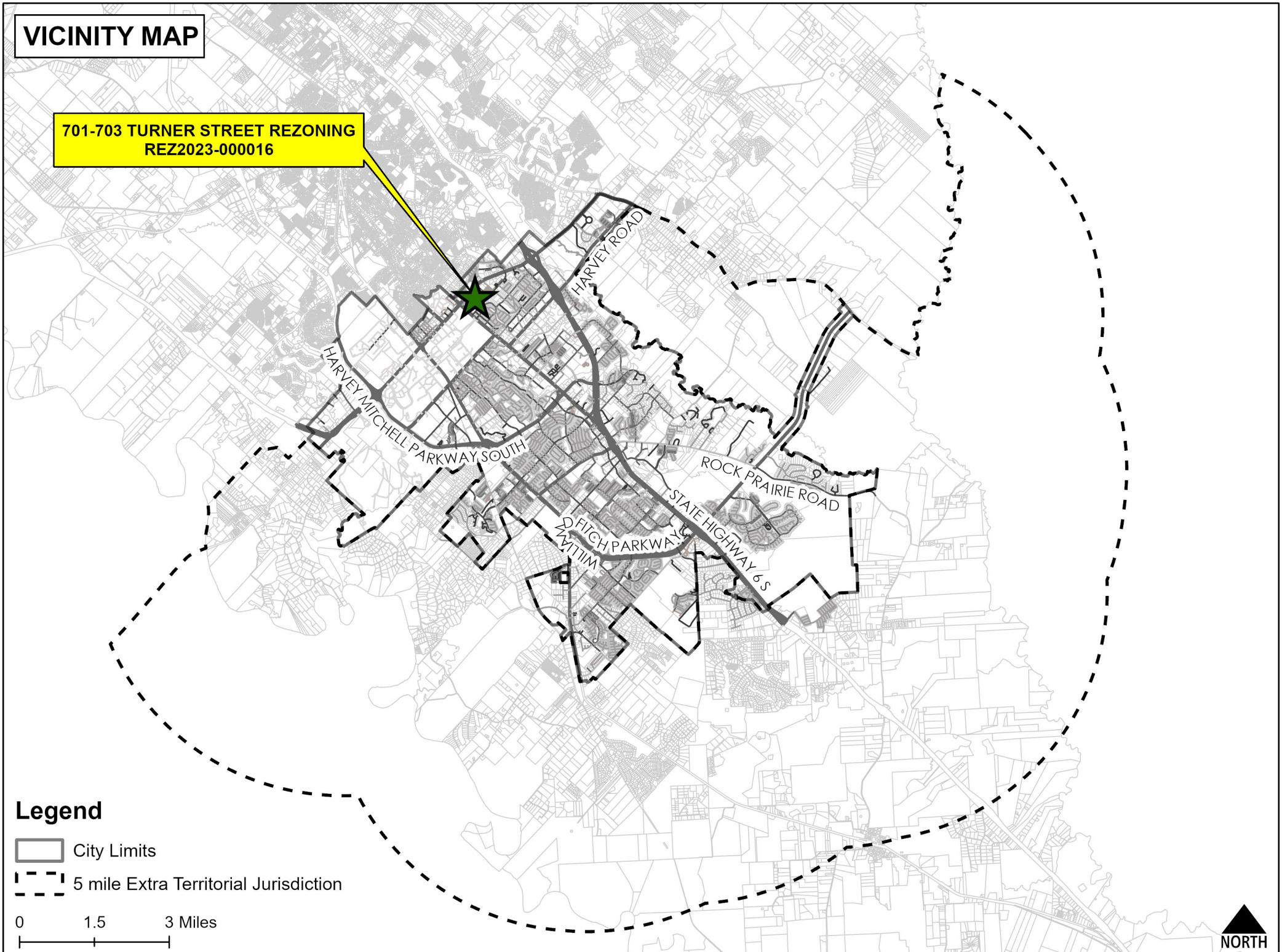
The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Budget & Financial Summary:

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

VICINITY MAP

701-703 TURNER STREET REZONING
REZ2023-000016

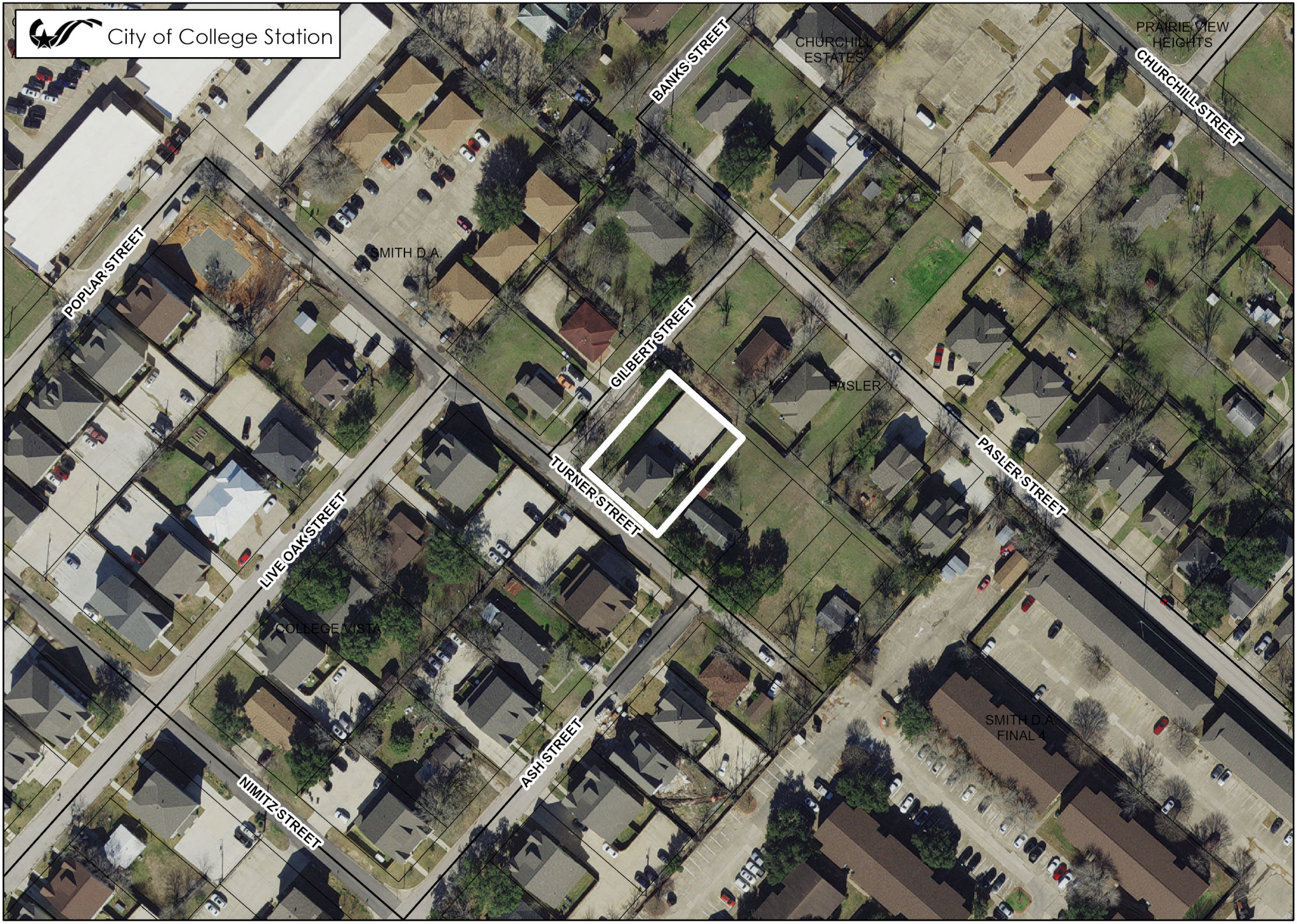


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles

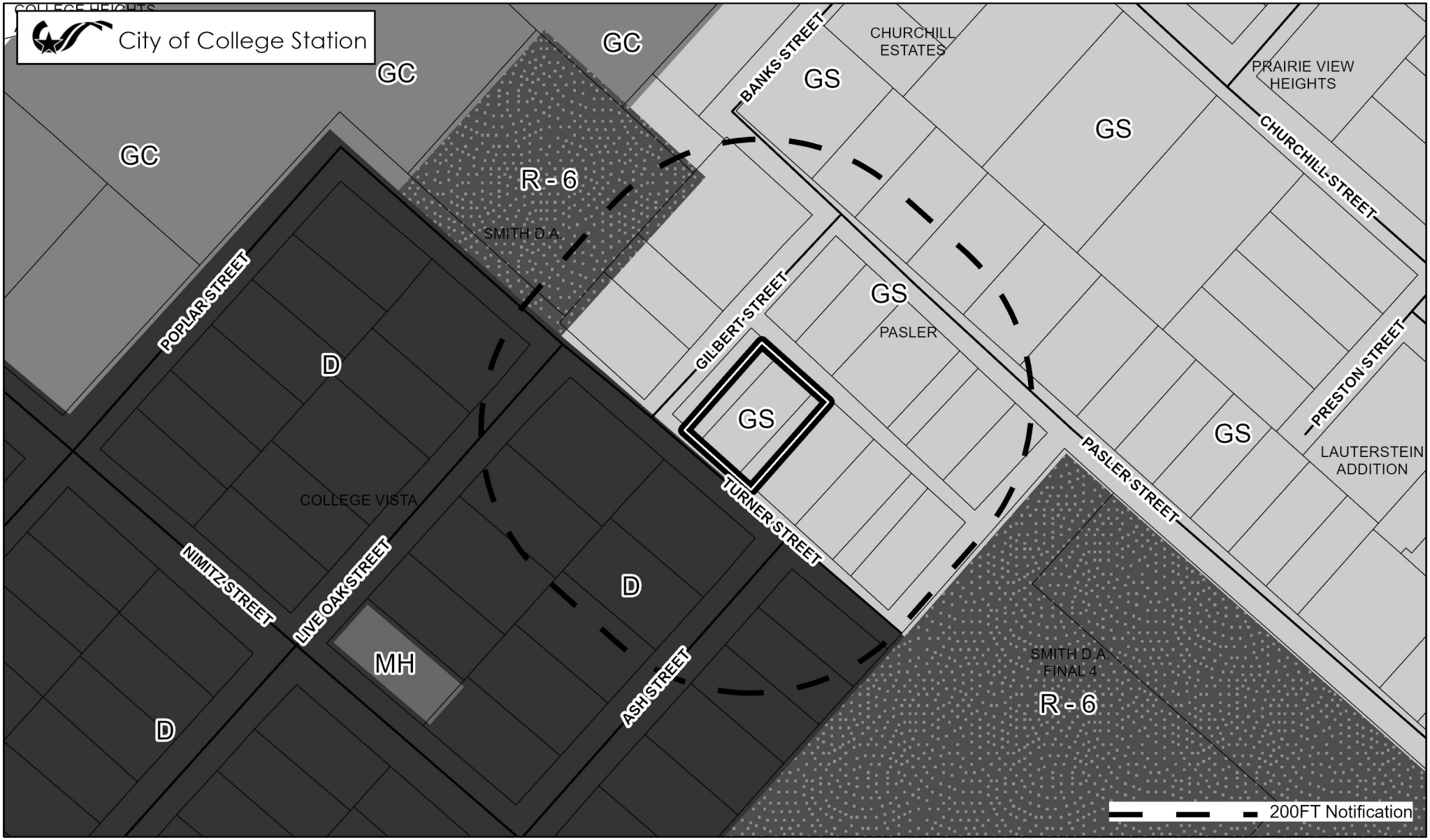
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
No warranty is made by the City of College Station regarding specific accuracy or completeness.



701-703 TURNER STREET REZONING

Case: REZ2023-000016

REZONING



ZONING DISTRICTS (In Grayscale)

Residential

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

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

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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

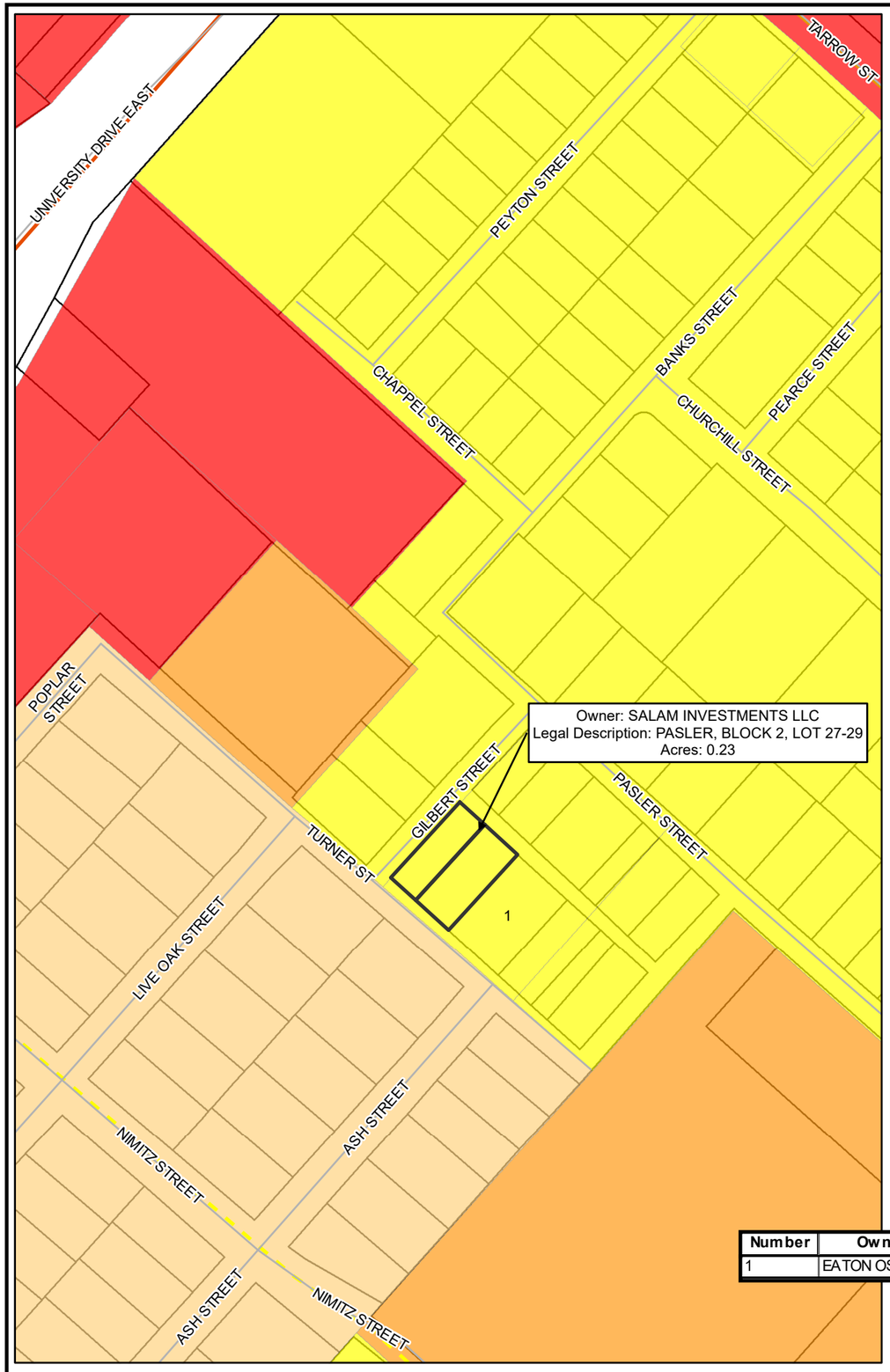
NORTH

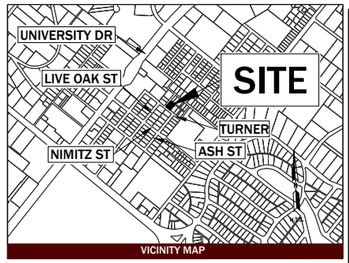
0 130 260 Feet

701-703 TURNER STREET REZONING

Case: REZ2023-000016

REZONING





Zoning

Description

- D - Duplex
- GC - General Commercial!
- GS - General Suburban
- R-6 High Density Multi-Family!
- MH - Middle Housing
- HOO - High Occupancy Overlay

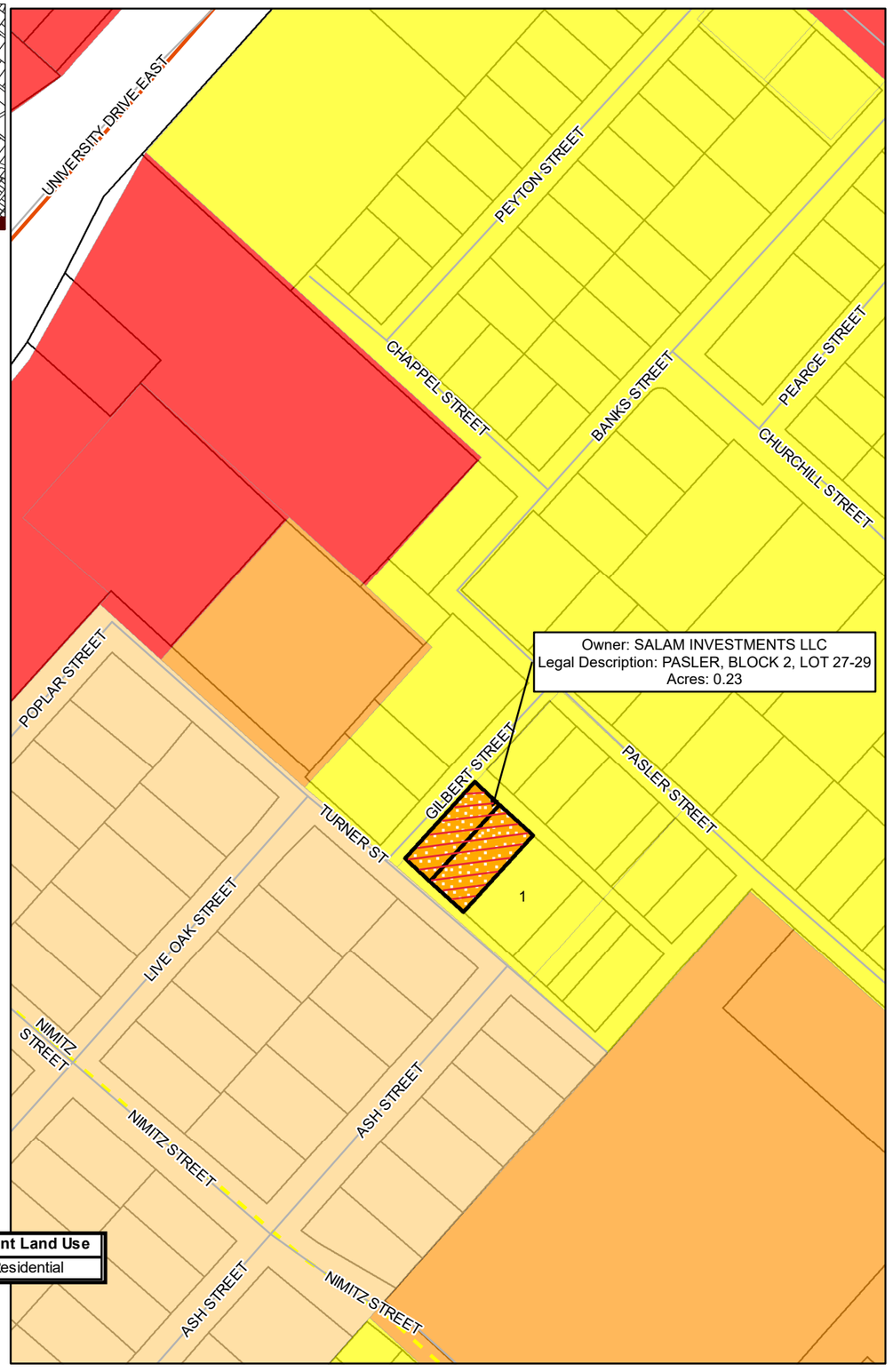
Thoroughfare Plan

Functional

- Future, 2 Lane Minor Collector
- Existing, 6 Lane Major Arterial

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

Number	Owner Name	Current Zoning	Current Land Use
1	EATON OSCAR ESTATE	General Suburban	Mixed Residential



1 inch = 150 feet

MITCHELL M&M MORGAN

T. 979.260.6963
F. 979.260.3564

3204 Earl Rudder FWY S
College Station, TX 77845

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www.mitchellandmorgan.com

Rezoning Map

701, 703 Turner St

September 2023

Ex. A

EXISTING | **PROPOSED**

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: October 5, 2023
Advertised Council Hearing Date: October 26, 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: 35

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	Gilbert Street (local street)
South	Mixed Residential	D Duplex	Single-family residential
East	Neighborhood Conservation	GS General Suburban	Single-family residential
West	Mixed Residential	GS General Suburban	Turner Street (local street)

DEVELOPMENT HISTORY

Annexed: April 1951

Zoning: unknown (upon annexation 1951)

C-2 Commercial Industrial (unknown)

R-1 Single Family Residential (2004)

GS General Suburban (renamed in 2013)

Final Plat: Pasler

Site Development: Single-family residential

REZONING APPLICATION
SUPPORTING INFORMATION

Name of Project: 701-703 TURNER STREET REZONING (REZ2023-000016)

Address: 701 TURNER ST

Legal Description: PASLER, BLOCK 2, LOT 27

Total Acreage: 0.23

Applicant:: MITCHELL & MORGAN

Property Owner: SALAM 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 with a HOO High Occupancy Overlay. The residence at 701-703 Turner Street falls under this definition. We are requesting a rezoning to MH Middle Housing with the HOO High Occupancy Overlay 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 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?

D Duplex is suitable for the property; however, the property is developed as a single-residence structure that is classified as Shared Housing. MH Middle Housing with a High Occupancy Overlay is the most suitable zoning district for the property and existing development.

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

Middle Housing with a High Occupancy Overlay 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 with a High Occupancy Overlay 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.

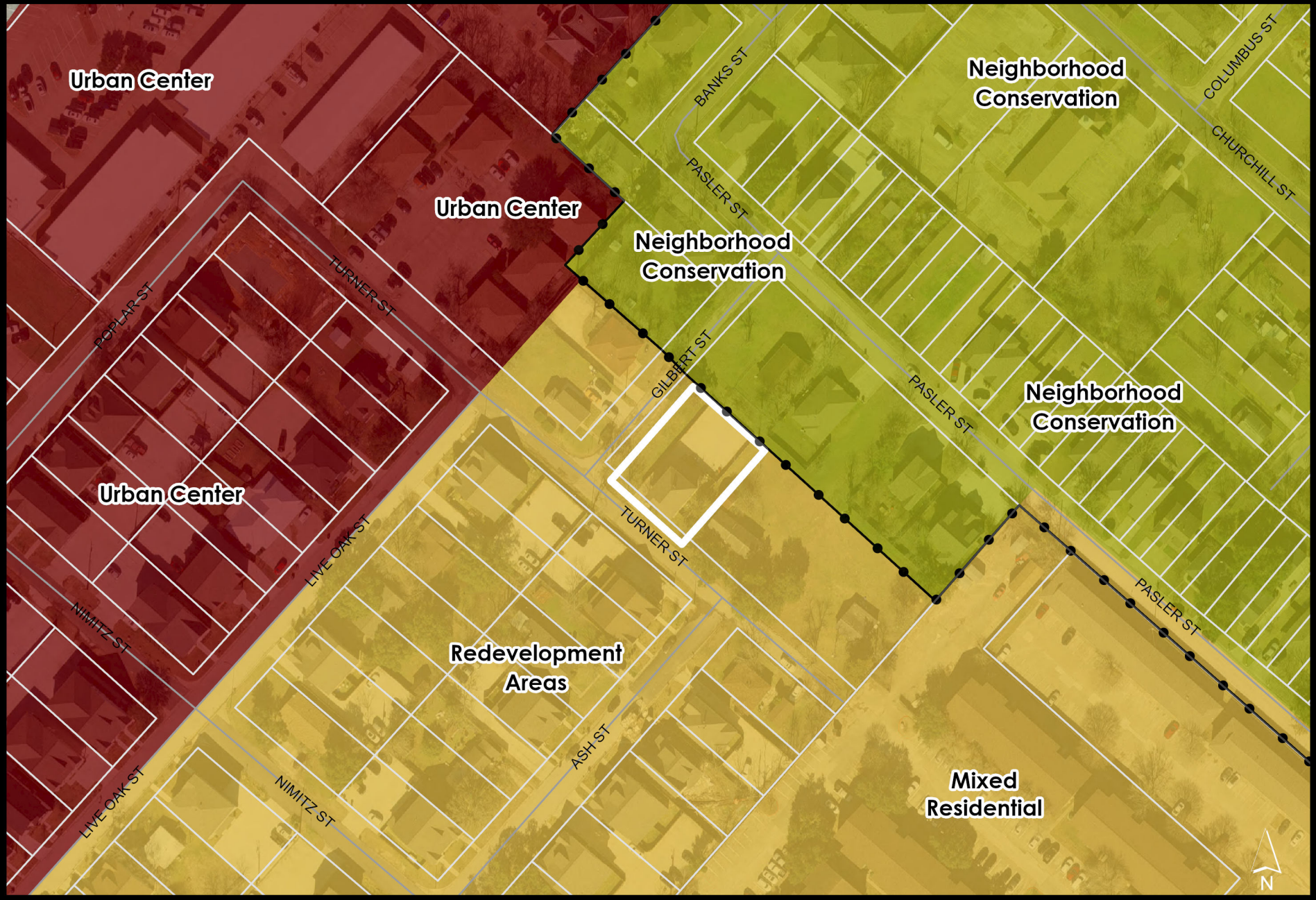
Explain the marketability of the property for uses permitted by the current zoning district.

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

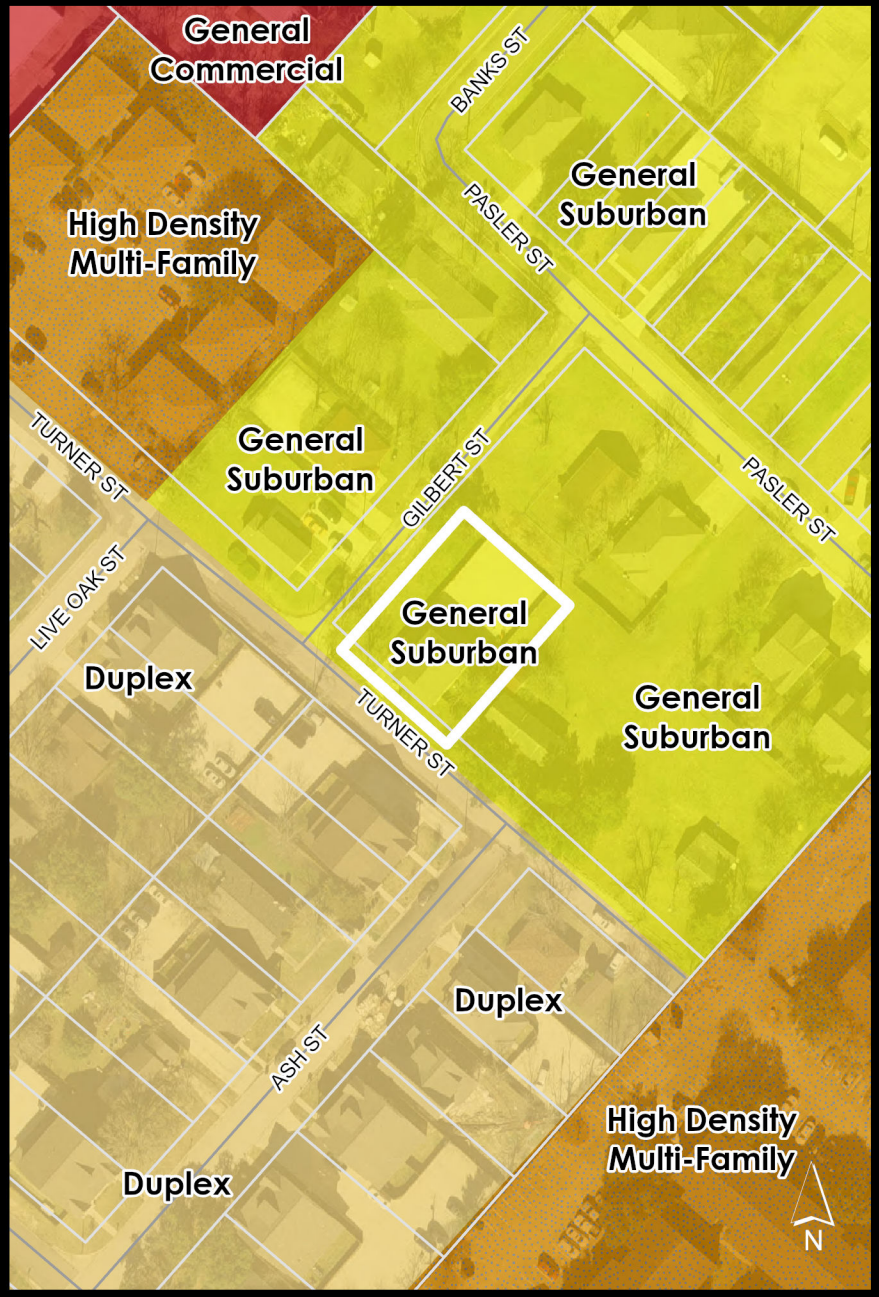
List any other reasons to support this zone change.

N/A

EXISTING
Future Land Use



EXISTING
Zoning



PROPOSED
Zoning

