# College Station, TX

**Meeting Agenda**
**City Council**
**1101 Texas Ave, College Station, TX 77840**
***Internet: www.microsoft.com/microsoft-teams/join-a-meeting**
**Meeting ID: 223 427 023 174 | Passcode: MvPmTr**
**Phone: 469-480-7460 | Phone Conference: 952 310 468#**

| October 26, 2023 | 4:00 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.

## 2. Executive Session Agenda.

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

2.1. **Consultation with Attorney {Gov't Code Section 551.071};**
Possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

a. Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas.
b. McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas.
c. Shana Elliott and Lawrence Kalke v. City of College Station, et al., Cause No. 22-001122-CV-85, in the 85th District Court, Brazos County, Texas.
d. City of College Station v. 47 Oaks, LLC, Cause No. 626-CC, in the County Court at Law No. 2 of Brazos County, Texas.
e. SOAH Docket No. 473-22-2464 and PUC Docket No. 52728 – Application of the City of College Station to Change Rates for Wholesale Transmission Services.
f. Cynthia Hopkins & Geoffry Hopkins v. City of College Station, Cause No. 23-002880-CV-85 in the 85th District Court, Brazos County, Texas.
g. Legal advice regarding the rezoning of property.

2.2. **Real Estate {Gov't Code Section 551.072}**;
Possible action. The City Council may deliberate the purchase, exchange, lease or value of real

property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

a. Approximately 28 acres of land generally located at Midtown Drive and Corporate Pkwy in the Midtown Business Park.

b. Property generally located west of Texas State Highway 6 and in between Harvey Road and Holleman Drive.

c. Property generally located in the area of FM 60, Boyett Street, Church Ave. and College Main Street.

2.3. **Personnel {Gov't Code Section 551.074};**
Possible action. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

a. City Manager
b. Council Self-Evaluation

**3. The Open Meeting will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.**

**4. Pledge of Allegiance, Invocation, and Consider Absence Request.**

Speaker Protocol

An individual who desires to address the City Council regarding any agenda item other than those items posted for Executive Session must register with the City Secretary two (2) hours before the meeting being called to order. Individuals shall register to speak or provide written comments at https://forms.cstx.gov/Forms/CSCouncil or provide a name and phone number by calling 979-764-3500. Upon being called to speak an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. Comments should not personally attack other speakers, Council or staff. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Council using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

**5. Presentation - Proclamations, Awards, and Recognitions.**

5.1. Presentation proclaiming October 2023 as Arteriovenous Malformation Awareness Month.
Sponsors: Tanya Smith
Attachments: 1. 23 AVM Awareness Month

5.2. Presentation proclaiming November 6th-10th as Municipal Court Week.
Sponsors: Tanya Smith
Attachments: 1. 23 Muni Ct Week

**6. Hear Visitors.**

During Hear Visitors an individual may address the City Council on any item which does not appear on the posted agenda. The City Council will listen and receive the information presented by the speaker,

ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concern shall be directed to the City Manager.

## 7. Consent Agenda.

Presentation, discussion, and possible action on consent items which consist of ministerial or "housekeeping" items as allowed by law. A Councilmember may request additional information at this time. Any Councilmember may remove an item from Consent for discussion or a separate vote.

7.1. Presentation, discussion, and possible action of minutes for:
• October 12, 2023 Council Meeting

Sponsors: Tanya Smith

Attachments:
1. JTM101223 DRAFT Minutes
2. CCM101223 DRAFT Minutes

7.2. Presentation, discussion, and possible action on a resolution authorizing an interlocal agreement for Gateway Monument Sign No. 3 with the Texas Department of Transportation (TXDOT).

Sponsors: Jennifer Cain

Attachments:
1. Gateway Sign #3 - Resolution & ILA-SH 47 College Station
2. Gateway Sign #3 - Project Map

7.3. Presentation, discussion, and possible action regarding a resolution authorizing the application for the Bureau of Reclamation Water Resources and Planning Office WaterSMART Drought Response Program for the Well 6 Capacity Rehabilitation project.

Sponsors: Stephen Maldanado

Attachments:
1. BOR WaterSMART Grant Resolution

7.4. Presentation, discussion, and possible action on a resolution authorizing a license agreement with Wolf Den BCS, LLC pertaining to the approximately 0.41 square foot building encroachment, into the 15-foot public utility easement located on Lot 5, Block 1 of the Wolf Den Subdivision, according to the plat recorded in volume 18520, page 28 of the Official Public Records of Brazos County, Texas, more commonly known as 4138 Jeanne Drive.

Sponsors: Anthony Armstrong

Attachments:
1. Resolution
2. Resolution Exhibit A - License Agreement
3. License Agreement Exhibit A
4. Vicinity Map
5. Location Map
6. Application

7.5. Presentation, discussion, and possible action on a contract renewal with the Reynolds Company, LLC for the annual purchase of Water SCADA infrastructure products and services for an amount not to exceed $216,000.

Sponsors: Gary Mechler

Attachments:
1. Renewal Four (4) of Contract #20300063

## 8. Workshop Agenda.

8.1. Presentation, discussion, and possible action on an update on Texas A&M Off-Campus Student Services Office operations.

Sponsors: Barbara Moore

Attachments: None

## 9. Regular Agenda.

9.1. Presentation, discussion, and possible action related to the resolution creating a Texas Music Friendly Advisory Committee.

Sponsors: Brian Piscacek

Attachments:
1. Resolution Music Friendly Advisory Board

9.2. Public Hearing, presentation, discussion, and possible action on an ordinance vacating and abandoning a 0.058-acre portion of right-of-way, generally located between Lots 5, 6, & 7 of Block 1 of the Southeast College Park Subdivision, also known as 802 Dexter Drive South.

Sponsors: Parker Mathews

Attachments:
1. Ordinance
2. Exhibit A
3. Vicinity Map
4. Location Map
5. Application

9.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A , Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to PDD Planned Development District for approximately 2.799 acres located at 1115 Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive.

Sponsors: Gabriel Schrum

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

9.4. 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.

Sponsors: Michael Ostrowski

Attachments:
1. Ordinance
2. Area B1, Area B2, and Area D Supporting Materials
3. Area F-G-H Supporting Materials
4. Area J Supporting Materials
5. Area Y Supporting Materials
6. Area 1 Map
7. Area 2 Map
8. Area 3 Map

9.5. 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.

Sponsors: Michael Ostrowski

Attachments:
1. Ordinance
2. Section 6.3 Types of Use redlines

9.6. 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.

Sponsors: Michael Ostrowski

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

9.7. 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; and
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.

Sponsors: Michael Ostrowski

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

8. Area 2 Map
9. Area 3 Map
10. Area 4 Map

9.8. 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.

Sponsors: Robin Macias

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

**10. Council Calendar - Council May Discuss Upcoming Events.**

**11. Items of Community Interest.**

The Council may receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

**12. Council Reports on Committees, Boards, and Commissions.**

A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

**13. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items.**

A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member’s or City Staff’s response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

**14. Adjourn.**

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

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on October 20, 2023 at 5:00 p.m

Tanya Smith

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."**

**October 26, 2023**
**Item No. 5.1.**
**2023 as Arteriovenous Malformation Awareness Month**

**Sponsor:** Tanya Smith, City Secretary

**Reviewed By CBC:** N/A

**Agenda Caption:** Presentation proclaiming October 2023 as Arteriovenous Malformation Awareness Month.

**Relationship to Strategic Goals:**
- Good Governance

**Recommendation(s):** Recieve the Proclamation.

**Summary:** The Aneurysm Foundation (TAF) was established by the Kaitz family in 2003 in honor of family members who lived with, or died from, brain aneurysms. The Kaitz family was astonished by the lack of public awareness and under-support of research of such a widespread and often fatal condition. Through TAF the family launched a crusade to educate and encourage awareness about brain aneurysms.

In 2005 a group of medical professionals, survivors and caregivers briefly formed the Foundation for Brain Aneurysm and Vascular Malformations. The primary focus was to provide motivational and other educational resources to the patient and caregiver community, and to increase public awareness.

With similar visions and complementary goals, these foundations merged to expand The Aneurysm Foundation into the present day foundation now known as ‘The Aneurysm and AVM Foundation’ (TAAF).

Today TAAF focuses on public awareness, furthering research, and fostering a community of support for those affected by aneurysm and other types of vascular malformation of the brain.

**Budget & Financial Summary:** None.

**Attachments:**
1. 23 AVM Awareness Month

# *Proclamation*

**WHEREAS:** An arteriovenous malformation (AVM) is a complex tangle of arteries and veins that bypasses normal brain tissue and directly diverts blood from the arteries to the veins, potentially resulting in devastating ruptures, seizures, or death; and

**WHEREAS:** An estimated 18 in 100,000 people in the United States have an AVM in the brain; and

**WHEREAS:** After an AVM rupture there is a 10-15% risk of death and a 20-30% chance of permanent brain damage after each bleed; and

**WHEREAS:** Approximately 10-58% of AVM patients have various kinds of aneurysms, a weak area in a blood vessel that enlarges like a balloon, and is at risk for bleeding or rupture resulting in possible brain damage or long-term disability; and

**WHEREAS:** 50% of AVM patients present as sudden hemorrhage, bleeding in the brain, or a form of stroke; and

**WHEREAS:** Access to accurate information, expertise, and community to support survivors, caregivers, families, and friends in making educated decisions about treatment and coping can make a critical difference in minimizing risks and increasing the quality of life for those affected.

**NOW, THEREFORE,** I, John P. Nichols, by virtue of the authority vested in me as Mayor of the City of College Station, Texas, do hereby proclaim October 2023 as

## *AVM Awareness Month*

We encourage citizens to raise awareness of aneurysms and AVMs and support efforts to increase public awareness so individuals can recognize symptoms and understand available resources and options for those with these brain conditions.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the City of College Station, Texas, this 26th Day of October 2023.

John P. Nichols
Mayor

Attest:

Tanya Smith
City Secretary

**October 26, 2023**
**Item No. 5.2.**
Proclaiming November 6th-10th as Municipal Court Week

**Sponsor:** Tanya Smith, City Secretary

**Reviewed By CBC:** N/A

**Agenda Caption:** Presentation proclaiming November 6th-10th as Municipal Court Week.

**Relationship to Strategic Goals:**
- Good Governance

**Recommendation(s):** Receive the Proclamation.

**Summary:** Join municipal courts, city councils, and communities throughout Texas in showing appreciation for the dedicated municipal judges, court clerks, court administrators, prosecutors, bailiffs, and warrant officers who comprise the Texas municipal courts from November 6-10, 2023. Municipal Court Week is a great time to not only recognize how much municipal courts do, but to share with the public the important role that local courts and their personnel play in the criminal justice system and the larger community.

TMCEC encourages all cities to adopt the attached proclamation in recognition of Municipal Court Week. All cities that adopt the proclamation and notify TMCEC of its adoption will be recognized by TMCEC in a future edition of The Recorder.

**Budget & Financial Summary:** None.

**Attachments:**
1. 23 Muni Ct Week

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

# *Proclamation*

**WHEREAS**, the Municipal Court of College Station, a time honored and vital part of local government, has existed since January 8, 1952; and

**WHEREAS**, more people, citizens and non-citizens alike, come in personal contact with municipal courts than all other Texas courts combined; and

**WHEREAS**, public impression of the entire Texas judicial system is largely dependent upon the public's experience in Municipal Court; and

**WHEREAS**, Municipal Judges and court support personnel have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and conform to the standards set by the Canons of Judicial Conduct; and

**WHEREAS**, the Municipal Courts play a significant role in preserving the quality of life in Texas communities through the adjudication of traffic offenses, ensuring a high level of traffic safety for our citizens; and

**WHEREAS**, the Municipal Courts serve as the local justice center for the enforcement of local ordinances and fine-only state offenses that protect the peace and dignity of our community and our state; and

**WHEREAS**, the Municipal Judges and Clerks continually strive to improve the administration of justice through participation in judicial education programs, seminars, workshops and the annual meetings of their state and local professional organizations; and

**WHEREAS**, it is most appropriate that we recognize the accomplishments of the 878 Texas Municipal Courts, and salute their critical role in preserving public safety, protecting the quality of life in Texas communities, and deterring future criminal behavior.

**NOW, THEREFORE, I,** John P. Nichols, by virtue of the authority vested in me as Mayor of the City of College Station, Texas, do hereby proclaim November 6-10, 2023 as

## *Municipal Court Week*

and further extend our appreciation to College Station Municipal Judge Spillane and court support personnel for the vital services they perform and their exemplary dedication to our community and call upon all residents of College Station to join with the City Council in recognizing the vital service they perform and their exemplary dedication to the communities they represent.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed the seal of the City of College Station, Texas this 26th Day of October, 2023

John P. Nichols
Mayor

Attest:

Tanya Smith
City Secretary

**October 26, 2023**
**Item No. 7.1.**
**Minutes**

**Sponsor:** Tanya Smith, City Secretary

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action of minutes for:
• October 12, 2023 Council Meeting

**Relationship to Strategic Goals:**

- Good Governance

**Recommendation(s):** Recommends Approval.

**Summary:** N/A

**Budget & Financial Summary:** None

**Attachments:**
1. JTM101223 DRAFT Minutes
2. CCM101223 DRAFT Minutes

MINUTES OF THE CITY COUNCIL JOINT MEETING WITH COLLEGE STATION ISD BOARD OF TRUSTEES
CITY OF COLLEGE STATION
OCTOBER 12, 2023

STATE OF TEXAS §
§
COUNTY OF BRAZOS §

**Present:**
John Nichols, Mayor

**Council:**
Mark Smith - absent
William Wright
Linda Harvell
Elizabeth Cunha
Bob Yancy
Dennis Maloney

**ISD Board of Trustees**
Blaine Decker
Joshua Benn
Geralyn Nolan
Jeff Horak
Kimberly McAdams
Darin Paine
Thomas Hall - absent

**City Staff:**
Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Adam Falco, City Attorney
Leslie Whitten, Deputy City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

**1. Call to Order and Announce a Quorum is Present.**

With a quorum present, the meeting of the College Station City Council was called to order by Mayor Nichols via In-Person at 3:00 p.m. on October 12, 2023, in the Bush 4141 Community Room of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

**2. Joint Agenda Item**

**2.1 Presentation and discussion related to partnerships, agreements, infrastructure, building use and location, events, related ordinances and policies, and strategic planning between the City and the District.**

Mayor Nichols gave a brief overview of items of interest:

- Housing Action Plan Steering Committee – Overview of the Action of the Committee.
- Grant with Twin City Mission for the Homeless and working with non-profits.
- Contract for a feasibility study for a Recreation Center and 2 Phases.

Council and CSISD discussed issues related to homelessness and how it is handled not just by the City but by the School District, and non-profits. Nutrition, non-profits working with families, education, and other programs are employed to address the issue.

Council and CSISD discussed co-operative events and having CSISD use city facilities.

CSISD asked about annexation, and it was stated that College Station cannot expand their annexation outside of CSISD.

Council and CSISD to possibly write a joint statement opposing giving any tax dollars to private schools.

Council and CSISD discussed the proposed school bonds before the voters this fall. The CSISD wanted to be clear that these bonds will not provide a new school but rather maintain and protect the infrastructure, assets, and enhance the staffing abilities of the school district.

Council discussed with the CSISD their most pressing problems: retention and recruitment of staff, keeping current facilities in good repair, transportation logistics, and the bond package currently before voters.

Council and CSISD discussed partnerships with local health and safety organizations and agencies to enhance the education provided to students.

**3. <u>Adjournment.</u>**

There being no further business, Mayor Nichols adjourned the Meeting of the City Council at 4:07 p.m. on Thursday, October 12, 2023.

_____
John P. Nichols, Mayor

ATTEST:

_____
Tanya Smith, City Secretary

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
SEPTEMBER 28, 2023

STATE OF TEXAS §
§
COUNTY OF BRAZOS §

**Present:**
John Nichols, Mayor

**Council:**
Mark Smith – Absent
William Wright
Linda Harvell
Elizabeth Cunha
Bob Yancy
Dennis Maloney

**City Staff:**
Bryan Woods, City Manager
Jeff Capps, Deputy City Manager
Adam Falco, City Attorney
Leslie Whitten, Deputy City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

**1. Call to Order and Announce a Quorum is Present.**

With a quorum present, the meeting of the College Station City Council was called to order by Mayor Nichols via In-Person and Teleconference at 4:15 p.m. on October 12, 2023, in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

**2. Executive Session Agenda.**

Councilmember Smith joined the executive session by remote.

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.072-Real Estate, and §551.074-Personnel, the College Station City Council convened into Executive Session at 4:15 p.m. on October 12, 2023, to continue discussing matters pertaining to:

**2.1. Consultation with Attorney to seek advice regarding pending or contemplated litigation, to wit:**

- Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas; and
- McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas; and

- Shana Elliott and Lawrence Kalke v. City of College Station, et al., Cause No. 22-001122-CV-85, in the 85th District Court, Brazos County, Texas; and
- City of College Station v. 47 Oaks, LLC, Cause No. 626-CC, in the County Court at Law No. 2 of Brazos County, Texas; and
- SOAH Docket No. 473-22-2464 and PUC Docket No. 52728 – Application of the City of College Station to Change Rates for Wholesale Transmission Services; and
- Legal advice for an ETJ release petition related to approximately 46.6 acres of land, generally located south of the intersection of Arrington Road and Harper's Ferry Road; and
- Legal advice related to the North East Trunk Line Project.

**2.2. Deliberation on the purchase, exchange, lease, or value of real property; to wit:**

- Approximately 28 acres of land generally located at Midtown Drive and Corporate Pkwy in the Midtown Business Park.
- Property generally located west of Texas State Highway 6 and in between Harvey Road and Holleman Drive.
- Property generally located in the area of FM 60, Boyett Street, Church Ave. and College Main Street.

**2.3. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:**

- City Manager
- City Judge
- City Secretary
- City Auditor
- City Attorney
- Council Self-Evaluation

Councilmember Smith left the executive session and did not rejoin the open meeting.

**3. The Open Meeting Will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.**

Executive Session recessed at 6:10 p.m. No action was taken.

**4. Pledge of Allegiance, Invocation, consider absence request.**

**MOTION:** Upon a motion made by Councilmember Harvell and a second by Councilmember Yancy, the City Council voted six (6) for and none (0) opposed, to accept Councilmember Smith's absence request for October 12, 2023. The motion carried unanimously.

**5. PRESENTATION - PROCLAMATIONS, AWARDS, AND RECOGNITIONS.**

**5.1. Presentation proclaiming October 2023 as Community Planning Month.**

Mayor Nichols presented a proclamation marking October 2023 as "Community Planning Month" to Planning and Development Services director Michael Ostrowski and staff.

**5.2. Presentation proclaiming the week of October 16th, 2023 as College Station History Week.**

Mayor Nichols presented a proclamation to the Ross Brady and members of the Historic Preservation Committee and proclaimed October 16, 2023, as College Station History Week.

**5.3. Presentation proclaiming October 2023 as Chiropractic Health Month.**

This proclamation was not presented as there was no one in attendance to receive it.

**6. Hear Visitors Comments.**

Luke Morrison, College Station, came before Council to speak about housing crisis and zoning changes that affect the student body.

Andrew Applewhite, College Station, came before Council to speak on behalf of 68,000 students in this community and request council address the housing crisis in College Station.

Sam Langenbaum, College Station, came before Council to speak about the no more than four policies, he believes laws like this hinder a student's chance at education.

Rawley Schott, College Station, came before Council regarding the no more than four policies. He believes that if people would just come and talk to students or educated them instead of complaining many issues could be solved.

Grayson Sims, College Station, came before Council to speak about the no more than four policy and state he does not believe students should have criminal penalties for violating it.

Cade Coppinger, College Station, thanked the council for listening to so many opinions tonight and spoke about the good and bad experiences he has had as a student living in a historic neighborhood.

Ben Crockett, College Station, came before Council to speak about housing affordability and how enforcement of the no more than four ordinance will make the housing problem worse.

Corbitt Armstrong, College Station, came before Council to speak about his experience as a student and how strong the sense of community is in College Station. He believes that education and outreach will make better neighbors, not strict enforcement of the no more than four ordinance which will drive housing prices up.

Marcus Glass, College Station, came before Council to speak about the no more than four and the housing crisis in College Station. He believes that creative solutions are needed, not strict enforcement.

Will McIntosh, College Station, gave Council a history of his life and the impact on it from numerous concussions and the stress, which are made worse worrying about housing issues.

Tre Watson, College Station, spoke on mandatory rental inspection and what he believes is the gentrification of older areas of the city.

**7. CONSENT ITEMS**

**Presentation, discussion, and possible action on consent items which consist of ministerial, or "housekeeping" items as allowed by law: A Councilmember may request additional information at this time. Any Councilmember may remove an item from the Consent Agenda for a separate vote.**

Items 7.6, and 7.10 were pulled from Consent for clarification.

***(7.6)*** Jeff Kersten, Assistant City Manager, explained that as part of the 2023-2024 budget process the City Council approved funding for the Brazos Valley Economic Development Corporation in the amount of $350,000. The funds for this agreement are budgeted and available in the 2023-2024 General Fund. The full amount of $350,000 is to be used for operations and maintenance.

***(7.10)*** Matthew Marek, Electric, explained that staff issued Bid 23-085 on July 17, 2023, for materials for Northwest Substation and the Bid was opened on August 16, 2023. Seven (7) sealed proposals were received and were reviewed by Electric Staff to ensure the compliance of needed specifications. KBS Electrical Distributors and Techline Inc. were recommended for award based upon delivery dates, meeting College Station Utility specifications, and pricing. The quotes from the other vendors provided alternatives that did not meet specifications or were considered invalid bid responses.

**7.1. Presentation, discussion, and possible action of minutes for:**

- **September 28, 2023, Council Meeting**

**7.2. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Arts Council of the Brazos Valley for FY24 in the amount of $35,000.**

**7.3. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Arts Council of the Brazos Valley for FY24 in the amount of $560,953.**

**7.4. Presentation, discussion, and possible action regarding Resolution No. 10-12-23-7.4 authorizing expenditure to the Aggieland Humane Society, Inc. in the amount of $276,000.**

**7.5. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Amber Alert Network Brazos Valley for FY24 in the amount of $5,000.**

**7.6. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Brazos Valley Economic Development Corporation for FY24 in the amount of $350,000.**

**7.7. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Bryan/College Station Chamber of Commerce for FY24 in the amount of $25,000.**

**7.8. Presentation, discussion, and possible action on a funding agreement between the City of College Station and the Memorial for All Veterans of the Brazos Valley for FY24 in the amount of $30,000.**

**7.9. Presentation, discussion, and possible action on a funding agreement between the City of College Station and Keep Brazos Beautiful for FY24 in the amount of $48,230.**

**7.10. Presentation, discussion, and possible action on contracts for the purchase of long-lead materials for the Northwest Electric Substation from KBS Electrical Distributors not to exceed $364,855.22 and Techline Inc. not to exceed $154,500.**

**7.11. Presentation, discussion, and possible action regarding an Interlocal Agreement with the City of Bryan for the Management of the Larry J. Ringer Library.**

**7.12. Presentation, discussion, and possible action on renewing a contract with DXI Industries, Inc for the annual purchase of sodium hypochlorite. The estimated annual expenditure for sodium hypochlorite is $330,770.**

**7.13. Presentation, discussion, and possible action on renewing a contract with DXI Industries, Inc. for the annual purchase of chlorine gas. The estimated annual expenditure for chlorine gas is $250,000.**

**MOTION:** Upon a motion made by Councilmember Harvell and a second by Councilmember Maloney, the City Council voted six (6) for and none (0) opposed, to approve the Consent Items. The motion carried unanimously.

## 8. REGULAR ITEMS

**8.1. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2023-4474 amending the Comprehensive Plan to amend the Wellborn Community Plan and rename it the Wellborn District 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.**

Michael Ostrowski, Planning and Development Director, stated that 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.

The Planning and Zoning Commission heard this item at their October 5, 2023 meeting and recommended 5-0 to approve. The Bicycle, Pedestrian, and Greenways Advisory Board heard this item at their September 18, 2023 meeting and recommended 7-0 to approve.

At approximately 7:15 p.m., Mayor Nichols opened the Public Hearing.

Dr. Walter Peacock, College Station, presented an argument against the ordinance proposed to approve amending the Comprehensive Plan to amend the Wellborn Community Plan and rename it the Wellborn District Plan along with associated proposed amended components as it stands. He opposes several of the changes due to the impacts to the proposed layouts, loss of property access,

potential loss of property and amenities due to the expanded ROW and additional utility right of way, significant loss of trees and water detention, increased noise, and air pollution.

Gary Quade, College Station, came before council to oppose the use of round-a-bouts.

Denise Barbier, Bryan, spoke on behalf of her mother who lives in College Station in the proposed area speaking in opposition to the ordinance. She stated that one-third of her mother's property is being taken, TxDot is denying her access to her access, and she must change her address.

Robert S. Cohen, College Station came before Council in opposition of the proposed ordinance. He stated several perceived problems with the Plan: He stated that the Wellborn Community did not request a Wellborn District, they do not want McCullough Rd to have a shared use pathway because they have rural roads, no curbs, open grass ditches, life Foxfire.

There being no further comments, the Public Hearing was closed at 7:32 p.m.

At approximately 8:00 p.m., Mayor Nichols opened the Public Hearing.

Mike McCleary, College Station, spoke on not wanting a raise median and request Council to work with them against TxDot to push back on the road changes in Wellborn.

There being no further comments, the Public Hearing was closed at 8:02 p.m.

**MOTION:** Upon a motion made by Councilmember Wright and a second by Councilmember Maloney, the City Council voted four (4) for and two (2) opposed, with Councilmember Harvell and Yancy voting against, to adopt Ordinance No. 2023-4474, amending the Comprehensive Plan to amend the Wellborn Community Plan and rename it the Wellborn District 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. The motion carried.

**8.2. Presentation, discussion, and possible action regarding a Community Development Block Grant funding agreement with Elder Aid, Inc. in the amount of $85,000 for the acquisition of 1106 Carolina and a HOME Investment Partnership Program Community Housing Development Organization funding agreement with Elder Aid, Inc. in the amount of $159,475 for the demolition of a dilapidated structure and construction of a single-family house on the lot at 1106 Carolina to be used as an affordable rental unit for an income-eligible elderly household.**

Eric Barton, Community Services Analyst, stated that the 2020-2024 adopted Community Development Consolidated Plan and the 2024 Annual Action Plan identified the need to work with partners for the development of affordable housing for both homeowners and renters. Elder Aid is the only certified Community Housing Development Organization working in the City of College Station to create new affordable housing opportunities. Elder Aid works to minimize the stress of the elderly as they cope with affordable housing, health and wellness, inadequate funding for basic needs, loneliness, disabilities, and the loss of loved ones. Their mission is to ensure that the elderly in the Brazos Valley remain independent and in the community for as long as possible.

These two funding agreements total $244,475 and will allow Elder Aid to acquire the property at 1106 Carolina, demolish an existing substandard structure, and construct a new single-family home to meet the needs of a low-income, elderly household. Elder Aid will utilize $40,000 of agency funds to support the acquisition of this property. The property will be maintained by Elder Aid for 20 years as an affordable rental unit and a Land Use Restriction Agreement will be utilized as the legal mechanism to ensure the affordability period. Elder Aid has partnered with the City of College Station since 2015 and has received $2,515,518 to purchase 11 duplexes in College Station that created 22 affordable rental units for low-income elderly households. Elder Aid has successfully utilized the new construction model with funding from the City of Bryan through Community Development funds for many years.

**MOTION:** Upon a motion made by Councilmember Wright and a second by Councilmember Harvell, the City Council voted six (6) for and none (0) opposed, to approve a Community Development Block Grant funding agreement with Elder Aid, Inc. in the amount of $85,000 for the acquisition of 1106 Carolina and a HOME Investment Partnership Program Community Housing Development Organization funding agreement with Elder Aid, Inc. in the amount of $159,475 for the demolition of a dilapidated structure and construction of a single-family house on the lot at 1106 Carolina to be used as an affordable rental unit for an income-eligible elderly household. The motion carried unanimously.

**8.3 Presentation, discussion, and possible action on a contract with Brinkley Sargent Wiginton Architects not to exceed $180,768 for a recreation center feasibility study.**

Jennifer Cain, Capital Projects Director, stated that This project will study the feasibility of a recreation center in College Station. The scope of the study will include two different phases. Phase one will focus on:

- Discovery, analysis, and review of background information
- Needs assessment.
- Market analysis

Following phase one, staff will provide an update to the City Council prior to moving forward into phase two. Phase two will focus on:

- Concepts and operational projections
- Design concept development
- Operations assessment and cost analysis

A Request for Qualifications (RFQ) was released earlier this year and the city received 5 responses. Following the team evaluations, 3 firms were selected for interviews. Following the interviews, Brinkley Sargent Wiginton Architects was selected as the most qualified for this project.

At approximately 8:38 p.m., Mayor Nichols opened for Citizen Comments.

Dr. Karl Mooney, College Station, presented a video on the YMCA and the good relationships they have with the Cities they partner with. He encourages our city to become a partner with the YMCA as well, for the benefit of the community.

There being no further comments, the Citizen Comments was closed at 8:47 p.m.

**MOTION:** Upon a motion made by Councilmember Wright and a second by Councilmember Maloney, the City Council voted six (6) for and none (0) opposed, to approve a contract with Brinkley

Sargent Wiginton Architects not to exceed $180,768 for a recreation center feasibility study. The motion carried unanimously.

**8.4. Presentation, discussion, and possible action regarding appointments to the Housing Action Plan Steering Committee.**

David Brower, Community Services Analyst, stated that Council created the Housing Action Plan Steering Committee at their August 10, 2023 meeting by Resolution. The Housing Action Plan Steering Committee is comprised of no more than 13 Council-appointed volunteers, including a chair and co-chair. The Committee will disband or sunset on October 1st, 2024, or when the Housing Action Plan is adopted by the City Council, whichever comes first.

**MOTION:** Upon a motion made by Mayor Nichols and a second by Councilmember Harvell, the City Council voted six (6) for and none (0) opposed, to approve the appointments of Geralyn Nolan, Blanche Brick (co-chair), Tiona Broussard, Fred E. Dupriest, Mike Alan Holmgreen, Blake Jennings, Carla Robinson, Dr. Charles Lane Barr, Katherine Nicole Flynn, Dr. Delia Perez-Nunez, Diana Maria Wood, Chair, Jodi Warner (chairperson), and Suzanne Droleskey to the Housing Action Plan Steering Committee. The motion carried unanimously.

**10. Council Calendar**

Council reviewed the calendar.

**11. Items of Community Interest: The Council may receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.**

Mayor Nichols reminded the community about the City of College Station's 85th Anniversary Celebration at City Hall on August 18th.

Councilmembers Harvell and Maloney reported on the TML Annual Conference.

Councilmember Yancy recognized the Farmers Market.

**12. Council Reports on Committees, Boards, and Commission: A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)**

Nothing to report at this time.

**13. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items: A Council Member may make a request to City Council to place an item for which no**

**notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.**

Councilmember Harvell requested an update from Fire and Police Departments on retention and recruiting.

Councilmember Harvell requested a report from Electric on our solar power program.

Councilmember Yancy requested an update on a potential convention center.

Councilmember Cunha requested an overview of a potential Victoria round-a-bout.

Mayor Nichols directed the City Manager to bring back to City Council a negotiated Inter-Local Agreement with the City of Bryan to address the East Side Sewer issues, the West Side Sewer issues, the Valley Park lift station, City of Bryan facilities located in College Station and direction on a Northeast Trunk Line route.

**14. Adjournment.**

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 9:21 p.m. on Thursday, October 12, 2023.

_____
John P. Nichols, Mayor

ATTEST:

_____
Tanya Smith, City Secretary

**October 26, 2023**
**Item No. 7.2.**
**Gateway Sign #3 TXDOT ILA**

**Sponsor:** Jennifer Cain, Director Capital Projects

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action on a resolution authorizing an interlocal agreement for Gateway Monument Sign No. 3 with the Texas Department of Transportation (TXDOT).

**Relationship to Strategic Goals:**
Core Services and Infrastructure

**Recommendation(s):** Staff recommends approval.

**Summary:** This project includes the construction of a gateway monument sign southwest of the intersection of SH47 and Highway 60 between the southeast-bound highway 47 and the western feeder road. The gateway monument will be located completely within TXDOT right-of-way and visible to the southeast-bound traffic along SH47.

**Budget & Financial Summary:** A total project budget of $325,000 is included for this project in the Facilities and IT Capital Improvement Projects Fund. There is no fiscal impact with this agreement.

**Attachments:**
1. Gateway Sign #3 - Resolution & ILA-SH 47 College Station
2. Gateway Sign #3 - Project Map

**RESOLUTION NO. xx-xx-23-xxxxx**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, AUTHORIZING THE MAYOR TO SIGN A GATEWAY MONUMENT AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF COLLEGE STATION FOR CONSTRUCTION OF THE GATEWAY MONUMENT SIGN PROJECT AT SH47 AND SH60 BETWEEN SOUTHEAST BOUND SH47 AND THE WESTERN SH47 FEEDER ROAD.**

**WHEREAS**, the City Council of the City of College Station, Texas supports the City's plan to construct the Gateway Monument Sign Project ("Project") at SH47 and SH60; and

**WHEREAS**, the City Council of the City of College Station, Texas agrees to fund one-hundred percent (100%) of the Gateway Monument Sign Project construction costs.

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of College Station, Texas as follows:**

**PART 1:** That the City Council hereby approves the Gateway Monument Agreement which is attached hereto and made a part hereof as Exhibit "A".

**PART 2:** That the City Council hereby authorizes the Mayor to sign the Agreement.

**PART 3:** That the City Council hereby agrees to fully fund the Gateway Monument Sign Project construction costs.

**PART 4:** That this Resolution shall take effect immediately from and after its passage.

ADOPTED this _____ day of _____, 2023.

ATTEST: APPROVED:

_____ _____
City Secretary MAYOR

APPROVED:

_____
City Attorney

# GATEWAY MONUMENT AGREEMENT

**THE STATE OF TEXAS §**

**COUNTY OF TRAVIS §**

**THIS AGREEMENT** is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State", and the City of College Station, acting through its duly authorized officials, as evidenced by Resolution or Ordinance Number _____, dated _____, hereinafter called the "Local Entity".

## BACKGROUND

The State owns and maintains a system of highways, including SH 47 in Brazos County, Texas, for public use and benefit. The State agrees to allow for the construction of a Gateway Monument within the State's right of way and the Local Entity agrees to construct the Monument and to conduct the long term maintenance for this structure located on SH 47 at FM 60 referred to as the "Gateway Monument," more specifically described in **Attachment "A,"** Project Map, which is attached hereto. The Local Entity will conduct the Monument's long term maintenance activities through the use of Local Entity forces, contractors, or other means satisfactory to the Local Entity and the State.

**THEREFORE**, in consideration of the mutual promises contained in this Agreement, the parties agree to the following.

## A G R E E M E N T

### SECTION 1. PERIOD OF THE AGREEMENT

This Agreement becomes effective when finally executed by the State and shall continue unless or until otherwise terminated as provided by this agreement.

### SECTION 2. FINANCIAL RESPONSIBILITIES

All costs covered by this agreement including design, engineering, testing, construction, installation, access for maintenance, maintenance, labor, materials, supplies, traffic control, additional improvements, and if required, removal of the Gateway Monument, shall be the responsibility of the Local Entity.

Any administrative costs associated with the Gateway Monument that are incurred by the State, such as those related to proposal review, as well as developing, issuing, and monitoring the Agreement for approved the Gateway Monument project shall be the responsibility of the State.

## SECTION 3. RESPONSIBILITY OF THE PARTIES

A. The Local Entity agrees to:

1. Provide Gateway Monument design plans to the State before execution of this agreement according to State policy and, upon final approval, furnish and construct the Gateway Monument according to plans approved by the State, which are set out more specifically in **Attachment "B,"** Local Entity's Final Gateway Monument Proposal, which is attached to this Agreement, and include any other related installation items that may be required; and
2. Furnish, erect, and maintain any barricades, signs and traffic handling devices, in accordance with the latest Texas Manual of Uniform Traffic Control Devices (MUTCD) and to the satisfaction of the State related to this project, as may be required to protect the safety of the public; and
3. Conduct periodic inspections of the Gateway Monument as deemed necessary; and
4. Provide for the construction and maintenance of all associated appurtenances that are considered by the State to be a part of the project. The Local Entity further agrees to remove such items from the project's location and restore the area to the satisfaction of the State upon termination of this Agreement in accordance with Section 9.

B. The State agrees to:

1. Review and evaluate the Gateway Monument proposal submitted by the Local Entity with due consideration to safety (location, potential for motorist distraction, accessibility for maintenance, etc.), aesthetics, community support and maintainability; and
2. Coordinate with other State Divisions, as appropriate, as well as interact with the Federal Highway Administration (FHWA) for input, review and approval; and
3. Cooperate with the Local Entity to determine the requirements for barricades, signs, and traffic handling devices to be used by the Local Entity during the construction and maintenance of the Gateway Monument; and
4. Provide maintenance access to the project location for the Local Entity or for its Contractor or group, and if possible, from outside the highway right of way; and
5. Conduct periodic inspections of the Gateway Monument as deemed necessary.

C. The Local Entity and State further agree that nothing contained in this Agreement will be construed to:

1. Give either party the power to direct and control the day-to-day activities of the other; or
2. Constitute the parties as partners, joint venturers, co-owners, or otherwise as participants in a joint or common undertaking; or allow either party to create or assume any obligation on behalf of the other party for any purpose whatsoever.

## SECTION 4. DESIGN AND PLACEMENT OF GATEWAY MONUMENTS

A. Gateway Monuments shall be designed and placed so as to:

1. Be freestanding.
2. Feature only the letters of the community name and/or officially adopted seal.
3. Include, if required by the State, approved protective graffiti coatings.
4. Be appropriate to its proposed setting and community context.
5. Be in proper size and scale with its surroundings.
6. Be composed of materials that are durable for the projected life span of the project.
7. Be located beyond the clear zone, for both main lane traffic and frontage road traffic.
8. Be located where maintenance can be safely performed, as specified in the Gateway Monument Agreement, and in conformance with State procedures.
9. Be subject to the review and approval of the State in consideration of design, size, and scale for appropriate integration on urban or rural highway features.

B. Gateway Monuments shall not:

1. Be allowed within the center median areas of interstate highway rights-of-way.
2. Contain religious, political, special interest, private, or commercial messages of any sort, including, but not limited to, symbols, logos, business names, trade names, jingles, or slogans.
3. Contain any displays of any sort, advertising, decorative banners, flags, or flag poles.
4. Display telephone numbers, street addresses, or Internet addresses.
5. Interfere with airspace above the roadway.
6. Create a distraction to the motoring public; for example, the Gateway Monument shall be large enough to interpret at highway speed, but not be so large that it demands attention from the motorist.
7. Include reflective or glaring surface finishes.
8. Include illumination that impairs or distracts the vision of transportation system users. Other lighting may be permitted.
9. Display blinking or intermittent or moving lights, including changeable message signs, digital displays, or lighted static displays such as LED.
10. Include moving elements (kinetic art) or simulate movement.
11. Include water features of any sort.
12. Interfere with official traffic control devices, nor interfere with the operational right-of-way above the roadway.
13. Be placed within State right-of-way upon trees, or painted or drawn upon rocks or other existing natural features.
14. Make use of or simulate colors or combinations of colors usually reserved for official traffic control devices described in the Texas Manual on Uniform Traffic Control Devices.
15. Require the removal of trees or other vegetation for visibility, or harm trees during construction. Pruning of tree branches or roots, and removal of shrubs should be avoided.
16. Negatively impact existing highway features, including existing signs, irrigation systems, necessary drainage patterns, and facilities.

## SECTION 5. MAINTENANCE

The Local Entity shall provide regularly scheduled maintenance, as described in **Attachment "B,"** the Local Entity's Final Gateway Monument Proposal, for its projected lifespan. Maintenance shall include, but not be limited to, restoration work to maintain the integrity of the approved Gateway Monument, maintenance of any associated landscaping or lighting, and graffiti removal. Gateway Monuments shall be kept clean, free of graffiti, and in good repair. Graffiti removal shall conform to the most current State policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti. Maintenance practices of the Local Entity or its agent shall protect air and water quality as required by federal and state law.

## SECTION 6. MONUMENT REMOVAL

The Local Entity shall remove the Gateway Monument covered by this agreement, if in the opinion of the State, it creates safety or operational concerns due to deterioration or inadequate maintenance or upon termination of the main Gateway Monument Agreement. The State will notify the Local Entity when it has determined that the Gateway Monument requires special attention. In the event the Local Entity fails to maintain, repair, rehabilitate, or remove the Gateway Monument in a timely manner, the State may choose to remove the Gateway Monument after thirty (30) days following notification to the Local Entity, and bill the Local Entity for all costs of removal and restoration of the area.

The State reserves the right to remove the Gateway Monument due to construction, rehabilitation, violation of the terms of this agreement, or other necessary activities affecting the transportation facilities without any obligation, compensation to, or approval of the Local Entity. The State will strive to notify the Local Entity of its intent to remove the Gateway Monument to allow for timely removal and salvage by the Local Entity, if possible.

The State reserves the right to remove or alter any Gateway Monument that presents an immediate safety hazard to the public without delay or advanced notification to the Local Entity.

## SECTION 7. USE OF CONTRACTOR OR GROUP

The Local Entity shall have the right to engage any responsible Contractor or group to perform or provide any portion of the Local Entity's Gateway Monument activities specified in this Agreement. However, notwithstanding this provision, the Local Entity shall continue to remain responsible to the State to ensure performance of all its duties and responsibilities specified in this Agreement. The Local Entity shall ensure that any Contractor or group complies with all provisions of this agreement, and federal, state, and local laws, and regulations as may be applicable.

In the event the Local Entity engages a Contractor to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall ensure that said Contractor shall indemnify the State for any and all damages and claims for damages by said Contractor, its employees, agents, or representatives, including any claims resulting from bodily injury or death to others, or, for loss of or damage to property of others, arising out of, incident to, or in any manner connected to Gateway Monument construction or maintenance

activities, and, for any or all liability arising from the negligent acts of said Contractor, its employees, agents, or representatives.

In the event the Local Entity engages and approves a responsible group to perform Gateway Monument construction or maintenance activities under this Agreement, the Local Entity shall require and ensure that said Contractor or group follow all the terms of this Agreement as well as all Attachments.

**SECTION 8. INDEMNIFICATION**

The Local Entity and the State each acknowledge responsibility for the acts, deeds, errors and omissions of its own employees. The parties agree that the Texas Tort Claims Act pertaining to governmental liability for tortious conduct and/or property damage shall apply to this Agreement.

The Local Entity shall also indemnify and save harmless the State from any and all expense, including, but not limited to, attorney fees, which may be incurred by the State in litigation or otherwise resisting a claim or liabilities that may be imposed on the State as a result of error, omission, or act of the Local Entity, its agents, or its employees.

**SECTION 9. TERMINATION**

This Agreement may be terminated under any of the following conditions:

A. By mutual written agreement and consent of both parties; or
B. By either party upon giving the other party thirty (30) days prior written notice; or
C. By the State, in the event the State determines that the Gateway Monument is not in the best interest of the traveling public.

If either party terminates this Agreement, as provided herein, the Local Entity will be responsible for repair or removal of the Gateway Monument. In the event that the Local Entity does not provide the repair or removal services, the State may remove or repair the Gateway Monument and shall be entitled to reimbursement from the Local Entity for any reasonable costs incurred by the State to restore the State's right of way to its original condition.

**SECTION 10. AMENDMENTS**

Amendments to this Agreement shall be in writing and shall be executed by both parties.

**SECTION 11. AUDIT**

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

## SECTION 12. SUCCESSORS AND ASSIGNS

Subject to the provisions of Section 7, the Local Entity shall not assign or otherwise transfer its rights and obligations under this Agreement except with prior written consent of the State, and any prohibited assignment or transfer shall be null and void.

## SECTION 13. REMEDIES

This Agreement shall not be considered as specifying the exclusive remedy for any default. All legal remedies may be pursued by either party and shall be cumulative.

## SECTION 14. INSURANCE

If this agreement authorizes the Local Entity or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on the State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

## SECTION 15. NOTICES

All notices to either party by the other under this Agreement shall be delivered personally or sent by U.S. mail, postage prepaid, addressed to such party at the following addresses:

| **STATE :** | **LOCAL ENTITY:** |
|---|---|
| Texas Department of Transportation<br>District Engineer<br>2591 North Earl Rudder Freeway<br>Bryan, Texas 77803 | City of College Station<br>Attn: Director of Public Works<br>P.O. Box 9960<br>College Station, Texas 77842 |

## SECTION 16. GRATUITIES

Texas Transportation Commission policy mandates that employees of the State shall not accept any benefits, gifts, or favors from any person doing business or who reasonably speaking may do business with the State under this Agreement. Any person doing business with or who may reasonably speaking do business with the State under this Agreement may not make any offer of benefits, gifts or favors to State employees. Failure on the part of the Local Entity to adhere to this policy may result in the termination of this Agreement.

**SECTION 17. INCORPORATION OF PROVISIONS**

Attachments “A” and “B” are made part of this contract. The parties shall comply with the provisions of Attachments “A” and “B” as if they were set forth in full within the body of this contract.

**SECTION 18. SIGNATORY WARRANTY**

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

**THEREFORE**, the Parties have executed this Agreement in duplicate originals.

**THE CITY OF COLLEGE STATION**

By: _____

Title: _____

Date: _____

Attest: _____
City Clerk

Approved as to form:

_____
City Attorney

**THE STATE OF TEXAS**

Certified as being executed for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by The Texas Transportation Commission

By: _____
Bryan District Engineer

Date: _____

**List of Attachments:**

**“A” – Project Map for Gateway Monument**
**“B” - Local Entity’s Final Gateway Monument Proposal**

**Attachment A**
**Project Map for Gateway Monument**



**ATTACHMENT B**
**Local Entity's Final Gateway Monument Proposal**

CITY OF COLLEGE STATION

# ENTRY MONUMENT SIGN

## HIGHWAY 47 AND HIGHWAY 60

## PERMIT SET  JUNE 2023





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

OWNER

1101 Texas Ave,
College Station, Texas 77840
(979) 764-3500

PGAL

ARCHITECT

PGAL
3131 Briarpark Suite 200, Houston, Texas 77042
(713) 622-1444  Fax (713) 968-9333

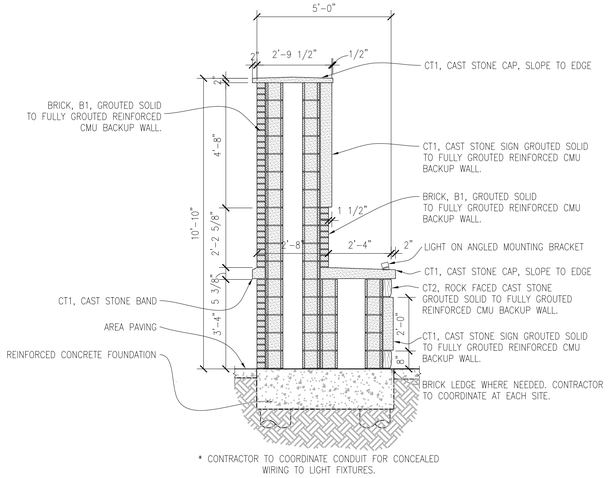
PGAL

STRUCTURAL ENGINEER

PGAL
3131 Briarpark Suite 200, Houston, Texas 77042
(713) 622-1444  Fax (713) 968-9333


## DRAWING INDEX

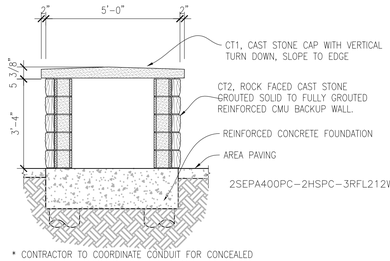

| | |
|---|---|
| G0.00 | COVER SHEET |
| A1.10 | PLANS/ELEVATIONS/DETAILS |
| A1.20 | SITE PLAN |
| C1.20 | SITE GRADING PLAN |
| C1.21 | STORM WATER POLLUTION PREVENTION PLAN |
| C1.22 | STORM WATER POLLUTION PREVENTION PLAN DETAILS |
| S1.01 | STRUCTURAL PLAN / DETAILS |



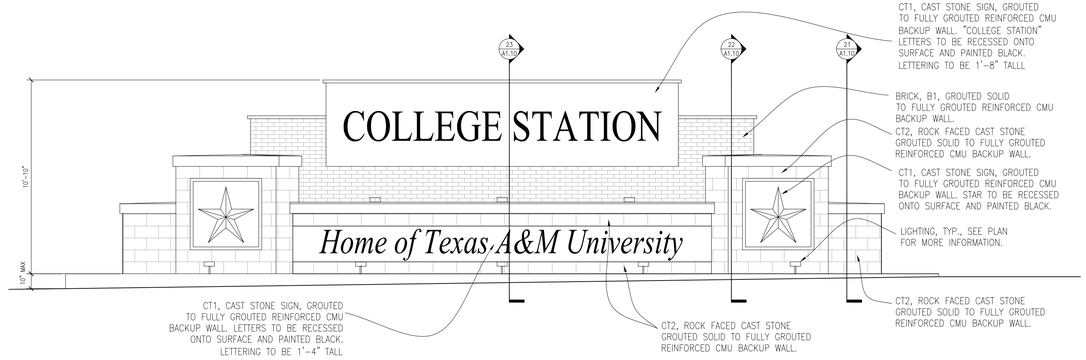

SECTION 3/8" = 1'-0" 23



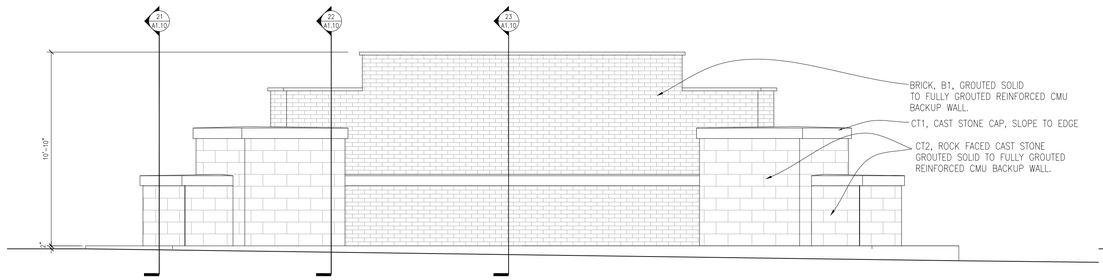

SECTION 3/8" = 1'-0" 22



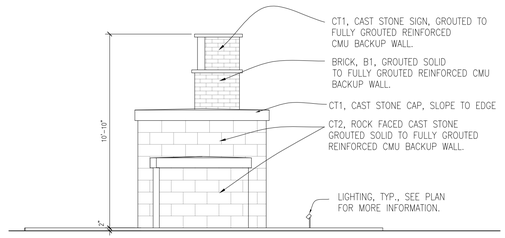

SECTION 3/8" = 1'-0" 21



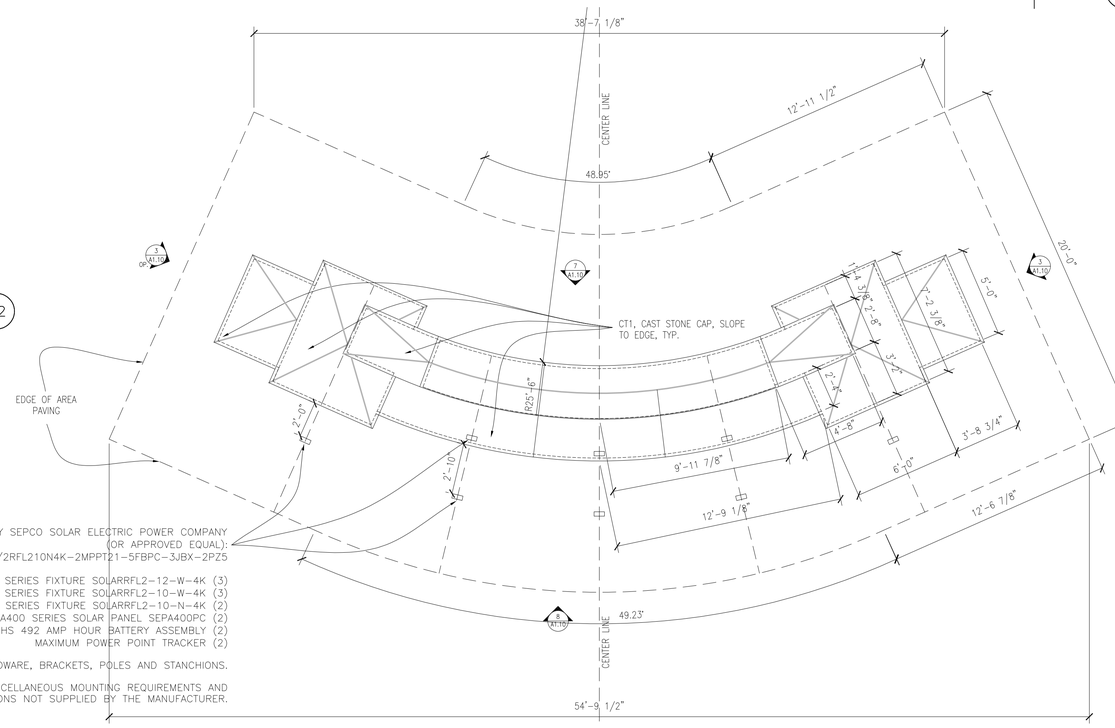

FRONT ELEVATION 1/4" = 1'-0" 8




REAR ELEVATION 1/4" = 1'-0" 7




SIDE ELEVATION 1/4" = 1'-0" 3




PLAN 1/4" = 1'-0" 5

CONTRACTOR TO SUBMIT TECHNICAL INFORMATION ON CONNECTIONS USED TO SECURE FACED AND CAP CAST STONES TO CMU WALL.

BRICK SHALL BE ATTACHED TO MASONRY WALLS USING WIRE-BOND #2000 CORRUGATED WALL TIES SPACED 16" O.C. HORIZONTALLY AND VERTICALLY.

GENERAL NOTES 4

## EXTERIOR FINISHES

### BRICK

B1

| | |
|---|---|
| LOCATION: | TYPICAL |
| MANUFACTURER: | ACME BRICK |
| TYPE: | STANDARD |
| SIZE: | MODULAR |
| COLOR: | BLEND 137 |
| REMARKS: | -- |

### CAST STONE

CT1

| | |
|---|---|
| LOCATION: | SEE ELEVATIONS |
| MANUFACTURER: | SITEWORKS INC. |
| TYPE: | SMOOTH CAST STONE TRIM / SIGN |
| SIZE: | VARIES |
| COLOR: | CREAM |
| REMARKS: | -- |

CT2

| | |
|---|---|
| LOCATION: | SEE ELEVATIONS |
| MANUFACTURER: | SITEWORKS INC. |
| TYPE: | ROCK FACED CAST STONE |
| SIZE: | VARIES |
| COLOR: | CREAM |
| REMARKS: | -- |

FINISH LEGEND NO SCALE 1


CLIENT

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

CITY OF COLLEGE STATION
1101 TEXAS AVE.
COLLEGESTATION, TX 77840

T 979-764-3500

ARCHITECT

PGAL

PGAL
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com



REGISTRATION
Copyright © 2023


REGISTERED ARCHITECT ROBERT P. GERBER 13833 STATE OF TEXAS

June 2023

DRAWING HISTORY

| № | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

PROJECT NAME
CITY OF COLLEGE STATION ENTRY MONUMENT SIGN

PROJECT LOCATION
HWY 47 AND HWY 60 INTERSECTION

PROJECT NUMBER
1003715

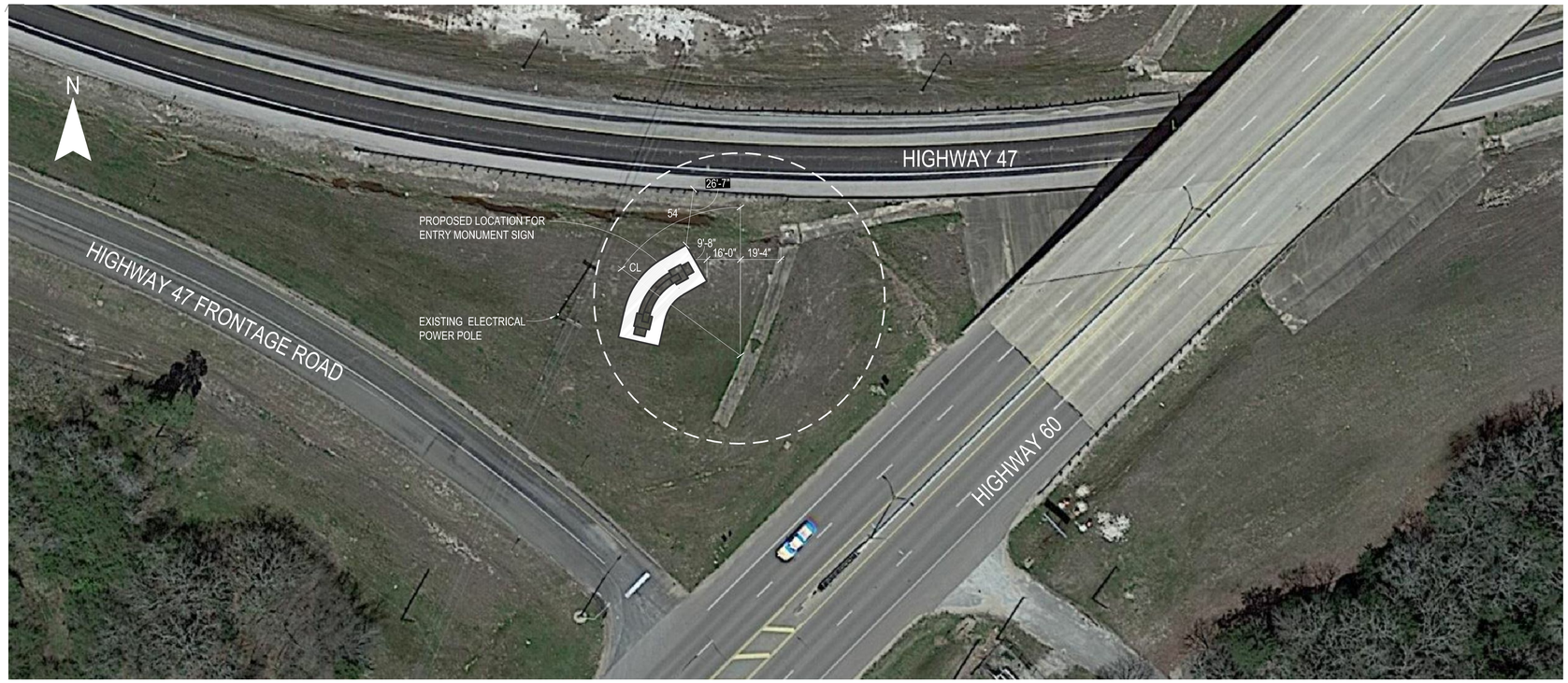
SHEET TITLE
PLANS/ ELEVATIONS/ DETAILS

SHEET NUMBER
A1.10

FILENAME:
PLOT STAMP: 11/9/2022 1:27:12 PM




SITE PLAN | NTS | 7




SITE PLAN | 1/32" = 1'-0" | 5

FILENAME:
STAMP: 11/9/2022 1:27:12 PM

CLIENT

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

**CITY OF COLLEGE STATION**
1101 TEXAS AVE.
COLLEGESTATION, TX 77840

T 979-764-3500

ARCHITECT

PGAL

PGAL
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

REGISTRATION

Copyright © 2023

REGISTERED ARCHITECT
JEFFREY P. KEEFER
13833
STATE OF TEXAS

June 2023

DRAWING HISTORY

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

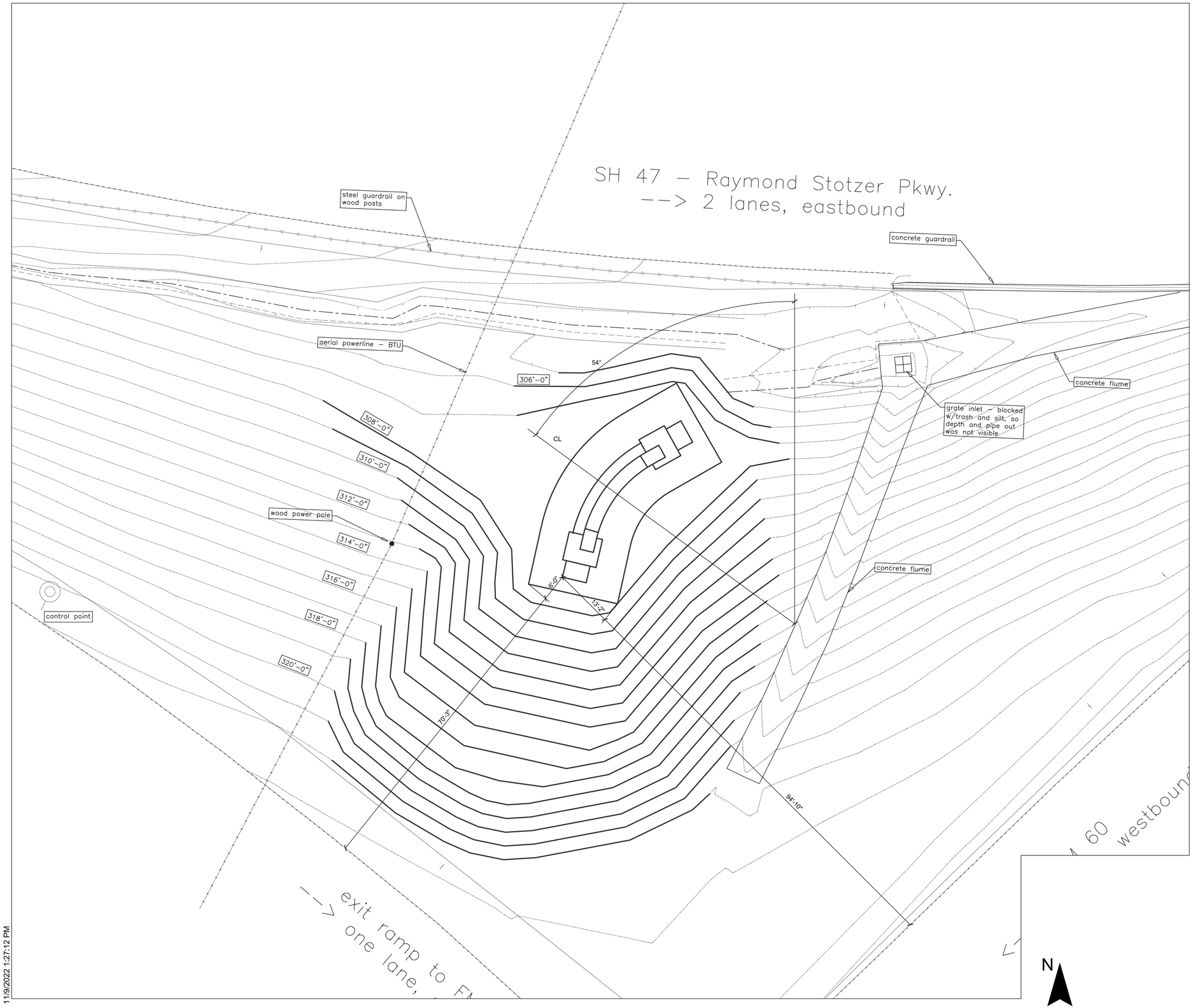
PROJECT NAME
CITY OF COLLEGE STATION ENTRY MONUMENT SIGN

PROJECT LOCATION
HWY 47 AND HWY 60 INTERSECTION

PROJECT NUMBER
1003715

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.20




CONTRACTOR TO HYDROMULCH ALL DISTURBED AREAS

GENERAL NOTES | N.T.S. | 3

Survey Notes:
– World Coordinates & Elevations in this .dwg file are based on Texas State Plane NAD83 Central Zone and NAVD88 per GPS observations referenced to the Leica SmartNet reference network. No surface scale factor has been applied.
– No buried utility lines were marked in response to the 8–1–1 locate requests submitted (ticket no. 2281974273 dated 11/15/22), but a utility handhole located near the northeast corner of the project area indicated the presence of buried utility cables. It is assumed that these are electrical service lines for the street lighting in the area.
– No trees, shrubs nor lanscaping features are present at the site.

Control Point/Benchmark no. 1
5/8" Rebar w/ red plastic cap "BASELINE CORP CONTROL"
N 10,200,564.23 USFT
E 3,539,784.51 USFT
Elev.= 320.68 FT (GPS w/Geoid18)
A.=

BENCHMARK INFORMATION | N.T.S. | 2

SITE GRADING PLAN | 1" = 10'-0" | 1

FILENAME:
STAMP: 11/9/2022 1:27:12 PM

**CLIENT**

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

**CITY OF COLLEGE STATION**
1101 TEXAS AVE.
COLLEGESTATION, TX 77840

T 979-764-3500

**ARCHITECT**

PGAL

PGAL
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

PGAL TBPE REG. NO: F-2742

**REGISTRATION**

Copyright © 2023

STATE OF TEXAS
COSTAS K. GEORGHIOU
58255
REGISTERED
PROFESSIONAL ENGINEER
6-8-2023

**DRAWING HISTORY**

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

**PROJECT NAME**
CITY OF COLLEGE STATION ENTRY MONUMENT SIGN

**PROJECT LOCATION**
HWY 47 AND HWY 60 INTERSECTION

**PROJECT NUMBER**
1003715

**SHEET TITLE**
SITE GRADING PLAN

**SHEET NUMBER**
C1.20




**STORM WATER POLLUTION PREVENTION PLAN (SWPPP)** | 1"=10' | 9

—x—(FF)—x— FILTER FABRIC FENCE
RE: DETAILS SHEET C1.22

—x—(RFB)—x— REINFORCED FILTER FABRIC BARRIER RE: DETAILS SHEET C1.22

(CE) STABILIZED 50'–0"X15'–0" LAY–DOWN AREA RE: DETAILS SHEET C1.22

[IPB] TEMPORARY INLET PROTECTION BASKET FOR GRATE INLET. PROVIDE TRITON MODEL TR – OPTION A STANDARD AS SUPPLIED BY CONTECH STORMWATER SOLUTIONS, INC. OR APPROVED EQUAL. REMOVE UPON COMPLETION OF PROJECT CONSTRUCTION.

**LEGEND** | 4

1. CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE RECEIVING STORM.
2. DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATED MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FORM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEPT BACK INTO THE EXCAVATED AREA.
3. CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FORM THE EXCAVATED AREA.
4. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5. CONTRACTOR TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER.
   - DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
   - AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
   - STRUCTURAL CONTROL MEASURES.
   - LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6. CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION ON BACKFILLING OPERATIONS, SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.
7. CONSTRUCT AND MAINTAIN FILTER DAM DURING CONSTRUCTION OPERATIONS AND PRIOR TO FINAL STABILIZATION IN ACCORDANCE WITH BRAZOS COUNTY SPECIFICATION

**SWPPP CONSTRUCTION NOTES** | 1

FILENAME:
STAMP: 11/9/2022 1:27:12 PM

**CLIENT**

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

**CITY OF COLLEGE STATION**
1101 TEXAS AVE.
COLLEGESTATION, TX 77840

T 979-764-3500

**ARCHITECT**

PGAL

PGAL
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

PGAL TBPE REG. NO: F-2742

**REGISTRATION**

Copyright © 2023

STATE OF TEXAS
COSTAS K. GEORGHIOU
58255
REGISTERED PROFESSIONAL ENGINEER
6-8-2023

**DRAWING HISTORY**

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

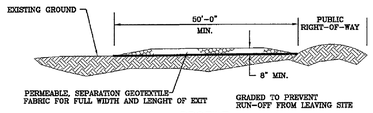
**PROJECT NAME**
CITY OF COLLEGE STATION ENTRY MONUMENT SIGN

**PROJECT LOCATION**
HWY 47 AND HWY 60 INTERSECTION

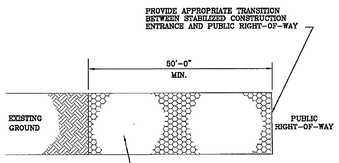
**PROJECT NUMBER**
1003715

**SHEET TITLE**
STORM WATER POLLUTION PREVENTION PLAN

**SHEET NUMBER**
C1.21




PROFILE



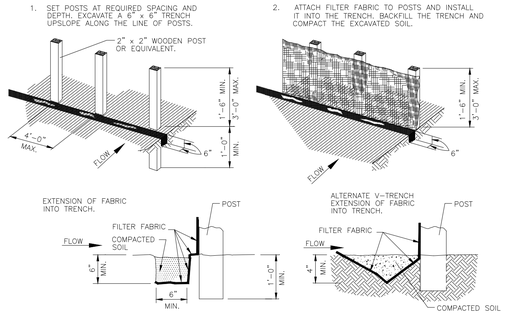

PLAN VIEW

GENERAL NOTES:

1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE
   -CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
   -WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6 INCHES.
   -STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.

## STABILIZED CONSTRUCTION ACCESS (CE)
N.T.S.

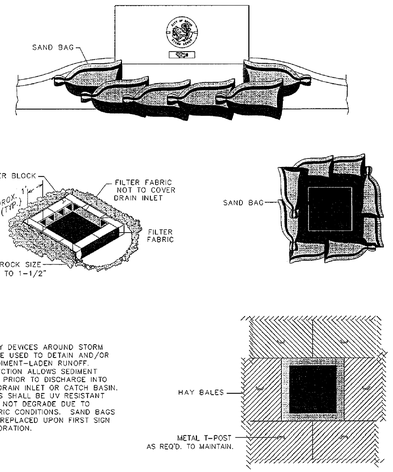
1. SET POSTS AT REQUIRED SPACING AND DEPTH. EXCAVATE A 6" x 6" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. ATTACH FILTER FABRIC TO POSTS AND INSTALL IT INTO THE TRENCH. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.




GENERAL NOTES:

1. SET POSTS AT 4-FEET MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

## FILTER FABRIC FENCE (FF)
N.T.S.

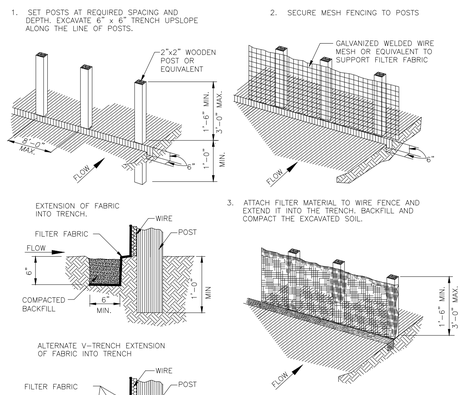



NOTE:

TEMPORARY DEVICES AROUND STORM DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN. SAND BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS. SAND BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION.

## INLET PROTECTION BARRIER (IPB)
N.T.S.

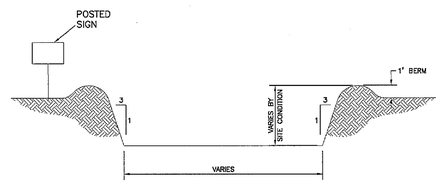
1. SET POSTS AT REQUIRED SPACING AND DEPTH. EXCAVATE 6" x 6" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. SECURE MESH FENCING TO POSTS
3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH. BACKFILL AND COMPACT THE EXCAVATED SOIL.



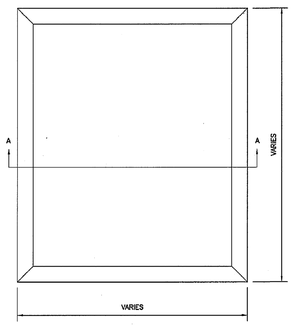

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

## REINFORCED FILTER FABRIC BARRIER (RFB)
N.T.S.




SECTION A-A
N.T.S.




PLAN VIEW
N.T.S.

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.
3. UNPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

## CONCRETE TRUCK WASHOUT AREA (CW)
N.T.S.

FILENAME:
STAMP: 11/9/2022 1:27:12 PM

**STORM WATER POLLUTION PREVENTION PLAN DETAILS**

1


CLIENT

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

**CITY OF COLLEGE STATION**
1101 TEXAS AVE.
COLLEGESTATION, TX 77840

T 979-764-3500

ARCHITECT

PGAL

PGAL
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com

PGAL TBPE REG. NO: F-2742



REGISTRATION
Copyright © 2023


STATE OF TEXAS
COSTAS K. GEORGHIOU
58255
REGISTERED PROFESSIONAL ENGINEER
6-8-2023

DRAWING HISTORY

| № | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

PROJECT NAME
CITY OF COLLEGE STATION ENTRY MONUMENT SIGN

PROJECT LOCATION
HWY 47 AND HWY 60 INTERSECTION

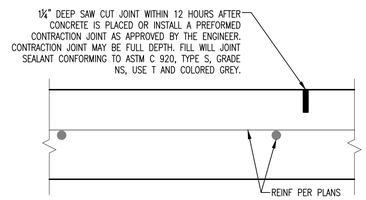
PROJECT NUMBER
1003715

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN DETAILS

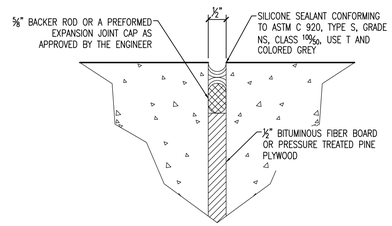
SHEET NUMBER
C1.22

## GENERAL NOTES:

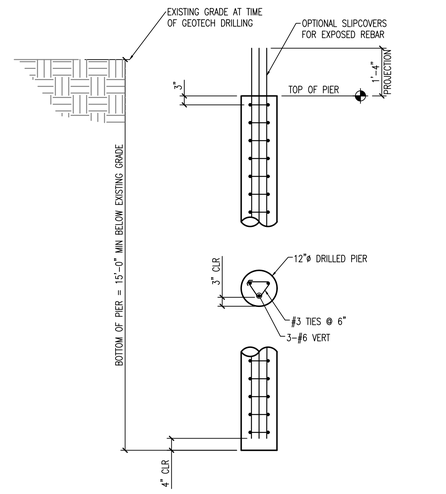
1. THE CONTRACT DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION WITH CITY OF COLLEGE STATION AMENDMENTS THERETO.
2. WIND LOADS: WIND PRESSURES ARE BASED ASCE 7-10:
   - 2.1. WIND SPEED = 115 MPH (3 SEC. GUST)
   - 2.2. WIND EXPOSURE CATEGORY C
   - 2.3. RISK CATEGORY 2
3. A MWFRS PRESSURE OF 24.5 PSF WAS USED FOR DESIGN. NET DESIGN FREE STANDING WALL PRESSURES OF 28.6 WAS CALCULATED PER SECTION 29.4-1.
4. PIER CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI PER SPECIFICATION 31 63 29 "DRILLED CONCRETE PIERS".
5. PIER DESIGN SERVICE LOAD = 17 TONS
6. GRADE BEAMS AND AREA PAVING CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI PER SPECIFICATION 03 30 00. CONCRETE SHALL BE BROOM FINISHED AND WET CURED WITH BURLAP SACKS FOR 1 DAY. AS APPROVED BY THE ENGINEER, A RESIN BASED, VOC COMPLIANT, CURING COMPOUND MAY BE USED IN LIEU OF WET CURING.
7. REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60 ksi. DIMENSIONS ARE TO THE CENTERLINE OF BAR UNLESS OTHERWISE NOTED. REBAR SHALL BE SUPPORTED WITH PREFABRICATED CHAIRS SPACED AT 24" EACH WAY ON CENTER. LEGS/BASE SHALL NOT HAVE EXPOSED BARE METAL.
8. LAP SPLICE #3 BAR = 24", #4 BAR = 30". GRADE BEAM TOP BARS SHALL BE LAPPED AT THE CENTER OF A SPAN, BETWEEN DRILLED PIERS. GRADE BEAM BOTTOM BARS SHALL BE LAPPED AT PIER LOCATIONS. LONG BARS SHALL BE RADIAL TO THE GRADE BEAM.
9. GRADE BEAM SHALL BE SIDE FORMED, FULL DEPTH. GRADE BEAM FORMS MAY BE BROKEN DOWN 24 HOURS AFTER A POUR.
10. MASONRY, MORTAR AND GROUT SHALL BE FURNISHED AND INSTALLED PER SPECIFICATIONS. MASONRY SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH $F'm$ = 2,500 psi WITH TYPE S (PC-L) MORTAR. MASONRY WALLS SHALL BE FILLED WITH ASTM C476 2500 psi FINE GROUT. MASONRY HORIZONTAL JOINT REINFORCING IN WALLS SHALL BE HOHMANN AND BARNARD MODEL 220, LADDER TYPE REINFORCEMENT, SUPER HEAVY WEIGHT, HOT DIP GALVANIZED.
11. AREA PAVING SHALL BE PLACED ON SELECT FILL IN ACCORDANCE WITH SPECIFICATION 31 23 00 "EXCAVATION AND EMBANKMENT. SELECT FILL SHALL BE PLACED 5-FT BEYOND THE LIMITS OF THE AREA PAVING. WATER SHOULD NOT BE ALLOWED TO ACCUMULATE IN THE EXCAVATION AREA.
12. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING PRIOR TO COMMENCING ANY RELATED WORK:
    - 12.1. PIER INSTALLATION PROCEDURES
    - 12.2. COMPACTION RECORDS
    - 12.3. CONCRETE MIX DESIGNS WITH TESTING HISTORY
    - 12.4. REBAR SHOP DRAWINGS
    - 12.5. REBAR CHAIR CUT SHEETS
    - 12.6. CMU BLOCK, GROUT AND MORTAR TESTING
    - 12.7. CMU AND BRICKS HORIZONTAL JOINT REINFORCING CUT SHEETS
    - 12.8. CONCRETE TEST REPORTS
    - 12.9. SEALANT DATA SHEETS
    - 12.10. PREFORMED JOINT CUT SHEETS
    - 12.11. ANCHOR RODS FOR THE SOLAR PANEL POLE
13. A CERTIFIED TESTING LAB SHALL PROVIDE COMPACTION, CONCRETE, REBAR PLACEMENT INSPECTION, MORTAR AND GROUT TESTING. THE TESTING LAB SHALL SUBMIT A LETTER SIGNED BY A TX ENGINEER STATING THAT ALL ITEMS WERE CONSTRUCTED AND INSTALLED PER PLANS.
14. ALL SUBMITTALS MUST BE REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
15. THE OMISSION OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.



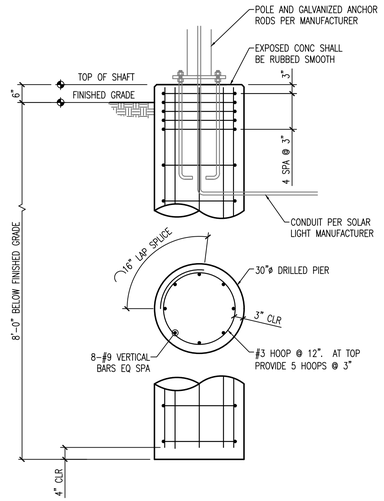

CONTROL JOINT DETAILS | 6" = 1'-0" (16)



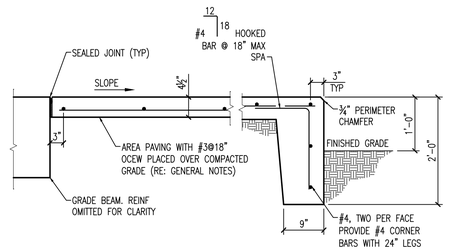

SEALED JOINT DETAILS | 6" = 1'-0" (15)



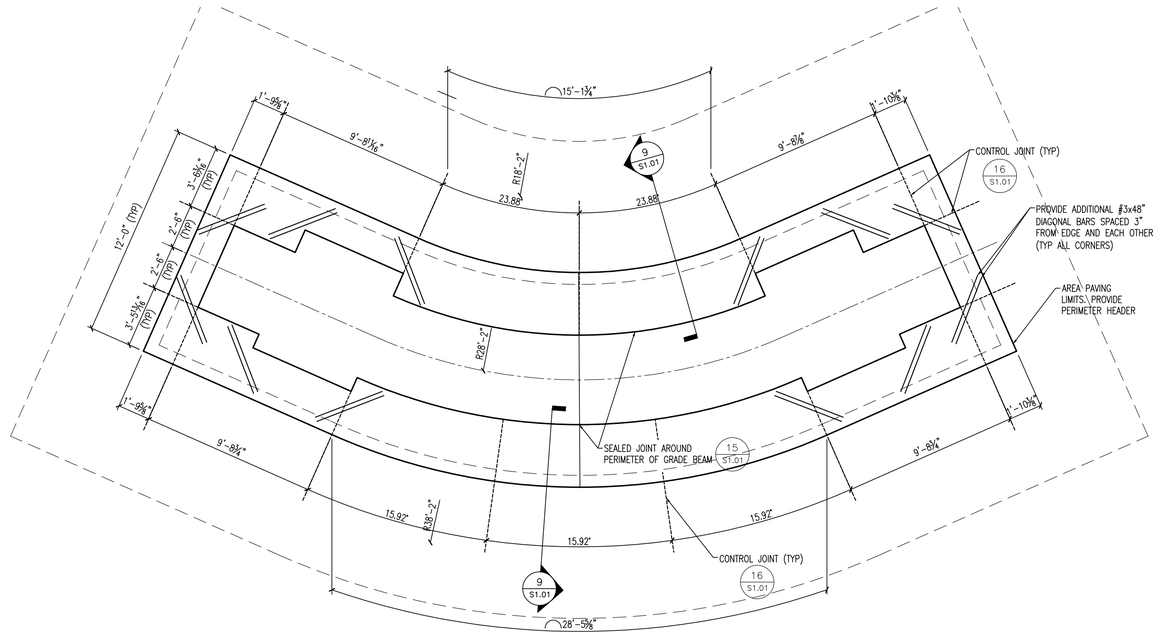

PIER DETAILS | 1/2" = 1'-0" (14)



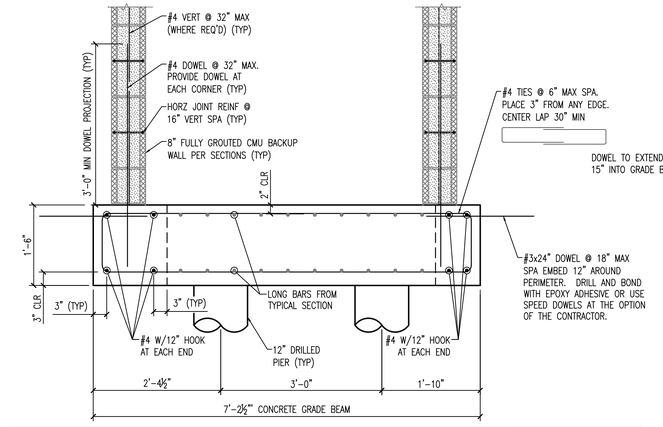

PIER AT SOLAR PANEL | 1/2" = 1'-0" (21)



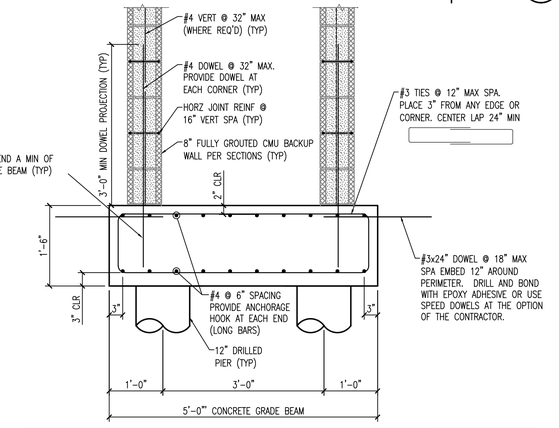

AREA PAVING SECTION | 3/4" = 1'-0" (9)



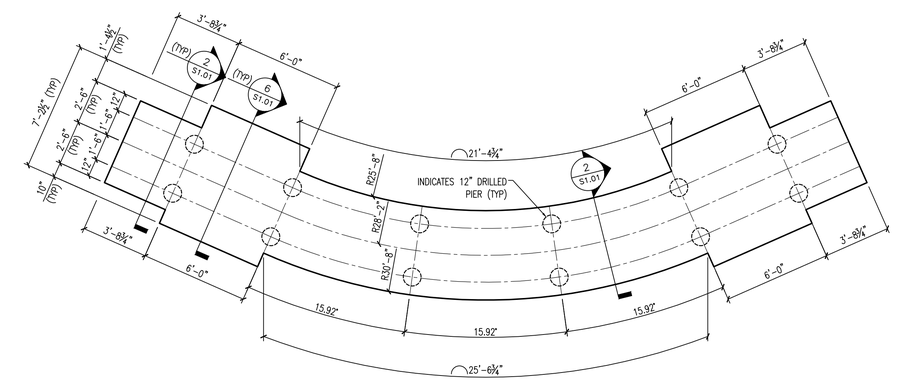

AREA PAVING AND CONTROL JOINT LAYOUT | 1/4" = 1'-0" (3)




WIDENEND SECTION | 3/4" = 1'-0" (6)




TYPICAL SECTION | 3/4" = 1'-0" (2)




GRADE BEAM AND PIER LAYOUT | 1/4" = 1'-0" (1)


CLIENT

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

CITY OF COLLEGE STATION
1101 TEXAS AVE.
COLLEGESTATION, TX 77840
T 979-764-3500

ARCHITECT

PGAL
3131 Briarpark Dr.
Suite 200
Houston, TX 77042
T 713 622 1444
F 713 622 1444
www.pgal.com



REGISTRATION
Copyright © 2022


MOHAMAD MANSOUR 110096 LICENSED PROFESSIONAL ENGINEER 09/09/2022

DRAWING HISTORY

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

PROJECT NAME
CITY OF COLLEGE STATION ENTRY MONUMENT SIGN

PROJECT LOCATION
HWY 47 AND HWY 60 INTERSECTION

PROJECT NUMBER
1003715

SHEET TITLE
STRUCTURAL PLAN DETAILS

SHEET NUMBER
S1.01

FILENAME:
STAMP: 11/9/2022 1:27:12 PM

# City of College Station Gateway Monument Sign Maintenance Plan

Location:

The monument will be located between the southeast bound frontage road and main lanes south of Highway 47 at the intersection of Highway 60 within the TXDOT Right of Way. The sign location is accessible by the southeast bound feeder road and there is ample room on the site for staging for construction and maintenance activities. Traffic Control will not be needed for maintenance activities.

Description:

The monument will be constructed with durable materials on a structural foundation. There will be no landscaping features requiring irrigation or maintenance.

Maintenance Requirements:

Monument: For the first year the contractor will be responsible for maintenance and repairs to the sign. Once the 1-year construction warranty has expired the City of College Station will take over responsibility for maintenance and repairs. The monument will be inspected on a quarterly basis yearly and maintenance activities or repairs will take place as they are required.

Maintenance will include restoration work to maintain the integrity of the approved Gateway Monument, maintenance of lighting/solar system, and graffiti removal as required. The monument will be kept clean, free of graffiti and in good repair. Graffiti removal shall conform to the most current TXDOT policies and guidelines, which require prompt removal of offensive messages and timely removal of all other graffiti.

Landscaping: The surrounding grass area will be mowed by typical TXDOT mowing schedules, however additional weed edging needed to keep the sign from being overgrown with weeds and grass will be done by the City of College Station as needed throughout the year.

Project Map
GG1901 City Gateway Sign #3 (West)



**October 26, 2023**
**Item No. 7.3.**
**Resolution authorizing BOR WaterSMART Drought Response Program Grant Application**

**Sponsor:** Stephen Maldanado

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action regarding a resolution authorizing the application for the Bureau of Reclamation Water Resources and Planning Office WaterSMART Drought Response Program for the Well 6 Capacity Rehabilitation project.

**Relationship to Strategic Goals:**
Good Governance, Financial Sustainability, Core Services & Infrastructure, Sustainable City

**Recommendation(s):** Staff recommends Council consider adopting the resolution.

**Summary:** The City of College Station is seeking authorization to apply for a grant for approximately $500,000 from the Bureau of Reclamation (BOR) Water Resources and Planning Office WaterSMART Drought Response Program to be used for the Well #6 Capacity Rehabilitation project. The grant application is due on October 30th. This resolution is a requirement for the grant application. The grant requires a 50% match. Match funds are available in the Water Services budget.

The purpose of this project is to regain lost well production capacity due to the groundwater levels dropping since the 2016 rehab. This well has a permitted maximum capacity of 3,400 GPM with a maximum annual production of 2,791 acre-feet. This project will provide rehabilitation efforts to increase the reliability of this water source. This project will include the design, bidding, and construction.

This project consists of replacing the well motor, discharge head, pump and column pipe within the existing well casing. The well casing will be inspected, cleaned, and tested. The new pump will be installed at a deeper setting and tested to confirm performance is in accordance with contract specifications. Additional repairs/equipment will be included as necessary.

**Budget & Financial Summary:** Receipt of approximately $500,000 in BOR WaterSMART Drought Response Program Grant Funding. Matching funds are available in the Water Services Budget.

**Attachments:**
1. BOR WaterSMART Grant Resolution

**RESOLUTION NO. _____**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, AUTHORIZING AN APPLICATION TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION FOR A WATERSMART DROUGHT RESPONSE PROGRAM: DROUGHT RESILIENCY PROJECTS GRANT FOR FISCAL YEAR 2024 FOR THE CITY OF COLLEGE STATION WELL 6 REHABILITATION PROJECT.**

**WHEREAS**, the City of College Station ("City") is a unit of local government with public water supply delivery authority within the United States; and

**WHEREAS**, the Department of the Interior, Bureau of Reclamation has issued a funding opportunity under the WaterSMART Drought Response Program: Drought Resiliency Projects for Fiscal Year (FY) 2024; and

**WHEREAS**, the City of College Station has identified locations with groundwater systems that require rehabilitation to return capabilities; and

**WHEREAS**, it is in the interest of the City of College Station to facilitate submission of a WaterSMART Drought Response Program: Drought Resiliency Projects Grant for Fiscal Year (FY) 2024 to fund a project whose result is return of capabilities of groundwater; and

**WHEREAS**, the City of College Station intends to appropriate funds in the 2024-2025 fiscal years and staff time to meet the required fifty percent cost match commitment for the City of College Station Well 6 Rehabilitation Project; and

**WHEREAS**, the City of College Station is desirous of submitting a WaterSMART Grant application to assist in funding of said project to return capabilities and water loss and enhance conservation in the City's public water supply service area.

**NOW, THEREFORE, BE IT RESOLVED by the Council of the City of College Station as follows:**

**PART 1:** The City Council hereby approves the WaterSMART: Drought Resiliency Grant for FY 2024 to the Bureau of Reclamation.

**PART 2:** That the City Council hereby authorizes and designates the City Manager or his designee to sign all required applications, certifications, evaluations, and other forms required by BOR for the WaterSMART: Drought Resiliency Grant for FY2024 on behalf of the City of College Station.

**PART 3:** That this resolution shall take effect immediate from and after its passage.

**ADOPTED this ____ day of _____ A.D. 2023**

**ATTEST:** **APPROVED:**

_____ _____

**City Secretary** **Mayor**

**APPROVED:**

_____

**City Attorney**

**October 26, 2023**
**Item No. 7.4.**
**License to Encroach - 4138 Jeanne Drive**

**Sponsor:** Anthony Armstrong

**Reviewed By CBC:** N/A

**Agenda Caption:** Presentation, discussion, and possible action on a resolution authorizing a license agreement with Wolf Den BCS, LLC pertaining to the approximately 0.41 square foot building encroachment, into the 15-foot public utility easement located on Lot 5, Block 1 of the Wolf Den Subdivision, according to the plat recorded in volume 18520, page 28 of the Official Public Records of Brazos County, Texas, more commonly known as 4138 Jeanne Drive.

**Relationship to Strategic Goals:**

**Recommendation(s):** Staff recommends approval.

**Summary:** The applicant has indicated that due to a contractor error, a 0.41 square foot section of the single-family home that was constructed on the property at 4138 Jeanne Drive was constructed into the limits of a 15-foot public utility easement (PUE). The encroachment does not conflict with any utilities and consent has been granted by all City departments and franchised utilities. Furthermore, the encroachments have negligible impact on any needed public access due to their size.

**Budget & Financial Summary:** N/A

**Attachments:**
1. Resolution
2. Resolution Exhibit A - License Agreement
3. License Agreement Exhibit A
4. Vicinity Map
5. Location Map
6. Application

**RESOLUTION NO._____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS MAKING CERTAIN FINDINGS OF FACT AND AUTHORIZING THE MAYOR TO EXECUTE A LICENSE AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND WOLF DEN BCS, LLC PERTAINING TO THE APPROXIMATELY 0.41 SQUARE FOOT BUILDING ENCROACHMENT, INTO THE 15-FOOT PUBLIC UTILITY EASEMENT LOCATED ON LOT 5, BLOCK 1 OF THE WOLF DEN SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 18520, PAGE 28 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.**

**WHEREAS**, the City of College Station, has received an application for a license to encroach into a public utility easement; and

**WHEREAS**, the City of College Station has enacted Ordinance No. 1645 regulating, controlling and governing encroachments into the City's easements; and

**WHEREAS**, the applicant has agreed to accept the terms of the License Agreement as presented to them; and

**WHEREAS**, in order for a license to be granted by the City Council of the City of College Station, the Council must make certain findings; now, therefore

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION:**

**PART 1:** That after hearing the application of Wolf Den BCS, LLC to encroach into the public utility easement, the City Council of the City of College Station, finds the following:

1. That there are special circumstances or conditions affecting the property involved such that the strict enforcement of encroachment policies would deprive the applicant of the reasonable use of the property.

2. That the license is necessary for the preservation and enjoyment of the substantial property right of the applicant.

3. That the utilization of the easement area for the access to and the operation of utilities, including drainage, will not be impaired.

4. That the granting of the license will not be detrimental to the public health, safety, or welfare or injurious to another party in the area.

**PART 2:** That the Mayor is hereby authorized to execute on behalf of the City of College Station a License Agreement with Wolf Den BCS, LLC pertaining to the encroachment of a portion of a structure located at Lot 5, Block 1 of the Wolf Den Subdivision, into the public utility easement area. The terms of said License Agreement are as set forth in the form which is attached hereto as **Exhibit "A"** and incorporated herein by reference for all purposes.

**ADOPTED this 26th Day of October, 2023.**

**ATTEST:**

_____
**City Secretary**

**APPROVED:**

_____
**City Attorney**

**APPROVED:**

_____
**Mayor**

# LICENSE AGREEMENT

THE STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZOS *

That the City of College Station (hereinafter referred to as "LICENSOR"), acting through the undersigned official who is so empowered by resolution of the City Council to so act in consideration of the agreement made herein by Wolf Den BCS, LLC (hereinafter referred to as "LICENSEE"), owner of Lot 5, Block 1 of the Wolf Den Subdivision, according to the plat recorded in Volume 18520, Page 28 of the Official Public Records of Brazos County, Texas, hereby grants a license to the said LICENSEE to permit a portion of a structure located on a portion of Lot 5, Block 1 of the Wolf Den Subdivision, College Station, Texas, to encroach upon the 15-foot Public Utility Easement, as described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, owned and occupied by the City of College Station, Brazos County, Texas, but such improvements shall be at all times under and not in contact with any electric, water, sewer, or other utility, or equipment, or interfere in any way with such utility, including any drainage structures which are servicing the improvements and other property, and subject to the following terms and conditions:

Neither the granting of the license, nor any related permit, constitutes an abandonment by LICENSOR of its property, easement or easements, or any other rights in and to the above-described property. LICENSEE expressly stipulating and agreeing by LICENSEE's acceptance of this license that LICENSEE neither asserts nor claims any interest or right of any type or nature whatsoever, legal, equitable or otherwise in or to LICENSOR's property.

LICENSEE hereby expressly covenants, stipulates and agrees, without limitation, to indemnify and defend the LICENSOR and hold it harmless from any and all liability, claim, cause of action, and cost, including attorneys' fee, and including any acts or omissions of the LICENSOR, its officers, agents, and employees, which may grow out of or be attributable to the granting by the LICENSOR of said license and any supplemental license which may hereafter be issued in connection herewith including any inspections which may be conducted in connection with or pursuant to said license or any supplemental license.

LICENSEE, at its own expense, shall restore or cause to be restored the subject property to as good a condition as existed prior to construction of the improvements which are the subject of this License Agreement. LICENSEE shall pay all costs of relocation of any public utilities or facilities that may be incurred as a result of the proposed construction or actual construction.

LICENSEE agrees to comply with all laws and ordinances in the construction and maintenance of said improvements.

LICENSOR retains the right, but not the obligation, to enter upon the land to which this license applies and at LICENSEE's expense to remove any structure or improvements or alterations thereon upon the determination by LICENSOR that such removal is necessary for exercising LICENSOR's rights or duties in regard to said easement, or for protecting persons or property, or public interest in regard to said public.

This license, until its expiration or revocation, shall run with the title to the above-described real property, and the terms and conditions hereof shall be binding upon subsequent owners or holders thereof. LICENSEE shall cause any immediate successors in interest to have factual notice of this License Agreement.

This license shall expire automatically upon removal of the improvements located upon the property pursuant to this license, and shall expire as to any portion of said improvements upon the removal, whether or not all of the proposed improvements are removed.

This license is revocable by the LICENSOR upon the occurrence of any of the following conditions or events:

A. LICENSEE or its successors or assigns have failed to comply with the terms of the granting of the license; or

B. The improvements located thereon or any portion of them interfere with the rights of the LICENSOR or the public in or to LICENSOR's property; or

C. The use of the licensed area becomes necessary for a public purpose; or

D. Said improvements or a portion of them constitute a danger to the public which is not remediable by maintenance or alteration of the said improvements; or

E. Said improvements or a portion of them have expanded beyond the scope of the license; or

F. Maintenance or alteration necessary to alleviate danger to the public has not been made within a reasonable time after the dangerous condition has arisen.

This license shall be effective upon the acceptance of the terms hereof by the LICENSEE, as indicated by the signature of LICENSEE.

The license shall be filed of record in the Official Public Records of the County Clerk of the Brazos County Courthouse.

APPROVED this the _____ day of _____, 2023.

APPROVED:

WOLF DEN BCS, LLC
LICENSEE

BY: WOLF DEN LIVING TRUST, Manager of
WOLF DEN BCS, LLC

BY:_____
TERRENCE C. MURPHY, Trustee

BY:_____
ERICA D. MURPHY, Trustee

APPROVED:

CITY OF COLLEGE STATION,
LICENSOR

BY:_____
JOHN NICHOLS, Mayor

ATTEST:

_____
TANYA SMITH, City Secretary

STATE OF TEXAS )
)
COUNTY OF BRAZOS )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2023, by JOHN NICHOLS, as Mayor of the CITY OF COLLEGE STATION, a Texas Municipal Corporation, on behalf of said Corporation.

_____
Notary Public in and for
the State of T E X A S

STATE OF TEXAS )
)
COUNTY OF BRAZOS )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2023, by TERRENCE C. MURPHY as Trustee of WOLF DEN LIVING TRUST, Manager of WOLF DEN BCS, LLC, on behalf of said WOLF DEN BCS, LLC.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS )
)
COUNTY OF BRAZOS )

ACKNOWLEDGMENT

This instrument was acknowledged before me on the _____ day of _____, 2023, by ERICA D. MURPHY as Trustee of WOLF DEN LIVING TRUST, Manager of WOLF DEN BCS, LLC, on behalf of said WOLF DEN BCS, LLC.

_____
Notary Public in and for the State of Texas

FIELD NOTES
0.41 SQUARE FEET

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, in College Station, Brazos County, Texas and being part of Lot 5, Block 1, WOLF DEN SUBDIVISION according to the Final Plat recorded in Volume 18520, Page 28 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

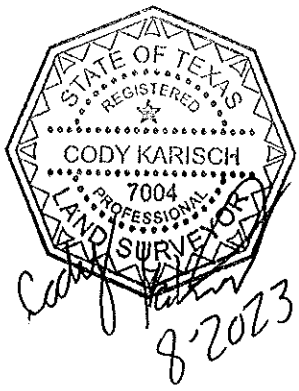
COMMENCING: at a found 1/2-inch iron rod marking the south corner of said Lot 5, said iron rod also being in the east line of the called 4.819 acre Christopher Dale and Janette Dale tract recorded in Volume 3498, Page 295 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the northwest right-of-way line of Jeanne Drive (based on a 55-foot width);

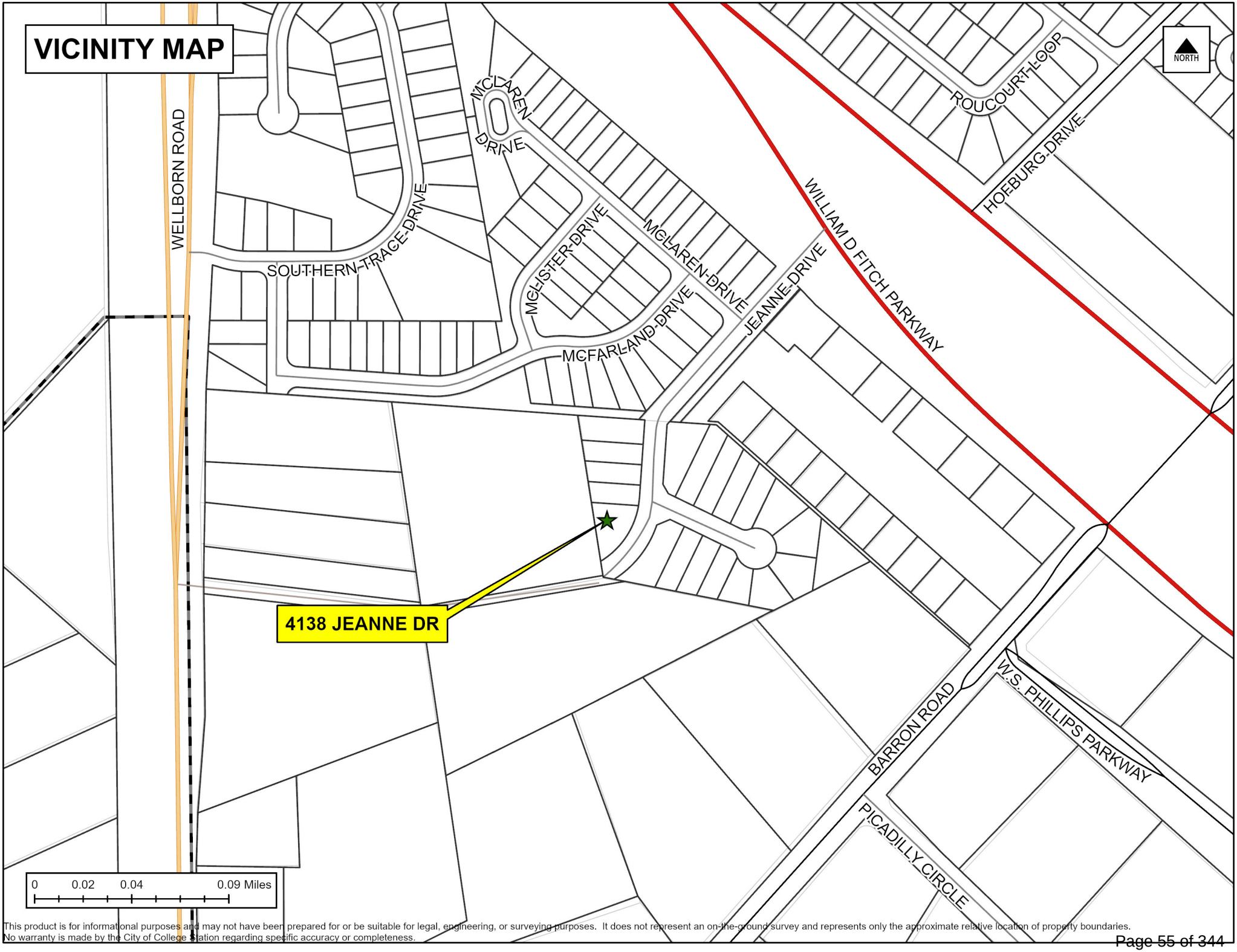
THENCE: N 00° 52' 38" W into the interior of said Lot 5 for a distance of 106.58 feet to a point for the south corner of this tract and the POINT OF BEGINNING;

THENCE: continue into the interior of said Lot 5 for the following three (3) calls:

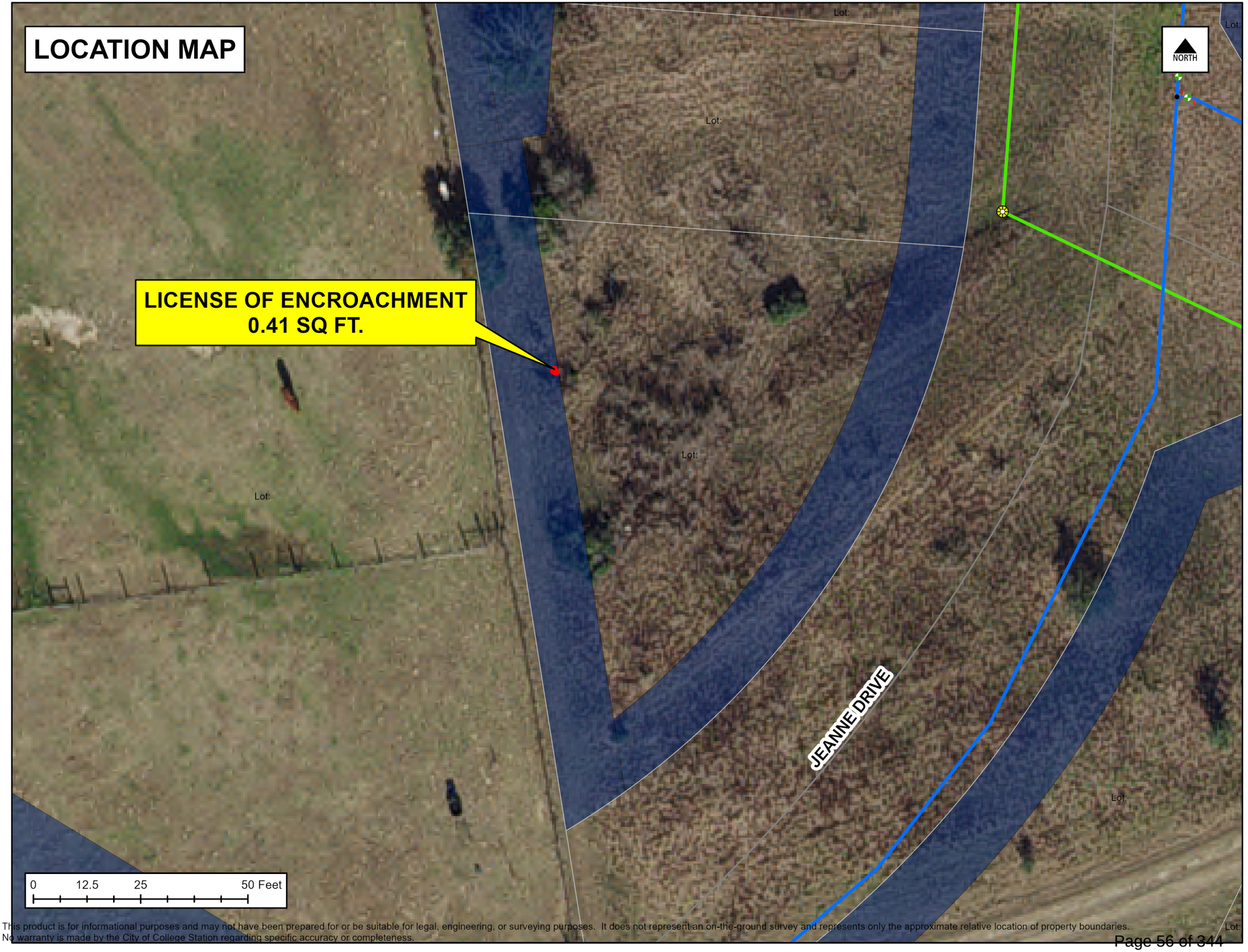
1) N 66° 46' 36" W for a distance of 0.72 feet to a point for the west corner of this tract, from whence a found 1/2-inch iron rod marking the northwest corner of said Lot 5 bears N 28° 48' 59" W at a distance of 42.38 feet for reference,
2) N 23° 13' 24" E for a distance of 1.15 feet to a point for the north corner of this herein described tract, from whence a found 1/2-inch iron rod marking the northeast corner of said Lot 5 bears N 73° 26' 13" E at a distance of 98.62 feet for reference, and
3) S 08° 58' 05" E for a distance of 1.36 feet to the POINT OF BEGINNING and containing 0.41 square feet of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on September, 2023.






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.




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.

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

# PROCEDURE FOR A LICENSE TO ENCROACH UPON A PUBLIC UTILITY EASEMENT

A. An application for a License to Encroach upon a public utility easement by the City of College Station must be made pursuant to the procedure described below in order to get a request before the City Council. The application should insure that all stipulations and instructions outlined herein have been complied with prior to submission of the final application for action by the City Council of the City of College Station.

1. Application required

   Attached to this information sheet is an application form for encroachment upon a public utility easement.

2. Submission deadline

   The application must be completed and returned to the Planning and Development Services Department. The Planning and Development Services Department will circulate the application among the various City departments for review and approval. After all City departments have executed the application, the Engineering Department will place the application on the next Council agenda. The City Council holds regular sessions on the second and fourth Thursdays of the month at 7:00 p.m. An applicant may attend the meeting, if desired. The item will be presented by the staff. After Council consideration of the request, the applicant will be notified of the action taken by the Council relative to the encroachment request.

3. Exhibits

   a. Exhibit No. 1

      You must provide, attached to the application, two sealed copies of the metes and bounds description of that portion of the public utility easement sought to be encroached upon, prepared by a Registered Public Surveyor. Please note, an employee of the Engineering Department, by law, cannot prepare legal descriptions for you.

   b. Exhibit No. 2

      You must provide, attached to the application, two copies of a plat or detailed sketch of the easement proposed to be encroached upon. Again, this item is most easily furnished by a licensed land surveyor. It must clearly show the surrounding areas to the nearest streets in all directions, abutting lots, and the block or blocks in which the area sought to be encroached upon is located. It shall also show the names of the record owners of the lots abutting the area sought to be encroached.

   c. Exhibit No. 3

      Exhibit No. 3 must be executed by the various utility companies shown. As applicant you are responsible for circulating the application and securing the signatures of the authorized representatives.

   d. Exhibit No. 4

      Exhibit No. 4 must be executed by the various City of College Station staff. The Planning and Development Services Department will be responsible for circulating the application amongst the City departments.

   e. Exhibit No. 5

      Exhibit No. 5 constitutes the consent of the abutting property owners (other than the applicant) to the encroachment. The full names, addresses and signatures are required for all who consent to the requested encroachment. The names and addresses of those who cannot be contacted should appear under Item No. 6 on with the appropriate explanation made.

B. In the preparation of your application, should you encounter any problems or have questions, the answers to which you are unable to find in this information sheet, please do not hesitate to contact the Planning and Development Services Department for assistance.

C. By Council Resolution No. 8-23-01-11.6, the fee for an application has been set at $827.01, which is non-refundable. Applications are reviewed for completeness within ten (10) days of the application deadline. If incomplete, the applicant will be notified of the information needed to complete the application. If the application is not completed within forty-five (45) days of the original submittal being deemed incomplete, the application will expire and the application fee forfeited.

DigiSign Verified - eea0620a-72fe-4d96-a39e-96c8a5ab93f7

| FOR OFFICE USE ONLY | |
|---|---|
| CASE NO.: | |
| DATE SUBMITTED: | |
| TIME: | |
| STAFF: | |

# LICENSE TO ENCROACH APPLICATION

**MINIMUM SUBMITTAL REQUIREMENTS:**

- ☒ License to Encroach Application Fee. **(Refer to the Planning and Development Fee Schedule for all applicable fees)**
- ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- ☒ All exhibits processed (except for Exhibit No. 4 which will be processed by staff).

LOCATION OF PUBLIC UTILITY EASEMENT BEING ENCROACHED UPON (include legal description):

*4138 Jeanne Dr College Station, TX 77845*

*Wolf Den Subdivision, Lot 5, Block 1*

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name *J4 Engineering* E-mail *Gjones@j4engineering.com*

Street Address *PO Box 5192*

City *Bryan* State *Tx* Zip Code *77805*

Phone Number *979-739-0567* Fax Number

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name *Wolf Den BCS LLC* E-mail *terrencerealtor@gmail.com*

Street Address: *1580 Copperfield Pkwy*

City *College Station* State *Tx* Zip Code *77845*

Phone Number *979-703-1979* Fax Number

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement of the owner. If there is more than one owner, all owners must sign the application or power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.*

*Terrence Murphy* /Owner — Signature and title

08/21/2023 — Date

**TO THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLEGE STATION:**

The undersigned hereby makes application for the encroachment of that portion of the above right-of-way/public utility easement particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represents and warrants the following:

1. The undersigned will hold the City of College Station harmless, and indemnify it against all suits, costs, expenses, and damages that may arise or grow out of such License to Encroach.

2. Attached, marked Exhibit No. 1, is a sealed metes and bounds description of the portion of the public utility easement sought to be encroached upon, prepared by a Registered Public Surveyor.

3. Attached, marked Exhibit No. 2, is a copy of a plat or detailed sketch of that portion of the public right-of-way/ easement sought to be encroached upon and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described public utility easement is situated, together with the record owners of such lots.

4. Attached, marked Exhibit No. 3, is the consent of all public utilities to the License to Encroach.

5. Attached, marked Exhibit No. 4, is the consent of the City of College Station staff to the License to Encroach.

6. Attached, marked Exhibit No. 5, is the consent of all the abutting property owners, except the following: (if none, so state)

Name *Janette & Christopher Dale* E-mail _____

Street Address *3130 Norton Ln*

City *College Station* State *TX* Zip Code *77845*

Reason consent was not obtained: *N/A*

If objecting, points of objection:

*N/A*

Name *N/A* E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Reason consent was not obtained: _____

If objecting, points of objection:

Name *N/A* E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Reason consent was not obtained: _____

If objecting, points of objection:

DigiSign Verified - eea0620a-72fe-4d96-a39e-96c8a5ab93f7

7. That there are special circumstances or conditions affecting the property involved such that the strict enforcement of encroachment policies would deprive the applicant of the reasonable use of his property.
*A home is already built and through contractor error, the foundation was not located properly creating an 8 ½ -inch encroachment into the PUE. Removal or relocation of the home is not possible.*

8. That the license is necessary for the preservation and enjoyment of the substantial property right of the applicant.
*As the home is not movable, the encroach is necessary in order to obtain a Certificate of Occupancy and utilize the home.*

9. That the utilization of the easement area for the access to and the operation of utilities, including drainage, will not be impaired.
*As the encroachment is small it creates a negligible impact which does not prevent access or use of the easement which is a total of 15-feet wide. Drainage is provided by an underground pipe network which is not impacted by the encroachment.*

10. That the granting of the license will not be detrimental to the public health, safety, or welfare or injurious to another party in the area.
*As noted above, the encroach is negligible and does not prevent access or use of the easement. The neighboring property is undeveloped but is called to be residential under the comp plan which is the same as this property. Due to the minor nature of the encroachment, neighboring development would not be impacted.*

11. Such public utility easement has been and is being used as follows:
*There are no utilities currently in this PUE.*

*I swear that all of the information contained in this application is true and correct to the best of my knowledge and belief.*

*Tennence Murphy* /Owner
Signature and title

08/21/2023
Date

SHANIA HURST MCLENNAN
Notary Public, State of Texas
Comm. Expires 02-10-2027
Notary ID 134196957

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUTY OF BRAZOS §

Subscribed and sworn to before me, a Notary Public, this 21st day of August, 2023 by Shania McLennan.

Notary Public in and for
the State of Texas

Application for License to
Encroach a Public Utility Easement

Location: *4138 Jeanne Dr*

**EXHIBIT NO. 1**

Attached is a sealed copy of the metes and bounds description of that portion of the public utility situated in

*Wolf Den Subdivision, Lot 5, Block 1*

Addition/Subdivision to the City of College Station, Brazos County, Texas, sought to be encroached upon.

FIELD NOTES
0.41 SQUARE FEET

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, in College Station, Brazos County, Texas and being part of Lot 5, Block 1, WOLF DEN SUBDIVISION according to the Final Plat recorded in Volume 18520, Page 28 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

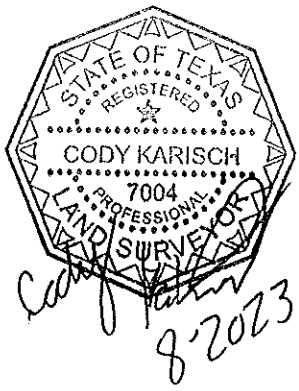
COMMENCING: at a found 1/2-inch iron rod marking the south corner of said Lot 5, said iron rod also being in the east line of the called 4.819 acre Christopher Dale and Janette Dale tract recorded in Volume 3498, Page 295 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the northwest right-of-way line of Jeanne Drive (based on a 55-foot width);

THENCE: N 00° 52' 38" W into the interior of said Lot 5 for a distance of 106.58 feet to a point for the south corner of this tract and the POINT OF BEGINNING;

THENCE: continue into the interior of said Lot 5 for the following three (3) calls:

1) N 66° 46' 36" W for a distance of 0.72 feet to a point for the west corner of this tract, from whence a found 1/2-inch iron rod marking the northwest corner of said Lot 5 bears N 28° 48' 59" W at a distance of 42.38 feet for reference,
2) N 23° 13' 24" E for a distance of 1.15 feet to a point for the north corner of this herein described tract, from whence a found 1/2-inch iron rod marking the northeast corner of said Lot 5 bears N 73° 26' 13" E at a distance of 98.62 feet for reference, and
3) S 08° 58' 05" E for a distance of 1.36 feet to the POINT OF BEGINNING and containing 0.41 square feet of land.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on September, 2023.



Application for License to
Encroach a Public Utility Easement

Location: *4138 Jeanne Dr*

**EXHIBIT NO. 2**

Attached are two copies of a plat or detailed sketch of the public utility easement sought to be encroached upon in the above- mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public utility easement sought to be encroached upon is situated, and the addition or subdivision in which the portion of the public utility easement sought to be encroached upon is situated. Also, the names of record owners of the abutting lots are shown.

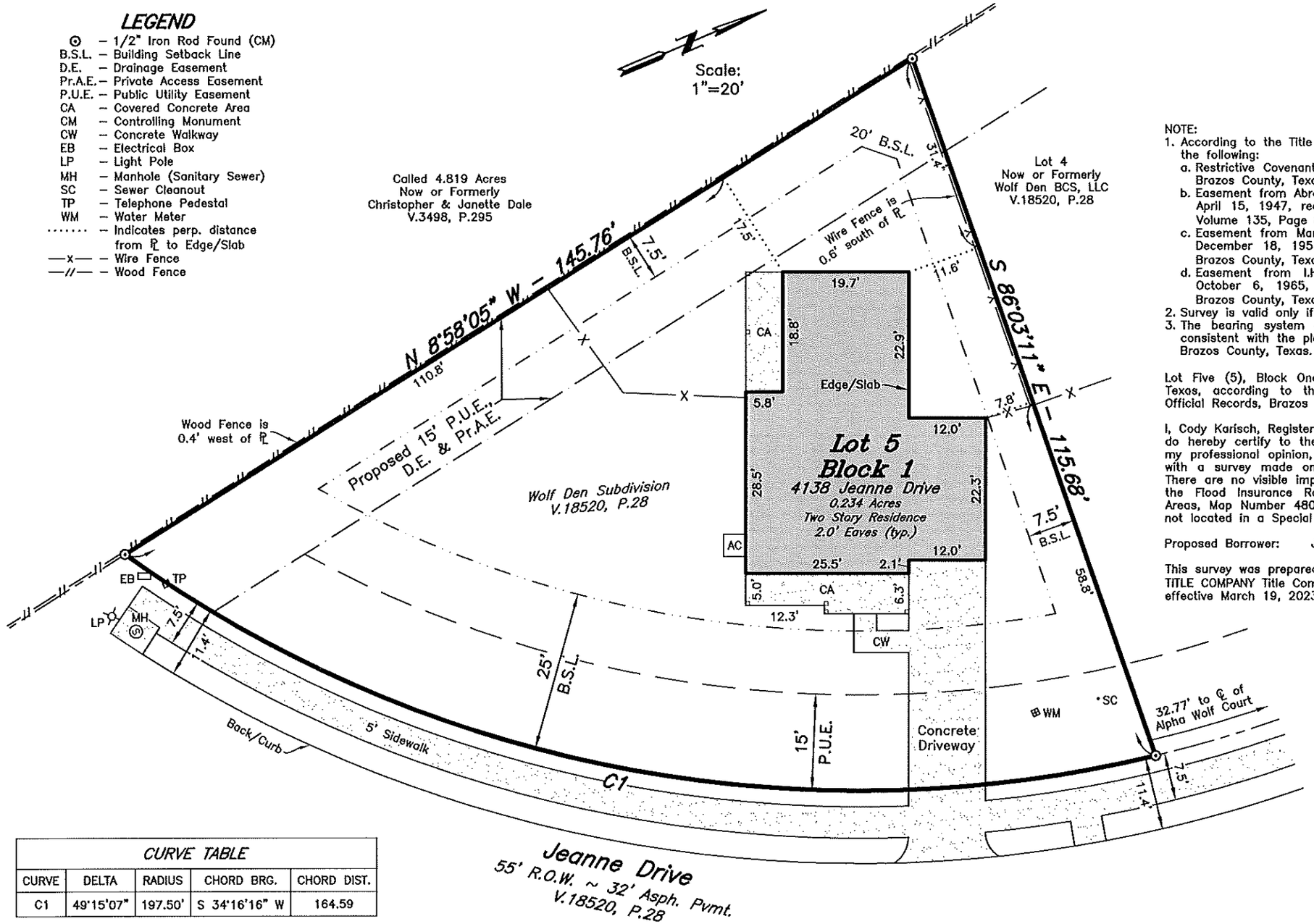
McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838
Lot 05 Block 01 Texas Firm Registration No. 10103300

Note: Building Setback Lines per City of College Station Code of Ordinances.

Revision: September 15, 2023
Updated per City of College Station Building Setback Lines.

## LEGEND

- ⊙ – 1/2" Iron Rod Found (CM)
- B.S.L. – Building Setback Line
- D.E. – Drainage Easement
- Pr.A.E. – Private Access Easement
- P.U.E. – Public Utility Easement
- CA – Covered Concrete Area
- CM – Controlling Monument
- CW – Concrete Walkway
- EB – Electrical Box
- LP – Light Pole
- MH – Manhole (Sanitary Sewer)
- SC – Sewer Cleanout
- TP – Telephone Pedestal
- WM – Water Meter
- ····· – Indicates perp. distance from ℄ to Edge/Slab
- —x— – Wire Fence
- —//— – Wood Fence




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | DELTA | RADIUS | CHORD BRG. | CHORD DIST. |
| C1 | 49°15'07" | 197.50' | S 34°16'16" W | 164.59 |

NOTE:
1. According to the Title Commitment identified below, this property is subject to the following:
   a. Restrictive Covenant recorded in Volume 18520, Page 28, Official Records, Brazos County, Texas.
   b. Easement from Abram Hensarling, et ux to Sinclair Refining Company dated April 15, 1947, recorded in Volume 132, Page 111, and as amended in Volume 135, Page 86, Deed Records, Brazos County, Texas. (Blanket)
   c. Easement from Mary H. Stevens, et vir to Lone Star Gas Company dated December 18, 1951, recorded in Volume 148, Page 470, Deed Records, Brazos County, Texas. (Not located on subject tract)
   d. Easement from I.H. Lloyd to Wellborn Water Supply Corporation dated October 6, 1965, recorded in Volume 254, Page 323, Deed Records, Brazos County, Texas. (Blanket)
2. Survey is valid only if print has seal and signature of Surveyor.
3. The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 18520, Page 28, Official Records, Brazos County, Texas.

Lot Five (5), Block One (1), WOLF DEN SUBDIVISION, City of College Station, Texas, according to the plat thereof recorded in Volume 18520, Page 28, Official Records, Brazos County, Texas.

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on July 27, 2023. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0325E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.

Proposed Borrower: JAHBARI McLENNAN and SHANIA McLENNAN

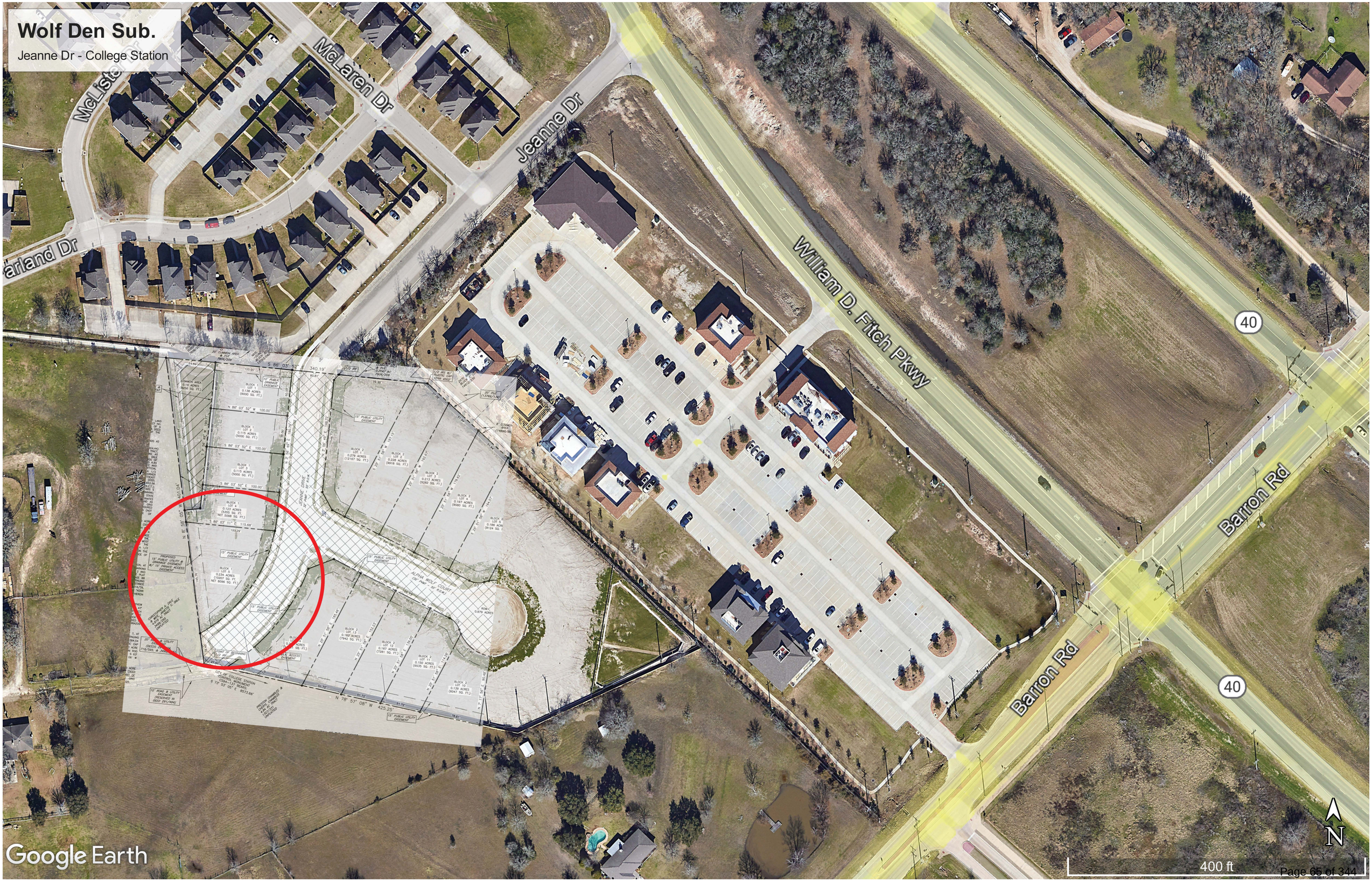
This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: 2303007CS, effective March 19, 2023.

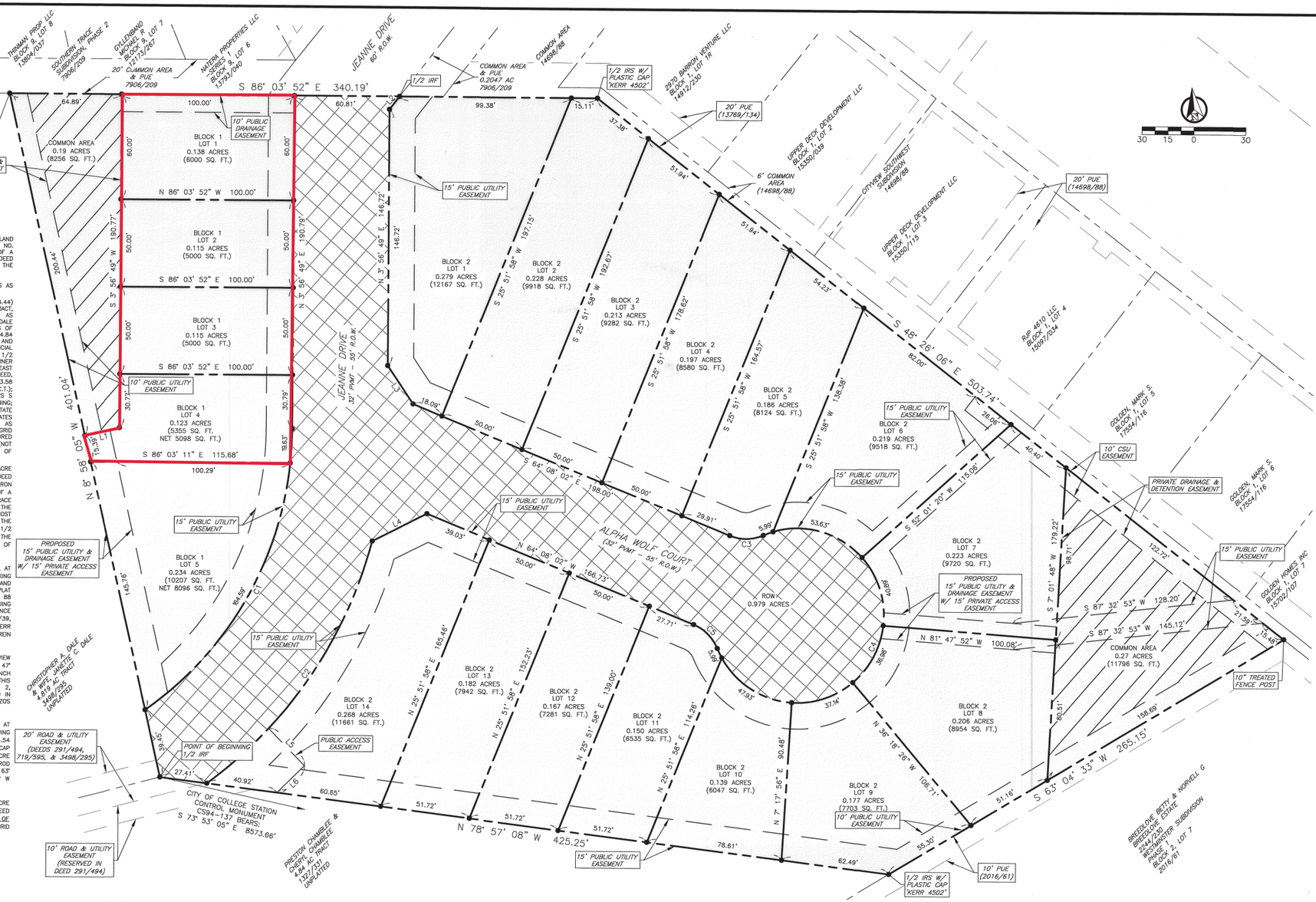
STATE OF TEXAS
REGISTERED
CODY KARISCH
7004
PROFESSIONAL
LAND SURVEYOR

7-27-23

# Wolf Den Sub.

Jeanne Dr - College Station

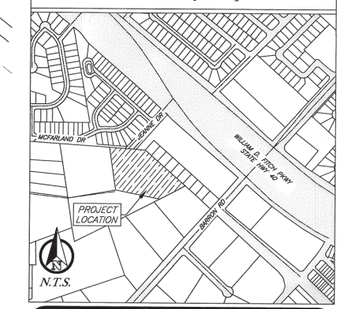





## General Notes:

1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of College Station control monument CS94–137 and as established from GPS observation.
2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00010094726273 (Calculated using GEOID12B).
3. Existing zoning is GS, General Suburban District.
4. 1/2" iron rods with blue plastic caps stamped 'KERR SURVEYING' will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100–YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0325E, effective May 16, 2012.
6. Building setback lines Per City of College Station Ordinance.
7. Distances shown along curves are chord lengths.
8. No construction, landscaping, grading, or structures shall impede, constrict, or block the flow of water in any Public and/or Private Drainage Easements.
9. The easement to Wellborn Water Supply Corp., 254/292, does not apply to this tract.
10. The blanket easement to Wellborn Water Supply Corp., 254/323, does apply to this tract.
11. The public utility easement to the City of College Station, 9075/13, does not cross this tract.
12. The temporary construction easement, 9274/239, no longer applies to this tract due to completion of construction.
13. Blanket easement to Sinclair Refining Co., 132/111, and 135/86, do apply to this tract, although no pipeline appears to cross this tract.
14. Easement to Lone Star Gas Co. 148/470, does not cross this tract as partially released, 70/461 Released Records of Brazos County, Texas.
15. Per UDO Section 8.3 W, this development will utilized the wide street option. Bulb–outs were considered, but were determined to not be needed with the proposed street design.
16. The impervious cover will be approximately 60% per lot.
17. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities, which are part of this subdivision. The City of College Station shall not be responsible for any operation, repair, or maintenance of these areas.
18. Private access easements shall be used to access private drainage and detention facilities for maintenance.
19. A minimum of two trees of at least two inches in caliper or one tree of four–inch caliper shall be planted on each lot with every new single–family home.
20. If maintenance of City utilities requires the removal of a drainage flume, that flume shall be replaced at the HOA's expense.

## Vicinity Map:




METES AND BOUNDS DESCRIPTION
OF A
4.9977 ACRE TRACT
ROBERT STEVENSON LEAGUE, A–54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL OF THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 4.9977 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE IN A DEED TO WOLF DEN BCS, LLC RECORDED IN VOLUME 17839, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND (Y:10188354.68, X:3566504.44) MARKING THE MOST WESTERLY SOUTH CORNER OF SAID 4.9977 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 4.819 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CHRISTOPHER A. DALE AND WIFE, JANETTE C. DALE RECORDED IN VOLUME 3498, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE MOST NORTHERLY CORNER OF A CALLED 4.84 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PRESTON CHAMBLEE AND CHERYL CHAMBLEE RECORDED IN VOLUME 1327, PAGE 331 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.); FOR REFERENCE, A 1/2 INCH IRON ROD WITH RED PLASTIC CAP FOUND MARKING THE COMMON CORNER OF SAID 4.819 ACRE TRACT AND SAID 4.84 ACRE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED AS TRACT TWO IN SAID DEED, 16014/339 (O.P.R.B.C.T.) BEARS: S 79° 21' 07" W A DISTANCE OF 453.58 FEET (DEED CALL: S 80° 36' 10" W – 453.62 FEET, 3498/295, O.P.R.B.C.T.); AND THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94–137 BEARS S 73° 53' 05" E A DISTANCE OF 8,573.66 FEET FROM SAID POINT OF BEGINNING; COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94–137 AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS SHOWN HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010094726273 (CALCULATED USING GEOID12B);

THENCE: N 08° 58' 05" W ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.819 ACRE TRACT FOR A DISTANCE OF 401.04 FEET (DEED CALL: N 07° 41' W – 402 FEET, 16014/39, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE SOUTH LINE OF A 20' WIDE COMMON AREA AS SHOWN ON THE PLAT OF SOUTHERN TRACE SUBDIVISION, PHASE 2 RECORDED IN VOLUME 7906, PAGE 209 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE MOST NORTHERLY WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID 4.819 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED "K MCCLURE RPLS 5650" FOUND ON THE SOUTH LINE OF SAID SUBDIVISION BEARS: N 86° 03' 52" W A DISTANCE OF 764.35 FEET;

THENCE: S 86° 03' 52" E ALONG THE SOUTH LINE OF SAID SUBDIVISION, AT A DISTANCE OF 250.94 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE MOST SOUTHERLY EAST CORNER OF SAID SOUTHERN TRACE PHASE 2 AND THE MOST WESTERLY CORNER OF COMMON AREA 1 AS SHOWN ON THE PLAT OF CITYVIEW SOUTHWEST SUBDIVISION RECORDED IN VOLUME 14698, PAGE 88 IF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUING ALONG THE SOUTH LINE OF SAID CITYVIEW SUBDIVISION FOR A TOTAL DISTANCE OF 340.19 FEET (DEED CALL: S 84° 53.5' E – 335 FEET, 16014/39, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE MOST NORTHERLY EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 26' 06" E ALONG THE SOUTHEAST LINE OF SAID CITYVIEW SOUTHWEST SUBDIVISION FOR A DISTANCE OF 503.74 FEET (DEED CALL: S 47° 08.4' E – 505.75 FEET, 16014/39, O.P.R.B.C.T.) TO A POINT IN A 10 INCH TREATED FENCE POST FOUND MARKING THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF LOT 7, BLOCK 2, WESTMINSTER SUBDIVISION PHASE ONE AS SHOWN ON THE PLAT RECORDED IN VOLUME 2016, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 63° 04' 33" W ALONG THE NORTHWEST LINE OF SAID LOT 7, AT A DISTANCE OF 0.67 FEET PASS A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 265.15 FEET (DEED CALL: S 64° 37' W – 264.54 FEET, 16014/39, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE COMMON CORNER OF SAID 5.00 ACRE TRACT AND SAID 4.84 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 5 OF SAID BLOCK 2 BEARS: S 63° 04' 33" W A DISTANCE OF 549.76 FEET (TOTAL PLAT CALL: S 66° 21' 06" W – 814.74 FEET, 2016/61, O.P.R.B.C.T.);

THENCE: N 78° 57' 08" W ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT AND SAID 4.84 ACRE TRACT FOR A DISTANCE OF 425.25 FEET (DEED CALL: N 78° 03' W – 425.0 FEET, 16014/39, O.P.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 4.9977 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2020.

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 20.62' | S 81° 01' 55" W |
| L2 | 9.47' | N 41° 48' 05" E |
| L3 | 26.46' | N 30° 05' 36" W |
| L4 | 35.33' | N 67° 06' 53" E |
| L5 | 29.79' | N 40° 26' 59" W |
| L6 | 22.14' | N 49° 33' 01" E |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH | TANGENT |
| C1 | 189.41' | 197.50' | 54° 57' 00" | N 31° 25' 19" E | 182.24' | 102.70' |
| C2 | 172.04' | 252.50' | 39° 02' 16" | N 38° 08' 23" E | 168.73' | 89.51' |
| C3 | 19.89' | 25.00' | 45° 34' 23" | N 86° 55' 13" W | 19.37' | 10.50' |
| C4 | 236.62' | 50.00' | 271° 08' 46" | N 25° 51' 58" E | 70.00' | 49.01' |
| C5 | 19.88' | 25.00' | 45° 34' 23" | S 41° 20' 51" E | 19.36' | 10.50' |

*CERTIFICATE OF OWNERSHIP AND DEDICATION*

*STATE OF TEXAS*
*COUNTY OF BRAZOS*

*I, Terrence Murphy, President of Wolf Den BCS, LLC, owner of the land shown on this plat, and designated herein as Wolf Den Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.*

*Terrence Murphy, President of Wolf Den BCS, LLC*

*STATE OF TEXAS*
*COUNTY OF BRAZOS*

*Before me, the undersigned authority, on this day personally appeared, Terrence Murphy, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.*

*Given under my hand and seal on this 17 day of February, 2022.*

*Notary Public, Brazos County , Texas*

RAELLE AYRES
Notary Public, State of Texas
Comm. Expires 09-18-2026
Notary ID 131727229

*CERTIFICATION OF THE SURVEYOR*

*STATE OF TEXAS*
*COUNTY OF BRAZOS*

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

*Brad Kerr, R.P.L.S. No. 4502*

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL
LAND SURVEYOR

*CERTIFICATE OF PLANNING AND ZONING COMMISSION*

*I, Dennis Christiansen, 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 16th day of March, 20 23.*

*Chairman(s)*

*CERTIFICATE OF CITY ENGINEER*

*I, Carol L. Cotter, 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*
*College Station, Texas*

**Filed for Record**
**Official Public Records Of:**
**Brazos County Clerk**
**On: 3/17/2023 9:21:41 AM**
**In the PLAT Records**

**Doc Number: 2023–1497532**
**Volume–Page: 18520–28**
**Number of Pages: 1**
**Amount: 73.00**
**Order#: 20230317000022**
**By: MG**

*nd for said county, do tificates of authentication __ day of 2022, in the n Volume _____ Page*

*Bryan, Texas*

*Karen McQueen*
*County Clerk*
*Brazos County, Texas*

# *Final Plat*

## *Wolf Den Subdivision*

*~ 4.9977 Acres*
*Volume 17839, Page 220*
*Lots 1–5, Block 1 & Lots 1–14, Block 2 (19 Lots)*
*& ~ 0.979 Acres ROW Dedication*
*College Station, Brazos County, Texas*
*Robert Stevenson League A-54*
*November 2022*

*Owner:*
*Wolf Den BCS, LLC*
*1580 Copperfield Pkwy*
*College Station, TX 77845*

*Developer:*
*Murphy Signature Homes*
*1580 Copperfield Pkwy*
*College Station, TX 77802*

*Surveyor:*
*Kerr Surveying, LLC*
*409 N. Texas Ave*
*Bryan, TX 77803*
*Firm No. 100185900*
*Job No. 20-522*

*Engineer:*
*J4 Engineering*
*PO Box 5192*
*Bryan, TX 77805*
*979-739-0567*
*TBPE F-9951*

J4 Engineering 2/17/2023 Wolf's Den – Plat.dwg J4E Project # 20-074

**EXHIBIT NO. 3**

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of College Station, that portion of the public utility easement sought to be encroached upon in the Application for License to Encroach above referred to, do hereby consent to the encroachment of the described portion thereof.

ATMOS ENERGY

By: *Korey LeMond*
Title: Engineer

VERIZON TELEPHONE COMPANY

By: _____
Title: _____

SUDDENLINK COMMUNICATIONS

By: _____
Title: _____

BRYAN TEXAS UTILITIES

By: _____
Title: _____

**EXHIBIT NO. 3**

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of College Station, that portion of the public utility easement sought to be encroached upon in the Application for License to Encroach above referred to, do hereby consent to the encroachment of the described portion thereof.

ATMOS ENERGY

By: _____

Title: _____

Frontier
~~VERIZON~~ TELEPHONE COMPANY

By: Kevin Moseley

Title: Engineering Manager

SUDDENLINK COMMUNICATIONS

By: _____

Title: _____

BRYAN TEXAS UTILITIES

By: _____

Title: _____

Application for License to
Encroach a Public Utility Easement

Location: *4138 Jeanne Dr*

**EXHIBIT NO. 3**

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of College Station, that portion of the public utility easement sought to be encroached upon in the Application for License to Encroach above referred to, do hereby consent to the encroachment of the described portion thereof.

ATMOS ENERGY

By: _____

Title: _____

VERIZON TELEPHONE COMPANY

By: _____

Title: _____

SUDDENLINK COMMUNICATIONS

By: Dan Hughes

Title: Ops Supervisor - Construction
8.21.23

BRYAN TEXAS UTILITIES

By: _____

Title: _____

Application for License to
Encroach a Public Utility Easement

Location: *4138 Jeanne Dr*

**EXHIBIT NO. 3**

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of College Station, that portion of the public utility easement sought to be encroached upon in the Application for License to Encroach above referred to, do hereby consent to the encroachment of the described portion thereof.

ATMOS ENERGY

By: _____

Title: _____

VERIZON TELEPHONE COMPANY

By: _____

Title: _____

SUDDENLINK COMMUNICATIONS

By: _____

Title: _____

BRYAN TEXAS UTILITIES

By: _____

Title: Engineering Design Manager

Application for License to Encroach of a Public Utility Easement

Location: 4138 Jeanne Drive

**EXHIBIT NO.4**

The undersigned, City staff of the City of College Station, certify that they have carefully considered the Application for License to Encroach of a Public Utility Easement referred to above the standpoint of City of College Station ordinances and with respect to recent and future needs of the City of College Station and see no objection to the requested abandonment from the City's standpoint.

X

City Engineer
City of College Station

X

Building Official
City of College Station

X

Zoning Official
City of College Station

X

Fire Marshal
City of College Station

X Randall Lewis, P.E.

Elecrtic Department
City of College Station

X

Water Services Department
City of College Station

X

Public Works Director
City of College Station

Application for License to
Encroach a Public Utility Easement

Location: *4138 Jeanne Dr*

**EXHIBIT NO. 5**

The undersigned, owners of property abutting upon that portion of the public utility easement named and described in the Application for License to Encroach a Public Utility Easement referred to above, do hereby consent to such license.

NAME: Christopher A. Dale Rae

ADDRESS: 3130 Norton Ln College Station, TX 77845

CHRISTOPHER A. DALE RAE

NAME: Janette Dale

ADDRESS: 3130 Norton Ln College Station, TX 77845

Janette Dale

NAME:

ADDRESS:

NAME:

ADDRESS:

**October 26, 2023**
**Item No. 7.5.**
**Purchase Agreement Renewal with the Reynolds Company**

**Sponsor:** Gary Mechler, Director of Water

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action on a contract renewal with the Reynolds Company, LLC for the annual purchase of Water SCADA infrastructure products and services for an amount not to exceed $216,000.

**Relationship to Strategic Goals:**

1. Financially Sustainable City
2. Core Services and Infrastructure

**Recommendation(s):** Staff recommends approval to renew contract #20300063.

**Summary:** In 2020, the City entered into Contract #20300063 with the Reynolds Company, LLC for the annual purchase of Rockwell Automation products and services. This original contract included renewal options for up to four (4) additional years. This annual contract has been previously renewed three (3) times.

This item is considered the fourth, and final, one year extension of Contract 20300063 with the Reynolds Company for established pricing of Rockwell Automation products and services. Water Services has standardized the use of Rockwell Automation hardware and software products throughout its Supervisory Control and Data Acquisition (SCADA) system. The Reynolds Company, LLC is the sole distributor of Rockwell Automation products and services for our area.

Because the Reynolds Company, LLC's products and services represent the best value for the City of College Station's water system, staff recommends the renewal of this annual purchase agreement for a one (1) year period.

**Budget & Financial Summary:** Water and wastewater operational funds are budgeted and available for this agreement.

**Attachments:**
1. Renewal Four (4) of Contract #20300063

# CONTRACT & AGREEMENT ROUTING FORM

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

CONTRACT#: 20300063R4 PROJECT#: _____ BID/RFP/RFQ#: _____

**Project Name / Contract Description:** Master Purchase Agreement with Reynolds Company to purchase Maintenance of Rockwell & SCADA products

**Name of Contractor:** D. Reynolds Company, LLC dba The Reynolds Company

**CONTRACT TOTAL VALUE:** $ 216,000.00

**Grant Funded** ☐ Yes ■ No
If yes, what is the grant number: _____

**Debarment Check** ☐ Yes ☐ No ■ N/A
**Section 3 Plan Incl.** ☐ Yes ☐ No ■ N/A

**Davis Bacon Wages Used** ☐ Yes ☐ No ■ N/A
**Buy America Required** ☐ Yes ☐ No ■ N/A
**Transparency Report** ☐ Yes ☐ No ■ N/A

☐ **NEW CONTRACT** ■ **RENEWAL #** 4 ☐ **CHANGE ORDER #** _____ ■ **OTHER** _____

**BUDGETARY AND FINANCIAL INFORMATION** (Include number of bids solicited, number of bids received, funding source, budget vs. actual cost, summary tabulation)

The City entered into a 5yr Master Agreement with Reynolds in 2020 and this will be the final renewal. Water Services has standardized the use of Rockwell Automation SCADA software and equipment, of which Reynolds Company is Rockwell's specified distributor for this area, therefore has be classified as sole source. The terms and condition of this renewal has no changes from the initial agreement in 2020.

*(If required)**
**CRC Approval Date*:** N/A **Council Approval Date*:** 10/26/23 **Agenda Item No*:** _____

*--Section to be completed by Risk, Purchasing or City Secretary's Office Only—*

**Insurance Certificates:** _____ **Performance Bond:** N/A **Payment Bond:** N/A **Info Tech:** N/A

**SIGNATURES RECOMMENDING APPROVAL**

_____ _____
DEPARTMENT DIRECTOR/ADMINISTERING CONTRACT DATE

_____ _____
LEGAL DEPARTMENT DATE

_____ _____
ASST CITY MGR – CFO DATE

**APPROVED & EXECUTED**

_____ _____
CITY MANAGER DATE

n/a
_____ _____
MAYOR (if applicable) DATE

n/a
_____ _____
CITY SECRETARY (if applicable) DATE

*__Original(s) sent to CSO on _____ Scanned into Laserfiche on _____ ____Original(s) sent to Fiscal on _____*

**********

**RENEWAL (4) ACCEPTANCE**

By signing herewith, I acknowledge and agree to renew Contract No. 20300063 Master Agreement for Rockwell Automation Products and Services, in accordance with all terms and conditions previously agreed to and accept, for an amount not to exceed Two Hundred Sixteen Thousand and No/100 Dollars ($216,000.00), this increase is due to the addition of software and maintenance.

I understand this renewal agreement will be for the period beginning November 1, 2023, through November 1, 2024. This is the fourth and final renewal option available.

**D. REYNOLDS COMPANY, LLC**
**dba THE REYNOLDS COMPANY**

By:_____
Printed Name:_____
Title:_____
Date:_____

**CITY OF COLLEGE STATION**

By:_____
City Manager
Date: _____

APPROVED:

_____
City Attorney
Date: _____

_____
Asst. City Manager/CFO
Date: _____

| US Rates (USD) | | | | | | |
|---|---|---|---|---|---|---|
| | Scheduled | Emergency | Travel | Overnight | Expenses | Receipts |
| **Standard Product Support** | $280/hr | $361/hr | $235/hr | $550/nt | Cost + 10% | $62.40/day; $285/event |
| **LV Drive Startup Support** | $235/hr | $361/hr | | | | |
| **Medium Voltage Product Support** | $340/hr | $420/hr | | | | |

**October 26, 2023**
**Item No. 8.1.**
**Off-Campus Student Services Office operations**

**Sponsor:** Barbara Moore, Assistant to the City Manager

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action on an update on Texas A&M Off-Campus Student Services Office operations.

**Relationship to Strategic Goals:**
Good Governance
Neighborhood Integrity

**Recommendation(s):** Staff recommends council receive an update on the revamped Off-Campus Student Services Office Operations.

**Summary:** The presentation will focus on the revamped Off-Campus Student Services office, newly hired staff, and efforts to educate, assist and inform off-campus students on housing and code enforcement related issues in the city. Also, there will be some discussion on the collaborative efforts of the Off-Campus Student Services office, the Student Life office and various city departments to work on off-campus student housing issues.

**Budget & Financial Summary:** N/A

**Attachments:**
None

**October 26, 2023**
**Item No. 9.1.**
**Texas Music Friendly Advisory Committee Resolution**

**Sponsor:** Brian Piscacek, Economic Development Manager

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action related to the resolution creating a Texas Music Friendly Advisory Committee.

**Relationship to Strategic Goals:**

- Good Governance
- Diverse & Growing Economy

**Recommendation(s):** Staff recommend that Council approve the resolution.

**Summary:** In March 2023, the City of College Station initiated the certification process to become Texas Music Friendly and hosted a Texas Music Friendly workshop that was open to the general public. Since the workshop, College Station has been working through the required certification steps in order to accomplish being one of Texas' music friendly cities and will be presented as the fifty-first Texas Music Friendly City on November 2, 2023. During this process, staff have adopted a monthly gathering for local musicians known as "Hang Out & Tune In". These monthly mixers allow local musicians to network with one another, hear from individuals in the music industry, connect with venue owners, and showcase their talent during an open mic hour.

The Texas Music Friendly program was first introduced in 2016 by the Texas Music Office and is the only Music Friendly Community Program in the U.S. This program provides Texas communities with a network to foster music industry growth and development.

**Budget & Financial Summary:** N/A

**Attachments:**
1. Resolution Music Friendly Advisory Board

**RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS, CREATING A TEXAS MUSIC FRIENDLY ADVISORY COMMITTEE TO PROMOTE AND FOSTER THE MUSIC INDUSTRY IN COLLEGE STATION.**

**WHEREAS**, the City Council of the City of College Station, Texas, desires to have a Texas Music Friendly Advisory Committee to promote and foster the music industry in College Station; and

**WHEREAS**, the City Council of the City of College Station, Texas, believes the creation of a Texas Music Friendly Advisory Committee will assist in providing strategic direction to promote and support the industries within the city that directly impact the commercial music ecosystem;

**WHEREAS**, the City Council believes the creation of a Texas Music Friendly Advisory Committee will effectively raise the profile of College Station as a music friendly destination; and

**WHEREAS**, the City Council will seek qualified individuals to serve on the Texas Music Friendly Advisory Committee with previous or current experiences in the music industry, who have an interest in seeing our local music industry thrive; now, therefore,

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

**PART 1:** That the City Council of the City of College Station shall create a Texas Music Friendly Advisory Committee.

**PART 2:** That the Texas Music Friendly Advisory Committee shall be composed of up to twenty-five (25) local individuals qualified as set forth in the preamble.

**PART 3:** That the City Council gives the Committee the following charge: "As subject matter experts in the music industry, elevate the College Station music industry by providing guidance; encouraging talent; creating a community amongst musicians, venues, and vendors; and strategically addressing opportunities for economic growth of the College Station music economy."

**PART 4:** That the City Council of the City of College Station shall delegate authority to the City Manager or his designee to appoint, remove, and fill vacancies for all members of the Texas Music Friendly Advisory Committee.

**PART 5:** That the Committee of selected members shall ultimately make recommendations for the growth of the College Station music industry and through the Department of Economic Development and Tourism of the City of College Station provide advisory recommendations to City Council.

**PART 6:** That this Resolution shall take effect immediately from and after its passage.

**ADOPTED this _____ day of _____, 20__.**

**ATTEST:**

_____
**City Secretary**

**APPROVED:**

_____
**MAYOR**

**APPROVED:**

_____
**City Attorney**

**October 26, 2023**
**Item No. 9.2.**
**Abandonment - 802 Dexter Drive South**

**Sponsor:** Parker Mathews

**Reviewed By CBC:** N/A

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action on an ordinance vacating and abandoning a 0.058-acre portion of right-of-way, generally located between Lots 5, 6, & 7 of Block 1 of the Southeast College Park Subdivision, also known as 802 Dexter Drive South.

**Relationship to Strategic Goals:**

- Core Services & Infrastructure
- Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval.

**Summary:** The right-of-way abandonment is being requested by the applicant to remediate a discrepancy between city and county platting. The original orientation of this property included a 15' alley, however a replat was filed at the county that matches the current developed condition of the property. This discrepancy was identified as the owner is wishing to replat the lot to adjust lot lines. The purpose of the abandonment is to remove the existing city ROW from the already developed lot.

**Budget & Financial Summary:**

**Attachments:**
1. Ordinance
2. Exhibit A
3. Vicinity Map
4. Location Map
5. Application

**ORDINANCE NO. _____**

**AN ORDINANCE MAKING CERTAIN AFFIRMATIVE FINDINGS AND VACATING AND ABANDONING A 0.058 ACRE PORTION OF RIGHT-OF-WAY, GENERALLY LOCATED BETWEEN LOTS 5, 6, & 7 OF BLOCK 1 OF THE SOUTHEAST COLLEGE PARK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOL. 119, PAGE 563, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

**WHEREAS,** the City of College Station, Texas, has received an application for the vacation and abandonment of a 0.058-acre portion of right-of-way, said portion is generally located between Lots 5, 6, & 7 of Block 1 of the Southeast College Park Subdivision, according to the plat recorded in Vol. 119, Page 563, of the Deed Records of Brazos County, Texas and as described in **Exhibit "A",** attached hereto (such portion hereinafter referred to as the "Right-of-Way"); and

**WHEREAS,** in order for the right-of-way to be vacated and abandoned by the City Council of the City of College Station, Texas, the City Council must make certain affirmative findings; now therefore,

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

**PART 1:** That after opening and closing a public hearing, the City Council finds the following pertaining to the vacating and abandoning of the right-of-way described in **Exhibit "A"** attached hereto and made a part of this ordinance for all purposes.

**1.** Abandonment of the right-of-way will not result in property that does not have access to public roadways or utilities.

**2.** There is no public need or use for the right-of-way.

**3.** There is no anticipated future public need or use for the right-of-way.

**4.** Abandonment of the right-of-way will not impact access for all public utilities to serve current and future customers.

**PART 2:** That the right-of-way as described in **Exhibit "A"** be abandoned and vacated by the City.

**PASSED, ADOPTED and APPROVED this 26th day of October, 2023.**

**ATTEST:** **APPROVED:**

_____ _____

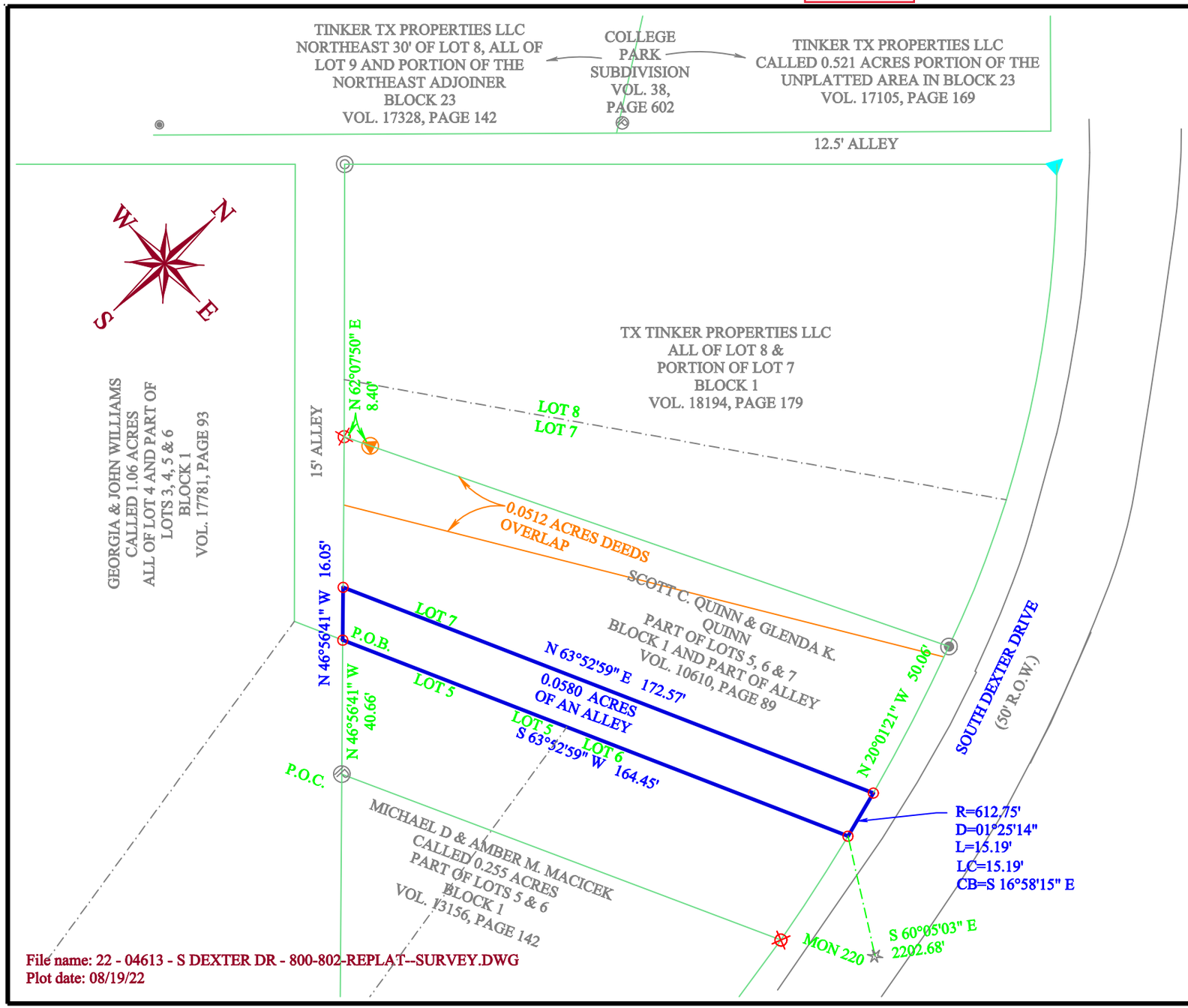
**City Secretary** **Mayor**

**APPROVED:**

_____

**City Attorney**

Exhibit A




File name: 22 - 04613 - S DEXTER DR - 800-802-REPLAT--SURVEY.DWG
Plot date: 08/19/22

## SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- WOOD FENCE

- SEWER MANHOLE
- WATER METER
- ELECTRIC METER
- POWER POLE
- ELECTRIC BOX
- GAS METER
- LIGHT POLE
- SEWER CLEANOUT

- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED " RPLS-2089" - FOUND
- 1/2" IRON ROD W/ BLUE PLASTIC CAP MARKED "RPLS 6132" SET
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS-4972" - FOUND
- 1/2" IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- COVERED CONC.

**Survey Notes:**

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded deed.
2). Drawing Scale is 1"=40'
3). Drawn by: Adam Wallace
4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0305F effective date, 04-02-2014

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on August 19th, 2022, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

# ALLEY ABANDONMENT EXHIBIT

**AREA:** 0.580 ACRES
PART OF 15' ALLEY OF
BLOCK ONE(1)

**SUBDIVISION:** SOUTHEAST COLLEGE PARK - VOL. 119, PAGE 563

**STREET ADDRESS:** 800 AND 802 S. DEXTER DRIVE

**CITY:** COLLEGE STATION, TEXAS

**COUNTY:** BRAZOS


ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.0580 acres, being a portion of a 15' alley, adjoining Lots 5, 6 and 7, Block 1 of Southeast College Park Subdivision, College Station, Brazos County, as plat recorded in Vol. 119, Page 563, of the Brazos County Official Records (B.C.O.R.), also being a portion of the tract recorded in Vol. 10610, Page 89 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2” iron rods and 1/2" iron pipe found and referred to in the previously recorded plat, and as surveyed on the ground on August 19th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04613, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron pipe found for the south corner of the Scott C. Quinn and Glenda K. Quinn called parts of Lots 5, 6, and 7, Block 1 and part of an alley, as recorded in Vol. 10610, Page 89 of the B.C.O.R., also being the west corner of the Michael D. Macicek and Amber M. Macicek called 0.255 acres, called part of Lots 5 and 6, Block 1, as recorded in Vol. 13156, Page 142 of the B.C.O.R., also being a point in the northeast line of the Georgia and John Williams called 1.06 acres, called all of Lot 4 and part of Lots 3, 4, 5 and 6, Block 1, as recorded in Vol. 17781, Page 93 of the B.C.O.R.

**THENCE** North 46°56’41” West, a distance of 16.05 feet along the common line between said Macicek tract and said Williams tract to a calculated south corner of this tract, for the **PLACE OF BEGINNING**, also being a point in the southeast right-of-way line of a 15' alley;

**THENCE** North 46°56’41” West, a distance of 16.05 feet along the common line between this tract and said 15’ alley to a calculated west corner of this tract;

**THENCE** North 63°52’59” East, a distance of 172.57 feet severing said Quinn tract to a calculated north corner of this tract, also being a point in the southwest right-of-way line of South Dexter Drive (50’ R.O.W.), from which a 1/2" iron rod found with yellow plastic cap marked unreadable bears N 20°01'21" W, a distance of 50.06 feet for reference;

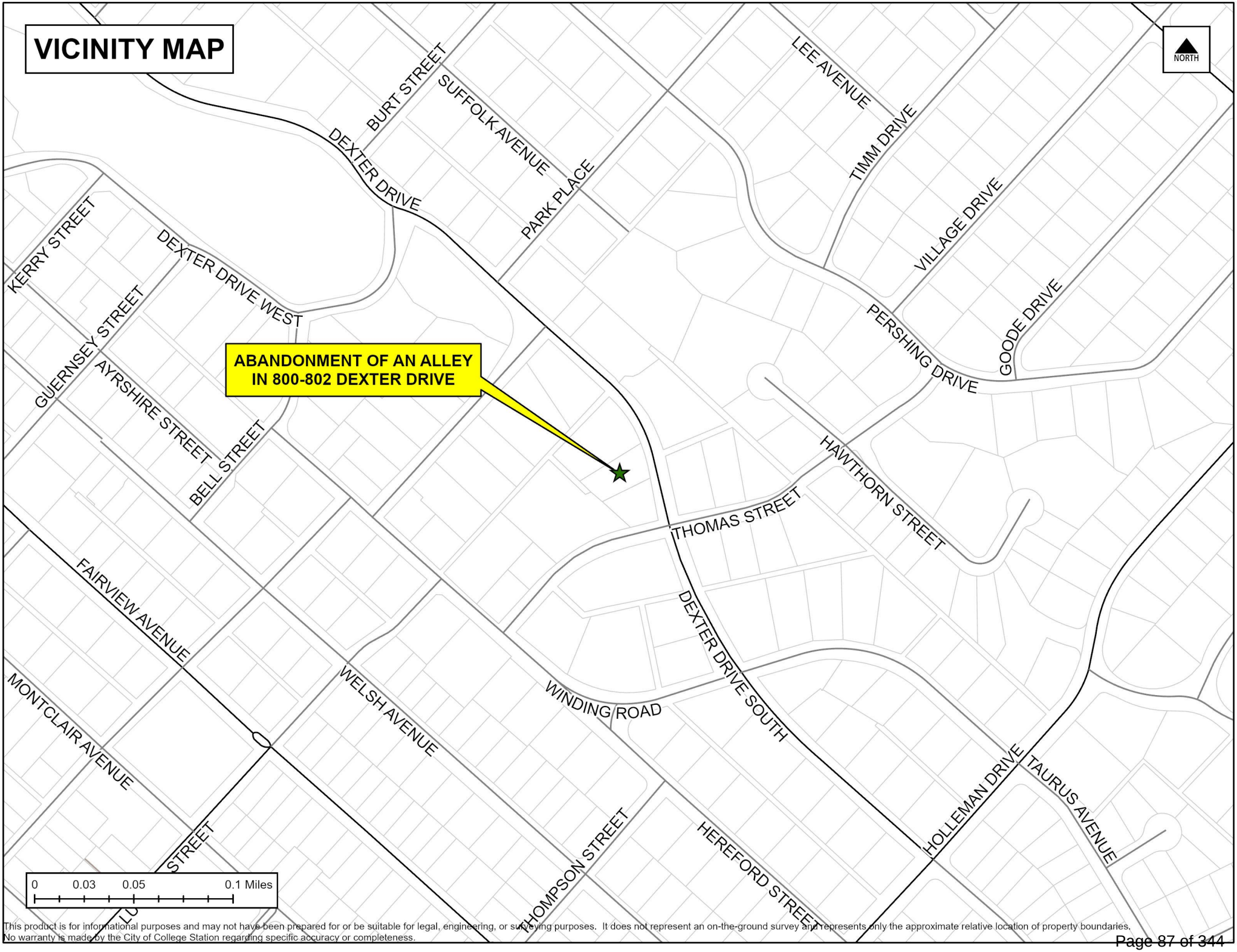
**THENCE** around a curve to the right having a delta angle of 01°25’14”, an arc distance of 15.19 feet, a radius of 612.75 feet, and a chord of South 16°58’15” East, a distance of 15.19 feet along the common line between this tract and said South Dexter Drive to a calculated east corner of this tract, from which Monument 220 bears S 60°05'03" E, a distance of 2202.68 feet for reference;

**THENCE** South 63°52’59” West, a distance of 164.45 feet severing said Quinn tract to the **PLACE OF BEGINNING** containing 0.0580 acres.

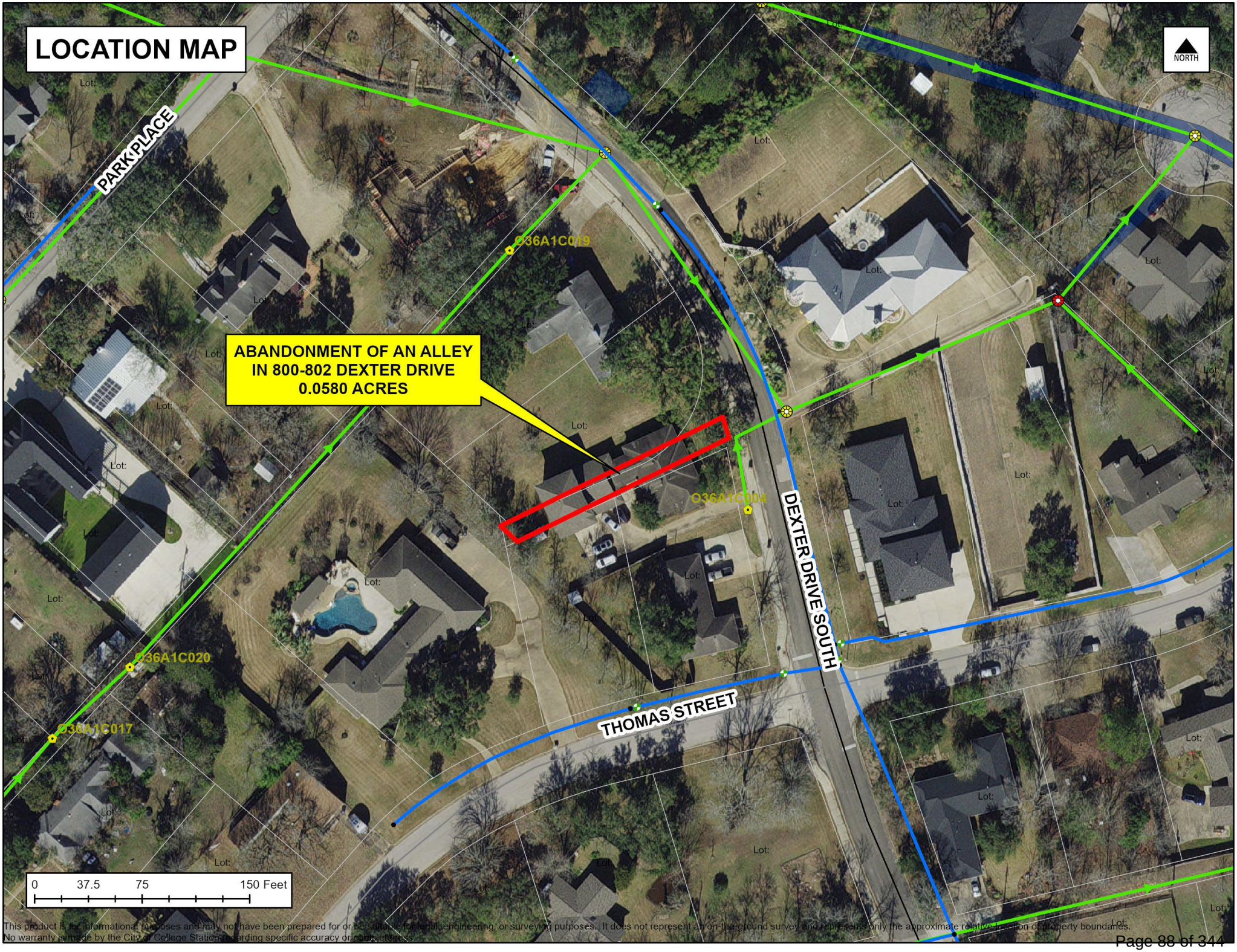



Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
22 - 04613 - S Dexter Dr - 800-802-alley exhibit-LEGAL—8/19/2022

# 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.




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.

| FOR OFFICE USE ONLY | |
|---|---|
| CASE NO.: | |
| DATE SUBMITTED: | |
| TIME: | |
| STAFF: | |

# ABANDONMENT OF PUBLIC RIGHT-OF-WAY/EASEMENT APPLICATION

**MINIMUM SUBMITTAL REQUIREMENTS:**

- ☒ Abandonment of Public Right-of-Way/Easement Application Fee. **(Refer to the Planning and Development Fee Schedule for all applicable fees)**
- ☒ Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- ☒ All exhibits processed (except for Exhibit No. 4, which will be processed by staff).
- ☒ Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- ☐ For unplatted property, a signed, sealed and dated metes and bounds description and a diagram of the property showing the location of the abandonment.
- ☒ For platted property, a copy of the plat showing the lot, block, subdivision, and recording information.

LOCATION OF RIGHT-OF-WAY/EASEMENT TO BE ABANDONED (include legal description):

*802 South Dexter Drive*
*SOUTHEAST COLLEGE PARK, BLOCK 1, LOT 5-7 (99' OF) & ALLEY, R24155*

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name *Adam Wallace* E-mail *adam@aTmSurveying.com*

Street Address *750 William D. Fitch, Suite 230, Office 201*

City *College Station* State *TX* Zip Code *77845*

Phone Number *979-209-9291* Fax Number

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name *SCOTT AND GLENDA QUINN* E-mail *quinncommercial@yahoo.co*

Street Address: *PO BOX 1215*

City *Ennis* State *TX* Zip Code *75120*

Phone Number *214-202-9873* Fax Number

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement of the owner. If there is more than one owner, all owners must sign the application or power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.*

Signature and title

Date 5/19/23

**TO THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLEGE STATION:**

The undersigned hereby makes application for the abandonment of that portion of the above right-of-way particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represents and warrants the following:

1. The undersigned will hold the City of College Station harmless, and indemnify it against all suits, costs, expenses, and damages that may arise or grow out of such abandonment.

2. Attached, marked Exhibit No. 1, is a sealed metes and bounds description of the area sought to be abandoned, prepared by a Registered Public Surveyor.

3. Attached, marked Exhibit No. 2, is a copy of a plat or detailed sketch of that portion of the public right-of-way/ easement sought to be abandoned and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described right-of- way/easement is situated, together with the record owners of such lots.

4. Attached, marked Exhibit No. 3, is the consent of all public utilities to the abandonment.

5. Attached, marked Exhibit No. 4, is the consent of the City of College Station staff to the abandonment.

6. Attached, marked Exhibit No. 5, is the consent of all the abutting property owners, except the following: (if none, so state)

Name_____ E-mail_____

Street Address _____

City_____ State_____ Zip Code _____

Reason consent was not obtained:

_____

If objecting, points of objection:

Name_____ E-mail _____

Street Address _____

City_____ State_____ Zip Code _____

Reason consent was not obtained:

_____

If objecting, points of objection:

Name_____ E-mail _____

Street Address _____

City_____ State_____ Zip Code _____

Reason consent was not obtained:

_____

If objecting, points of objection:

7. That the abandonment will not result in property that does not have access to public roadways or utilities because:

The right-of-way is located fully within the boundaries of a property that is already platted with access to public roadways and utilities.

8. That there is no current public need or use for the easement or right-of-way because:

The right-of-way is located fully within the boundaries of a property that is already platted with access to public roadways and utilities.

9. That there is no anticipated future public need or use for the easement or right-of-way because:

The right-of-way is located fully within the boundaries of a property that is already platted with access to public roadways and utilities.

10. That all public utilities have access to serve current and future customers because:

The right-of-way is located fully within the boundaries of a property that is already platted with access to public roadways and utilities.

11. Such public right-of-way/easement has been and is being used as follows:

The right-of-way is located fully within the boundaries of a property that is already platted with access to public roadways and utilities. There is no use for this right-of-way.

I swear that all of the information contained in this application is true and correct to the best of my knowledge and belief.

Signature and title

5/19/23
Date

STATE OF TEXAS §
§ ACKNOWLEDGEMENT
COUTY OF ~~BRAZOS~~ Ellis §

Subscribed and sworn to before me, a Notary Public, this 19th day of May 2023, ~~2009~~ by Hunduck Quinn.
SCOTT C. QUINN

TRACY DAVIS
My Notary ID # 129713005
Expires January 11, 2027

Tracy Davis
Notary Public in and for
the State of Texas

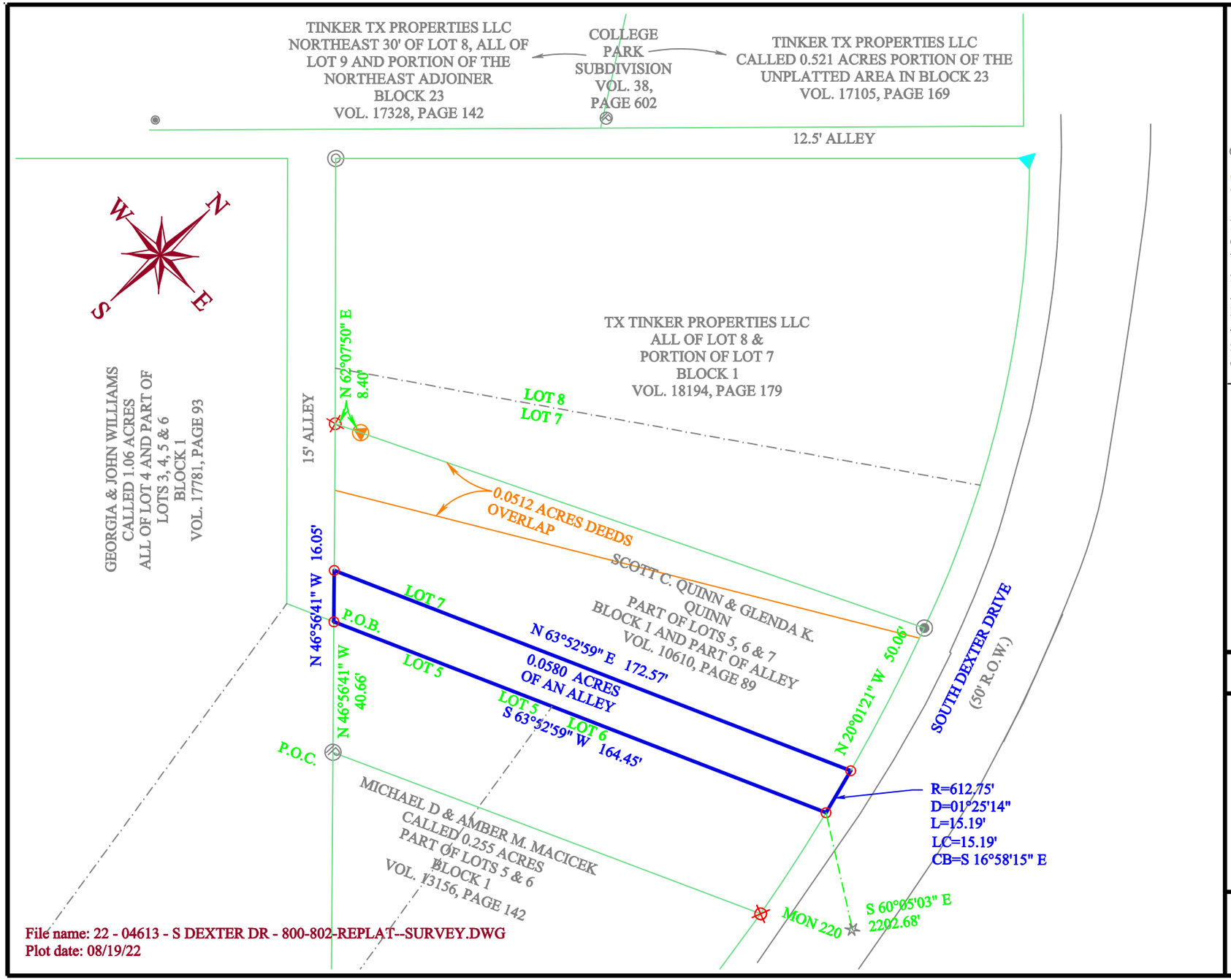
Application for Abandonment of
a Public Right-of-Way/Easement
Location: 802 S Dexter Dr, College Station, TX 77840

**EXHIBIT NO. 1**

Attached is a sealed copy of the metes and bounds description of the public right-of-way/easement situated in

_____

Addition/Subdivision to the City of College Station, Brazos County, Texas, sought to be abandoned.




File name: 22 - 04613 - S DEXTER DR - 800-802-REPLAT--SURVEY.DWG
Plot date: 08/19/22

## SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- WOOD FENCE

- SEWER MANHOLE
- WATER METER
- ELECTRIC METER
- POWER POLE
- ELECTRIC BOX
- GAS METER
- LIGHT POLE
- SEWER CLEANOUT

- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED " RPLS-2089" - FOUND
- 1/2" IRON ROD W/ BLUE PLASTIC CAP MARKED "RPLS 6132" SET
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RPLS-4972" - FOUND
- 1/2" IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- COVERED CONC.

### Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded deed.
2). Drawing Scale is 1"=40'
3). Drawn by: Adam Wallace
4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0305F effective date, 04-02-2014

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on August 19th, 2022, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

# ALLEY ABANDONMENT EXHIBIT

**AREA :** 0.580 ACRES
PART OF 15' ALLEY OF
BLOCK ONE(1)

**SUBDIVISION:** SOUTHEAST COLLEGE PARK - VOL. 119, PAGE 563

**STREET ADDRESS:** 800 AND 802 S. DEXTER DRIVE

**CITY:** COLLEGE STATION, TEXAS

**COUNTY:** BRAZOS


ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.0580 acres, being a portion of a 15' alley, adjoining Lots 5, 6 and 7, Block 1 of Southeast College Park Subdivision, College Station, Brazos County, as plat recorded in Vol. 119, Page 563, of the Brazos County Official Records (B.C.O.R.), also being a portion of the tract recorded in Vol. 10610, Page 89 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2” iron rods and 1/2" iron pipe found and referred to in the previously recorded plat, and as surveyed on the ground on August 19th of 2022. This description is also referred to the plat prepared by ATM Surveying, Project No. 2022-04613, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron pipe found for the south corner of the Scott C. Quinn and Glenda K. Quinn called parts of Lots 5, 6, and 7, Block 1 and part of an alley, as recorded in Vol. 10610, Page 89 of the B.C.O.R., also being the west corner of the Michael D. Macicek and Amber M. Macicek called 0.255 acres, called part of Lots 5 and 6, Block 1, as recorded in Vol. 13156, Page 142 of the B.C.O.R., also being a point in the northeast line of the Georgia and John Williams called 1.06 acres, called all of Lot 4 and part of Lots 3, 4, 5 and 6, Block 1, as recorded in Vol. 17781, Page 93 of the B.C.O.R.

**THENCE** North 46°56’41” West, a distance of 16.05 feet along the common line between said Macicek tract and said Williams tract to a calculated south corner of this tract, for the **PLACE OF BEGINNING**, also being a point in the southeast right-of-way line of a 15' alley;

**THENCE** North 46°56’41” West, a distance of 16.05 feet along the common line between this tract and said 15’ alley to a calculated west corner of this tract;

**THENCE** North 63°52’59” East, a distance of 172.57 feet severing said Quinn tract to a calculated north corner of this tract, also being a point in the southwest right-of-way line of South Dexter Drive (50’ R.O.W.), from which a 1/2" iron rod found with yellow plastic cap marked unreadable bears N 20°01'21" W, a distance of 50.06 feet for reference;

**THENCE** around a curve to the right having a delta angle of 01°25’14”, an arc distance of 15.19 feet, a radius of 612.75 feet, and a chord of South 16°58’15” East, a distance of 15.19 feet along the common line between this tract and said South Dexter Drive to a calculated east corner of this tract, from which Monument 220 bears S 60°05'03" E, a distance of 2202.68 feet for reference;

**THENCE** South 63°52’59” West, a distance of 164.45 feet severing said Quinn tract to the **PLACE OF BEGINNING** containing 0.0580 acres.

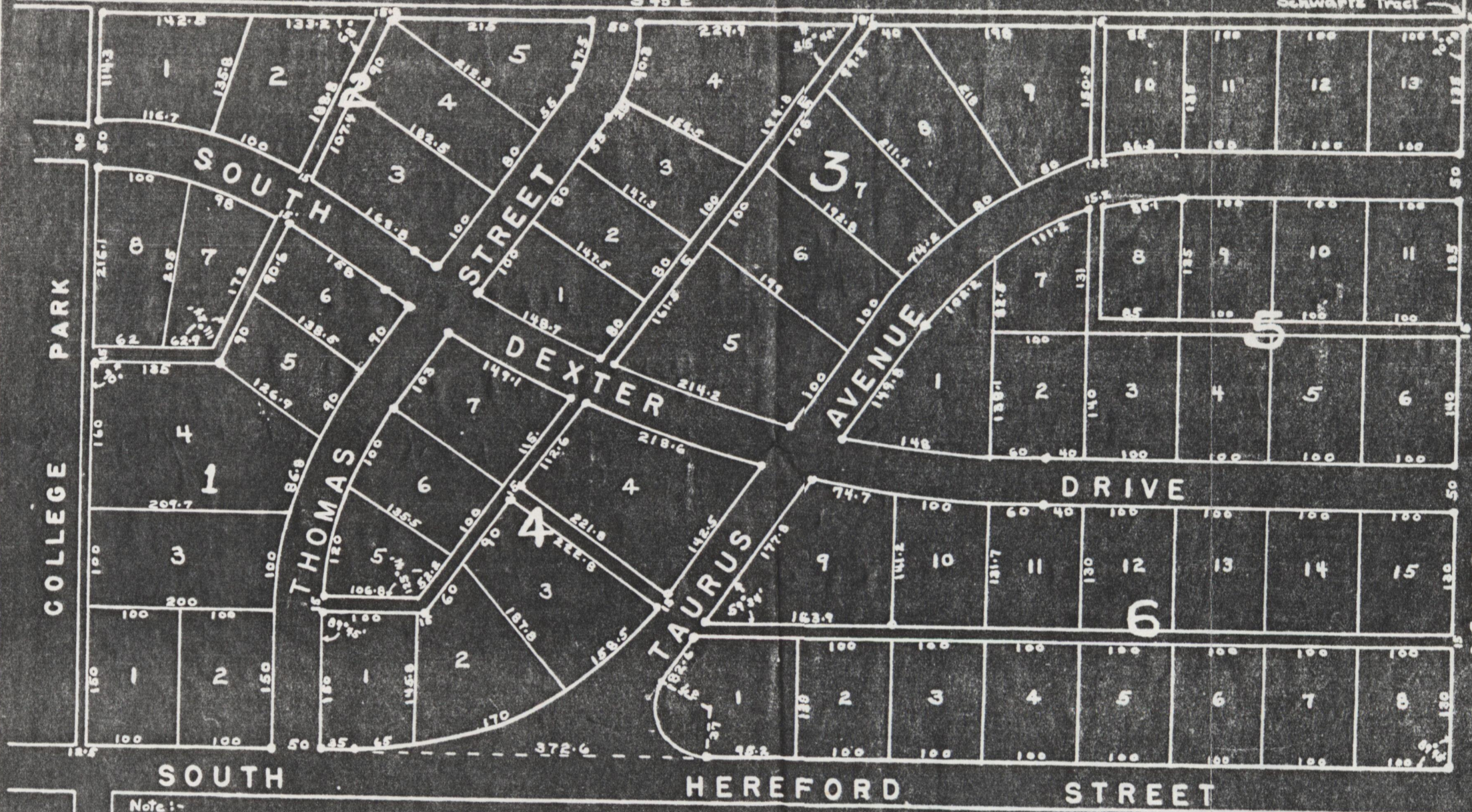



Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
22 - 04613 - S Dexter Dr - 800-802-alley exhibit-LEGAL—8/19/2022

Location: 802 S Dexter Dr, College Station, TX 77840

**EXHIBIT NO. 2**

Attached is a copy of a plat or detailed sketch of the public right-of-way/easement sought to be abandoned in the above-mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be abandoned is situated. Also, the names of record owners of the abutting lots are shown.




VOL 119
PG 564

Application for Abandonment of
a Public Right-of-Way/Easement
Location: 802 S. Dexter, College Station TX

**EXHIBIT NO. 3**

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of College Station, that portion of the public right-of-way/utility easement sought to be abandoned in the Application for Abandonment above referred to, do hereby consent to the abandonment of the described portion thereof.

ATMOS ENERGY

By: _____
Title: Compliance Supervisor

VERIZON TELEPHONE COMPANY

By: Michael R. Zwernemann
Title: OSP Engineer

SUDDENLINK COMMUNICATIONS

By: _____
Title: Supervisor Ops, Construction 7.17.2023

BRYAN TEXAS UTILITIES

By: _____ Greg Burkhalter
Title: Engineering Design Manager

Application for Abandonment of a Public Right-of-Way / Easement

Location: *Midtown Reserve Subdivision Phase 200*

**EXHIBIT NO.4**

The undersigned, City staff of the City of College Station, certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above the standpoint of City of College Station ordinances and with respect to recent and future needs of the City of College Station and see no objection to the requested abandonment from the City's standpoint.

X

City Engineer
City of College Station

X

Building Official
City of College Station

X

Zoning Official
City of College Station

X

Fire Marshal
City of College Station

X Randall Lewis, P.E.

Elecrtic Department
City of College Station

X

Water Services Department
City of College Station

X

Public Works Director
City of College Station

Application for Abandonment of
a Public Right-of-Way/Easement

Location: 802 S Dexter Dr, College Station, TX 77840

**EXHIBIT NO. 5**

The undersigned, owners of property abutting upon that portion of the public right-of-way/easement named and described in the Application for Abandonment of a Public Right-of-Way/Easement referred to above, do hereby consent to such abandonment.

NAME: Scott C. Quinn

ADDRESS: 802 S Dexter Dr
College Station, TX 77840

NAME: Glenda K. Quinn

ADDRESS: 802 S Dexter Dr
College Station, TX 77840

NAME:

ADDRESS:

NAME:

ADDRESS:

**October 26, 2023**
**Item No. 9.3.**
**Unlimited Potential PDD Rezoning**

**Sponsor:** Gabriel Schrum

**Reviewed By CBC:** Planning & Zoning Commission

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A , Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to PDD Planned Development District for approximately 2.799 acres located at 1115 Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive.

**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.

The Planning and Zoning Commission heard this item at their October 5, 2023 meeting and voted 5-0 to recommend approval.

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

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING APPENDIX A "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 4 "ZONING DISTRICTS," SECTION 4.2, "OFFICIAL ZONING MAP" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM GS GENERAL SUBURBAN TO PDD PLANNED DEVELOPMENT DISTRICT AFFECTING APPROXIMATELY 2.799 ACRES OF LAND BEING IN THE CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND GENERALLY LOCATED AT 1115 ANDERSON STREET; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**PART 1:** That 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, be amended as set out in **Exhibit "A", Exhibit "B", Exhibit "C", and Exhibit "D"** attached hereto and made a part of this Ordinance for all purposes.

**PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

**PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

**PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

**PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.**

**ATTEST:** **APPROVED:**

_____ _____

**City Secretary** **Mayor**

**APPROVED:**

_____

**City Attorney**

## Exhibit A – Property Description

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to PDD Planned Development District:

KERR SURVEYING

**FIELD NOTES DESCRIPTION**
**OF A**
**2.799 ACRE TRACT**
**CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7**
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 2.799 ACRES IN THE CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 2.805 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO A HOME BASE FOR TRANSITIONING FOSTER YOUTH, INC. RECORDED IN VOLUME 17143, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 2.805 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with a plastic cap stamped "RPLS 1852" found on the northeast line of Anderson Street (70' wide right-of-way, 318/227 of the Deed Records of Brazos County, Texas; DRBCT), for a southerly corner of a called 5.414 acre tract of land described in a deed to L.U.L.A.C Oak Hill, Inc. recorded in Volume 462, Page 535 (DRBCT) and being the west corner of said 2.805 acres and the west corner hereof;

**THENCE,** with the common line of said 5.414 acres and said 2.805 acres for the following two (2) courses and distances:

1) **N 45° 11' 52" E**, for a distance of **423.21 feet** to a 1/2 inch iron rod with a plastic cap stamped "RPLS 1852" found for an interior ell corner of said 5.414 acres and being the north corner of said 2.805 acres and the north corner hereof;
2) **S 44° 29' 44" E**, for a distance of **338.05 feet** to a point for corner on the northwest line of Parkway Plaza Subdivision, Phase Five, recorded in Volume 372, Page 751 (DRBCT), for a southerly corner of said 5.414 acres and being the east corner of said 2.805 acres and the east corner hereof, from which a 1/2 inch iron rod found bears N 47° 22' 08" W, a distance of 0.22 feet;

**THENCE,** with the common line of said Parkway Plaza Subdivision and said 2.805 acres, **S 45° 12' 39" W**, for a distance of **305.55 feet** to a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found on the northeast line of Anderson Street, for the west corner of said Parkway Plaza Subdivision and being the south corner of said 2.805 acres and the south corner hereof, from which the City of College Station Monument CS94-220 bears S 37° 31' 33" W, a distane of 2,630.29 feet;

1 | Page

23-155 MGB.docx

**THENCE**, with the common line of Anderson Street and said 2.805 acres for the following two (2) courses and distances:

1) with a curve to the left, having a radius of **697.71 feet**, an arc length of **110.21 feet**, a delta angle of **09° 03' 01"**, and a chord which bears **N 60° 35' 23" W**, a distance of **110.09 feet** to an "X" found in concrete;
2) **N 65° 06' 53" W**, for a distance of **247.43 feet** to the **POINT OF BEGINNING** hereof and containing **2.799 acres**, more or less.

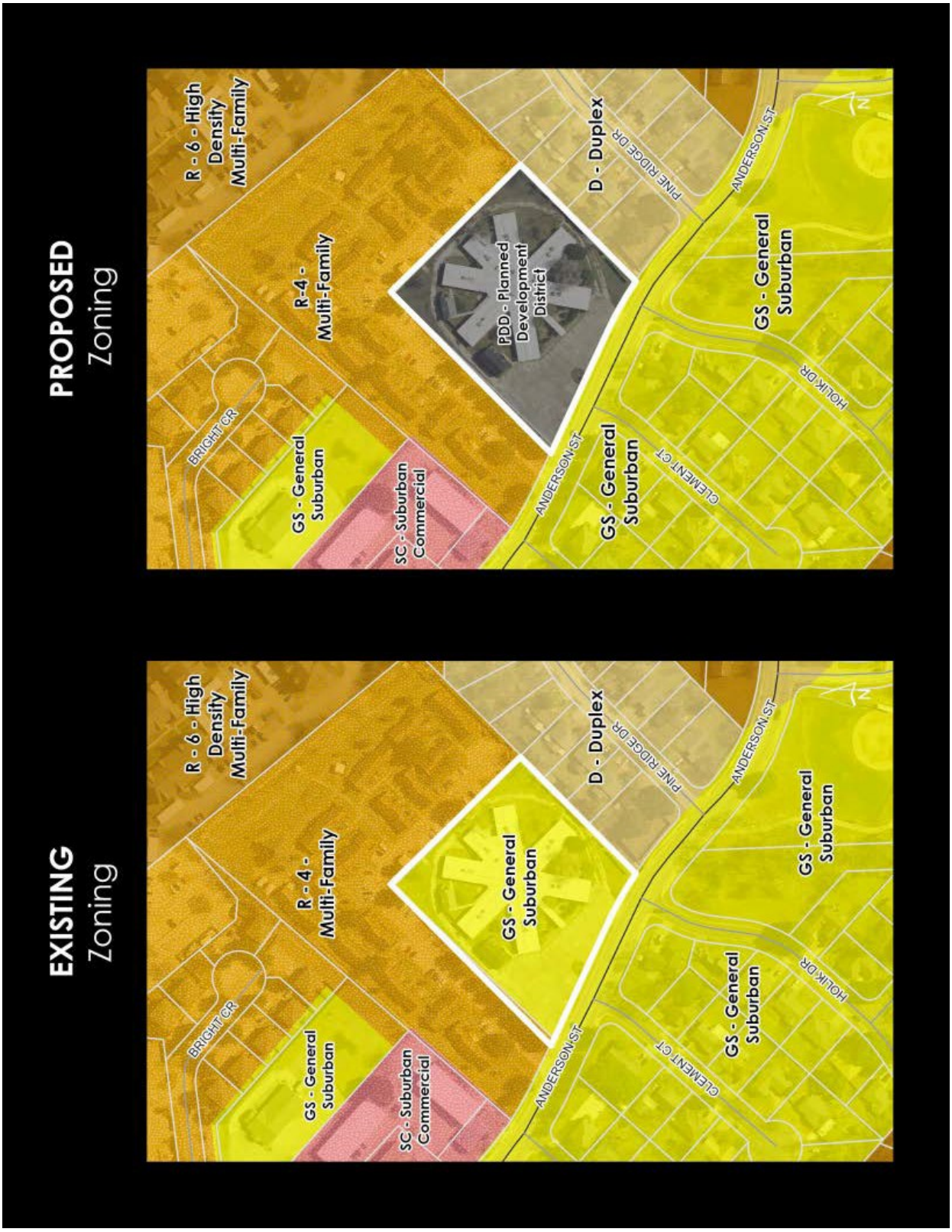
Surveyed on the ground March 2023 under my supervision. See plat prepared March 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010475242428 (calculated using GEOID12B). Reference drawing: 23-155-TITLE.

STATE OF TEXAS
REGISTERED
MICHAEL KONETSKI
6531
PROFESSIONAL
LAND SURVEYOR

3/21/23
Michael Konetski
Registered Professional Land Surveyor No. 6531

KERR SURVEYING
Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

## Exhibit B – Zoning Map



## Exhibit C – Meritorious Modifications and Community Benefits

**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 housing and resources for foster youth and those who are aging out of the foster system.

**Base Zoning and Meritorious Modifications**
The base zoning of the property shall be 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 meritorious modification:

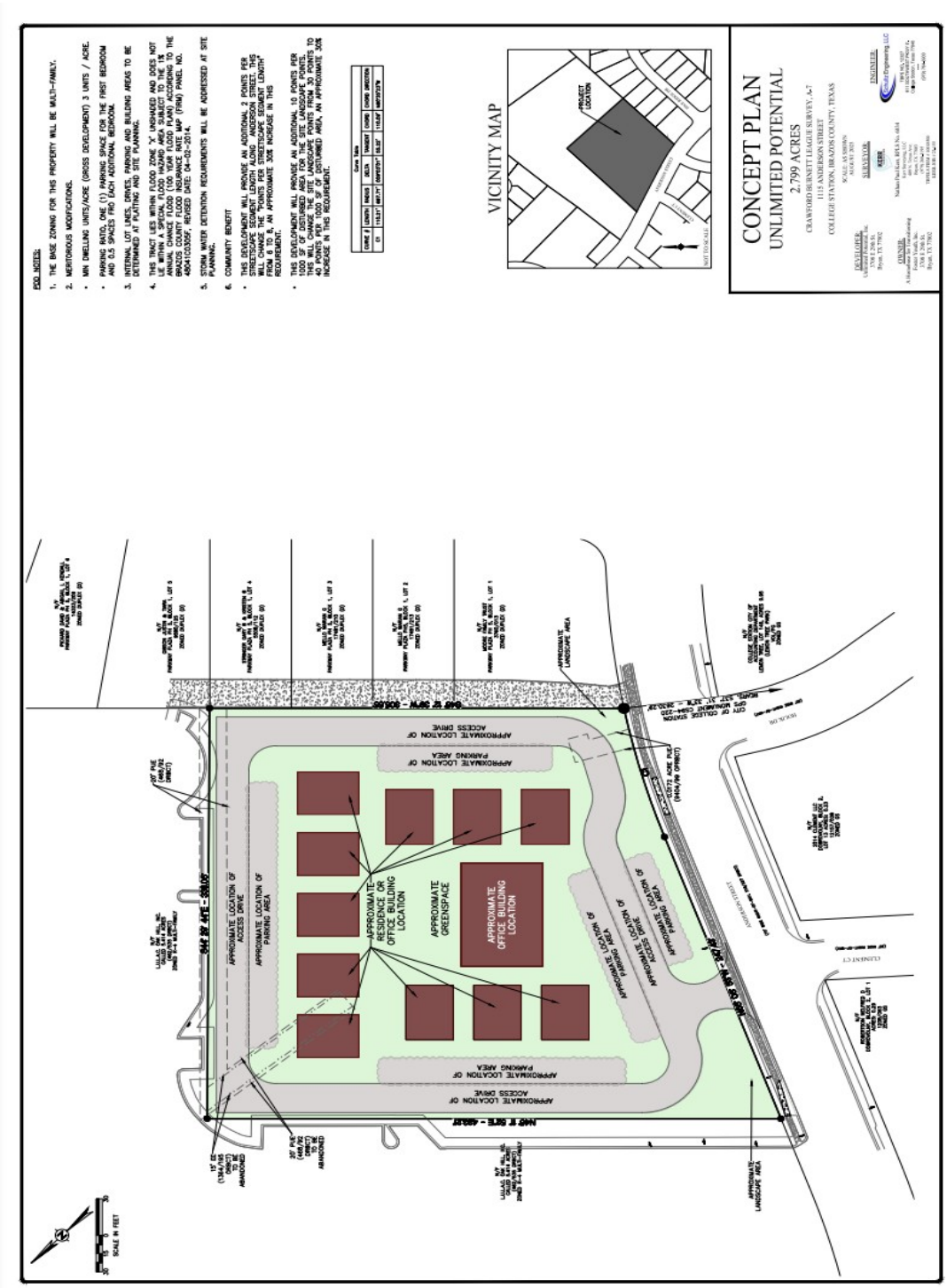
- Reduction to the minimum number of dwelling units to 3 units/acre based on Section 5.2 of the UDO.
- Reduction of the parking ratio, one (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom based on Section 7.3.H of the UDO.

**Community Benefits:**

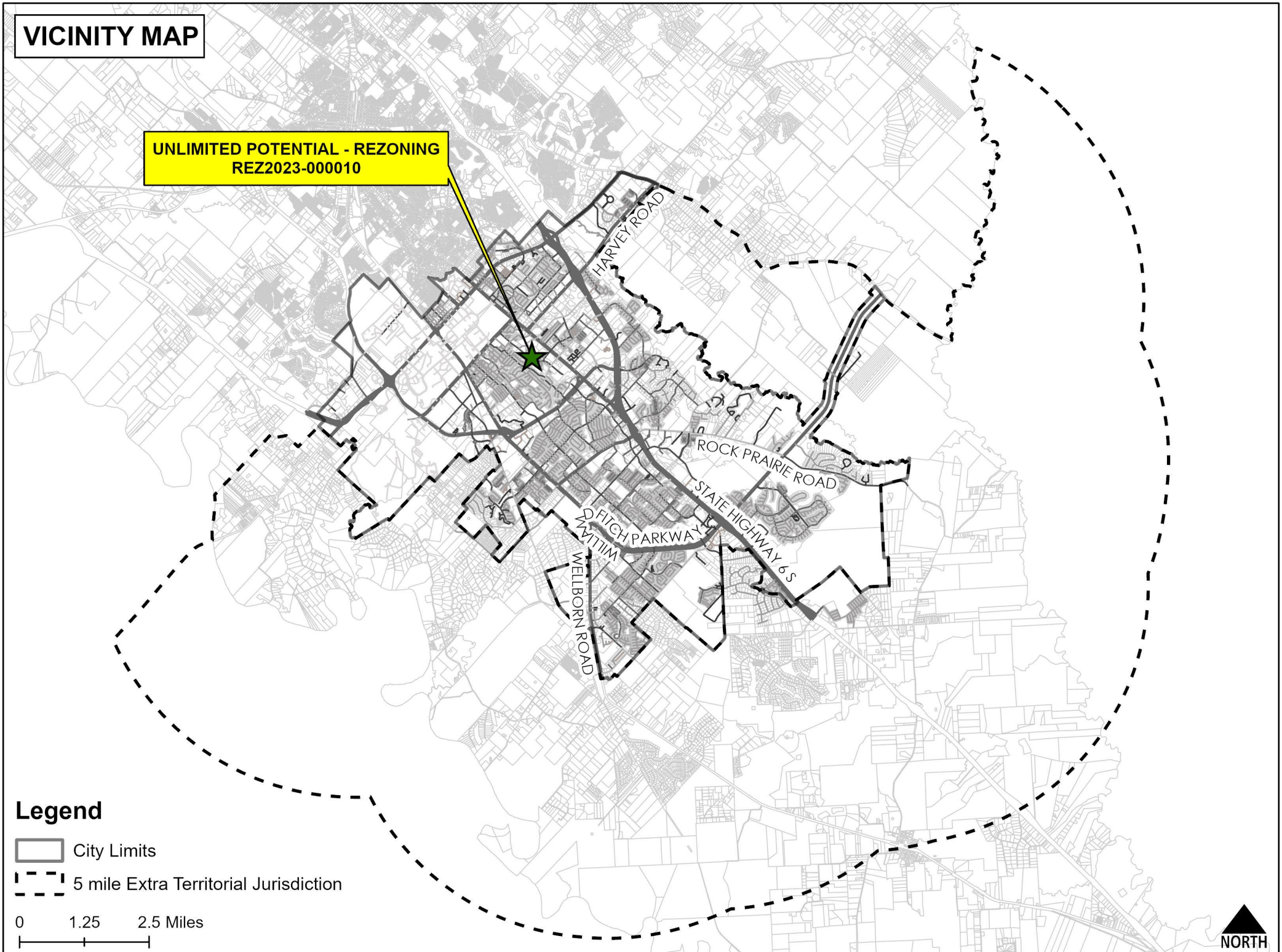
The applicant offers the following as community benefits:

- 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.
- They will also provide 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.

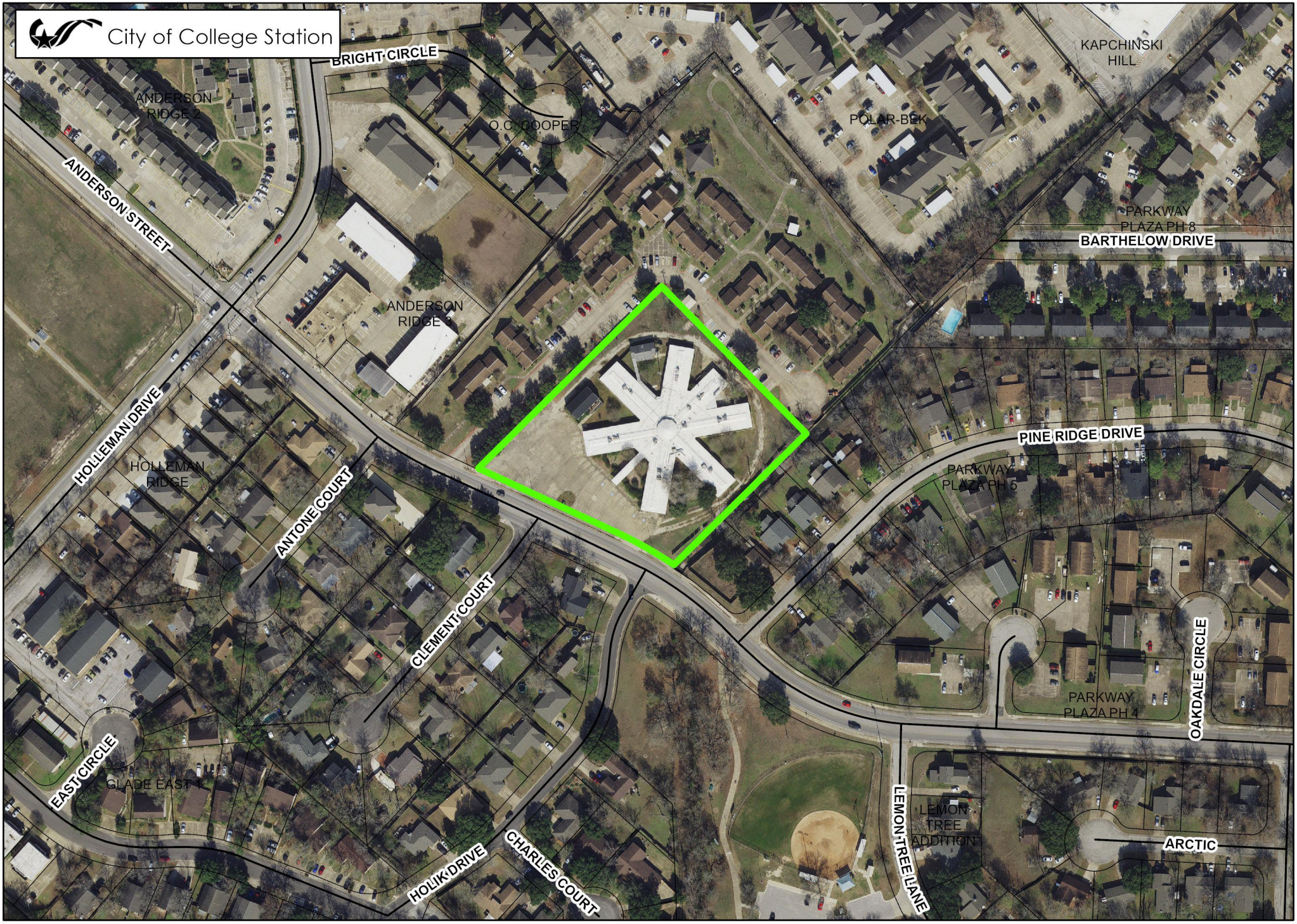
## Exhibit D – Concept Plan



# VICINITY MAP



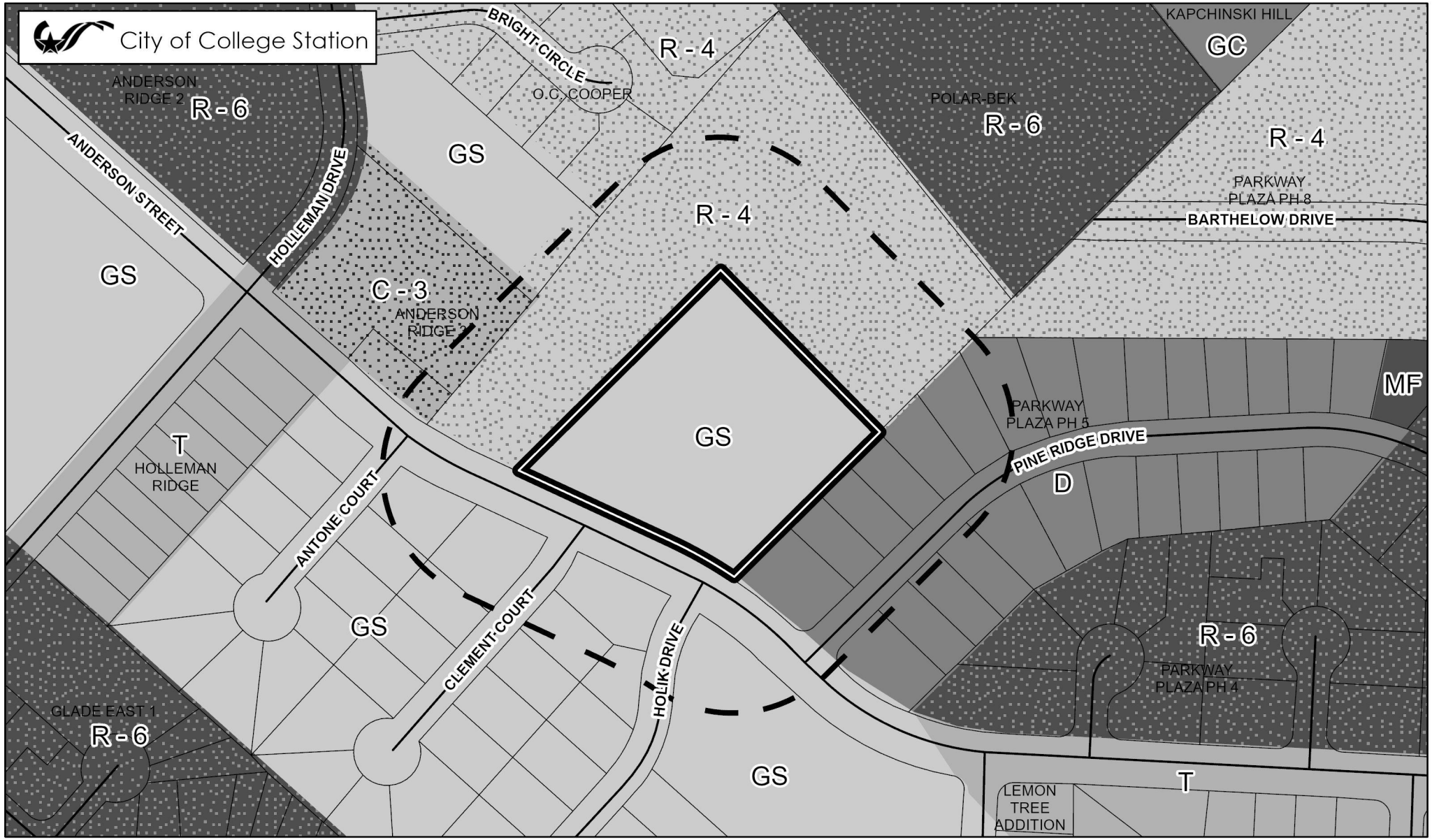

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
No warranty is made by the City of College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

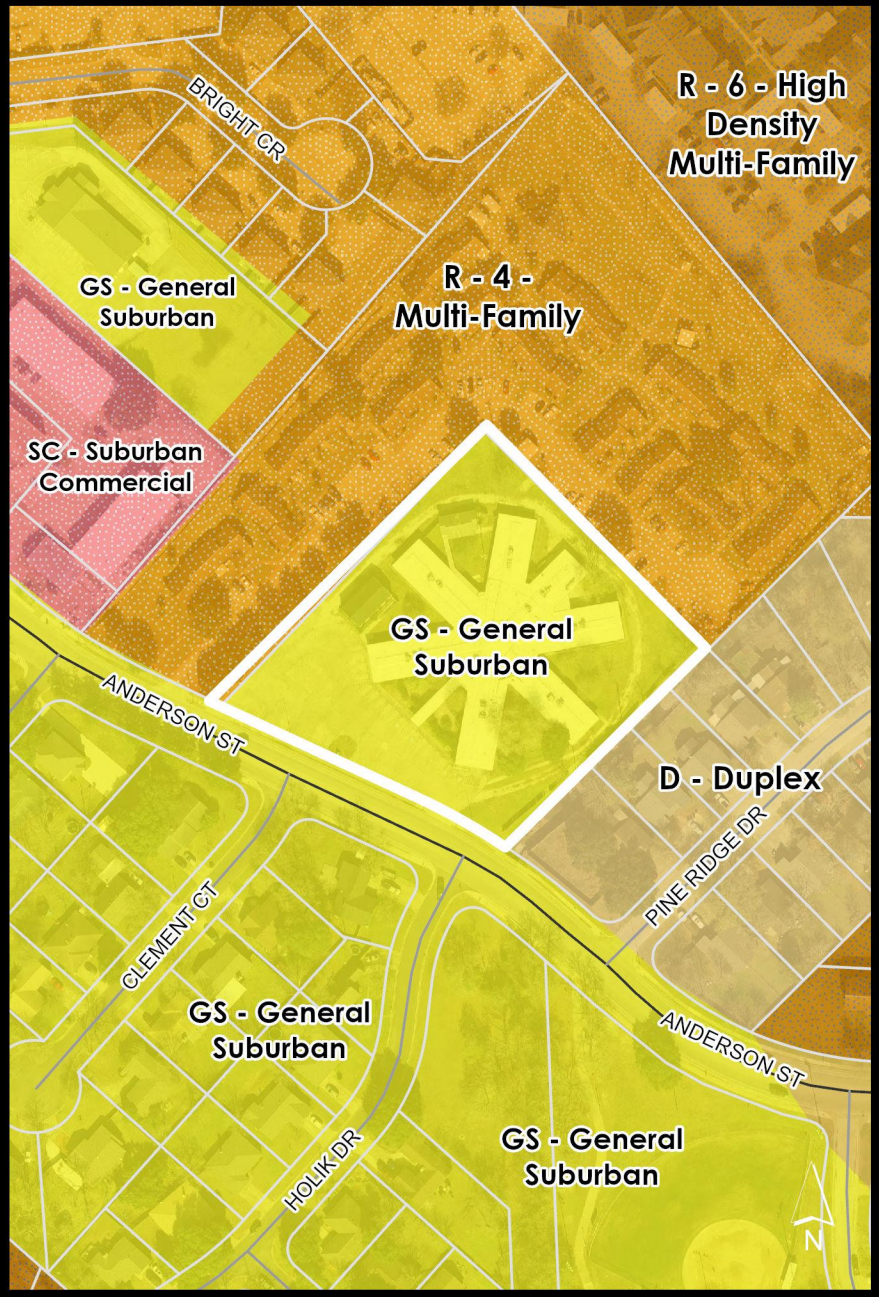
**Public Health.**

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.

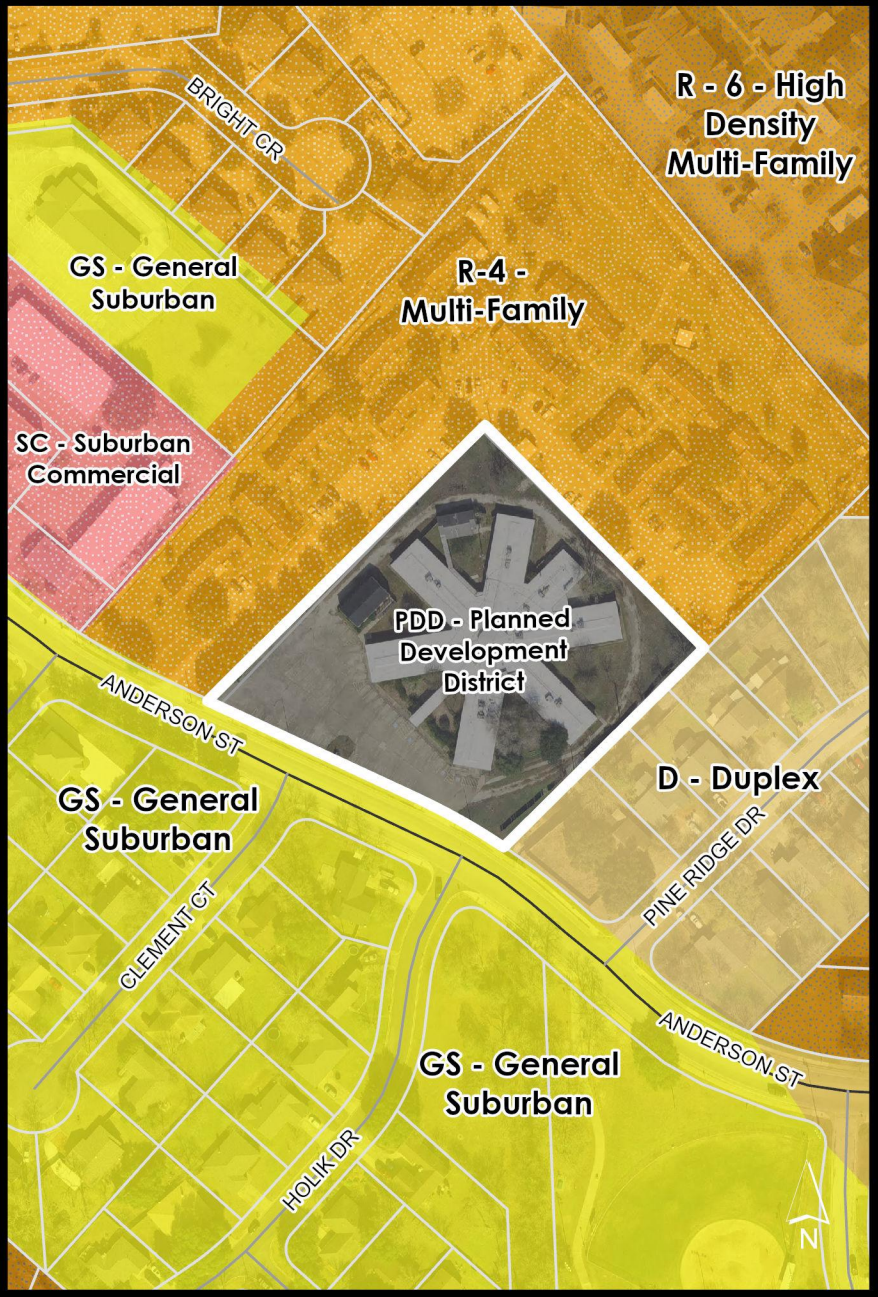
**Safety.**

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

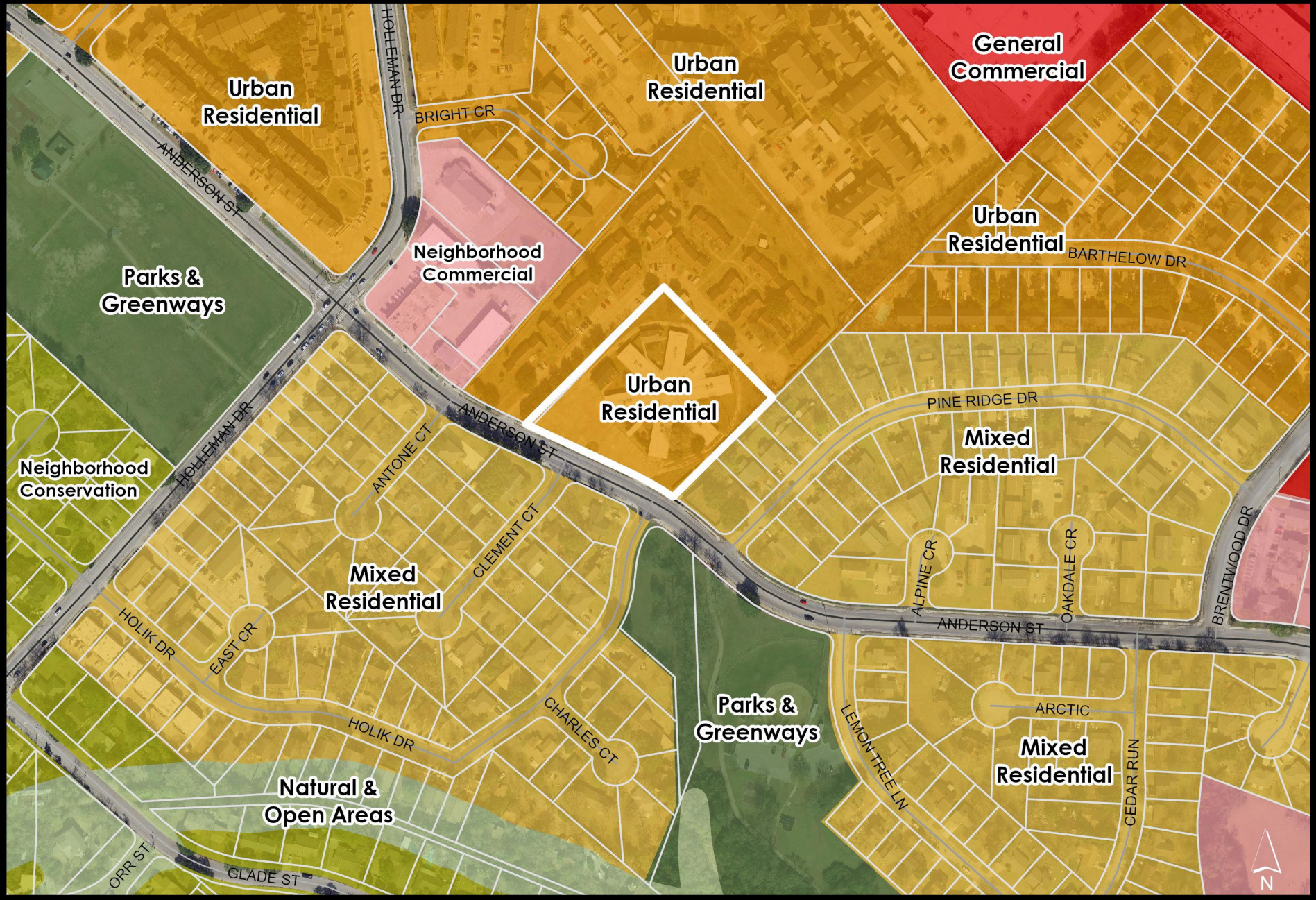
## EXISTING
Zoning

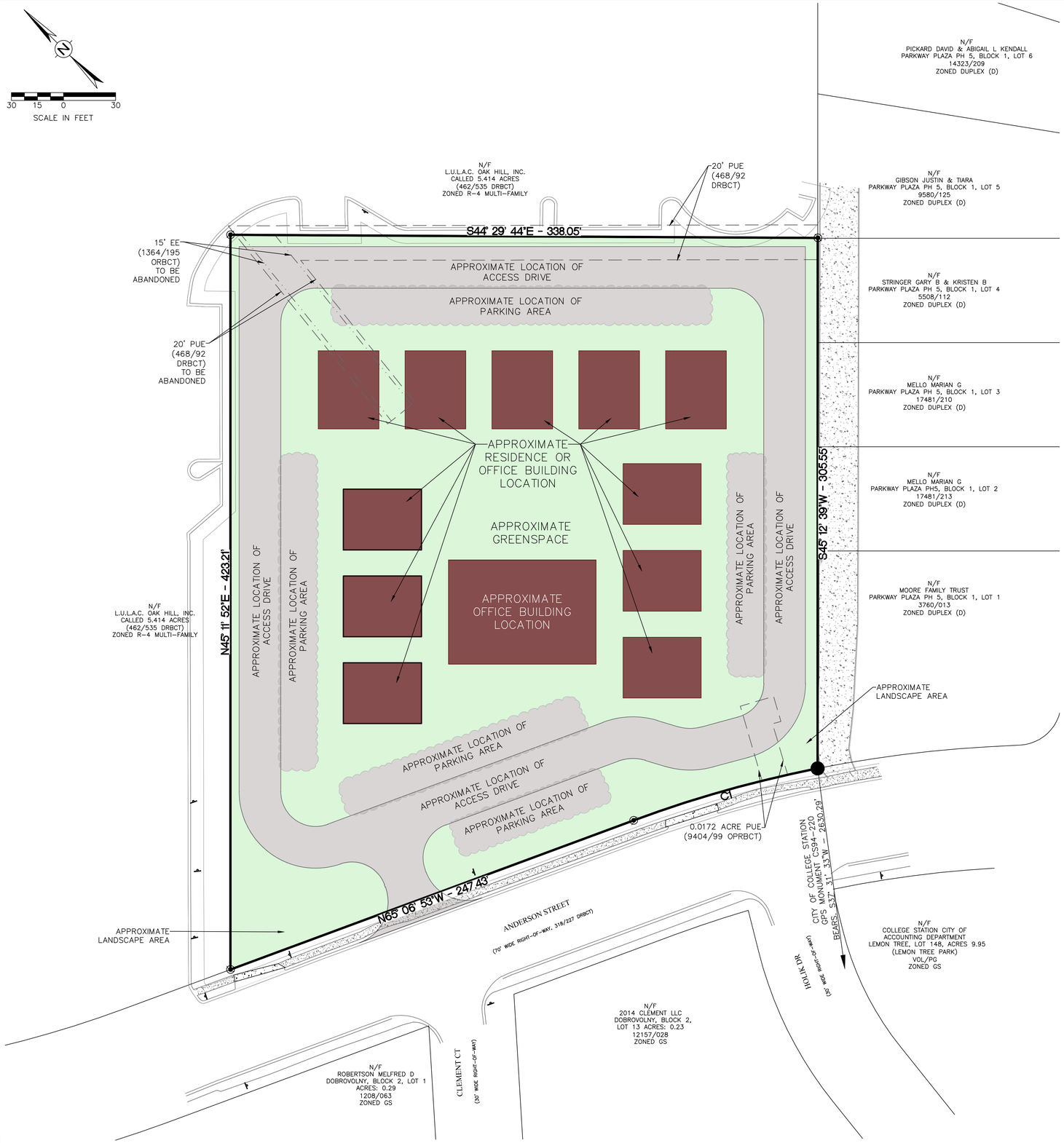



## PROPOSED
Zoning



# EXISTING
## Future Land Use



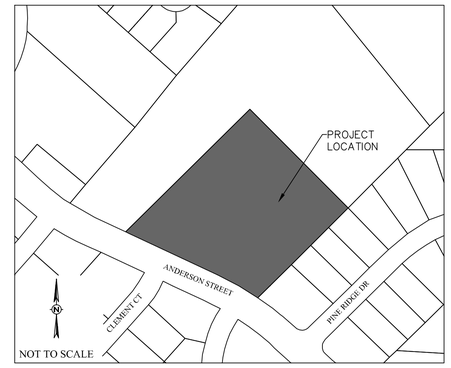



PDD NOTES:

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 26, 2023**
**Item No. 9.4.**
**City-Initiated Rezonings to MH Middle Housing and HOO High Occupancy Overlay (1 of 2)**

**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, 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.

**Relationship to Strategic Goals:**

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval.

The Planning and Zoning Commission heard this item at their October 5, 2023 meeting and voted 5-0 to recommend 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. Ordinance
2. Area B1, Area B2, and Area D Supporting Materials
3. Area F-G-H Supporting Materials
4. Area J Supporting Materials
5. Area Y Supporting Materials
6. Area 1 Map
7. Area 2 Map
8. Area 3 Map

**ORDINANCE NO. _____**

**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, 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;**

**CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**PART 1:** That 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, be amended as set out in **Exhibit "A," Exhibit "B," Exhibit "C," Exhibit "D," Exhibit "E," and Exhibit "F"** attached hereto and made a part of this Ordinance for all purposes.

**PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

**PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

**PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

**PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.**

**ATTEST:** **APPROVED:**

_____ _____

**City Secretary** **Mayor**

**APPROVED:**

_____

**City Attorney**

## Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned 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:

The Cooner Addition, Block 1, Lots 10-19
(R-4 Multi-Family and HOO High Occupancy Overlay: Lots 10, 12 and 17-19)
(MH Middle Housing and HOO High Occupancy Overlay: Lots 11 and 13-16)

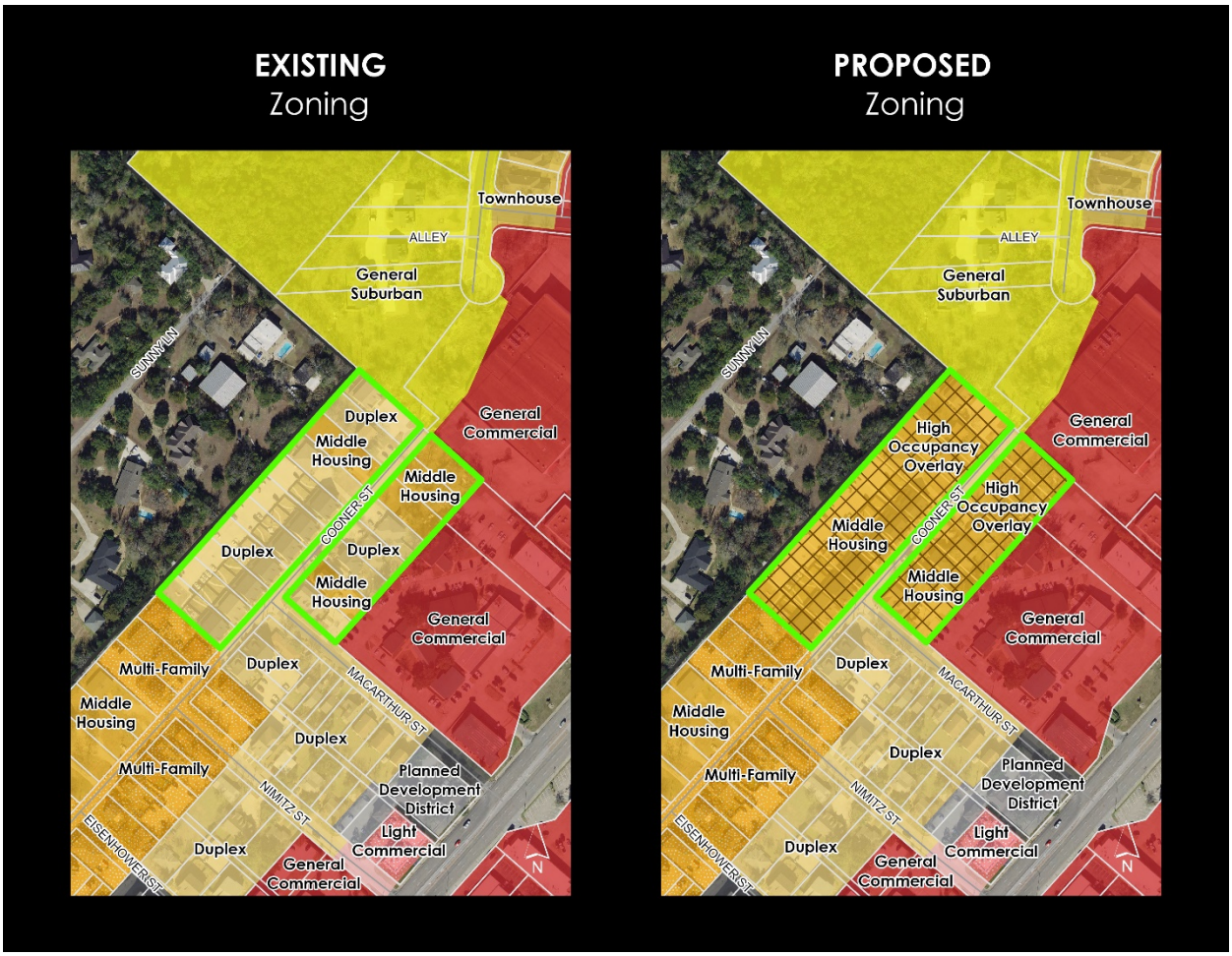


## Exhibit B

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

The Cooner Addition, Block 1, Lots 20-30, Block 5, Lots 1-8

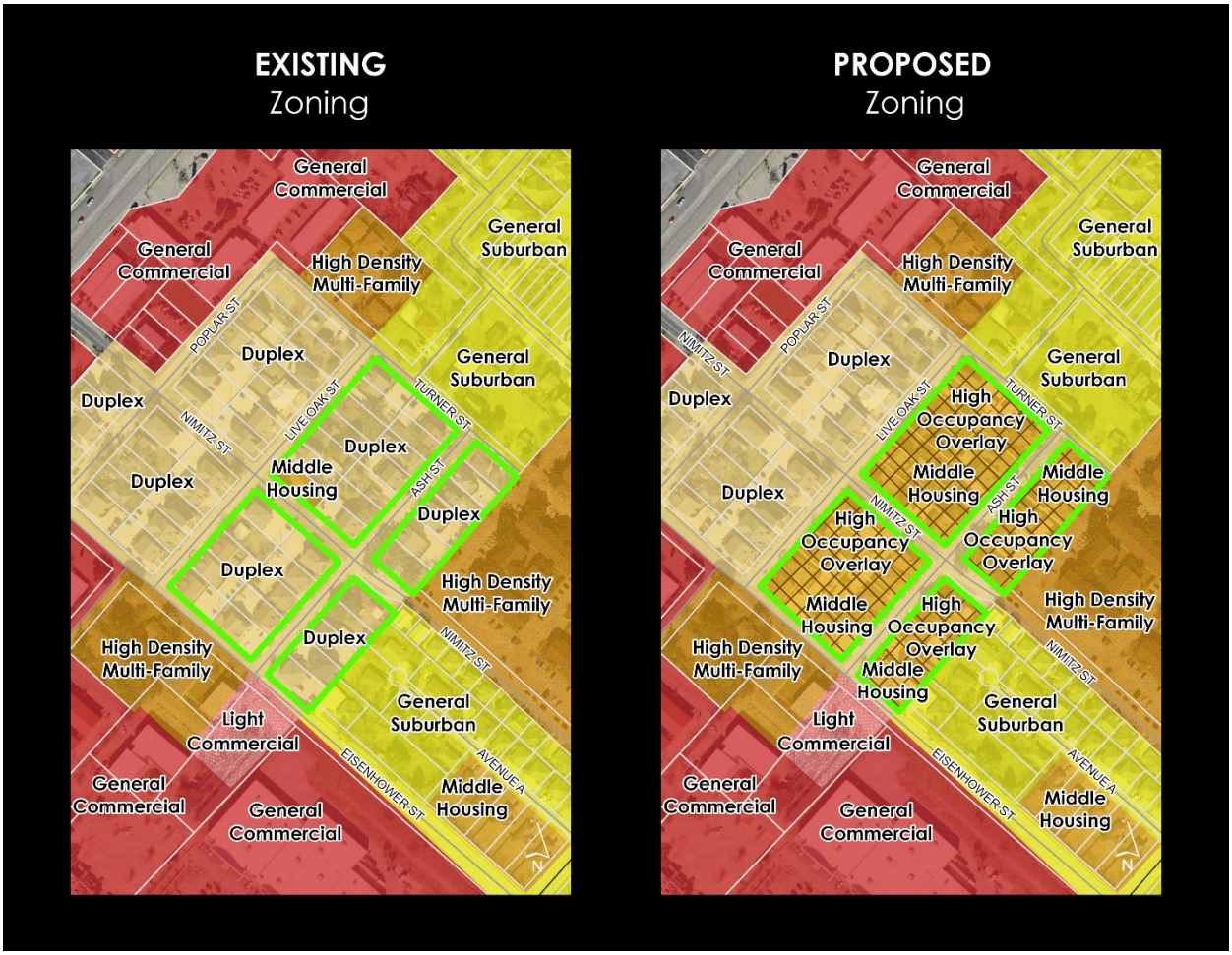


## Exhibit C

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, and Block H, Lots 1-3, 4R-5R, and 6-7



## Exhibit D

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R



## Exhibit E

That 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, is hereby amended as follows:

The following property is rezoned from MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

Little-Knight Addition, Lots 1-18

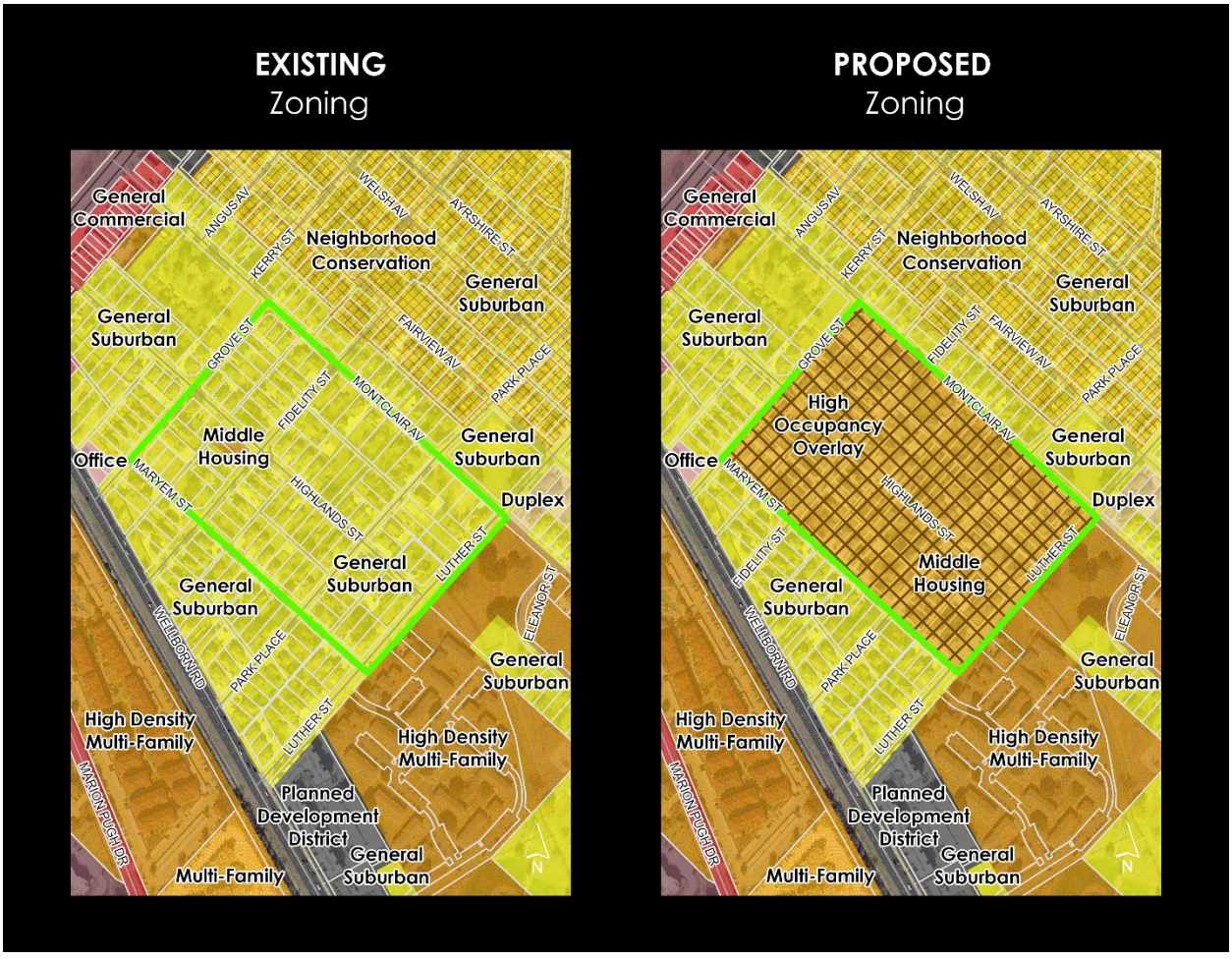


## Exhibit F

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or MH Middle Housing to MH Middle Housing and HOO High Occupancy Overlay:

> 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.



**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:**

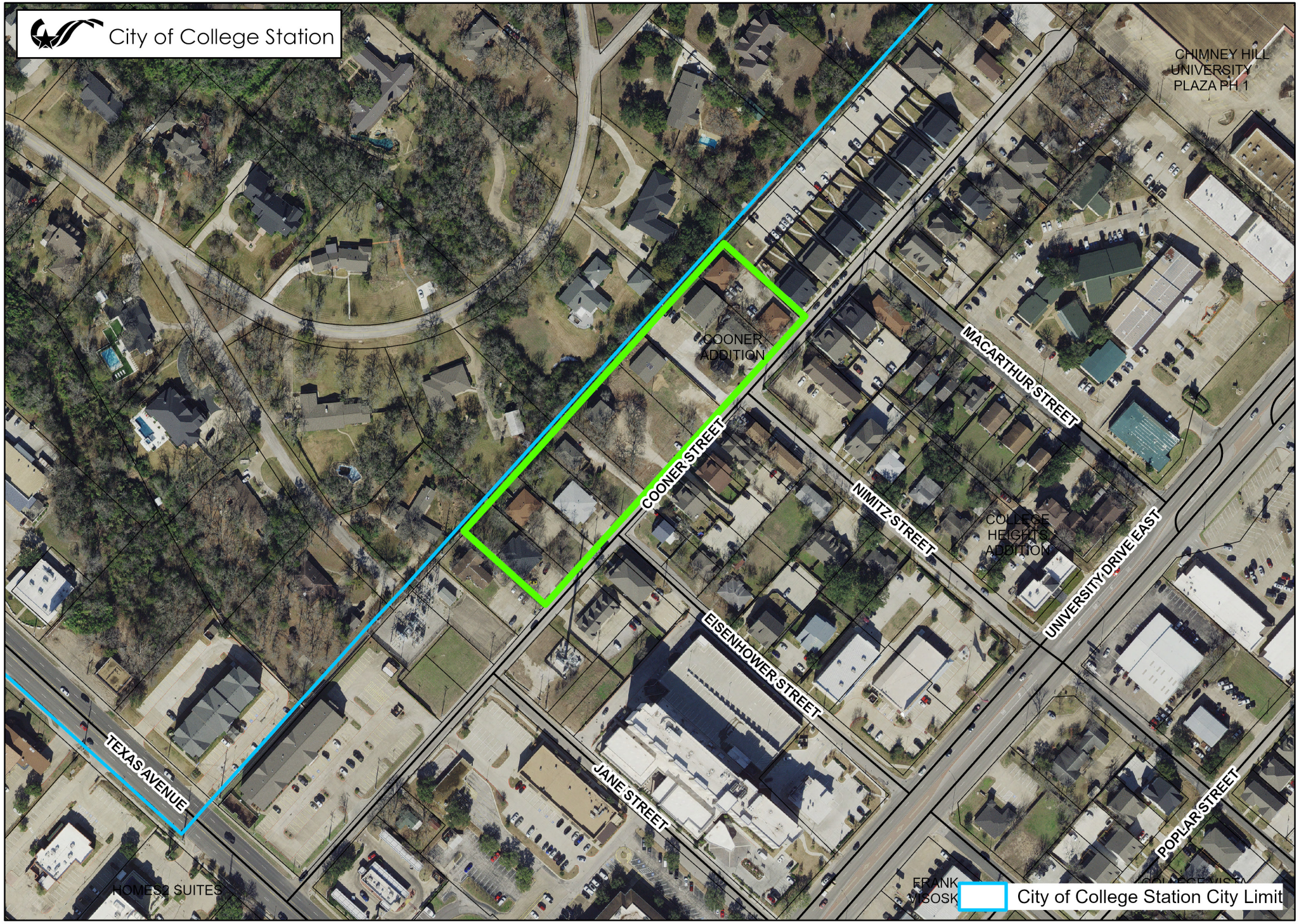
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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

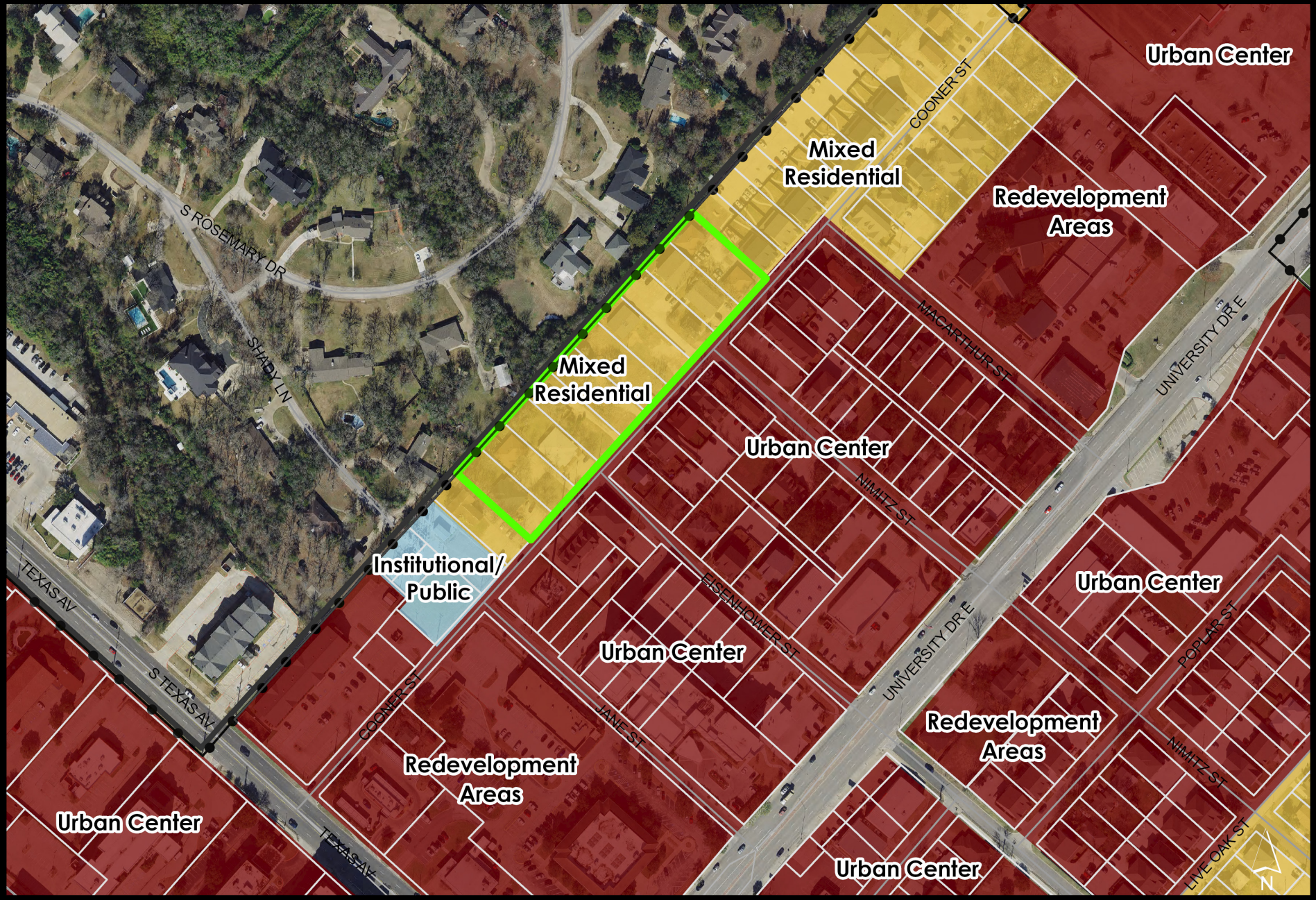
0 210 420 Feet

**B1 - COONER ST.**

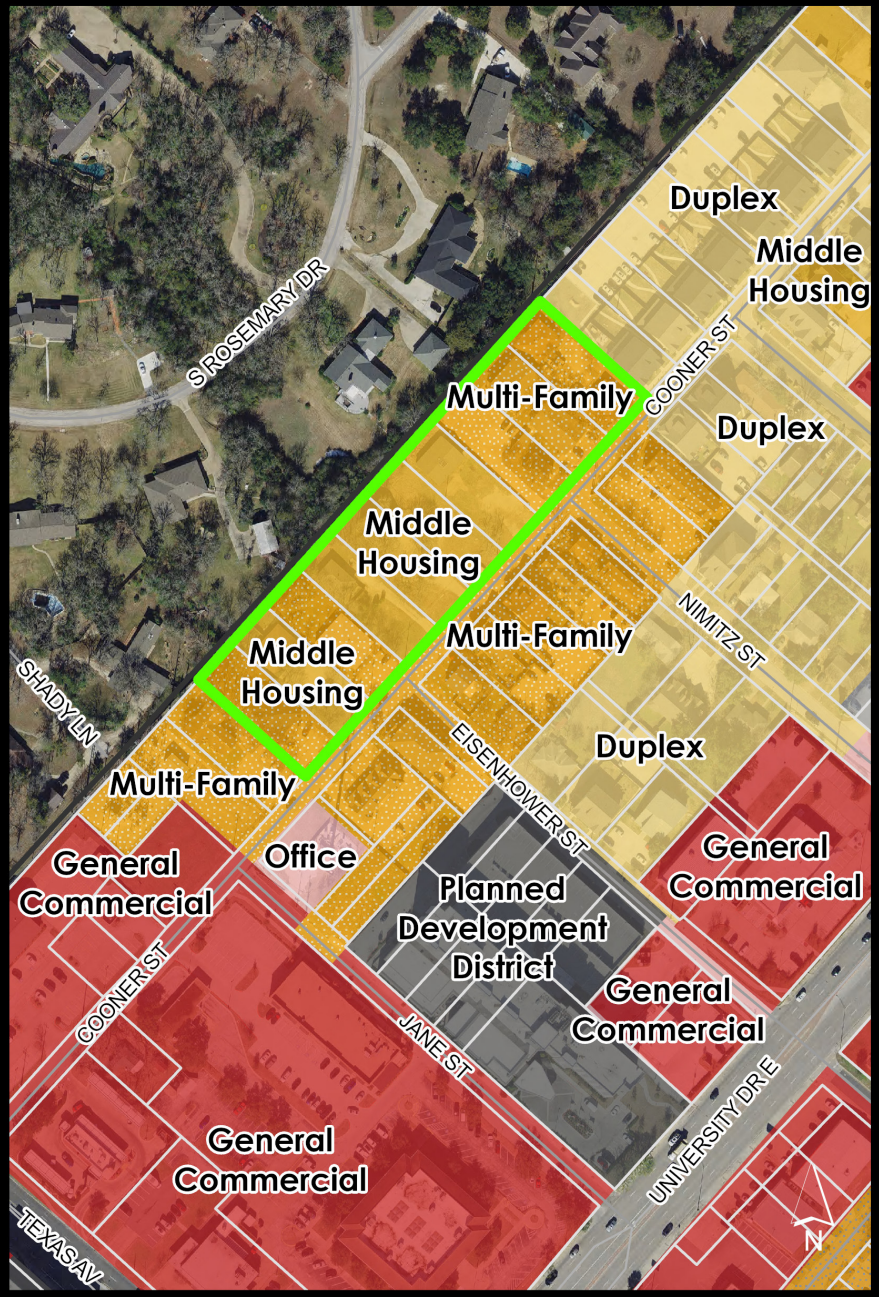
Case: REZ2023-000069

REZONING

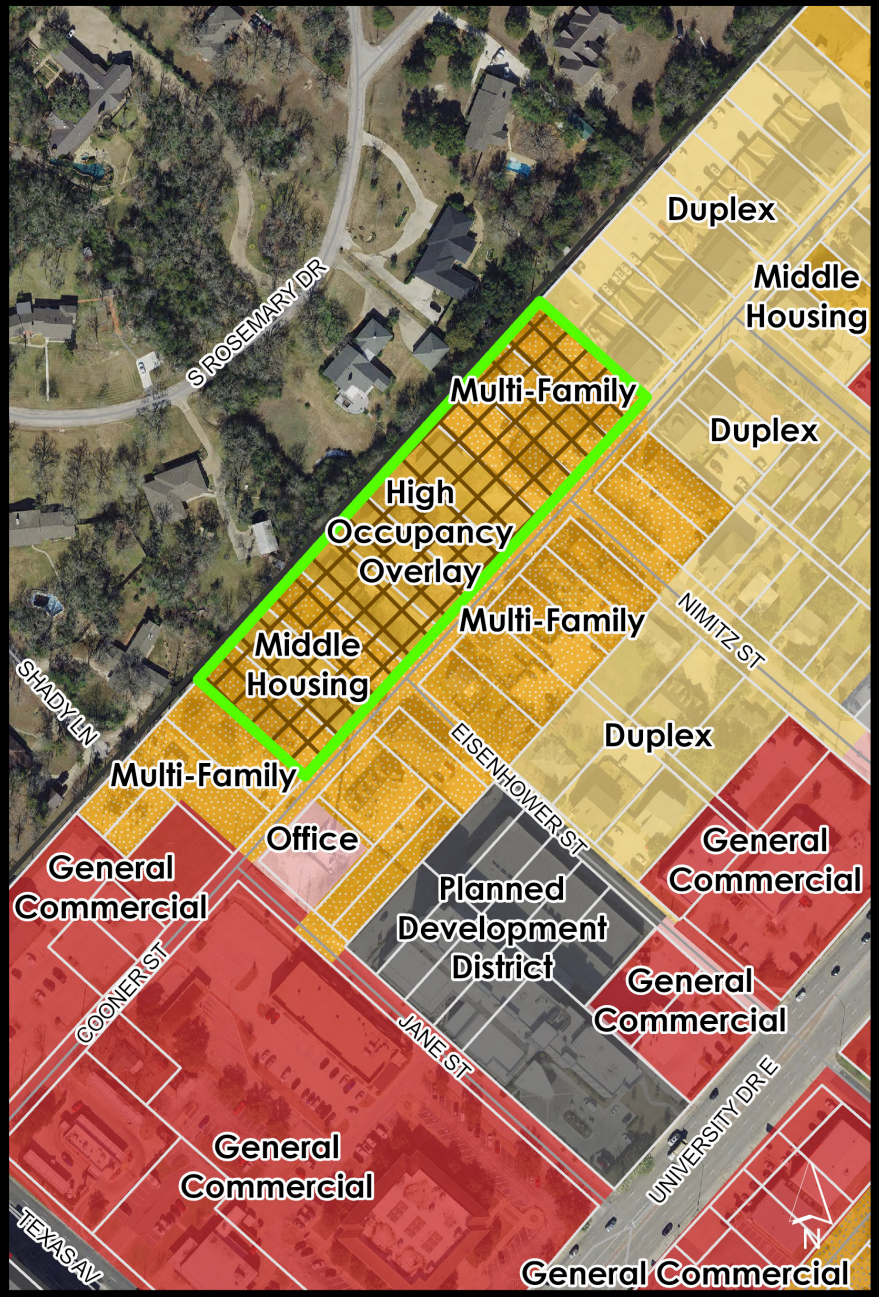
# EXISTING
## Future Land Use

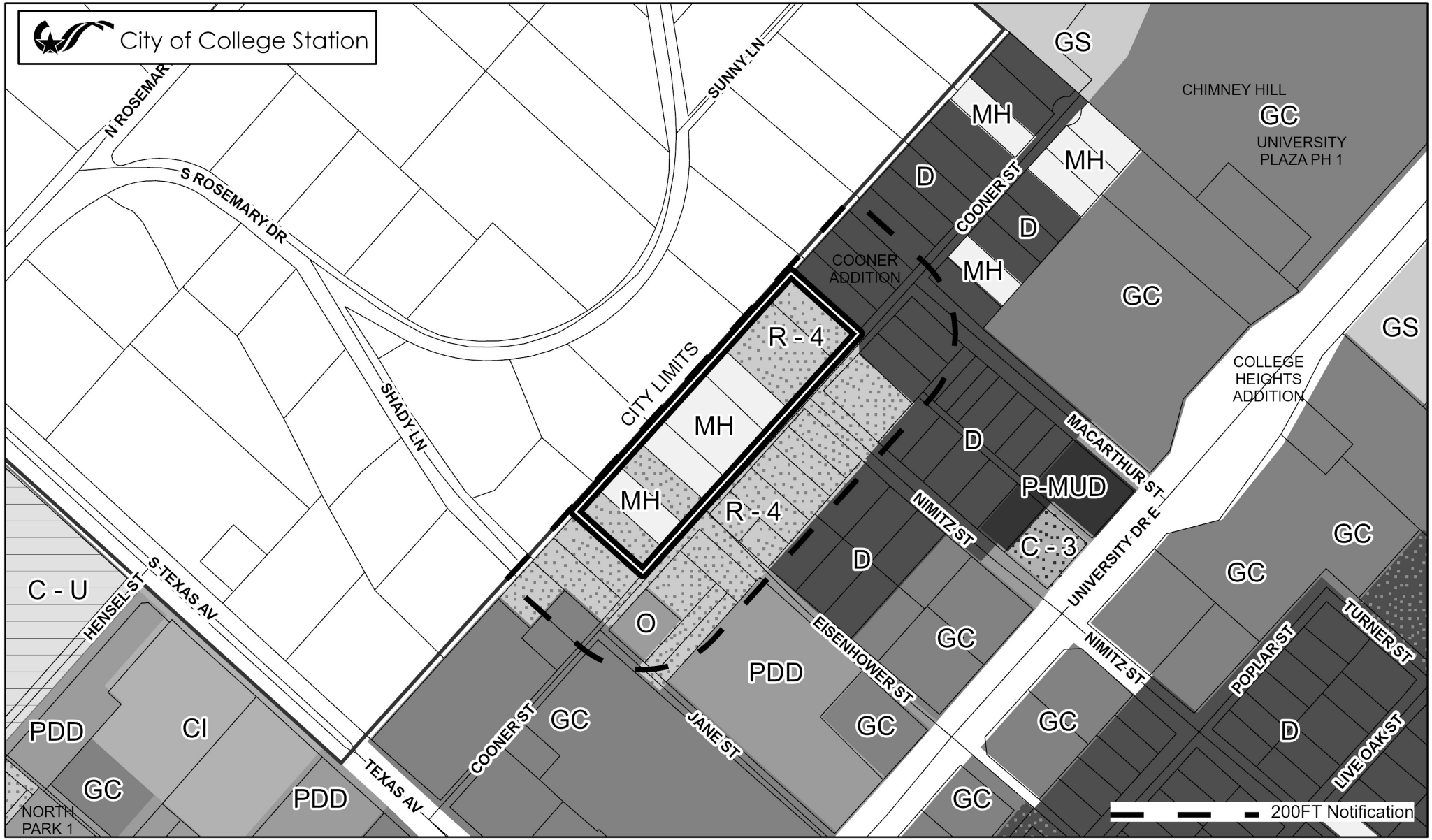


## EXISTING
Zoning




## 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

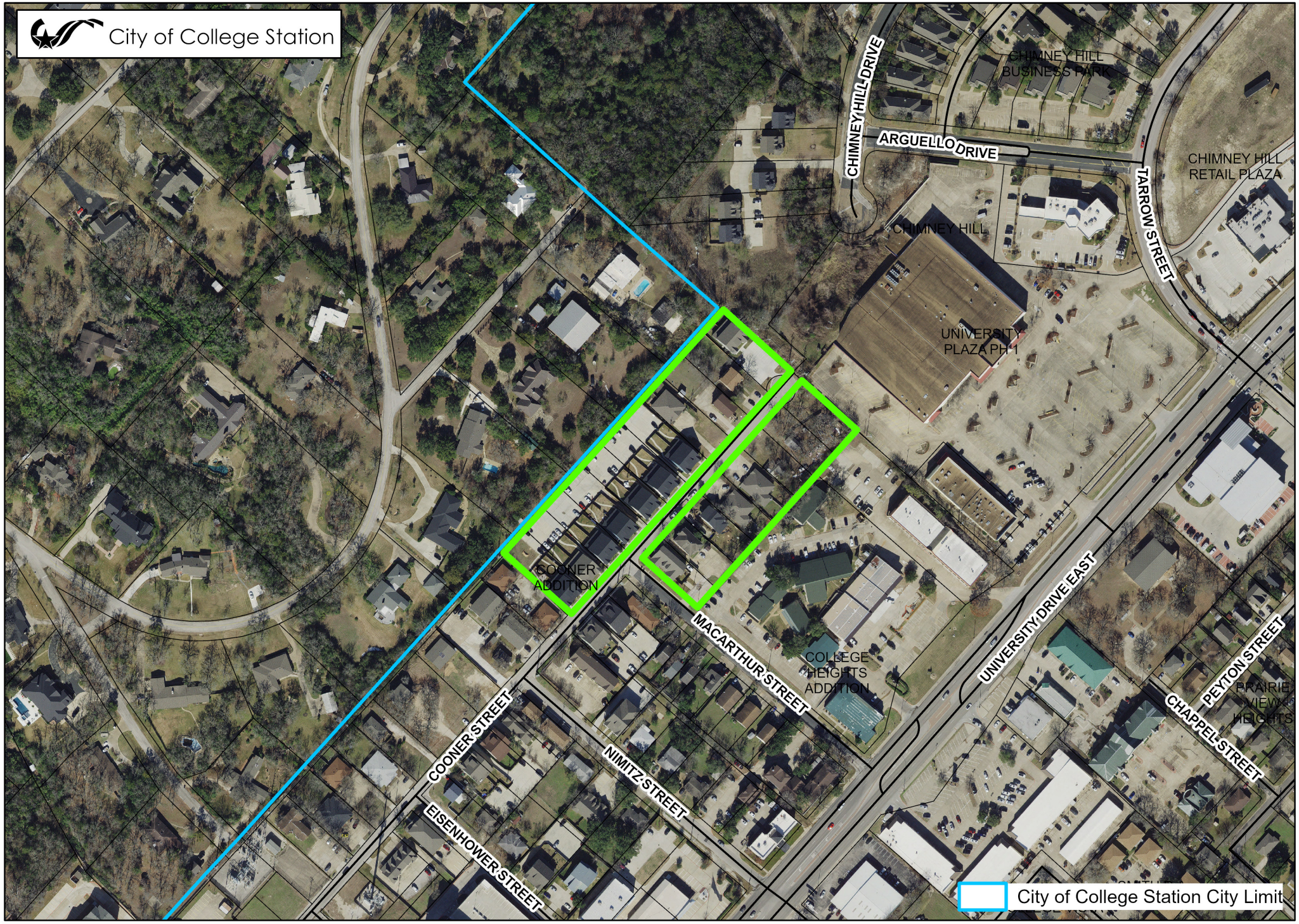
| | |
|---|---|
| R-1B | Single Family Residential |
| R-4 | Multi-Family |
| R-6 | High Density Multi-Family |
| C-3 | Light Commercial |
| RD | Research and Dev. |
| M-1 | Light Industrial |
| M-2 | Heavy Industrial |

NORTH 0 275 550 Feet

**B1 - COONER ST.**

Case: REZ2023-000069

REZONING




NORTH

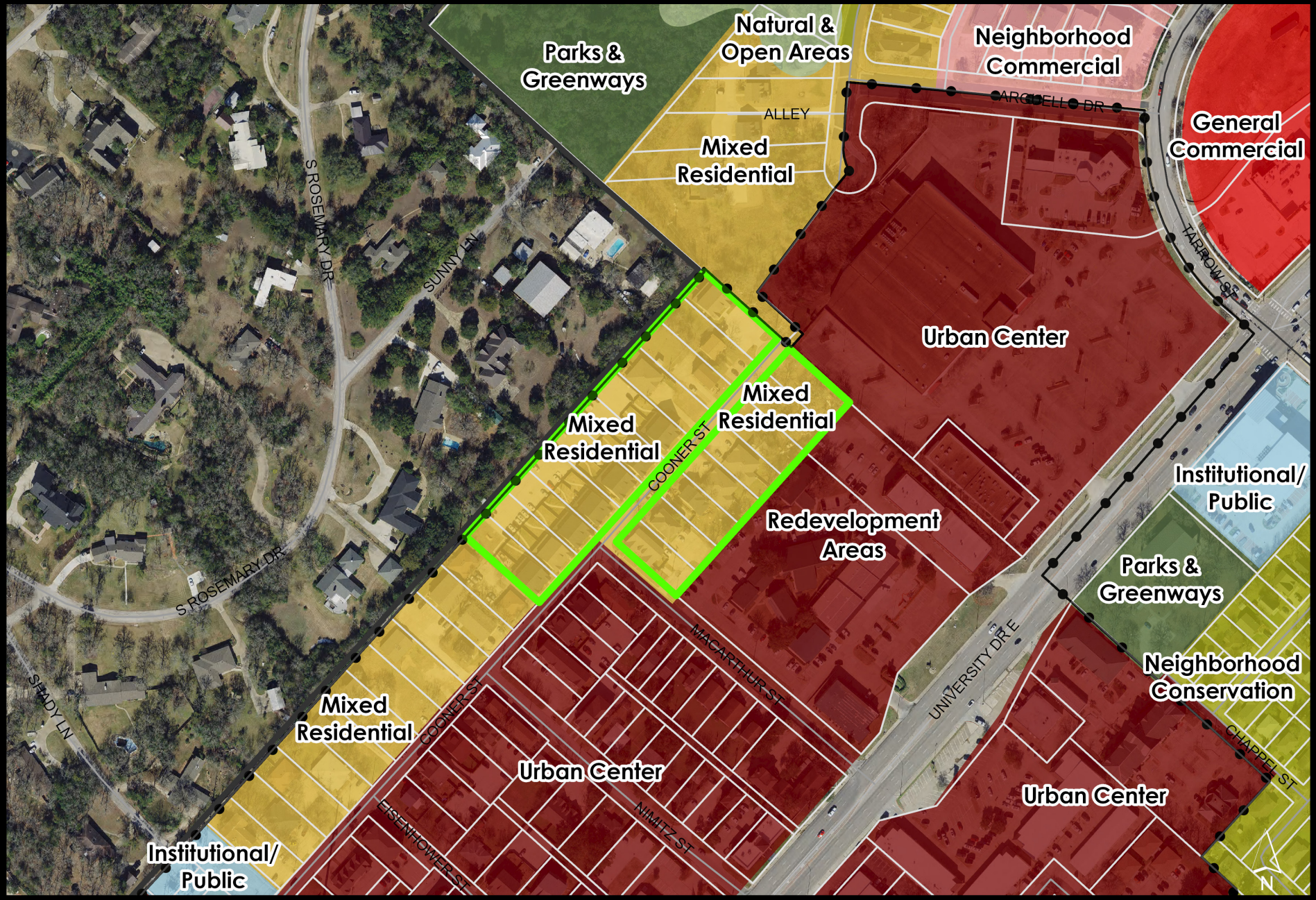
0 250 500 Feet

**B2 - COONER ST.**

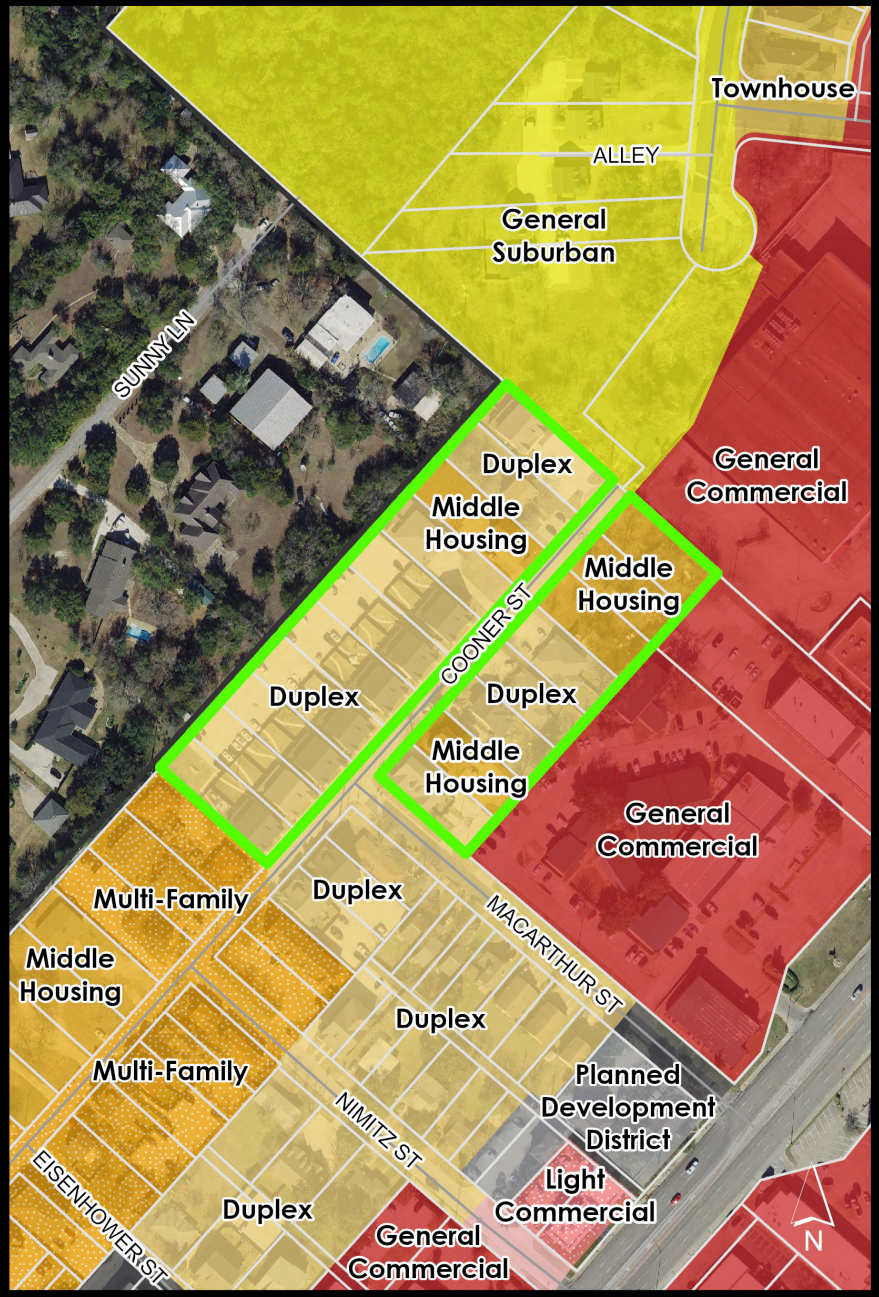
Case: REZ2023-000054

REZONING

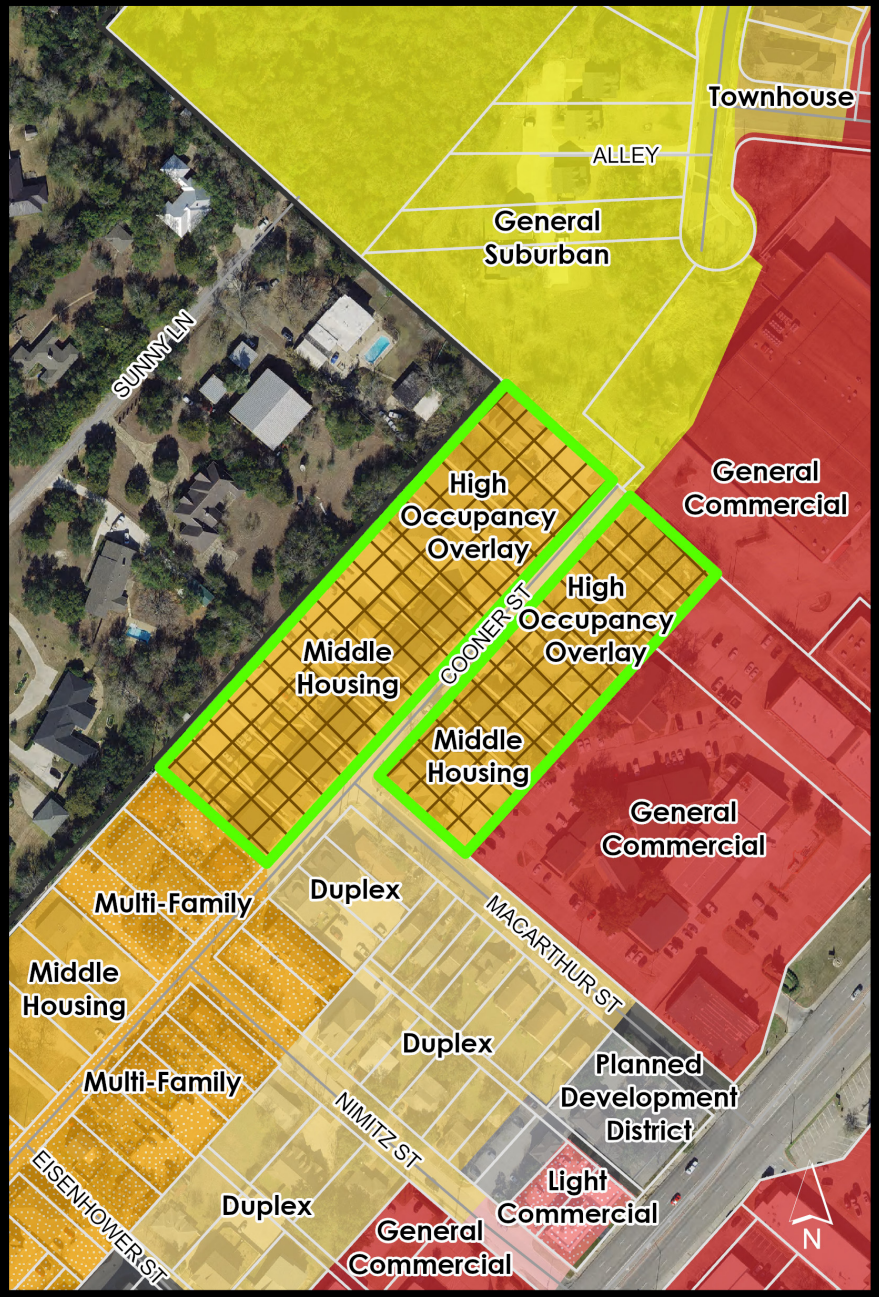
# EXISTING
## Future Land Use

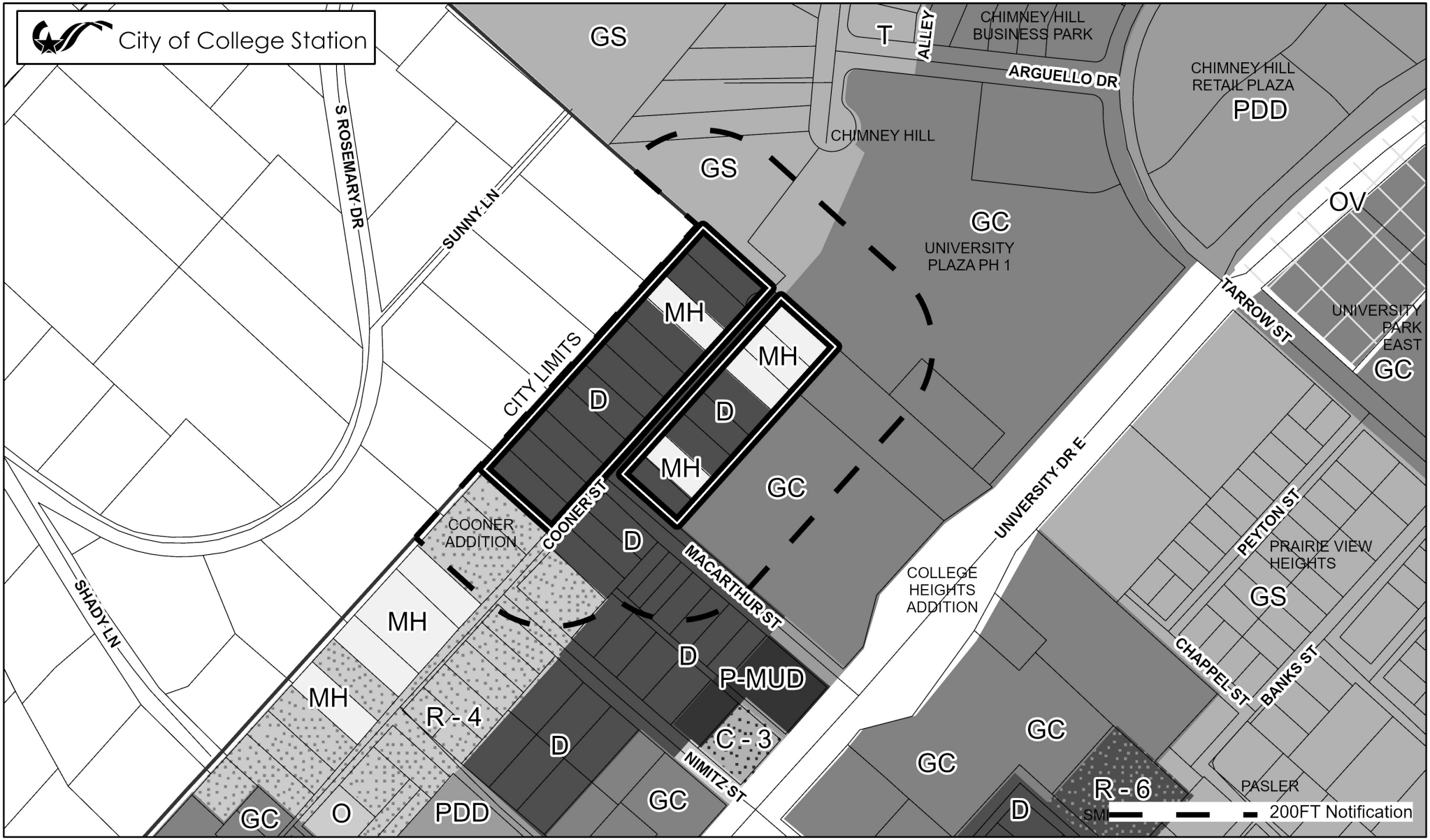


## EXISTING
Zoning




## 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

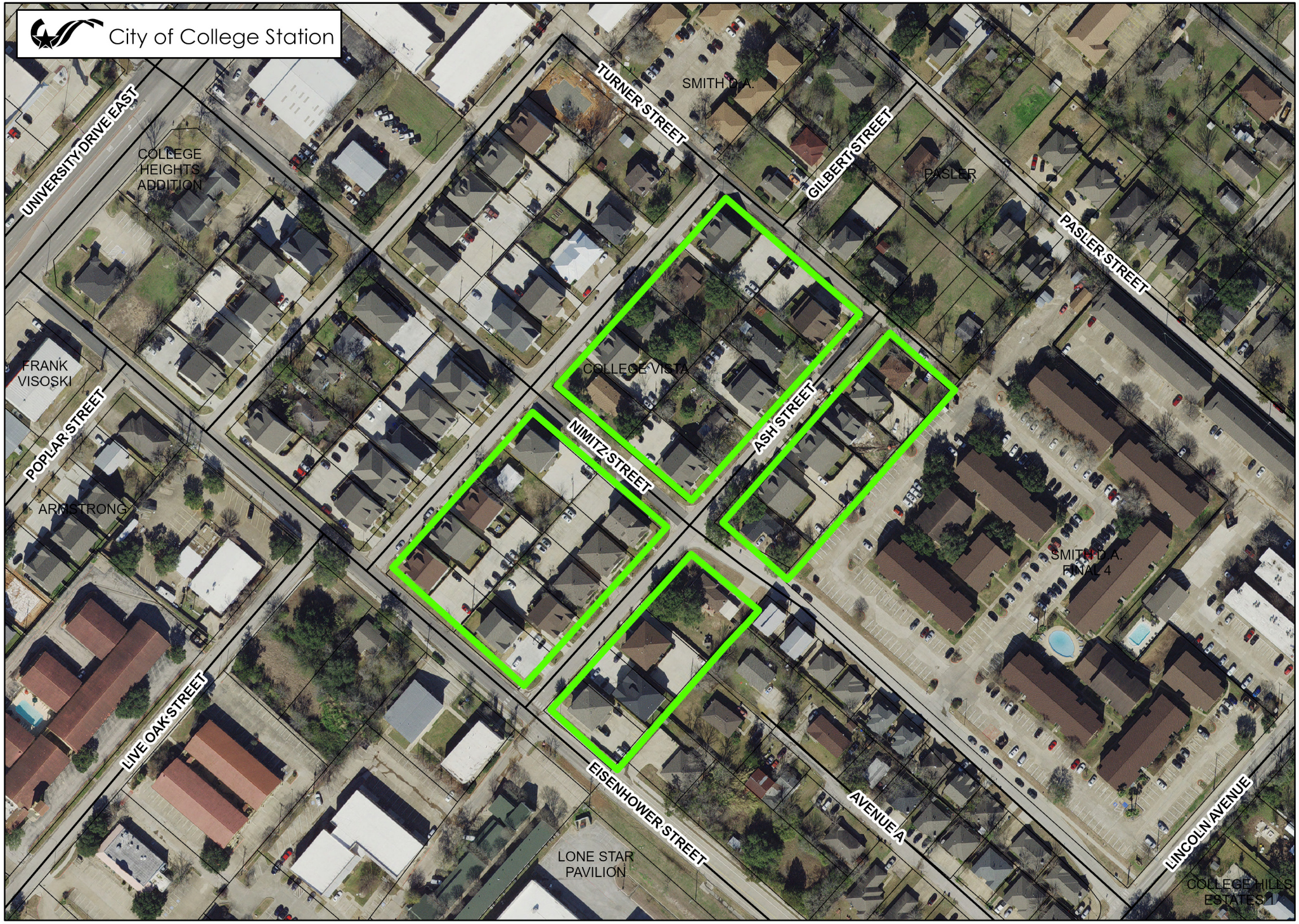
| | |
|---|---|
| R-1B | Single Family Residential |
| R-4 | Multi-Family |
| R-6 | High Density Multi-Family |
| C-3 | Light Commercial |
| RD | Research and Dev. |
| M-1 | Light Industrial |
| M-2 | Heavy Industrial |

NORTH 0 275 550 Feet

**B2 - COONER ST.**

Case: REZ2023-000054

REZONING

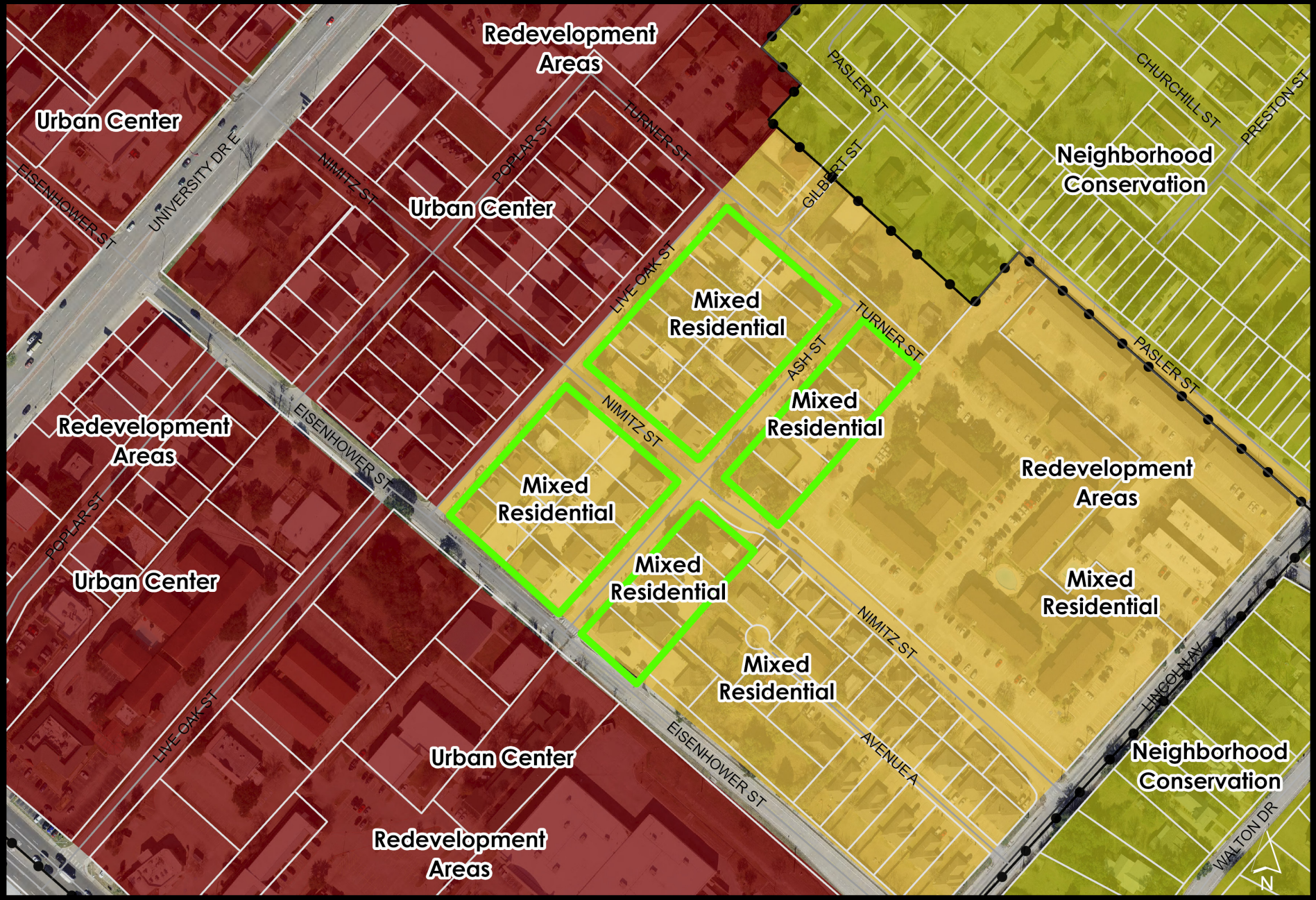



**D - LIVE OAK ST. & ASH ST. AREA**

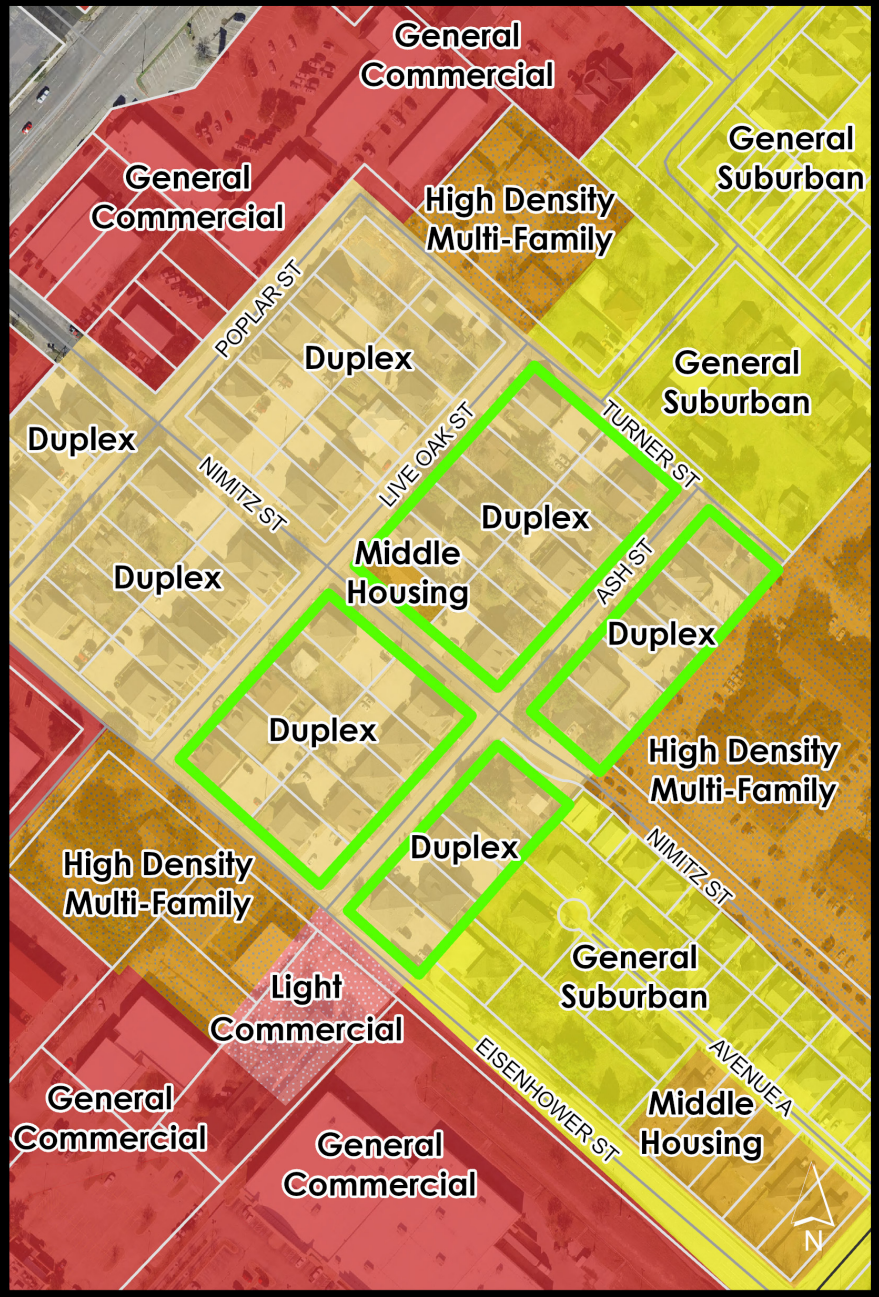
Case: REZ2023-000056

REZONING

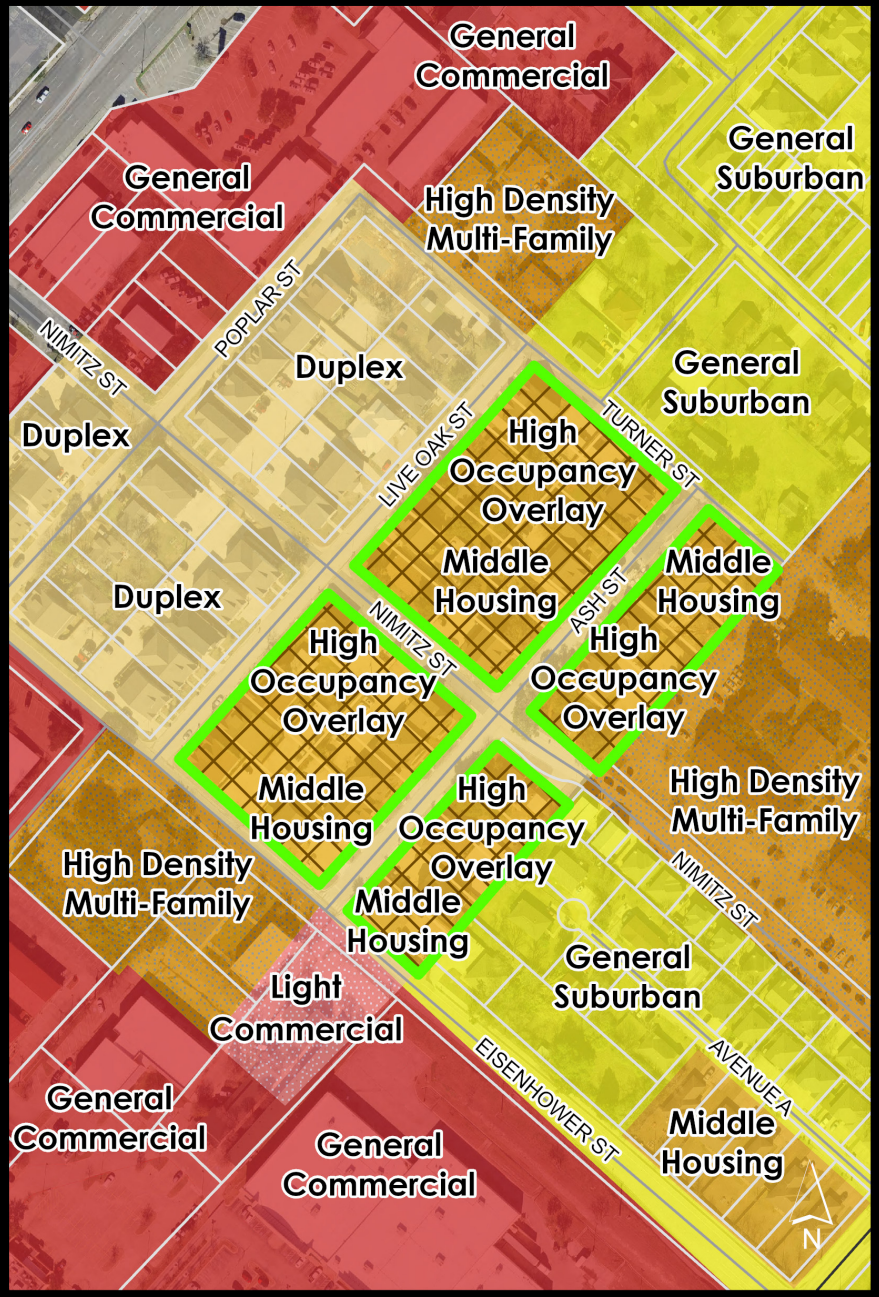
# EXISTING
## Future Land Use

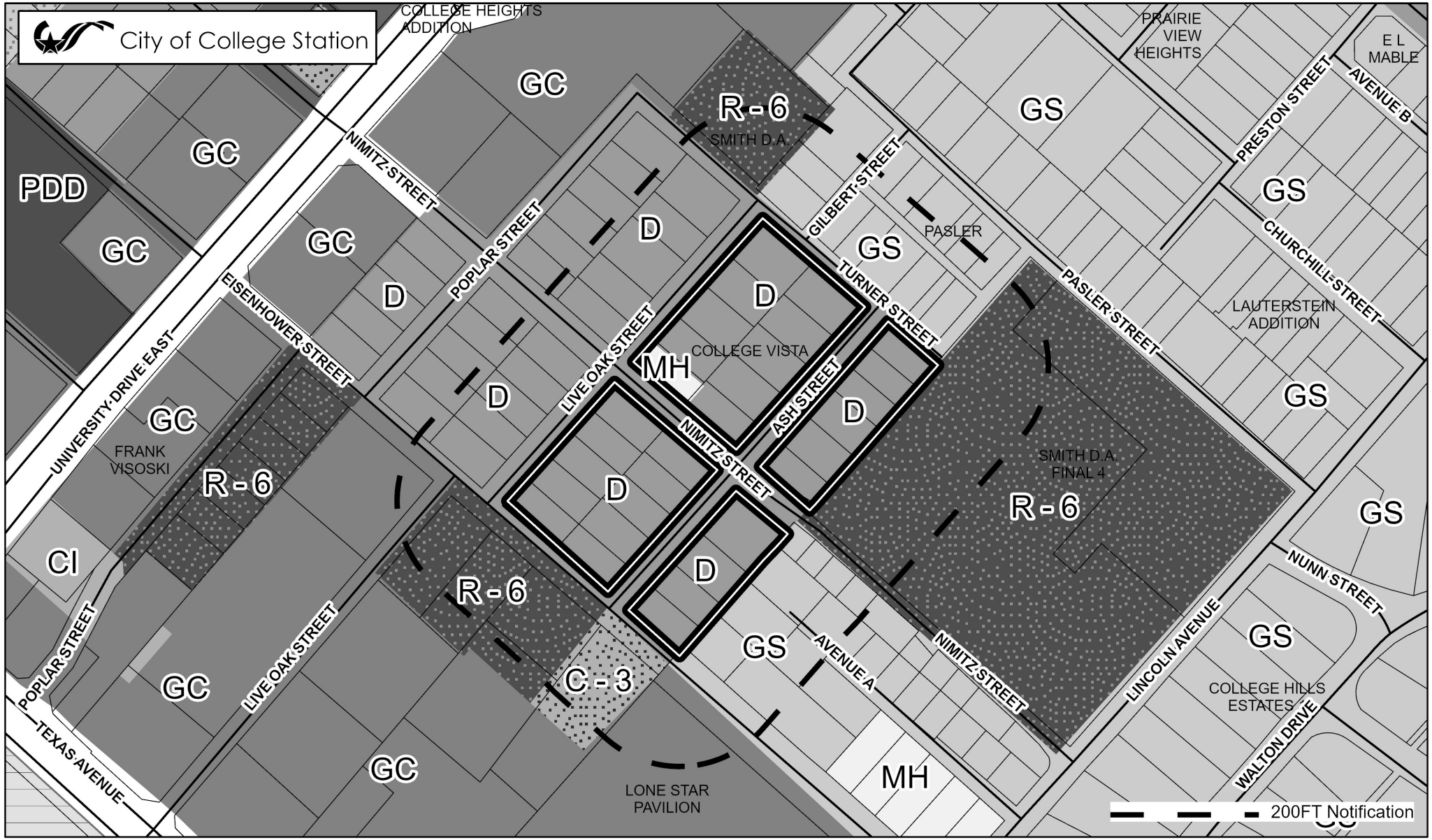


## EXISTING
Zoning




## 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

| | |
|---|---|
| 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

0 245 490 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.**

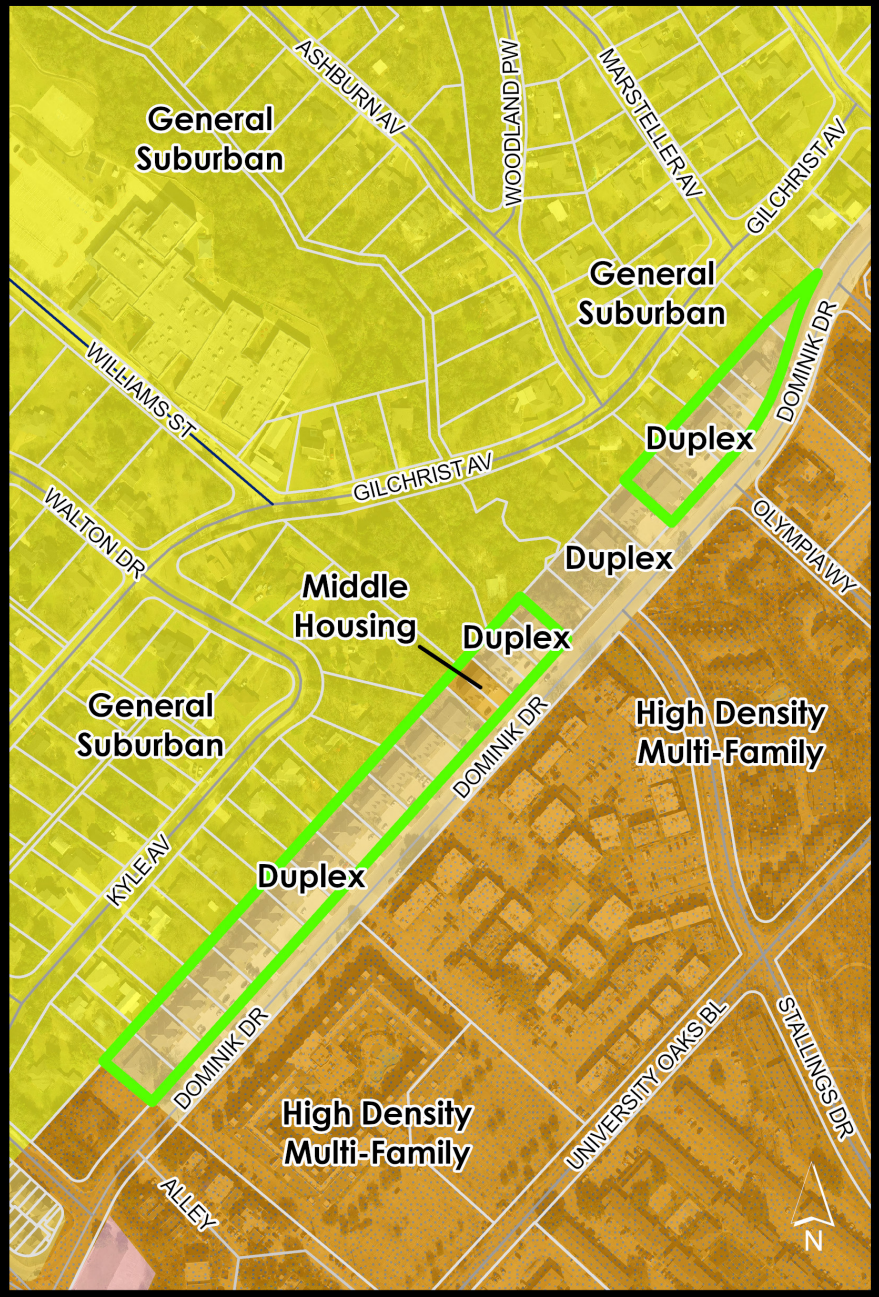
Case: REZ2023-000058

REZONING

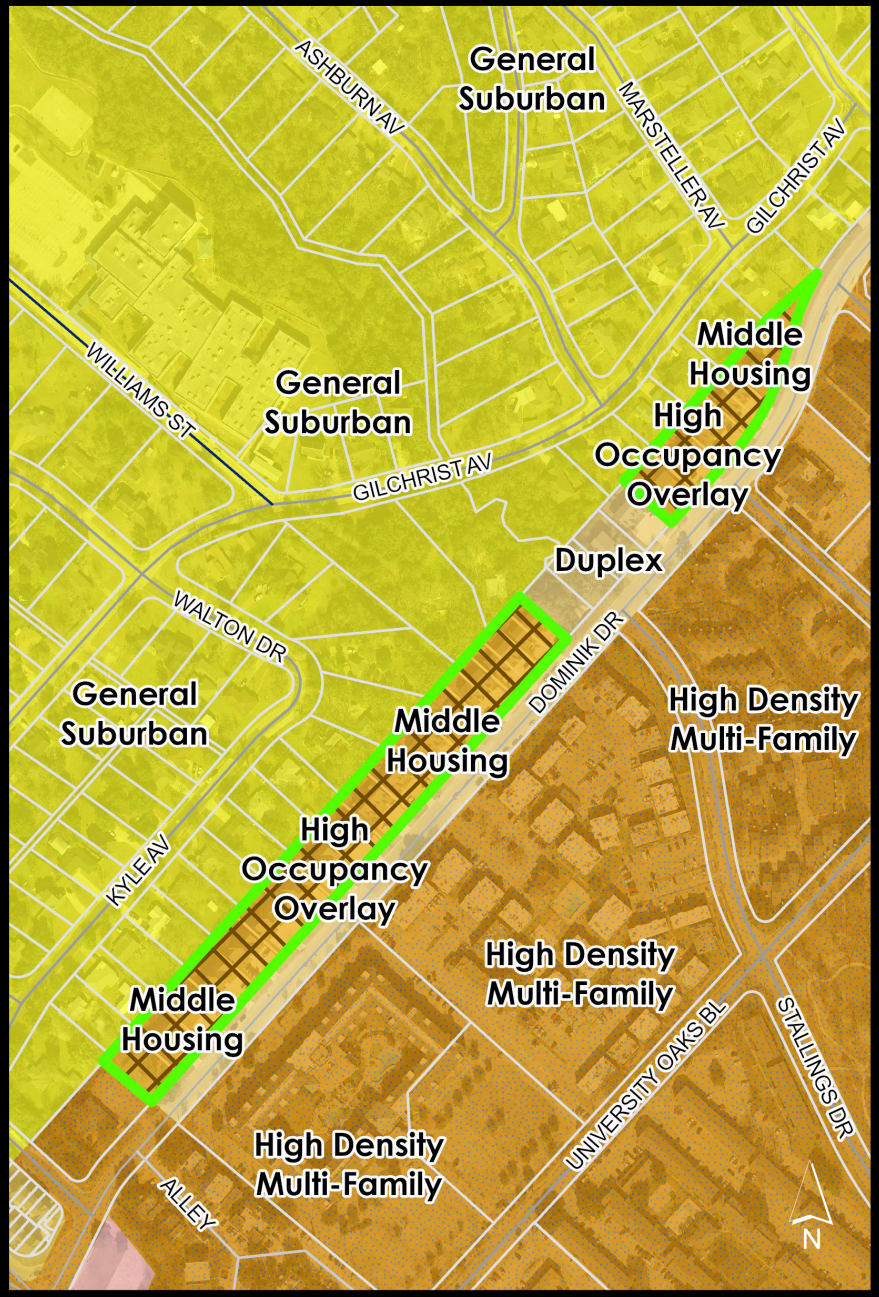
# EXISTING
## Future Land Use

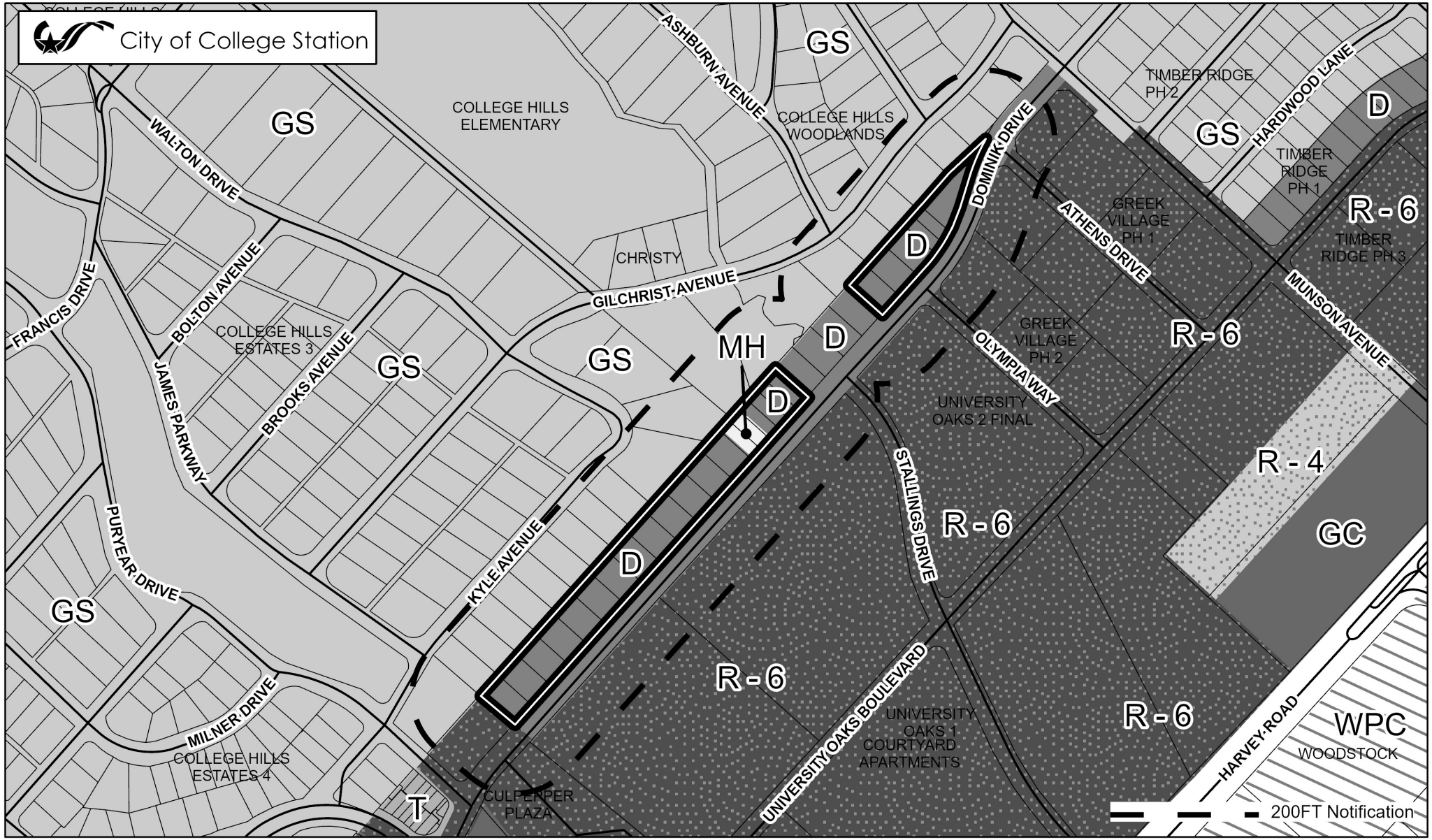


## EXISTING
Zoning




## 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:**

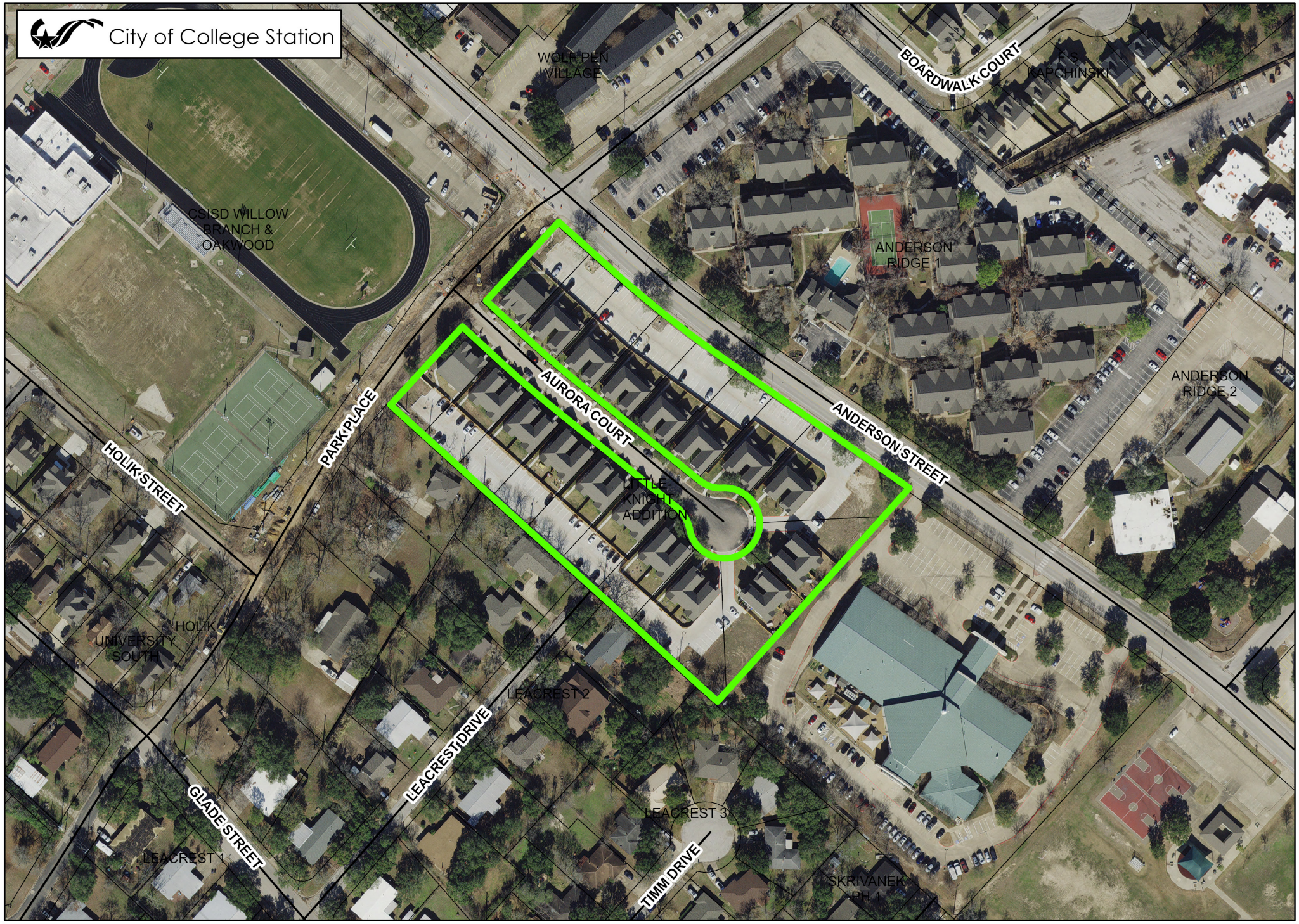
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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.

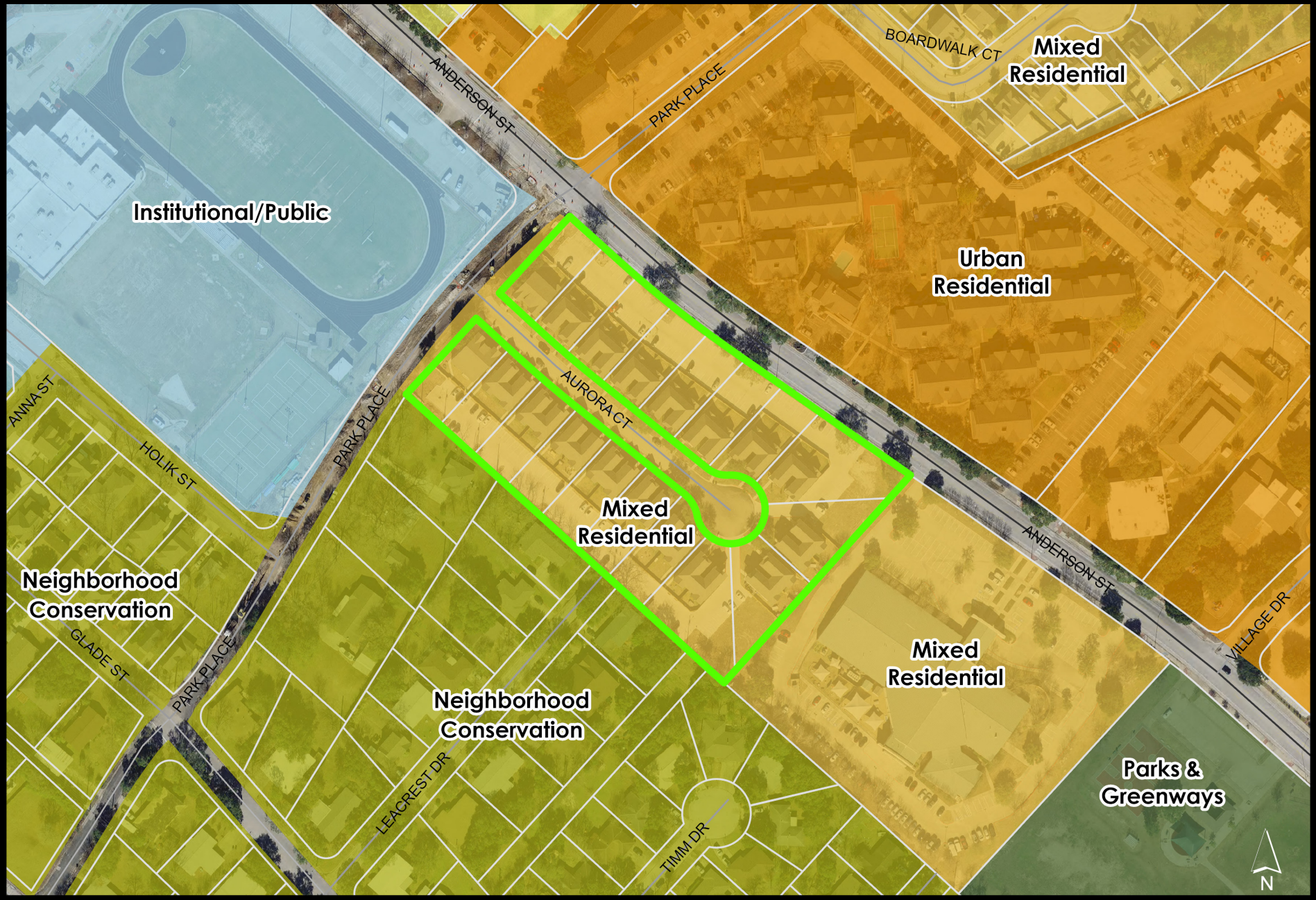



**J - AURORA COURT**

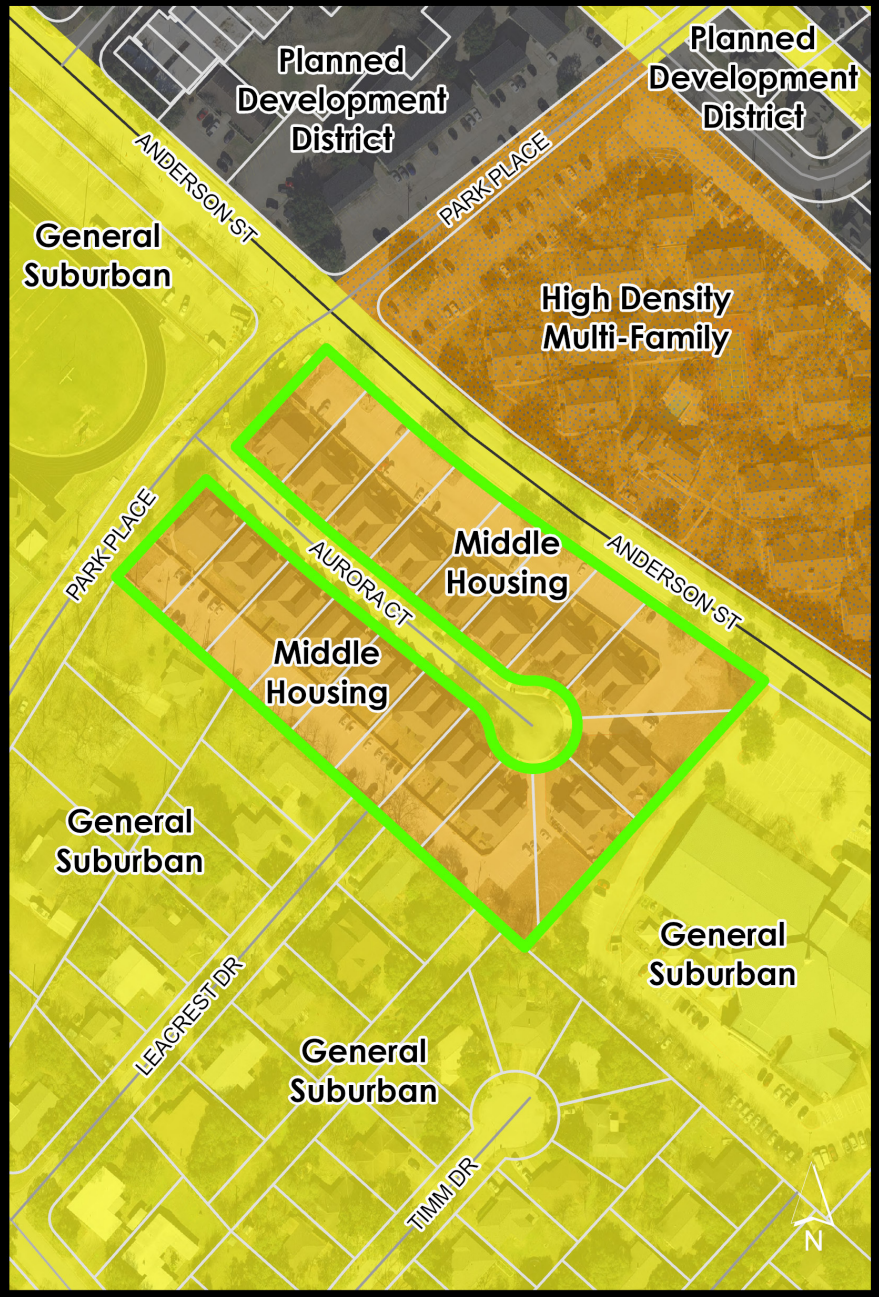
Case: REZ2023-000067

REZONING

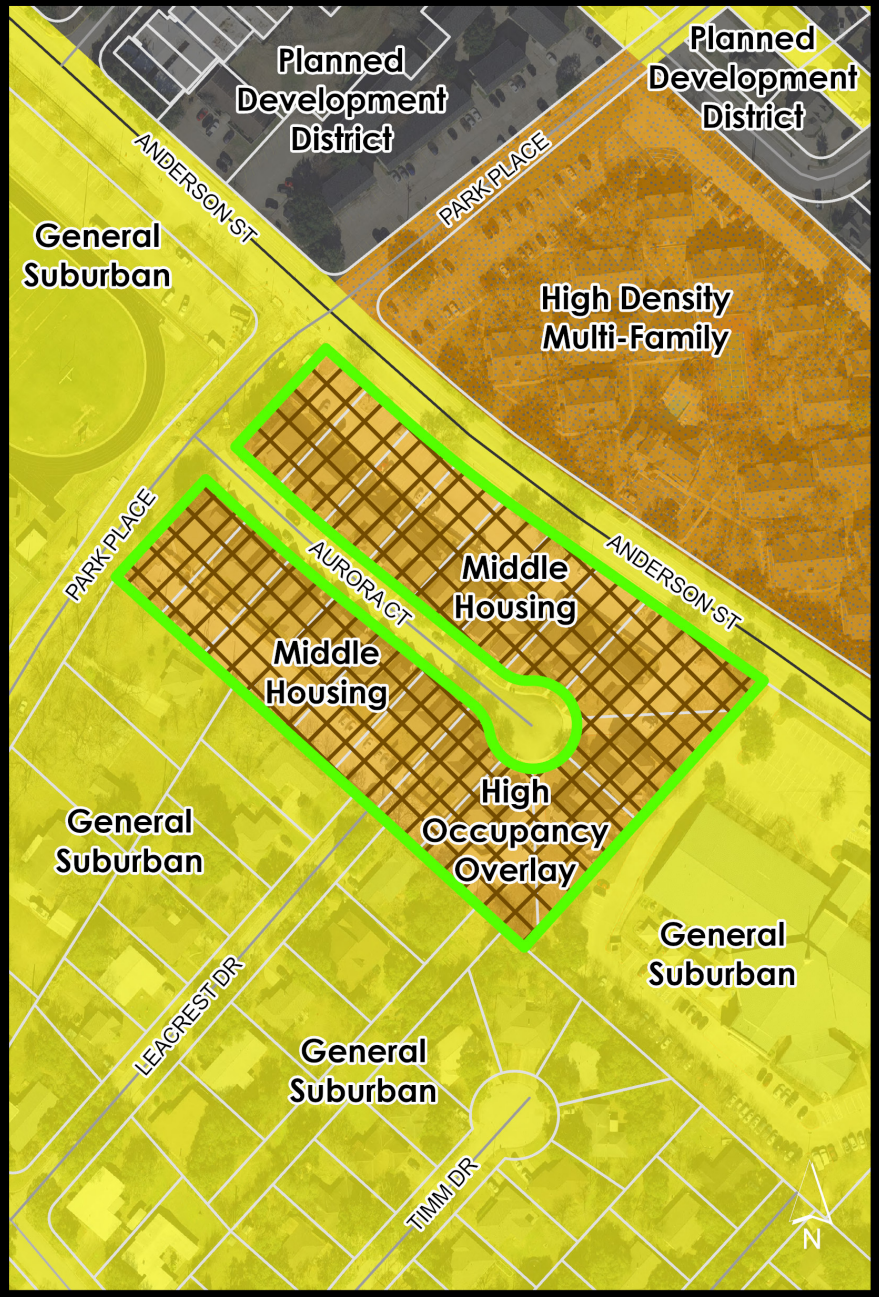
# EXISTING
## Future Land Use

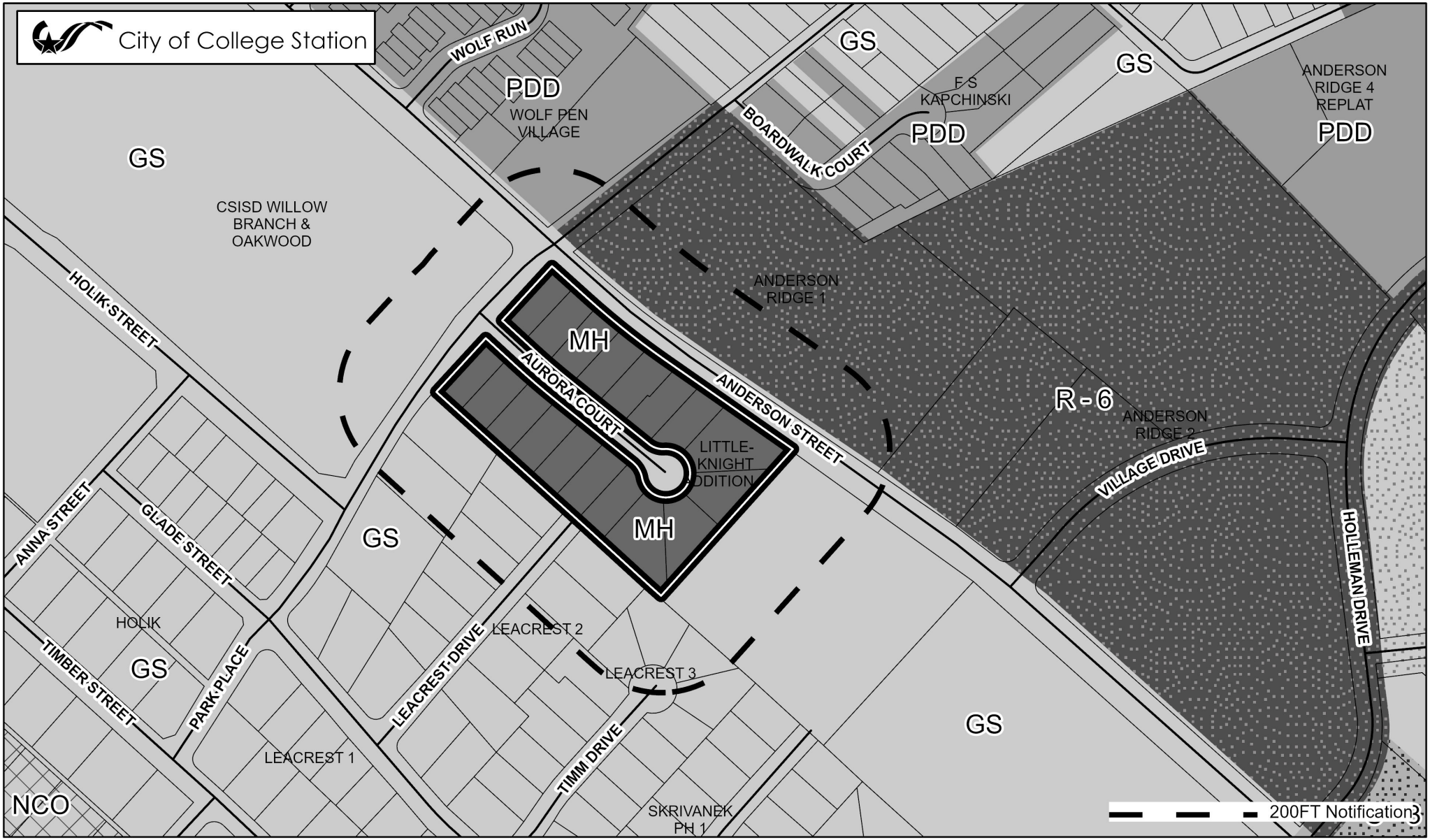


## EXISTING
Zoning




## 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:**

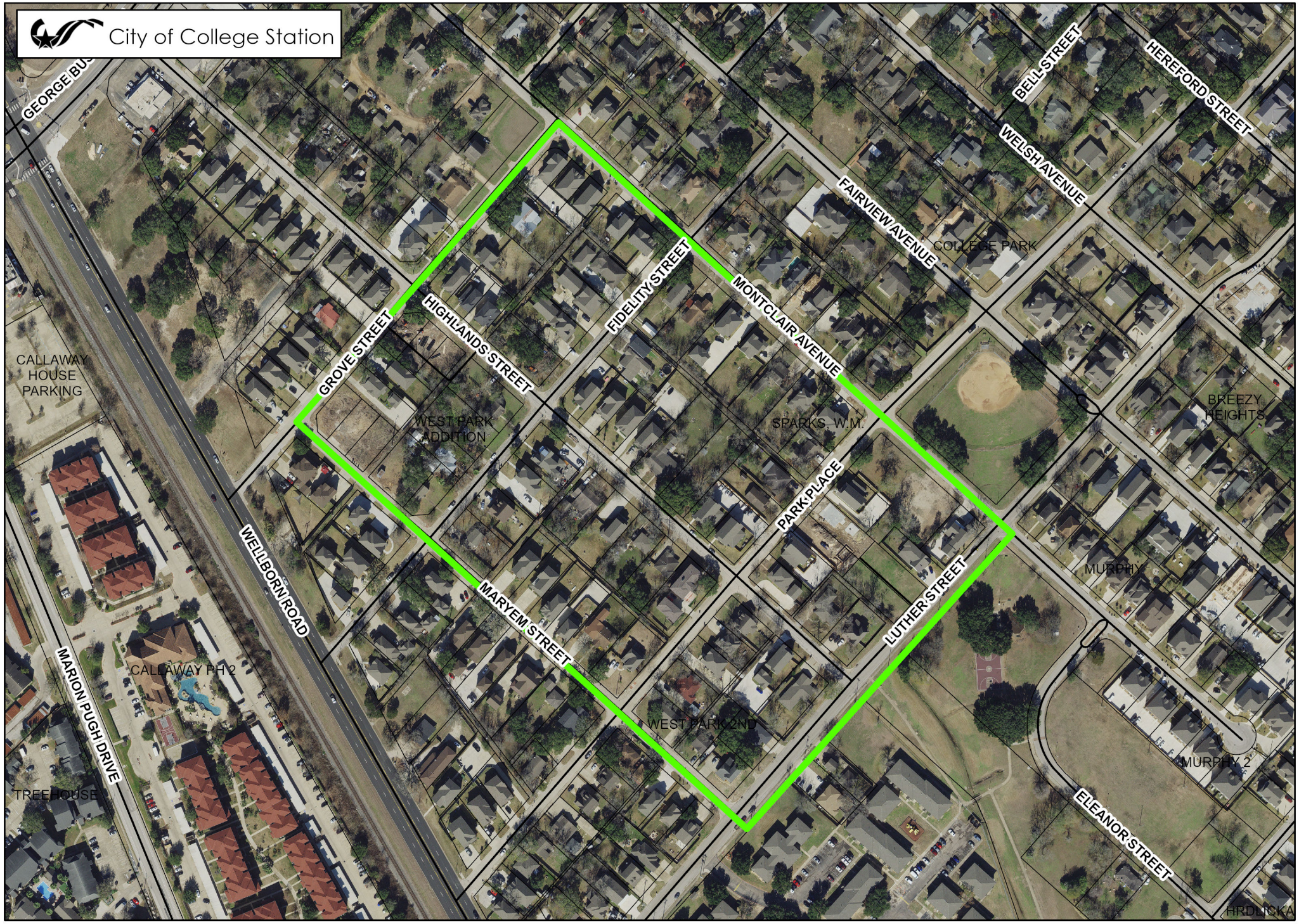
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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

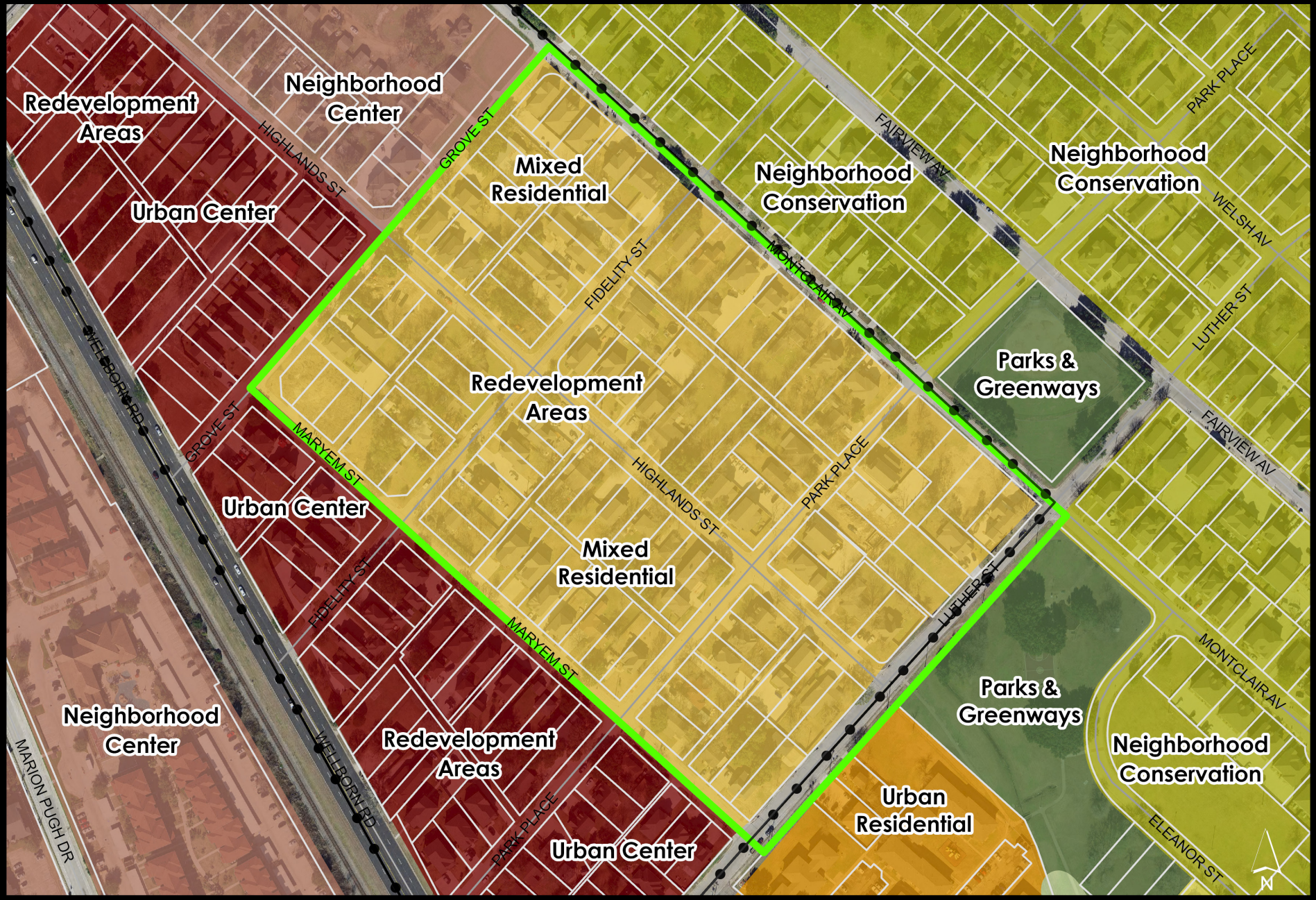
0 250 500 Feet

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

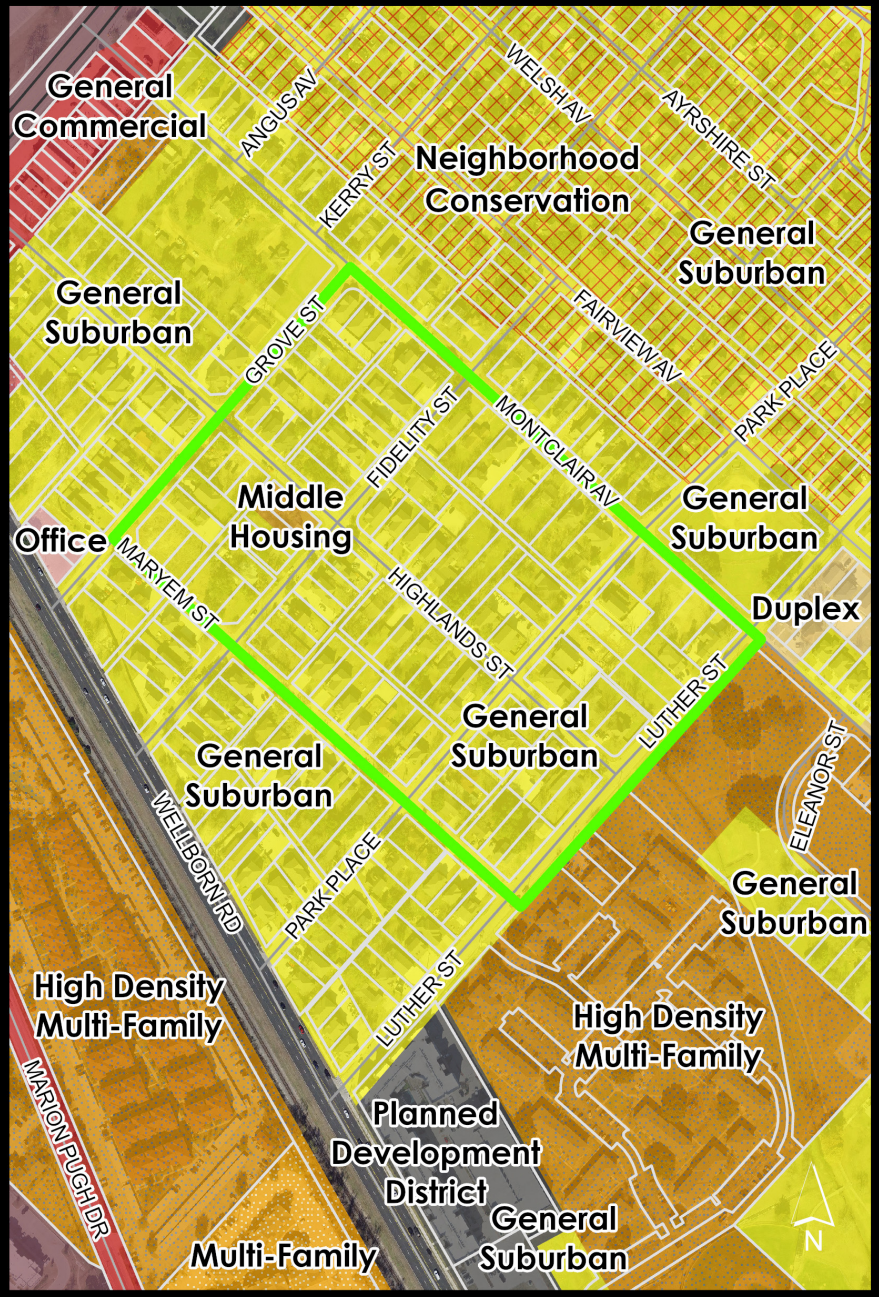
Case: REZ2023-000052

REZONING

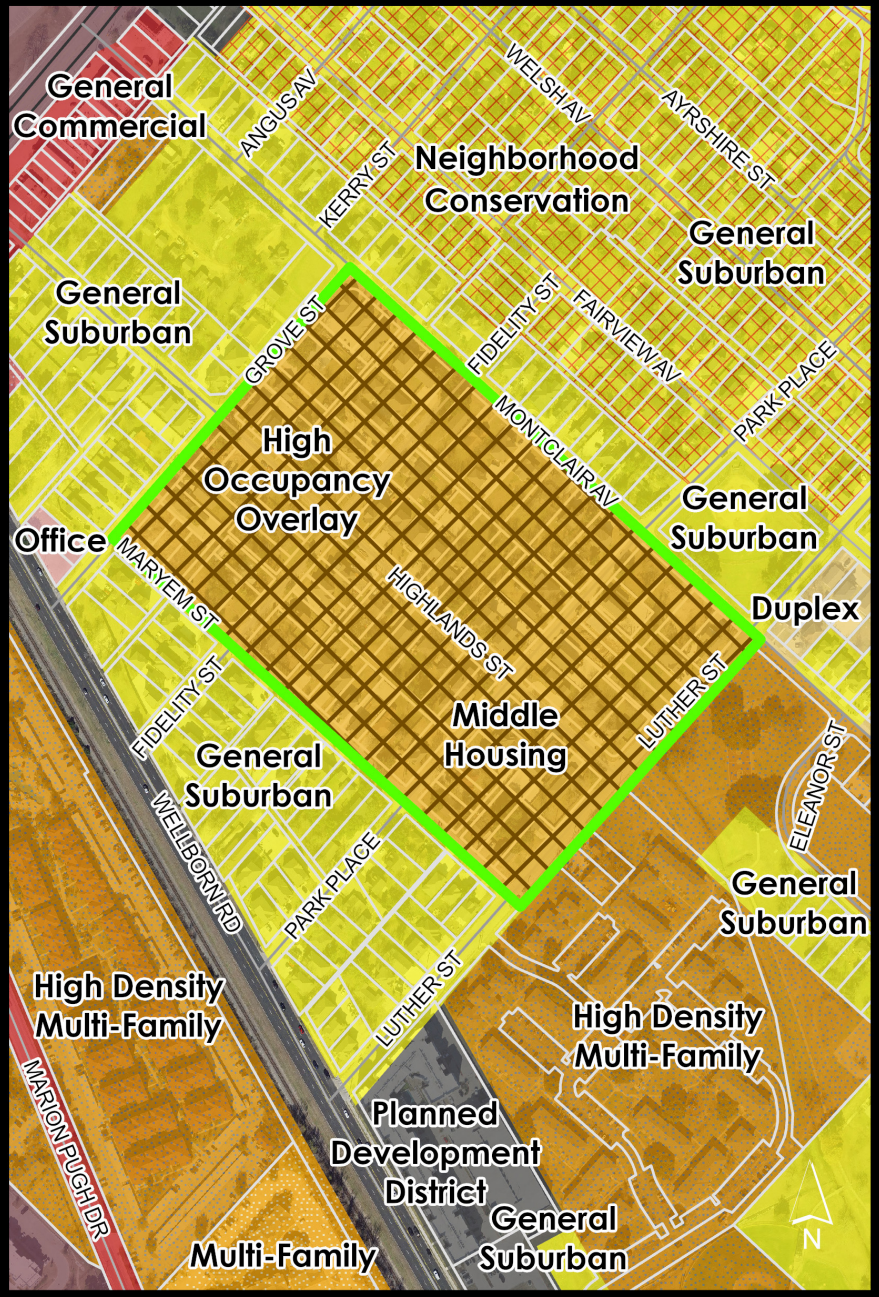
# EXISTING
## Future Land Use

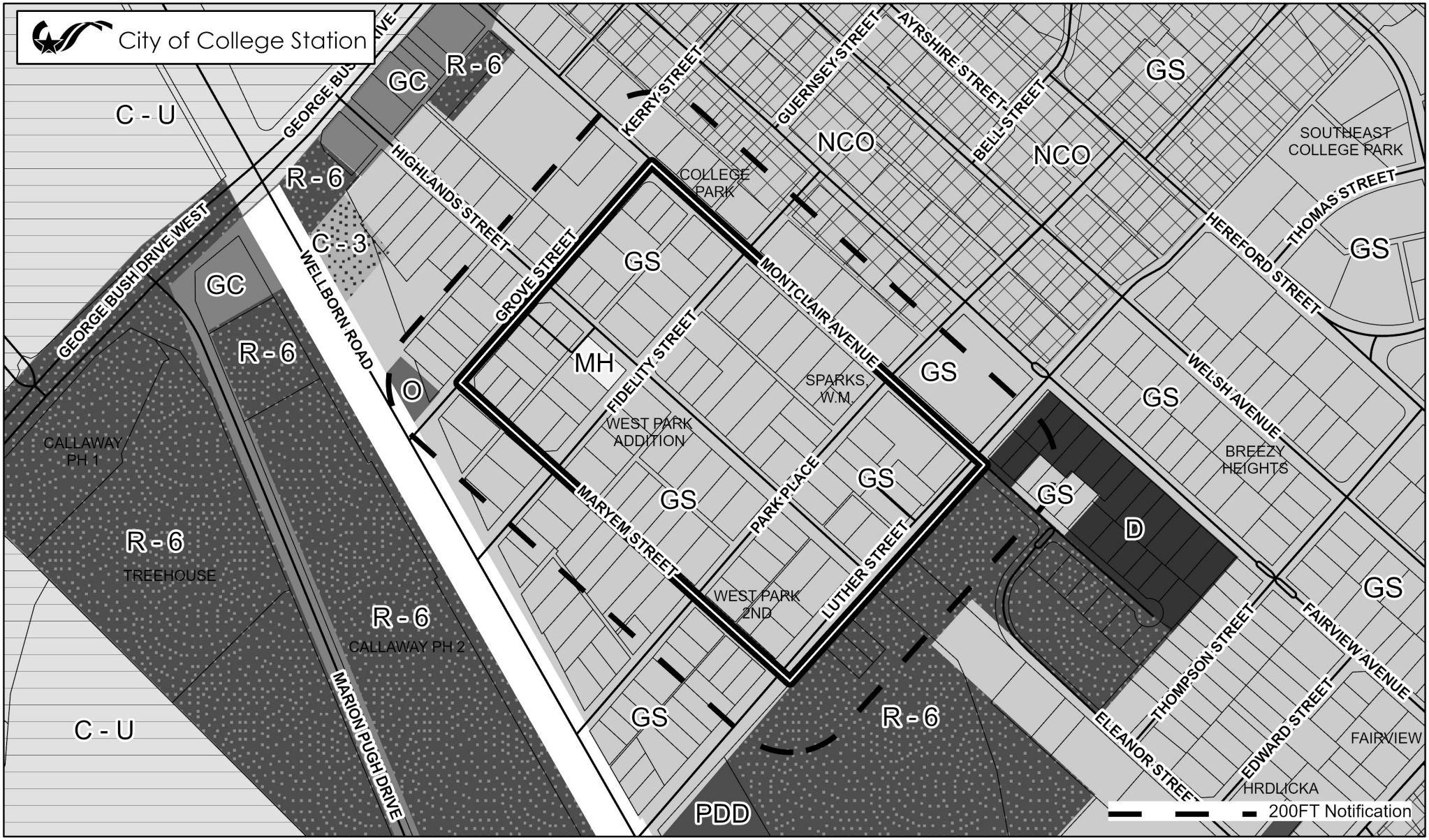


## EXISTING
Zoning




## 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 |

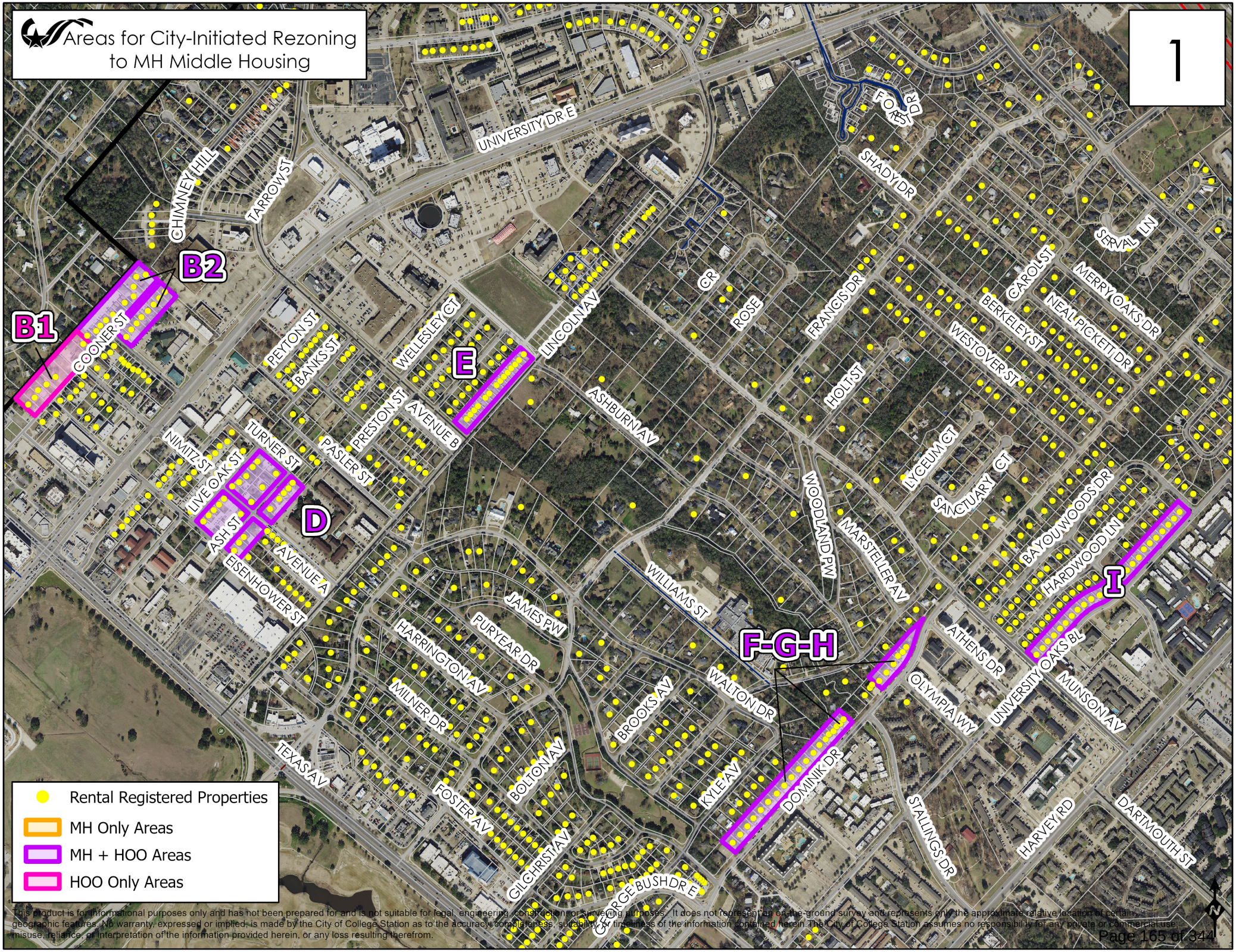
NORTH

0 375 750 Feet

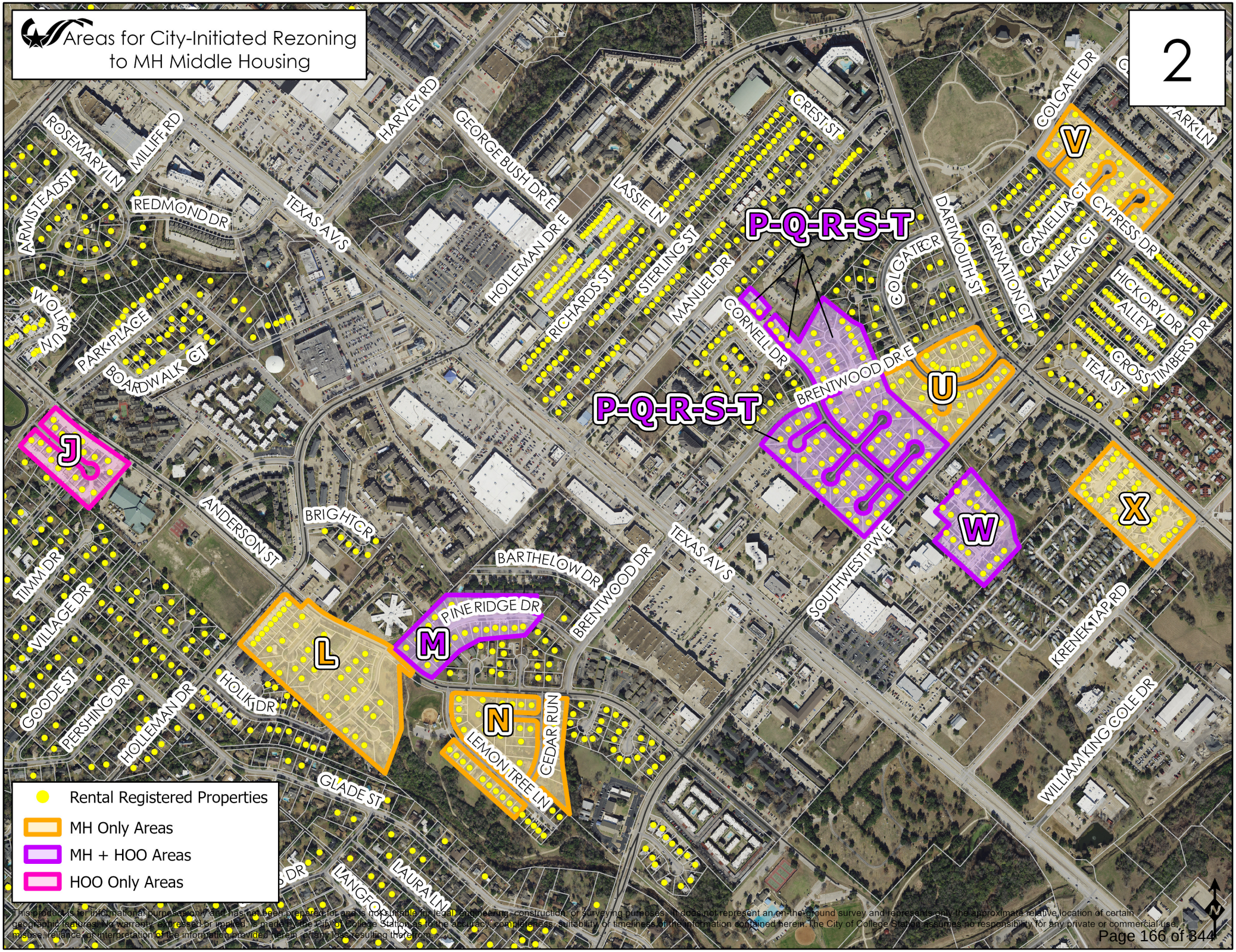
**Y - GROVE STREET, MARYEM STREET, LUTHER STREET & MONTCLAIR AVENUE AREA**

Case: REZ2023-000052

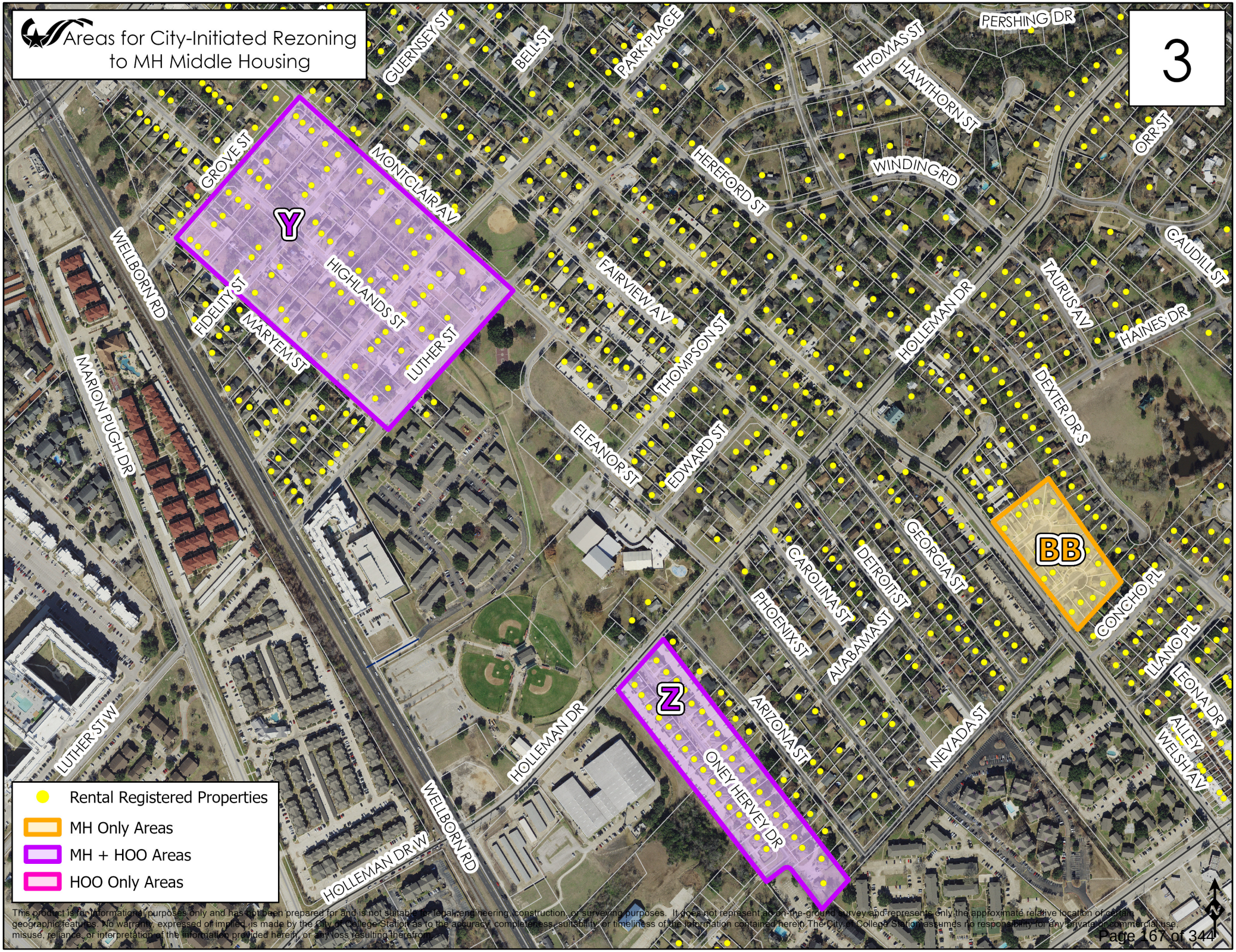
REZONING




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.

**October 26, 2023**
**Item No. 9.5.**
**Shared Housing**

**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 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.

**Relationship to Strategic Goals:**

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval.

The Planning and Zoning Commission heard this item at their October 5, 2023 meeting and recommended approval 5-0.

**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. Ordinance
2. Section 6.3 Types of Use redlines

**ORDINANCE NO. 2023-____**

**AN ORDINANCE AMENDING APPENDIX A "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 6.3 "TYPES OF USE" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, TO MODIFY WHICH ZONING DISTRICTS A SHARED HOUSING USE CAN LOCATE IN; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**PART 1:** That Appendix A "Unified Development Ordinance," Article 6.3 "Types of Use" of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit "A"** attached hereto and made a part of this Ordinance for all purposes.

**PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

**PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

**PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

**PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.**

**ATTEST:** **APPROVED:**

_____ _____

**City Secretary** **Mayor**

**APPROVED:**

_____

**City Attorney**

# Exhibit A

That Appendix A "Unified Development Ordinance," Article 6.3 "Types of Use" of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

## 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 | 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* | |
| 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* | |
| 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.

## 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 26, 2023**
**Item No. 9.6.**
**City-Initiated Rezonings to MH Middle Housing and HOO High Occupancy Overlay (2 of 2)**

**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 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.

**Relationship to Strategic Goals:**

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval.

The Planning & Zoning Commission heard this item at their October 5, 2023 meeting and voted 5-0 to recommend 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. Ordinance
2. Area E Supporting Materials
3. Area I Supporting Materials
4. Area M Supporting Materials
5. Area P-Q-R-S-T Supporting Materials
6. Area W Supporting Materials
7. Area Z Supporting Materials
8. Area HH and Area II Supporting Materials
9. Area JJ-KK, Area LL, and Area MM Supporting Materials
10. Area 1 Map
11. Area 2 Map
12. Area 3 Map
13. Area 5 Map

**ORDINANCE NO. _____**

**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 W, TOWERS PARKWAY, DEACON DRIVE W, AND GENERAL PARKWAY;**

**CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**PART 1:** That 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, be amended as set out in **Exhibit "A," Exhibit "B," Exhibit "C," Exhibit "D," Exhibit "E," Exhibit "F," Exhibit "G," Exhibit "H," Exhibit "I," Exhibit "J," and Exhibit "K"** attached hereto and made a part of this Ordinance for all purposes.

**PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

**PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than

twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

**PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

**PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.**

**ATTEST:** **APPROVED:**

_____ _____

**City Secretary** **Mayor**

**APPROVED:**

_____

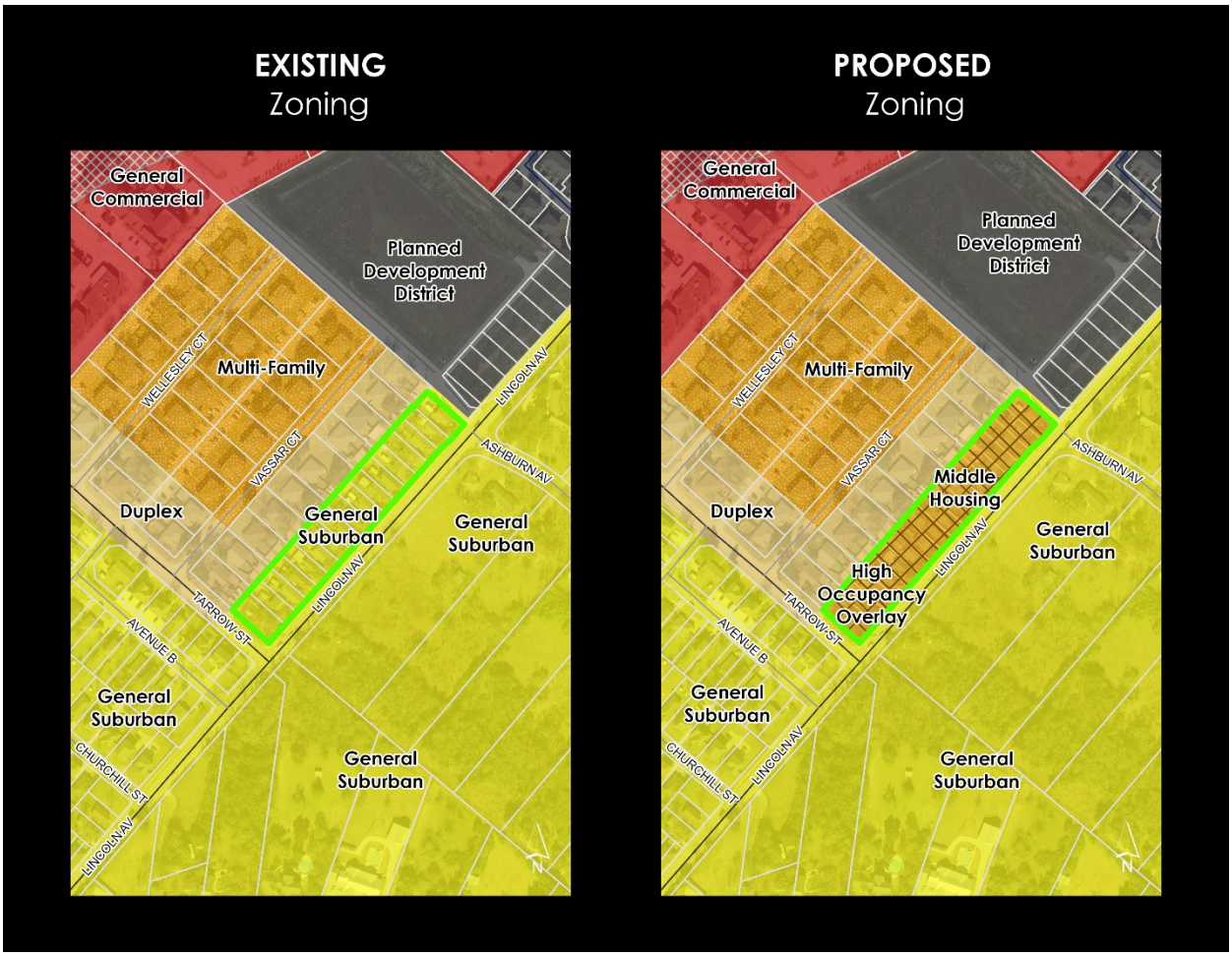
**City Attorney**

## Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay:

Lincoln Place Phase 2, Block C, Lots 1-16 and 17R



## Exhibit B

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22

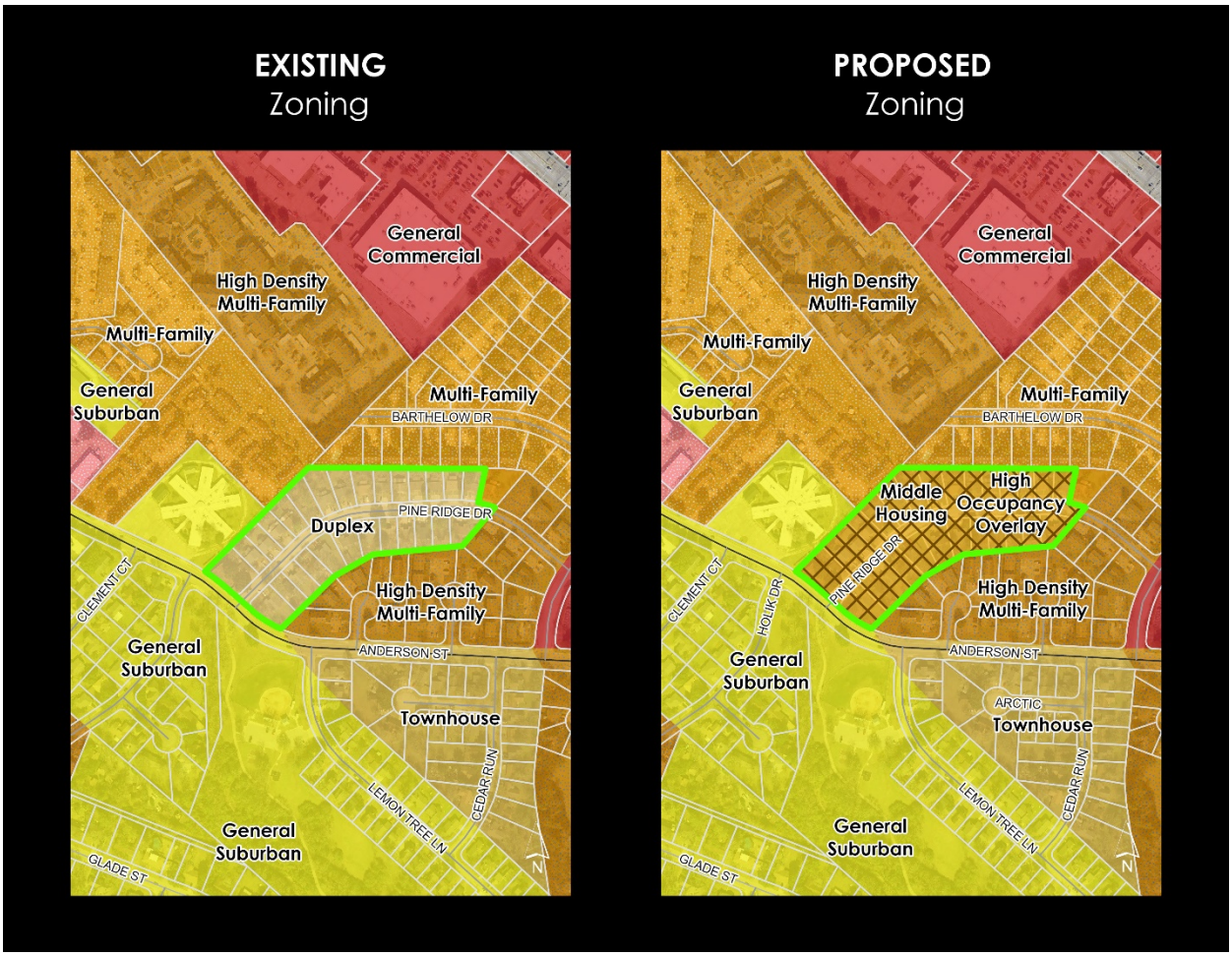


## Exhibit C

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1-12

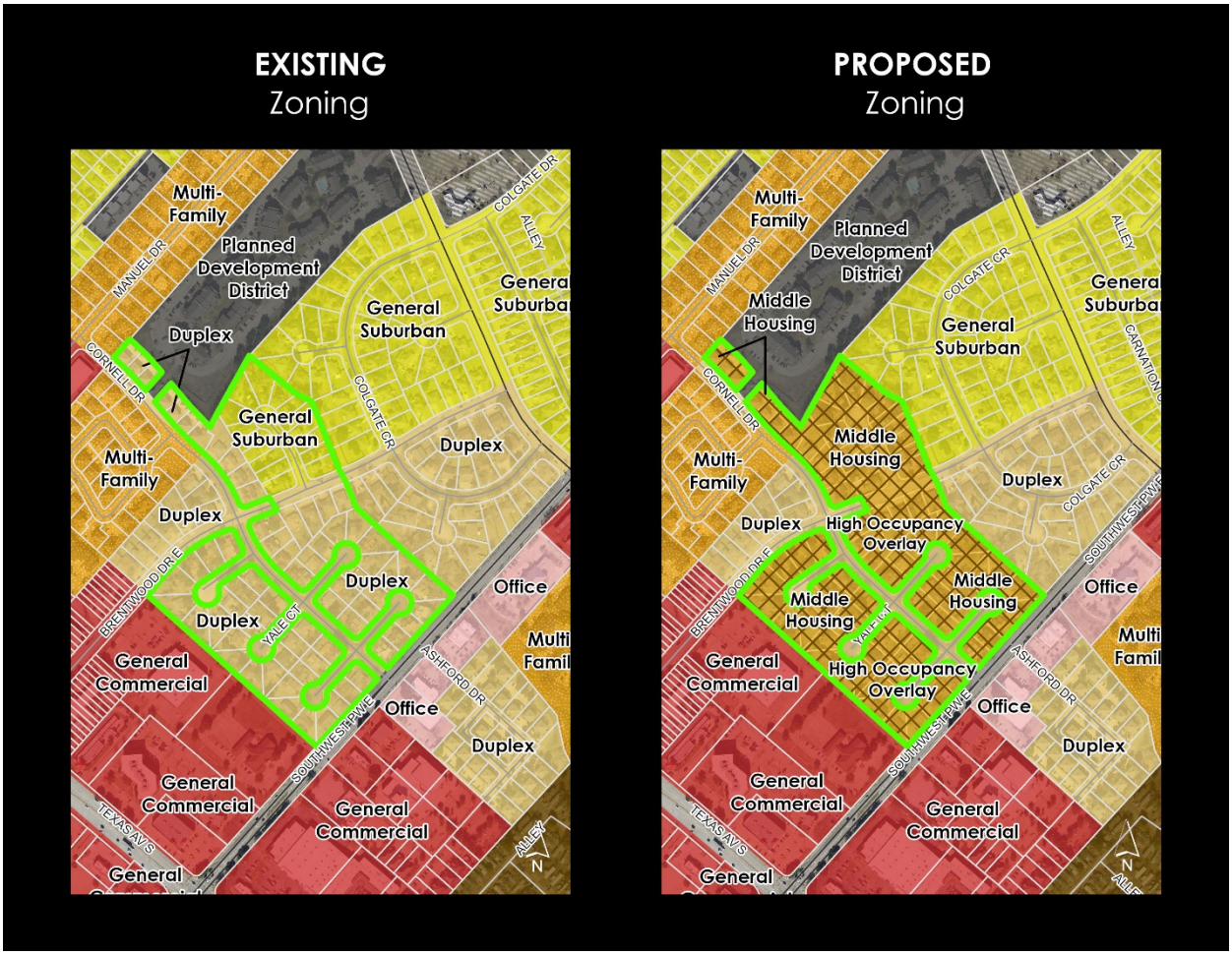


## Exhibit D

That 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, is hereby amended as follows:

The following properties are rezoned from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

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



## Exhibit E

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

Ashford Square Subdivision Replat, Volume 3202, Page 61

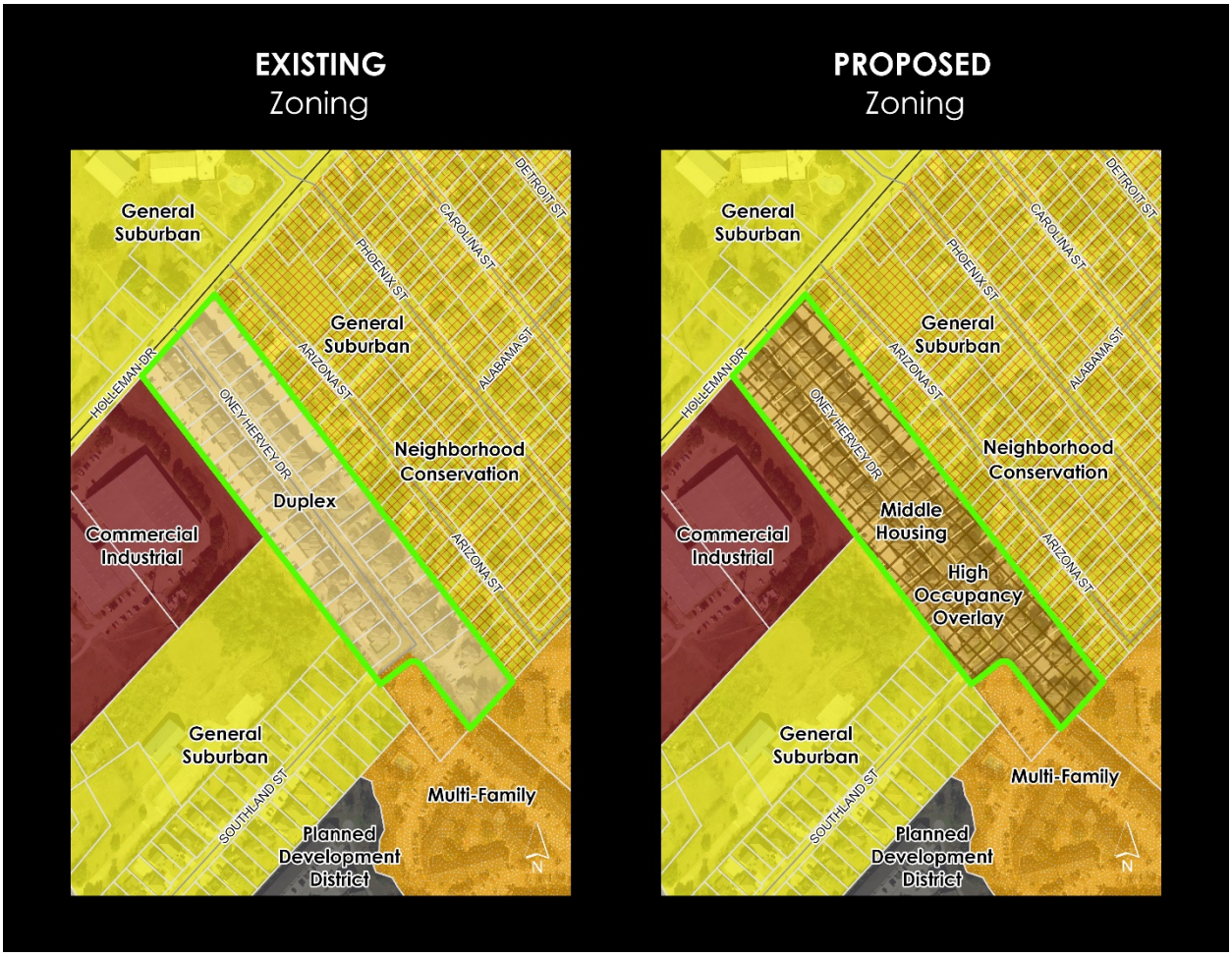


## Exhibit F

That 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, is hereby amended as follows:

The following property is rezoned from D Duplex to MH Middle Housing and HOO High Occupancy Overlay:

> Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "Park"

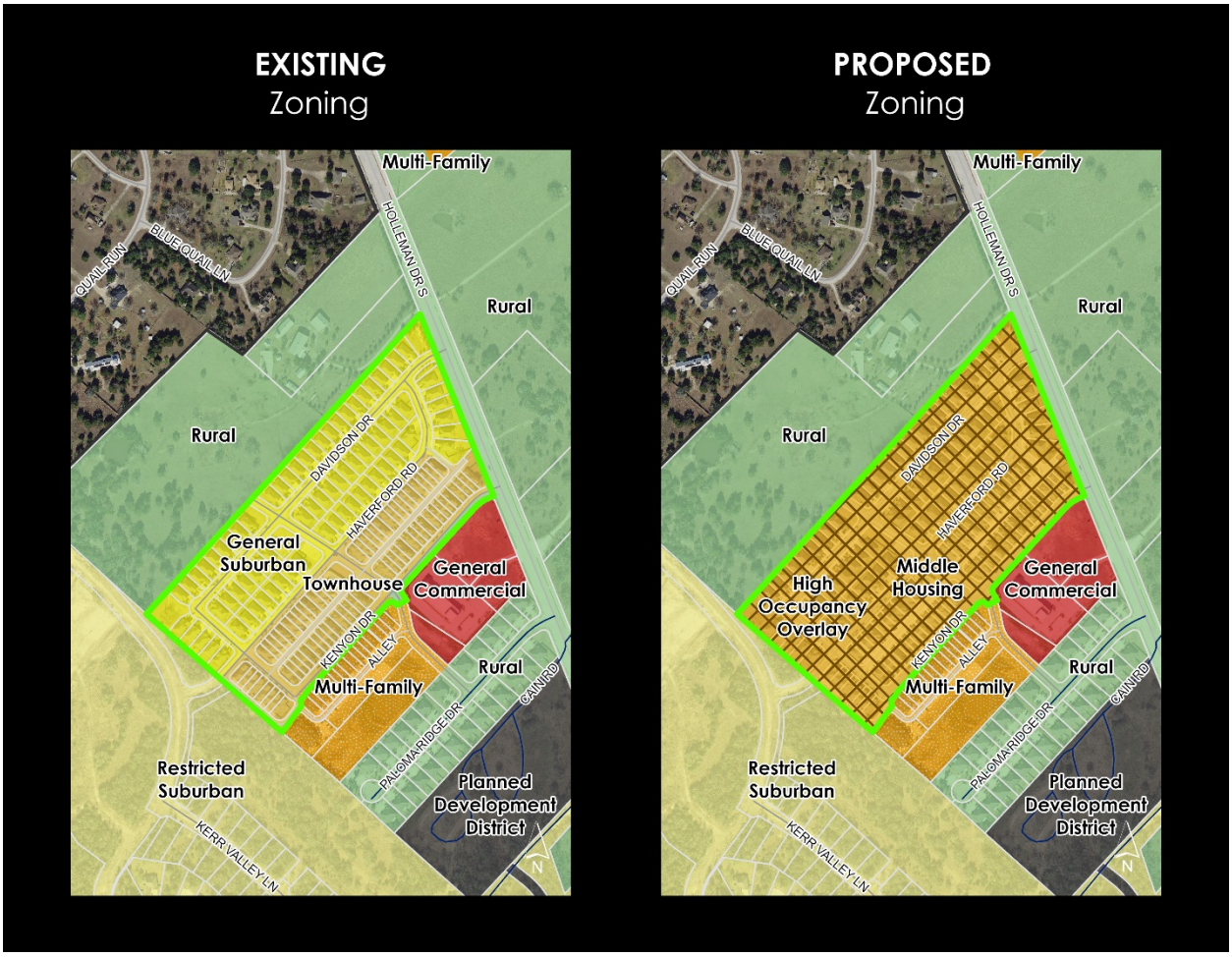


## Exhibit G

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision



## Exhibit H

That 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, is hereby amended as follows:

The following property is rezoned from R Rural to MH Middle Housing and HOO High Occupancy Overlay:

Las Palomas Subdivision



## Exhibit I

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

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



## Exhibit J

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

> Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision



## Exhibit K

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or T Townhouse to MH Middle Housing and HOO High Occupancy Overlay:

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



**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:**

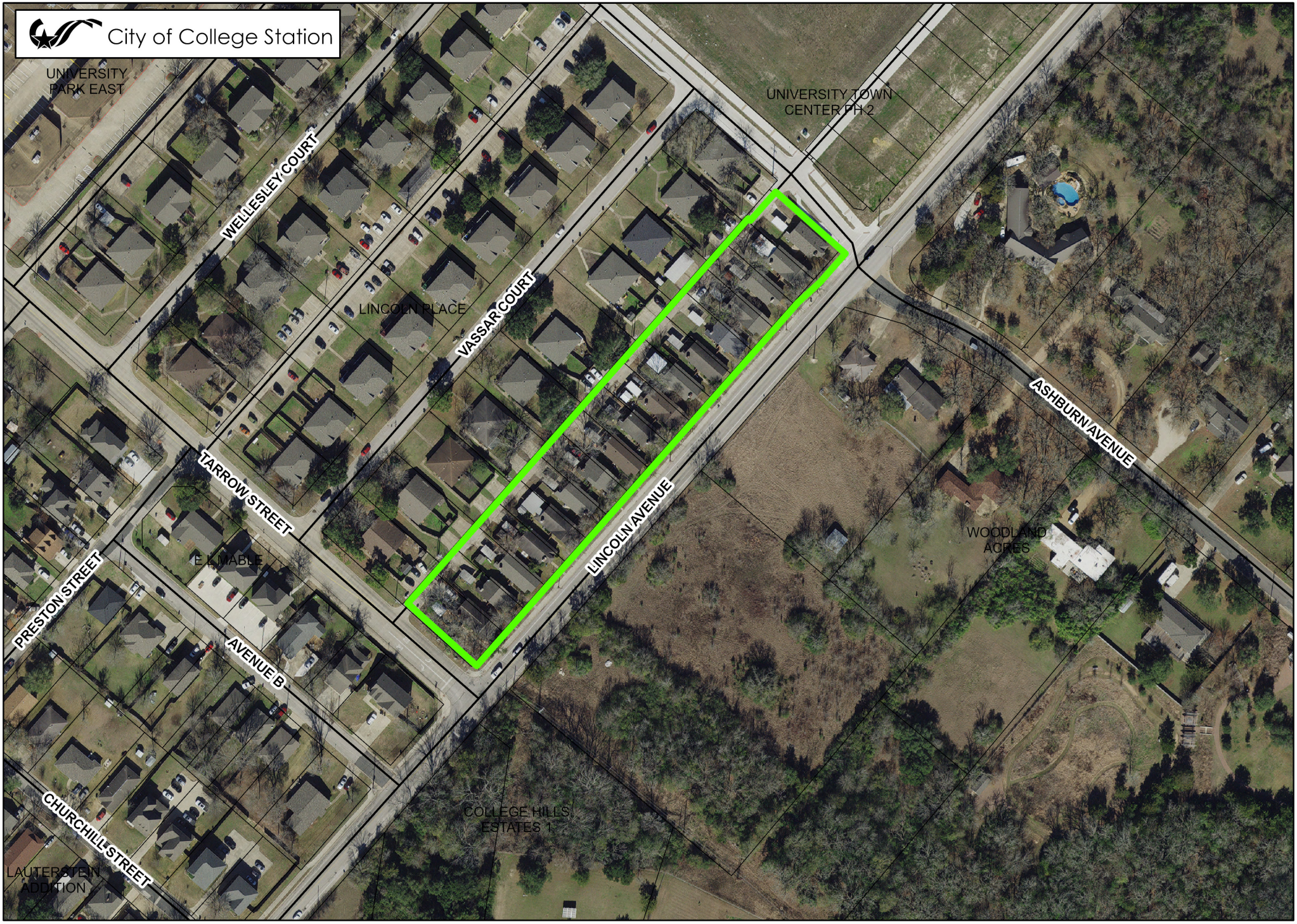
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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.




NORTH

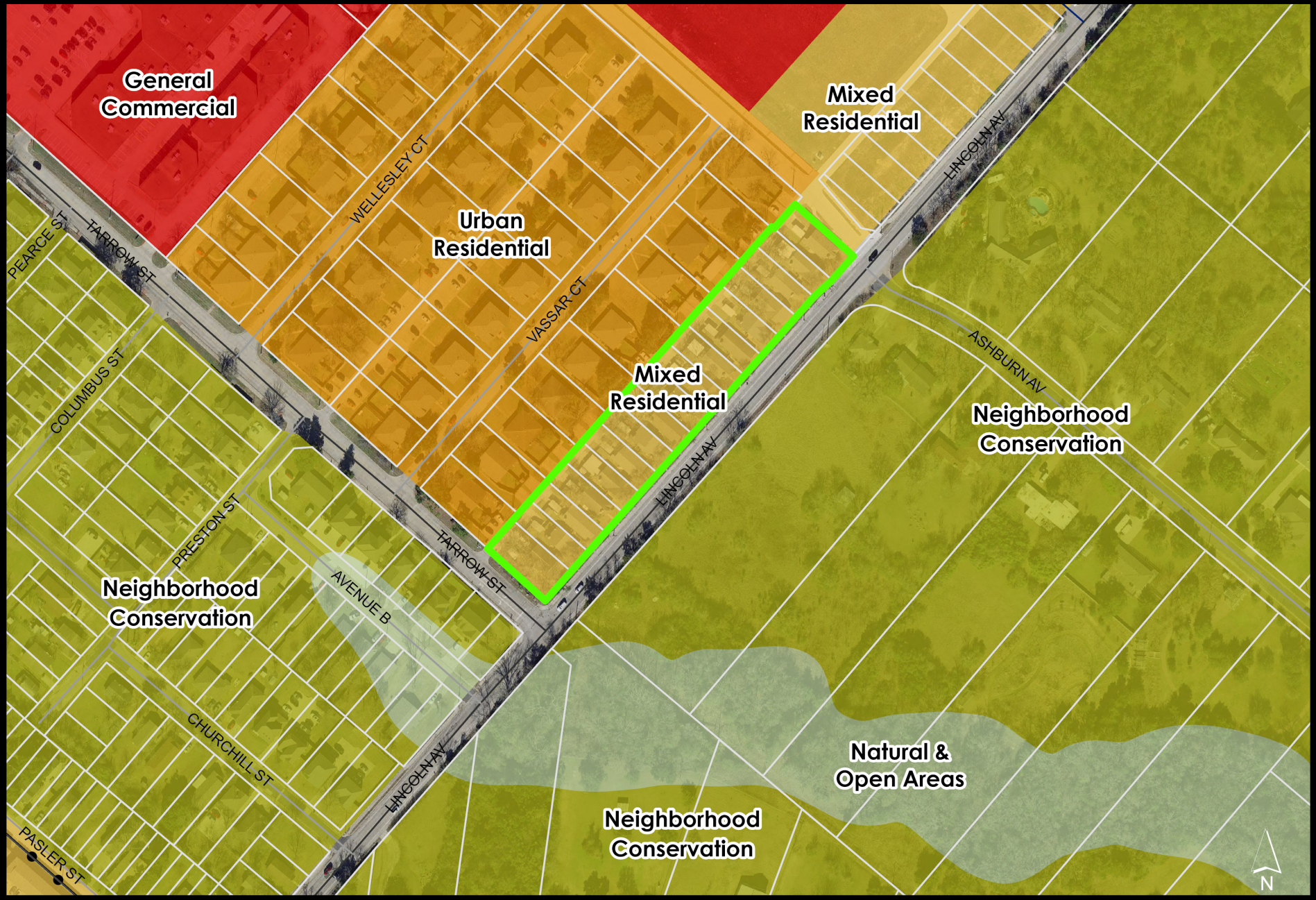
0 160 320 Feet

**E - LINCOLN AVE.**

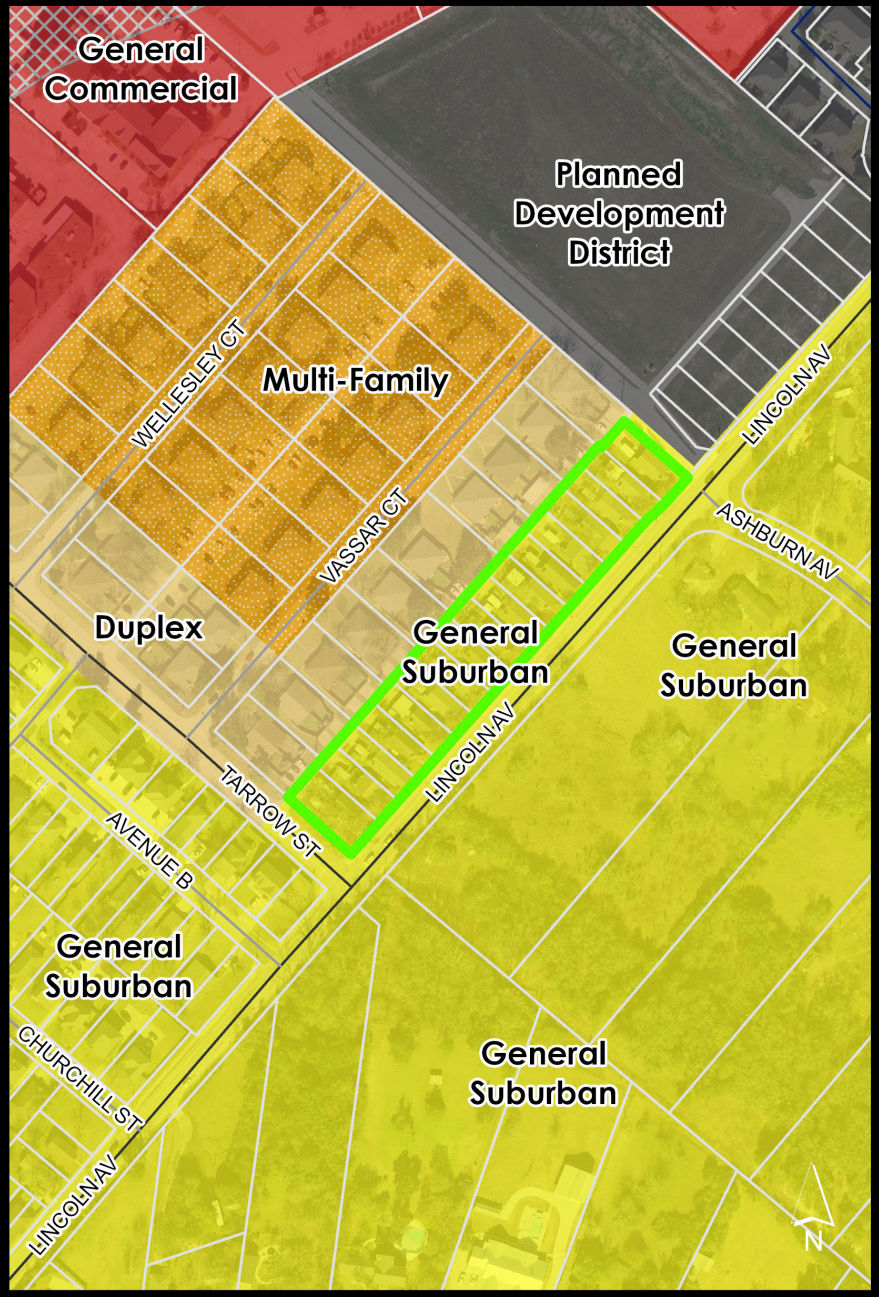
Case: REZ2023-000057

REZONING

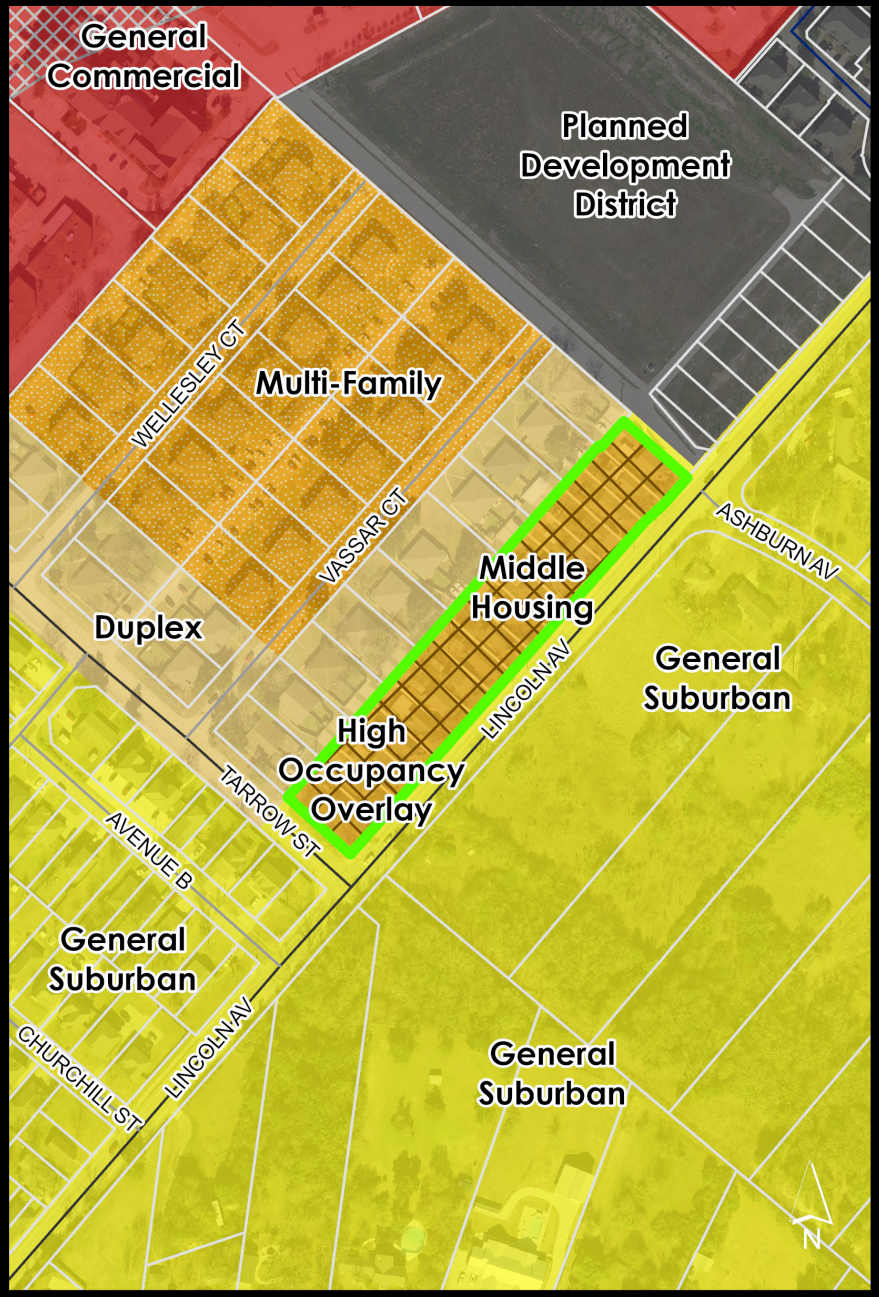
# EXISTING
## Future Land Use

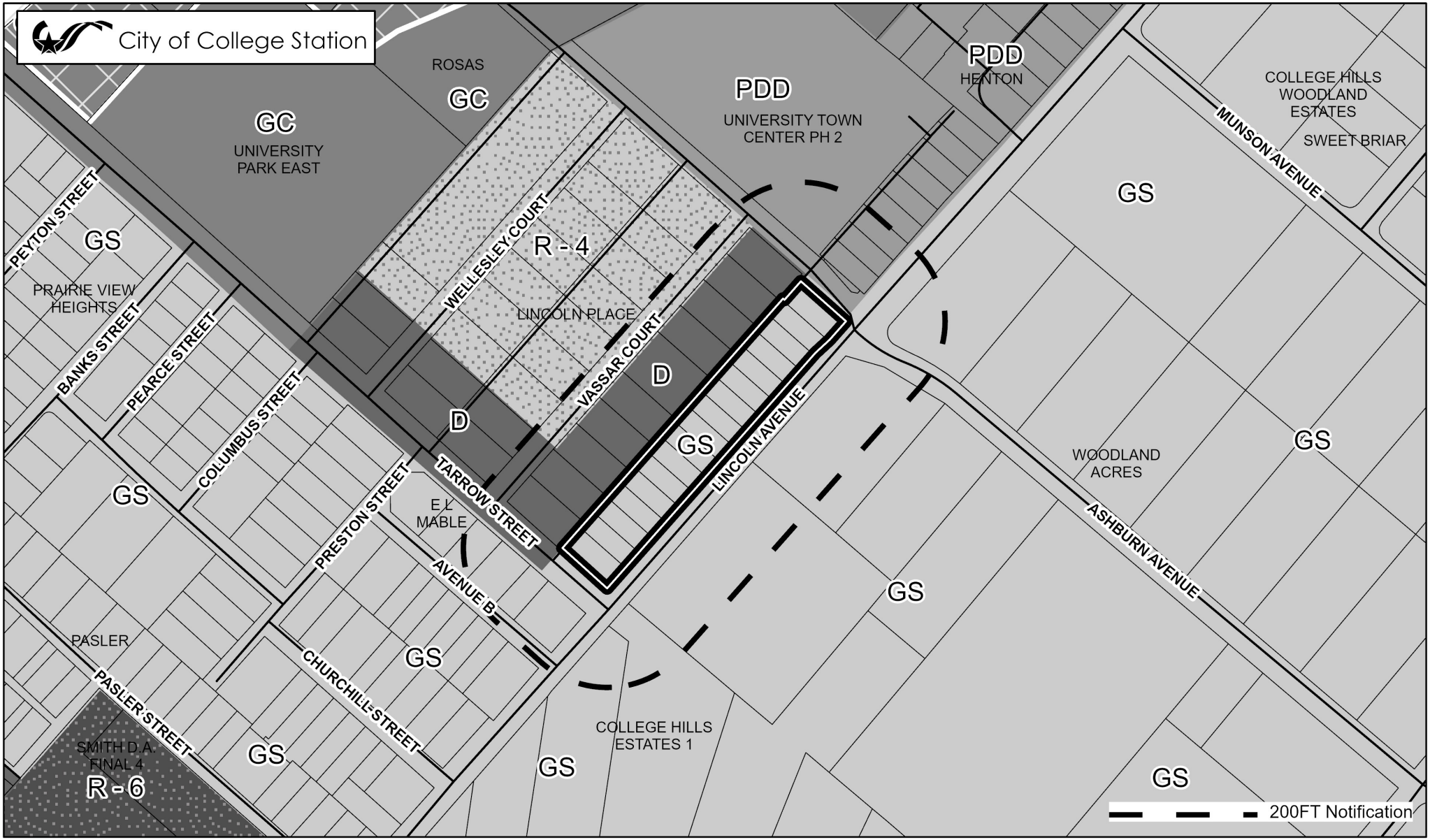


## EXISTING
Zoning




## 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:**

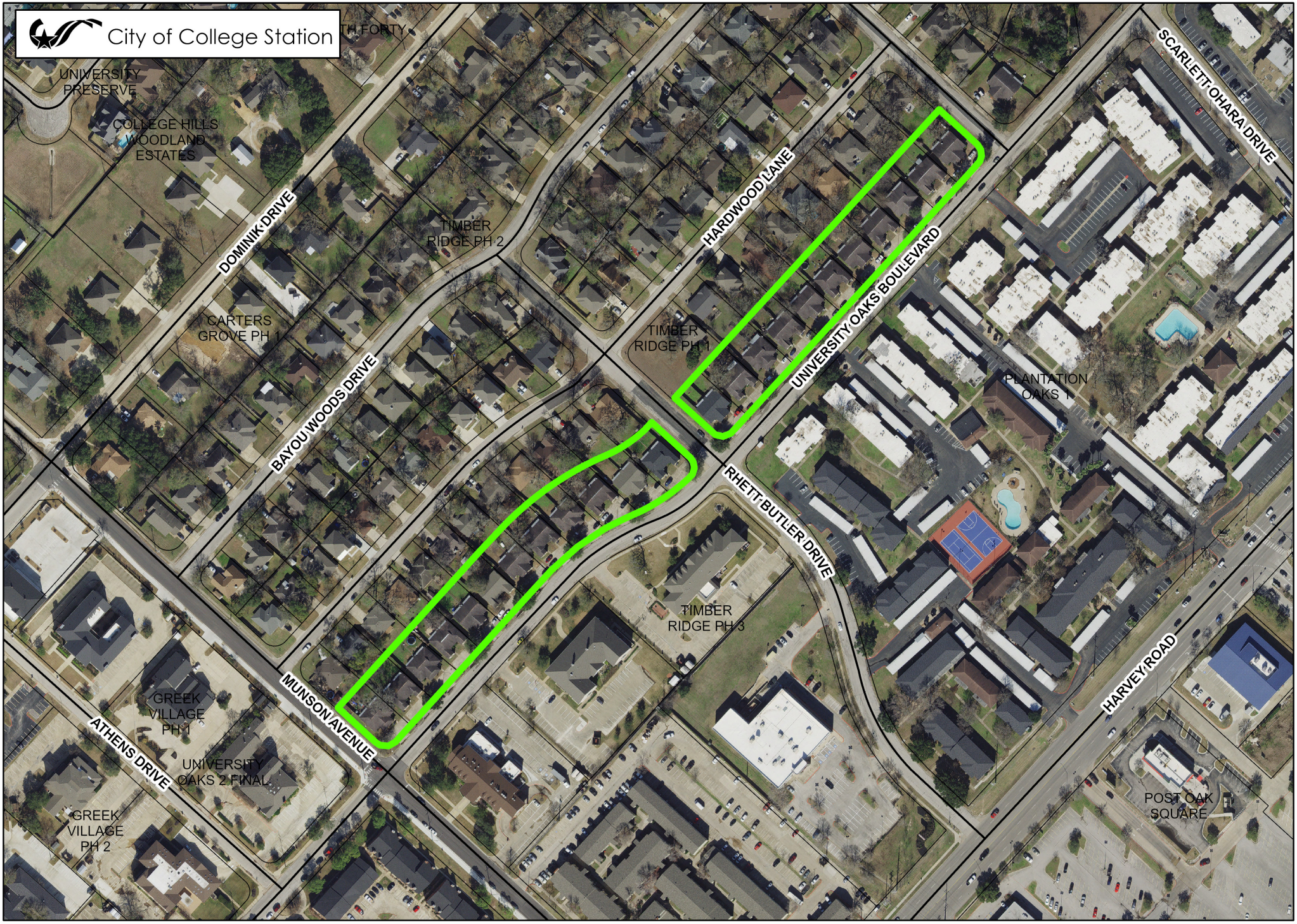
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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:**

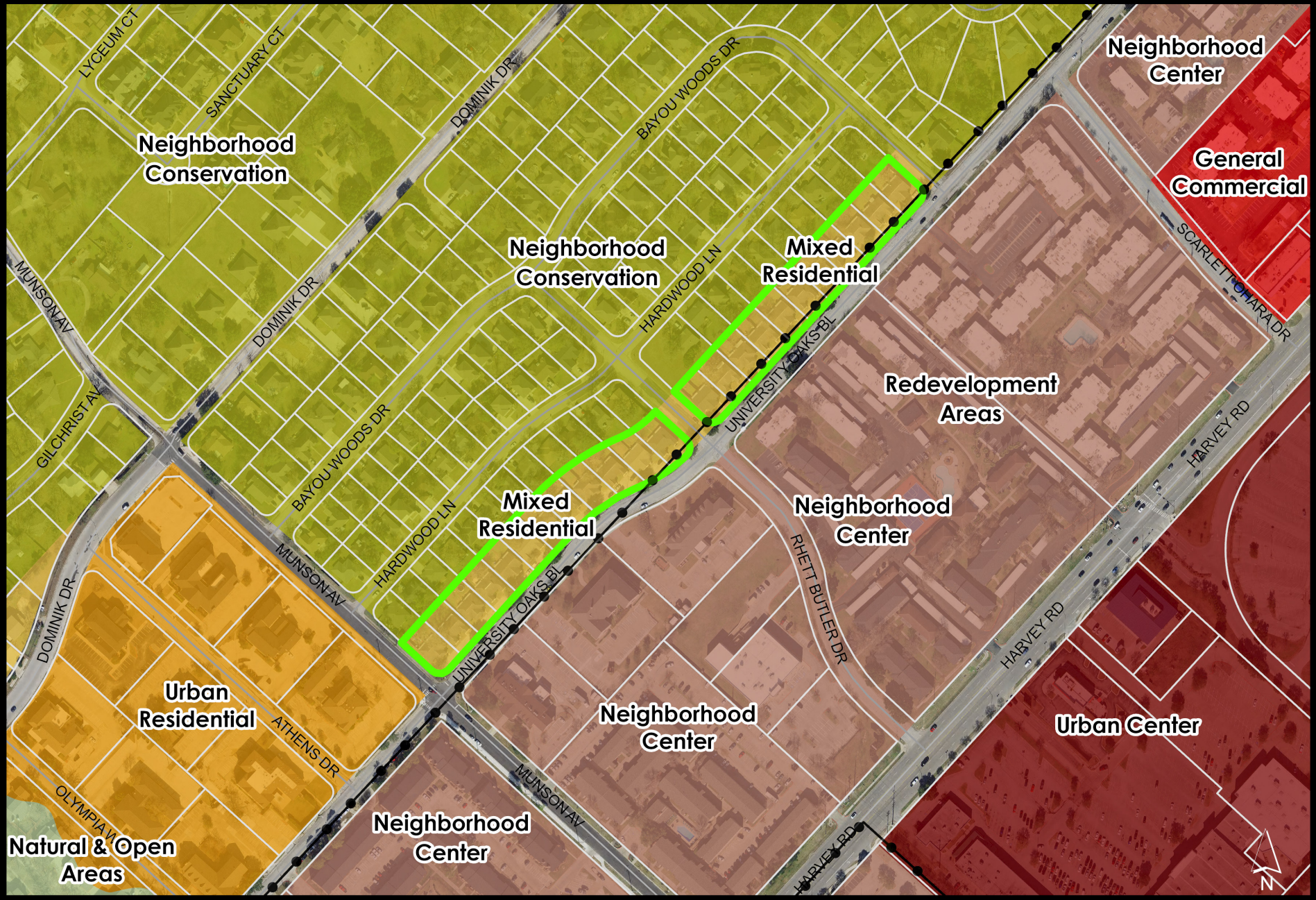
   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

**Staff Recommendation**

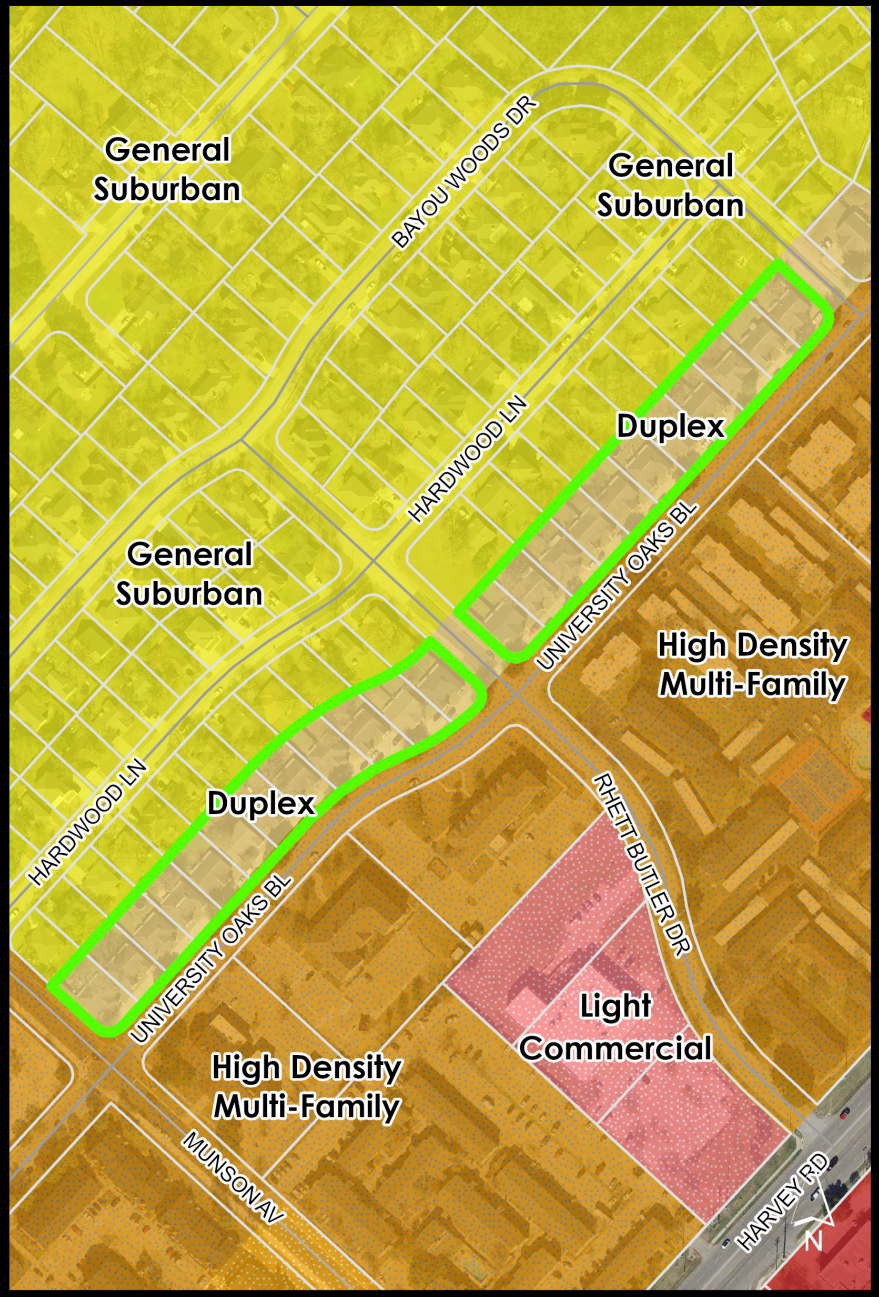
Staff recommends approval.


City of College Station
UNIVERSITY PRESERVE
COLLEGE HILLS WOODLAND ESTATES
DOMINIK DRIVE
TIMBER RIDGE PH 2
HARDWOOD LANE
SCARLETT O'HARA DRIVE
CARTERS GROVE PH 1
TIMBER RIDGE PH 1
UNIVERSITY OAKS BOULEVARD
PLANTATION OAKS 1
BAYOU WOODS DRIVE
RHETT BUTLER DRIVE
TIMBER RIDGE PH 3
HARVEY ROAD
MUNSON AVENUE
GREEK VILLAGE PH 1
ATHENS DRIVE
UNIVERSITY OAKS 2 FINAL
GREEK VILLAGE PH 2
POST OAK SQUARE
NORTH
0
225
450
Feet
I - UNIVERSITY OAKS BLVD.
Case:
REZ2023-000059
REZONING

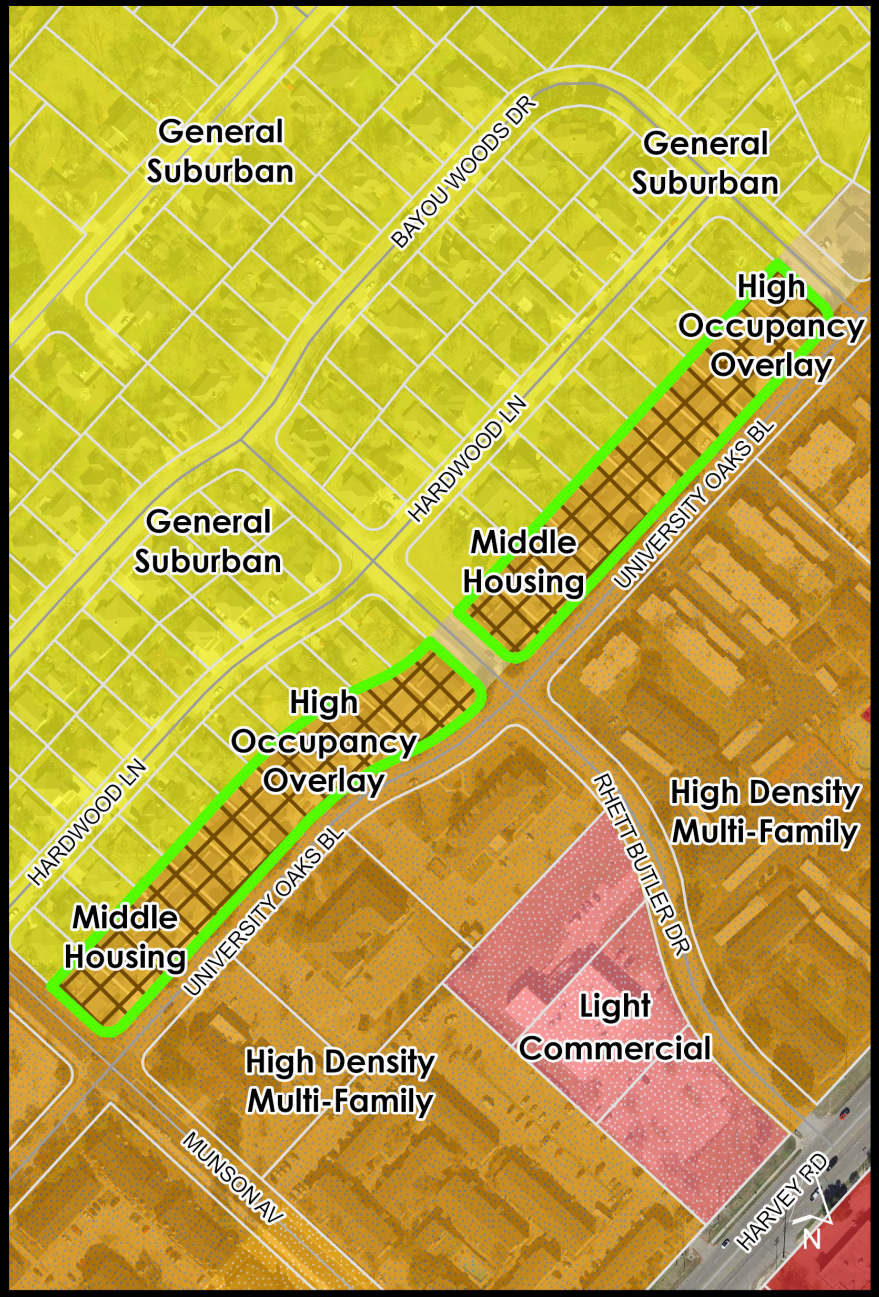
# EXISTING
## Future Land Use

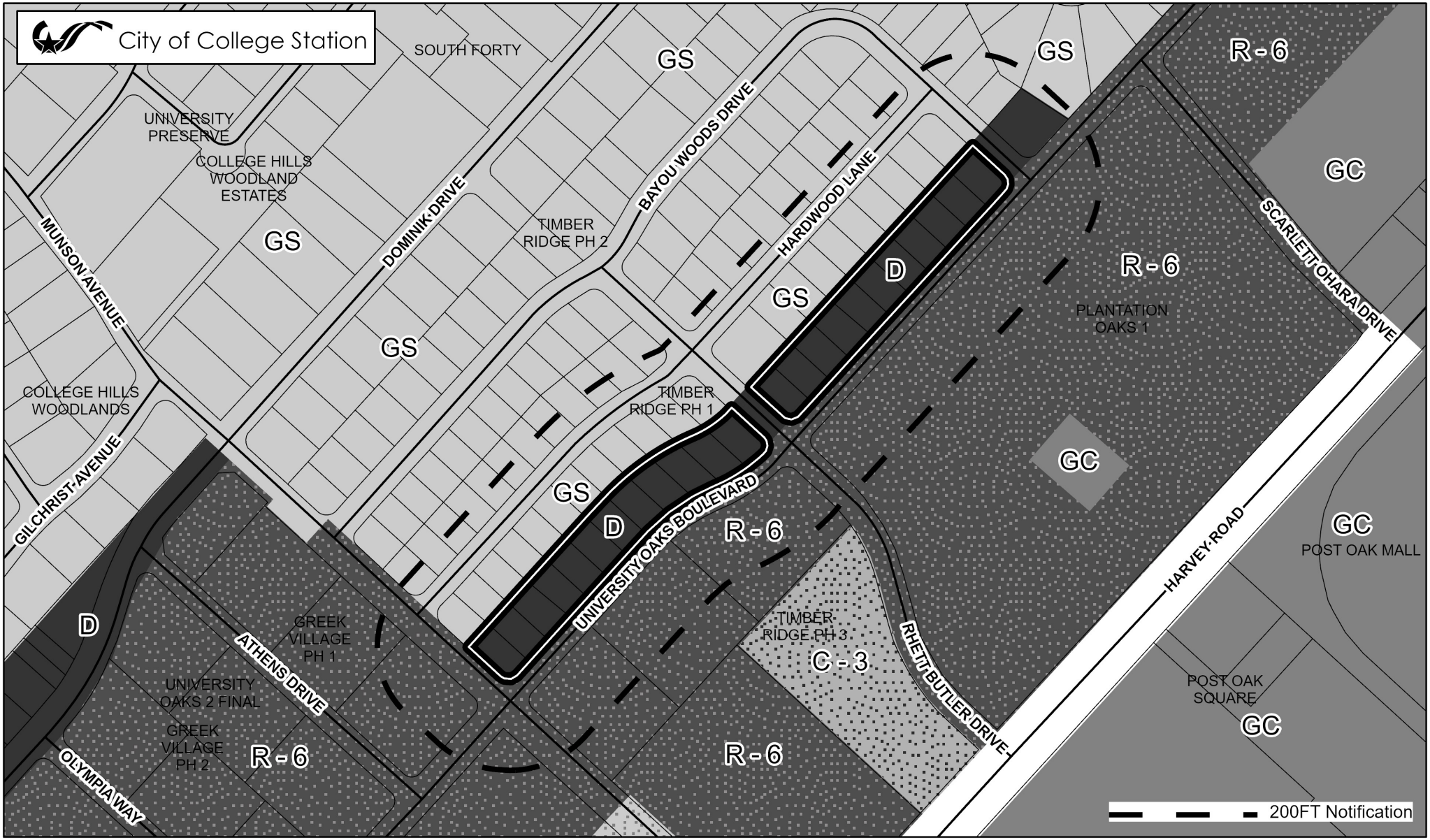


## EXISTING
Zoning




## 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

0 295 590 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:**

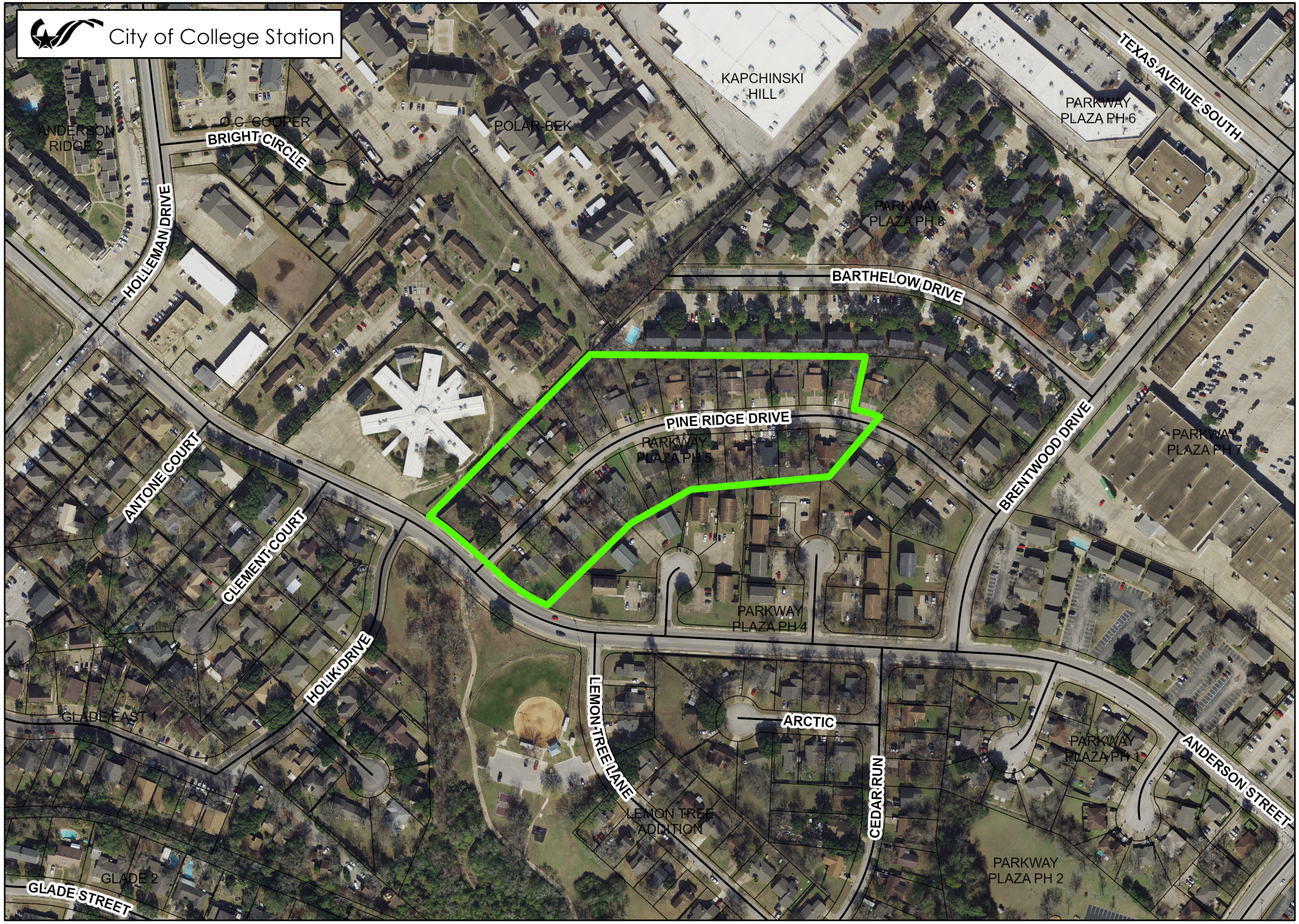
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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.

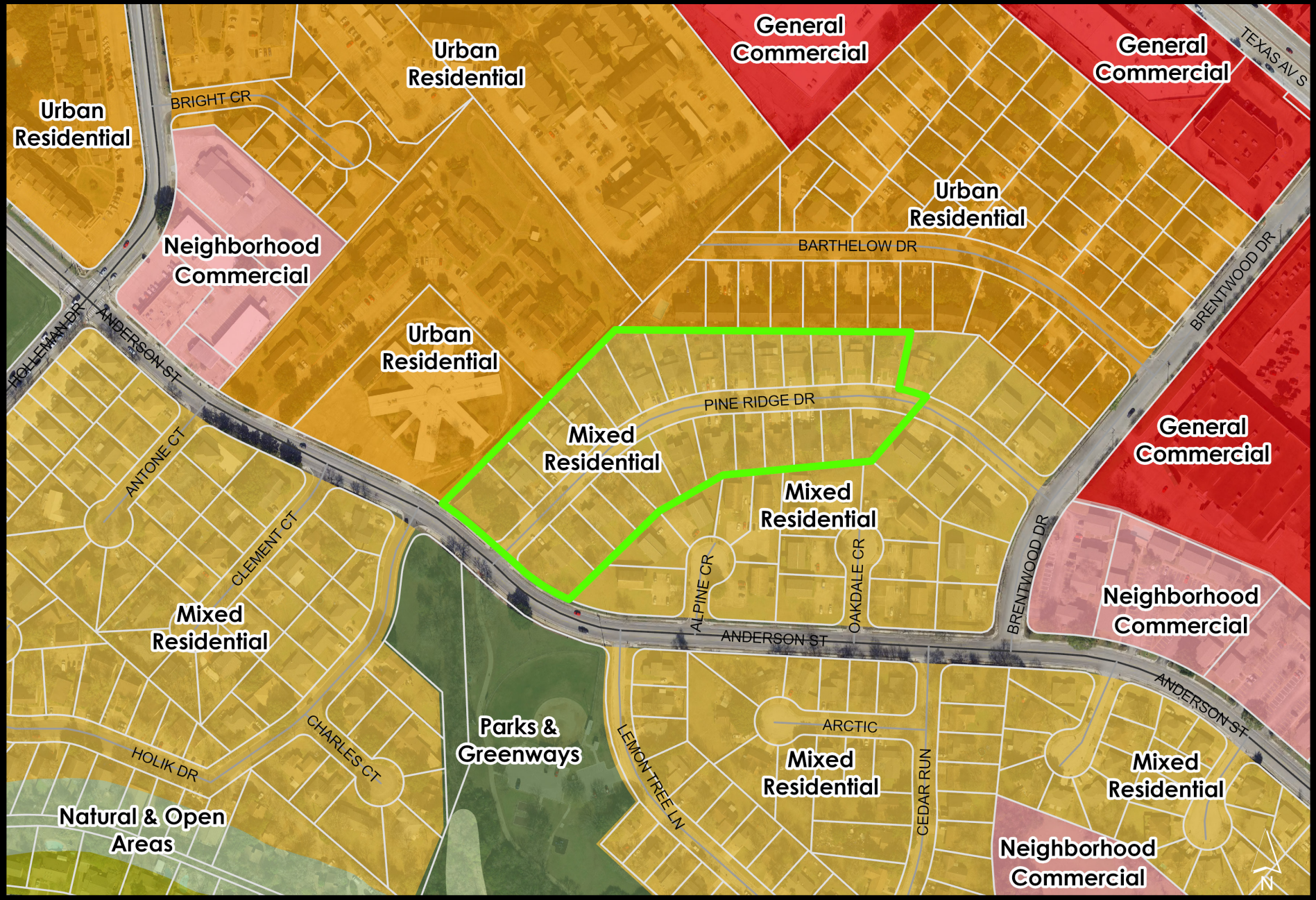



**M - PINE RIDGE DR.**

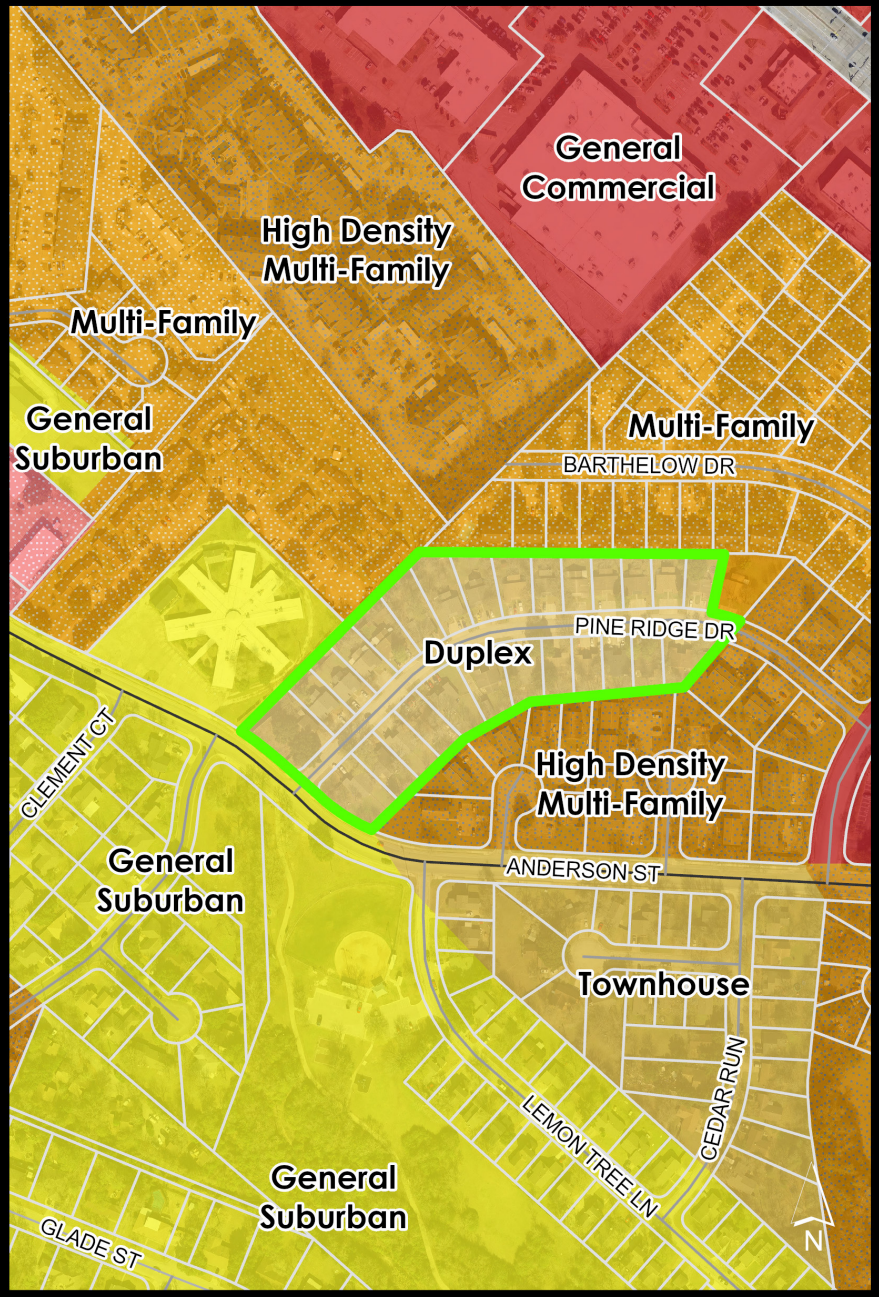
Case: REZ2023-000032

REZONING

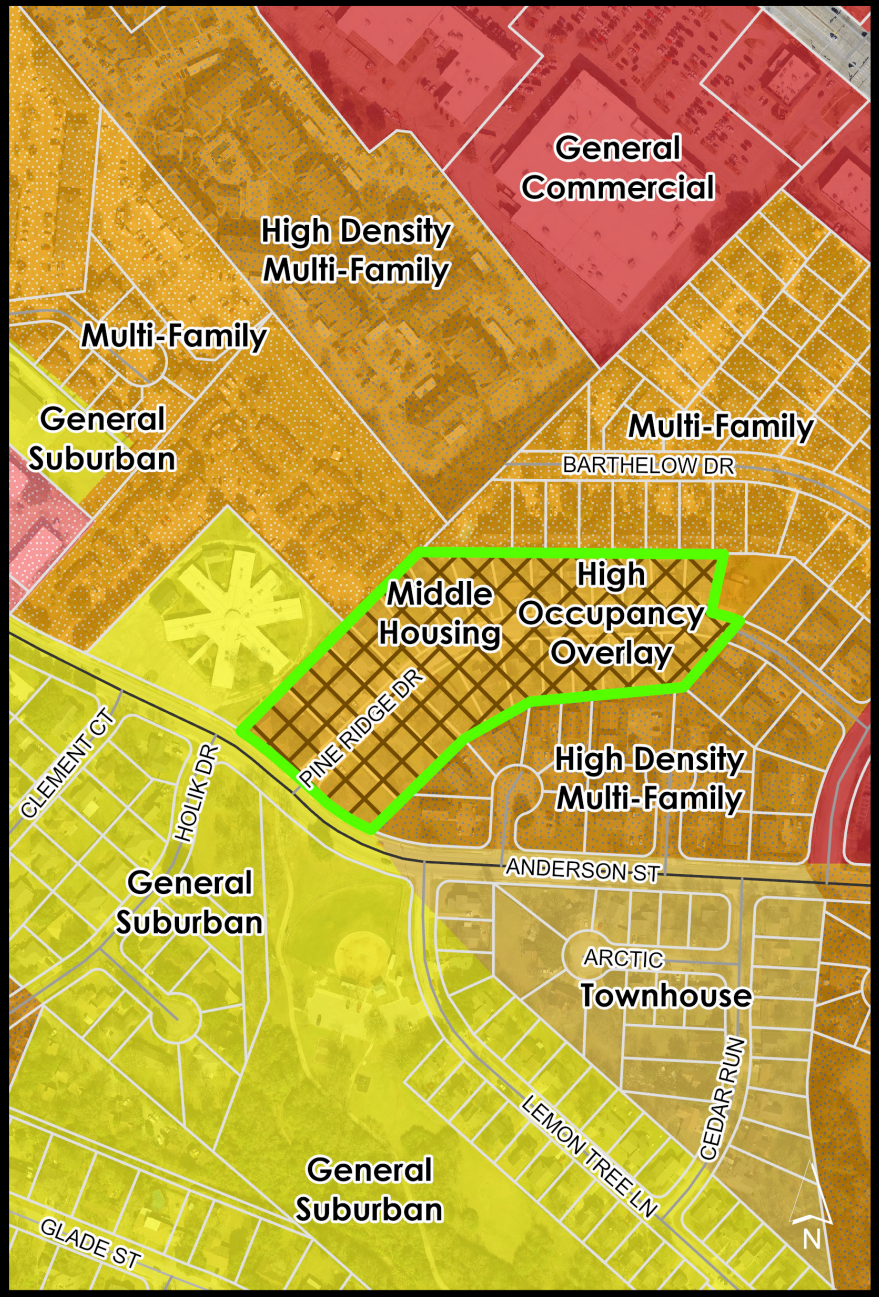
# EXISTING
## Future Land Use

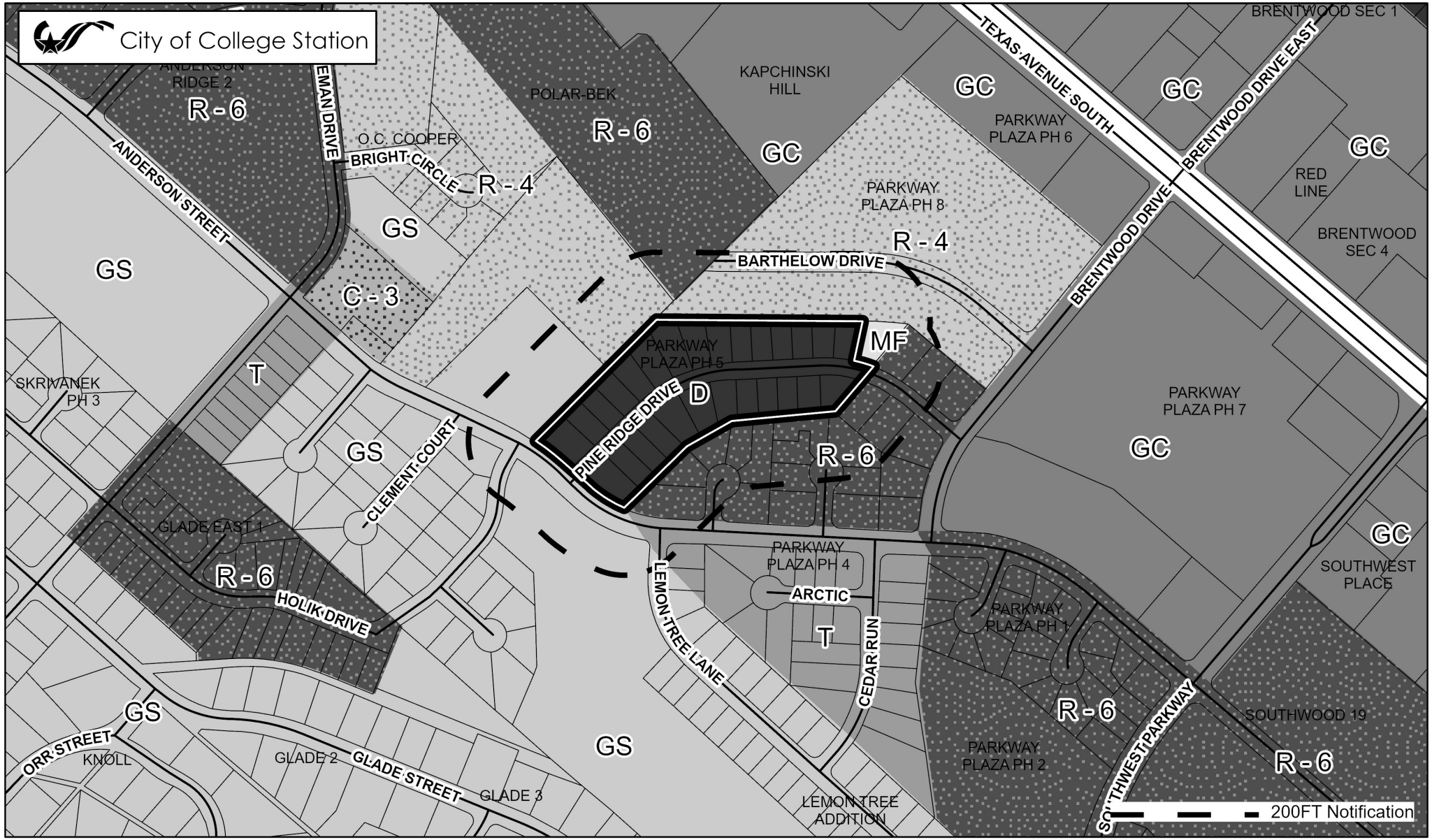


## EXISTING
Zoning




## 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:**

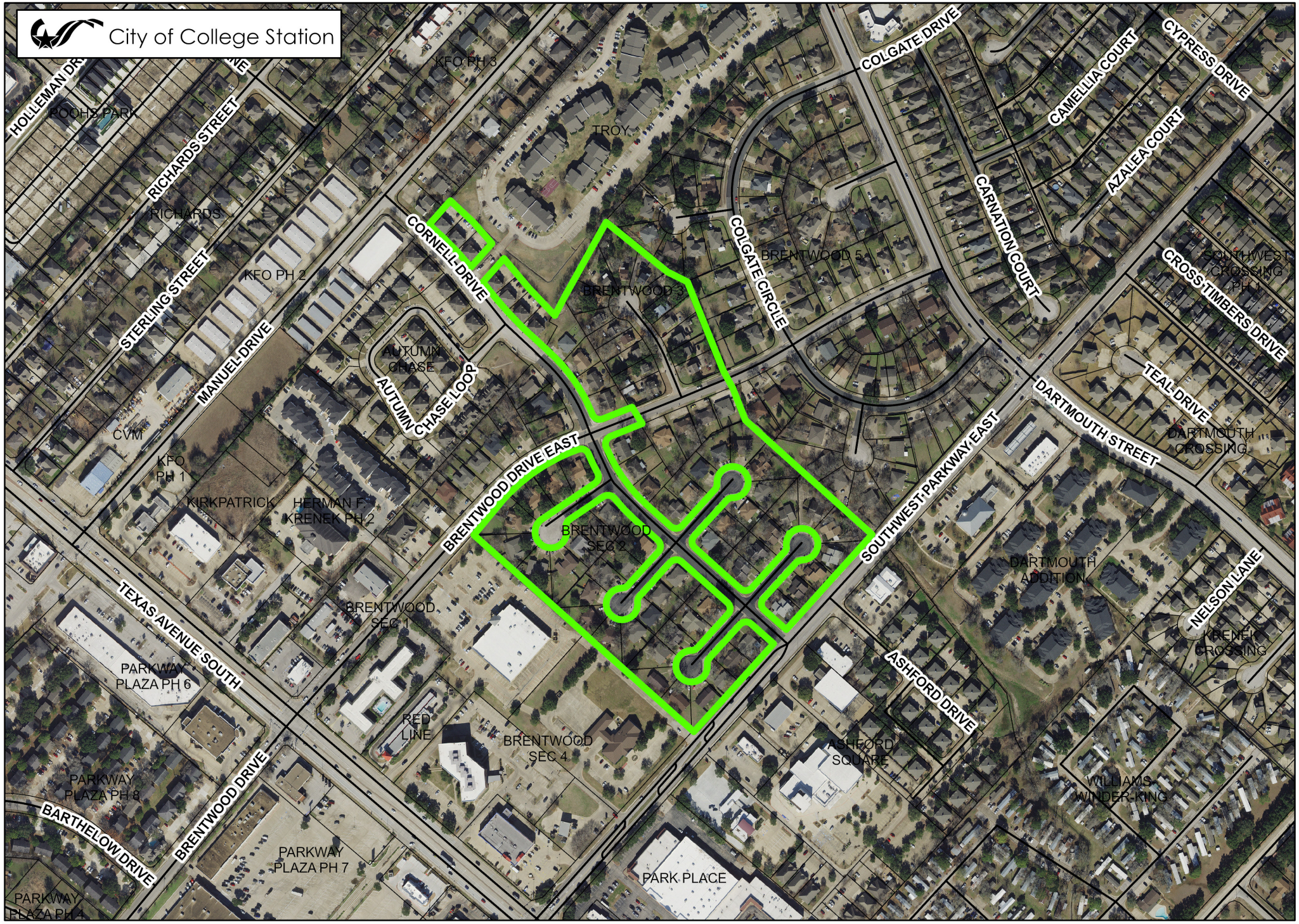
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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:**

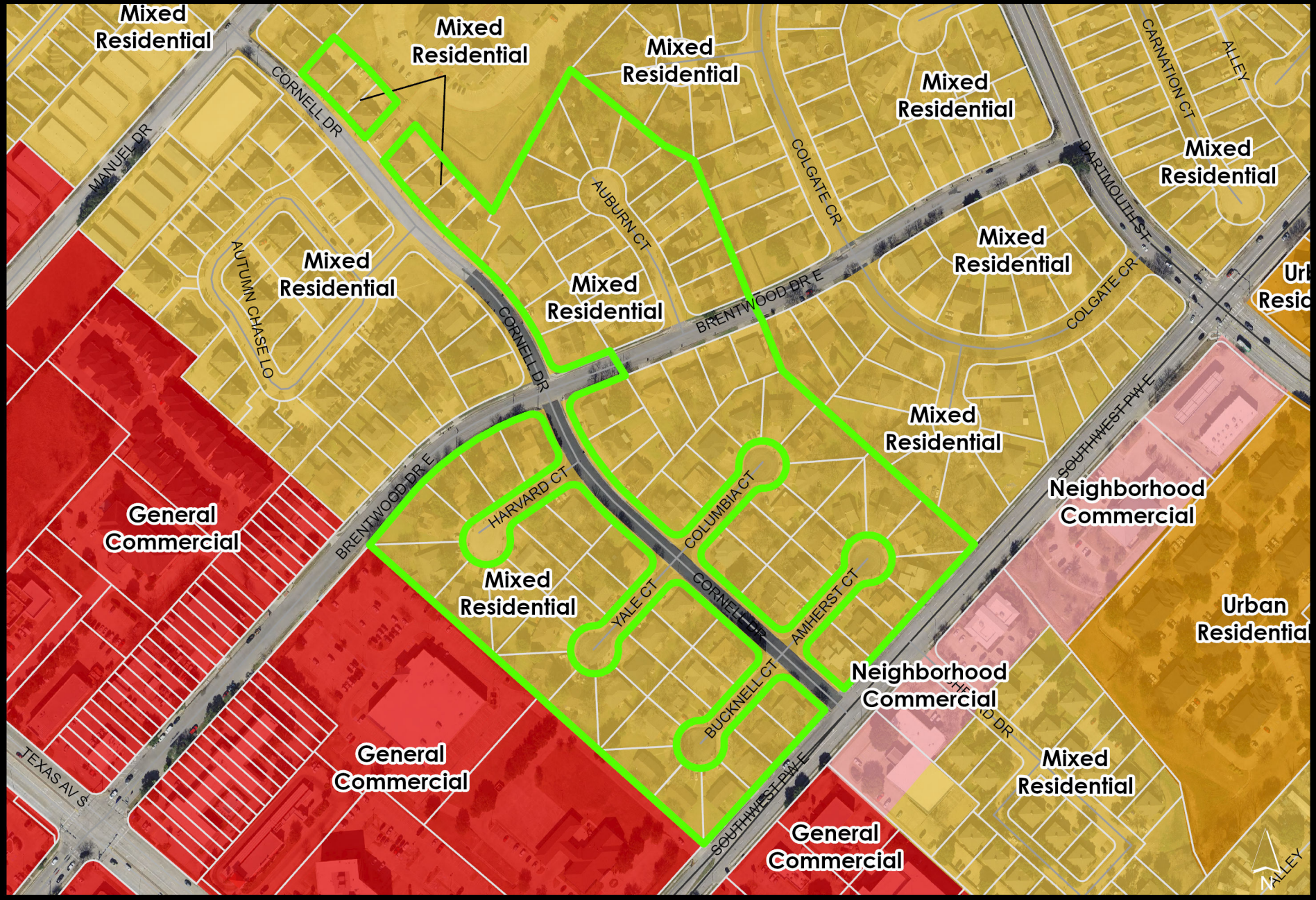
   The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

**Staff Recommendation**

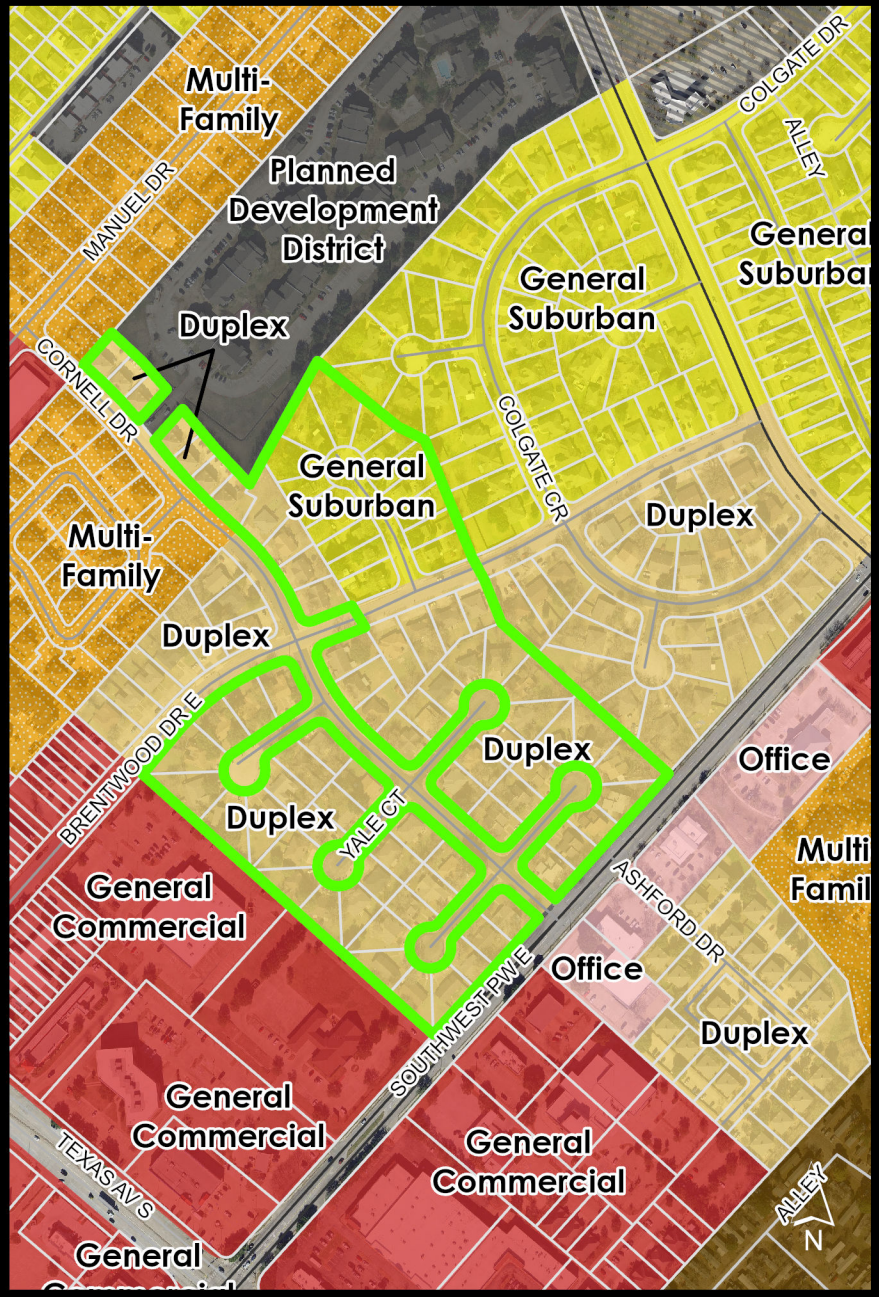
Staff recommends approval.


City of College Station
HOLLEMAN DR
POOHS PARK
RICHARDS STREET
RICHARDS
KFO PH 3
TROY
COLGATE DRIVE
CAMELLIA COURT
CYPRESS DRIVE
AZALEA COURT
CARNATION COURT
STERLING STREET
KFO PH 2
CORNELL DRIVE
COLGATE CIRCLE
BRENTWOOD 5
BRENTWOOD 3
SOUTHWEST CROSSING PH I
CROSS TIMBERS DRIVE
MANUEL DRIVE
AUTUMN CHASE
AUTUMN CHASE LOOP
TEAL DRIVE
DARTMOUTH STREET
DARTMOUTH CROSSING
CVM
KFO PH 1
KIRKPATRICK
HERMAN F KRENEK PH 2
BRENTWOOD DRIVE EAST
SOUTHWEST PARKWAY EAST
BRENTWOOD SEC 2
DARTMOUTH ADDITION
NELSON LANE
KRENEK CROSSING
TEXAS AVENUE SOUTH
BRENTWOOD SEC 1
PARKWAY PLAZA PH 6
ASHFORD DRIVE
RED LINE
BRENTWOOD SEC 4
ASHFORD SQUARE
WILLIAMS WINDER-KING
PARKWAY PLAZA PH 8
BARTHELOW DRIVE
BRENTWOOD DRIVE
PARKWAY PLAZA PH 7
PARK PLACE
PARKWAY PLAZA PH 4
NORTH
0
385
770
Feet
P-Q-R-S-T - CORNELL DR. AREA
Case:
REZ2023-000045
REZONING

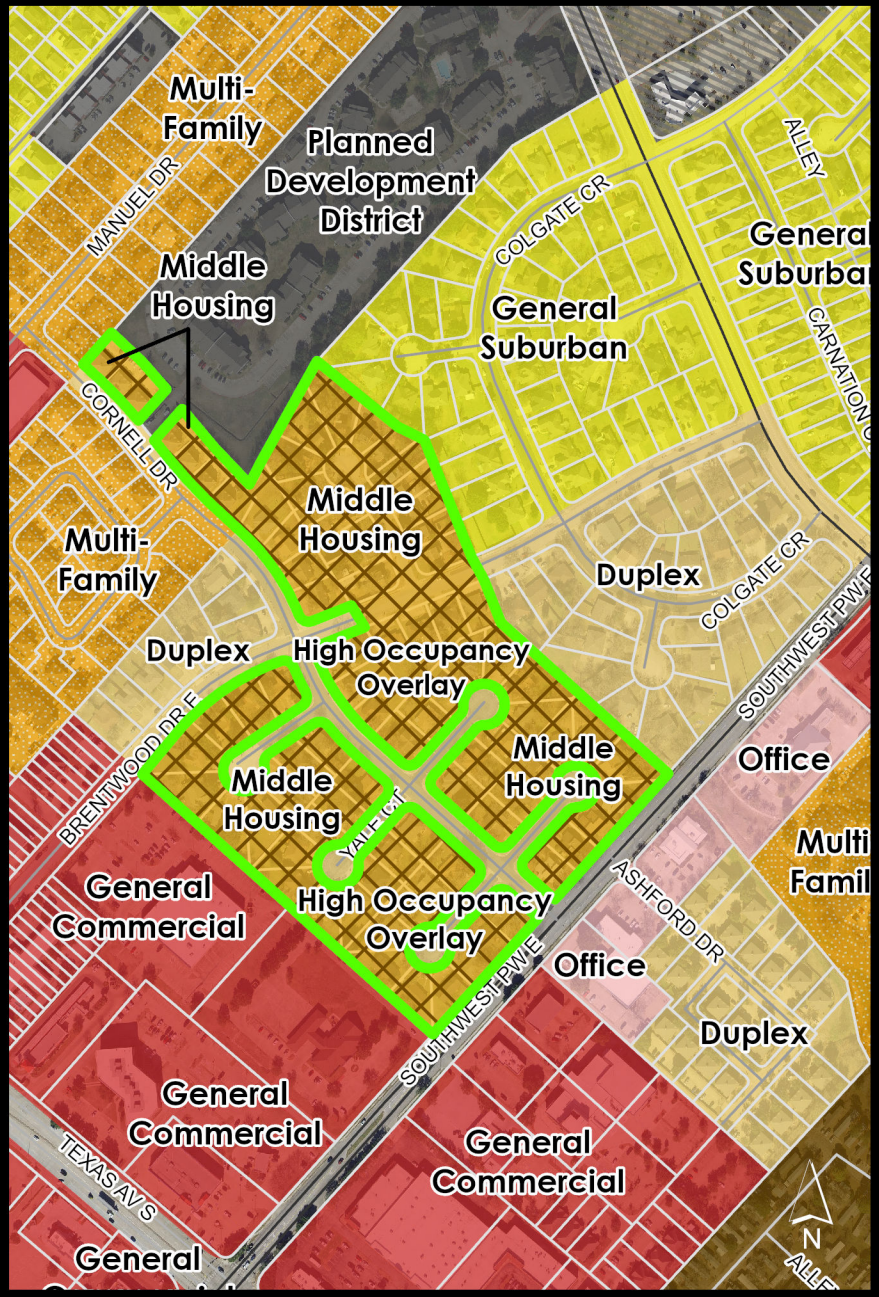
# EXISTING
## Future Land Use

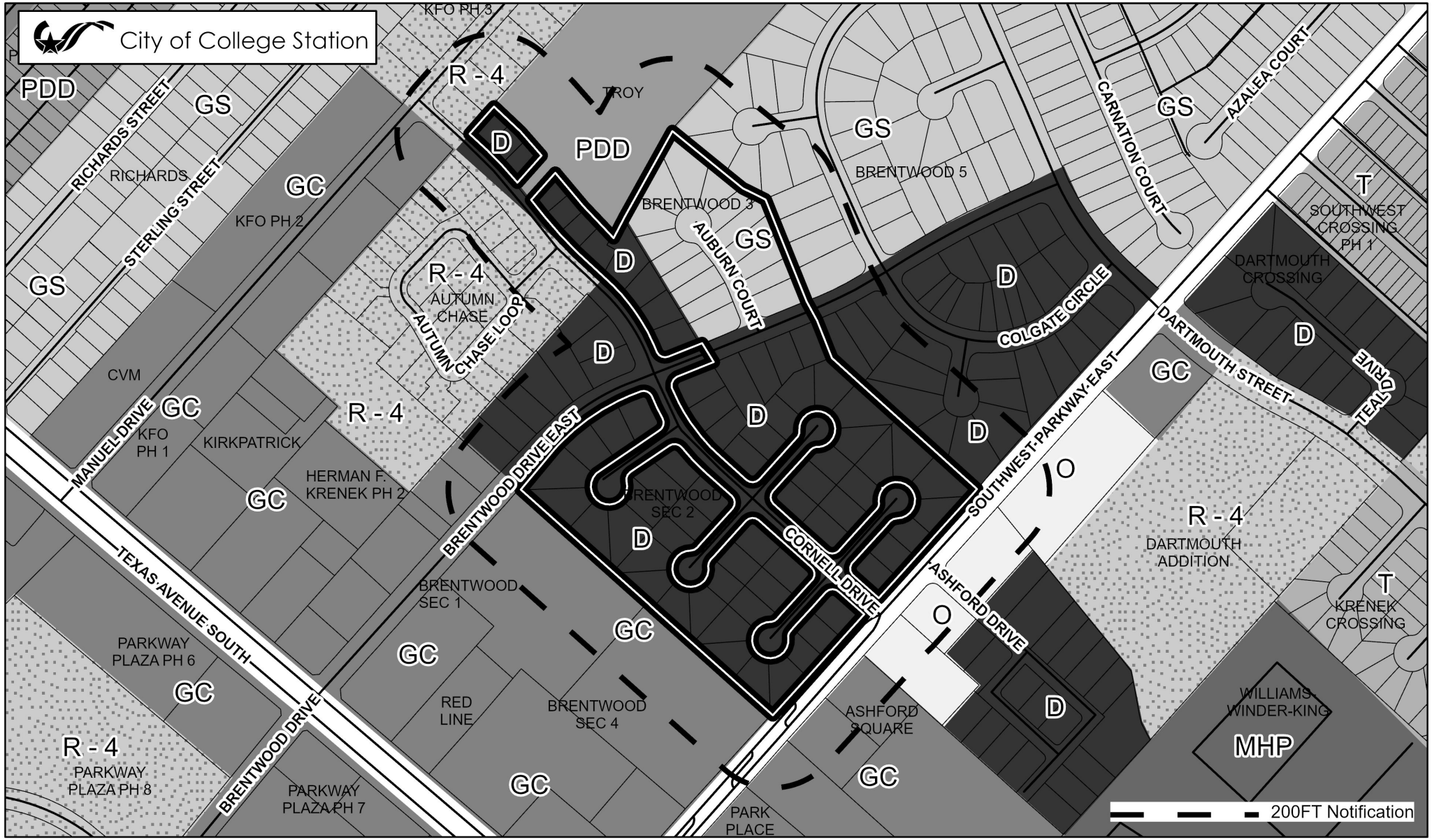


## EXISTING
Zoning




## 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:**

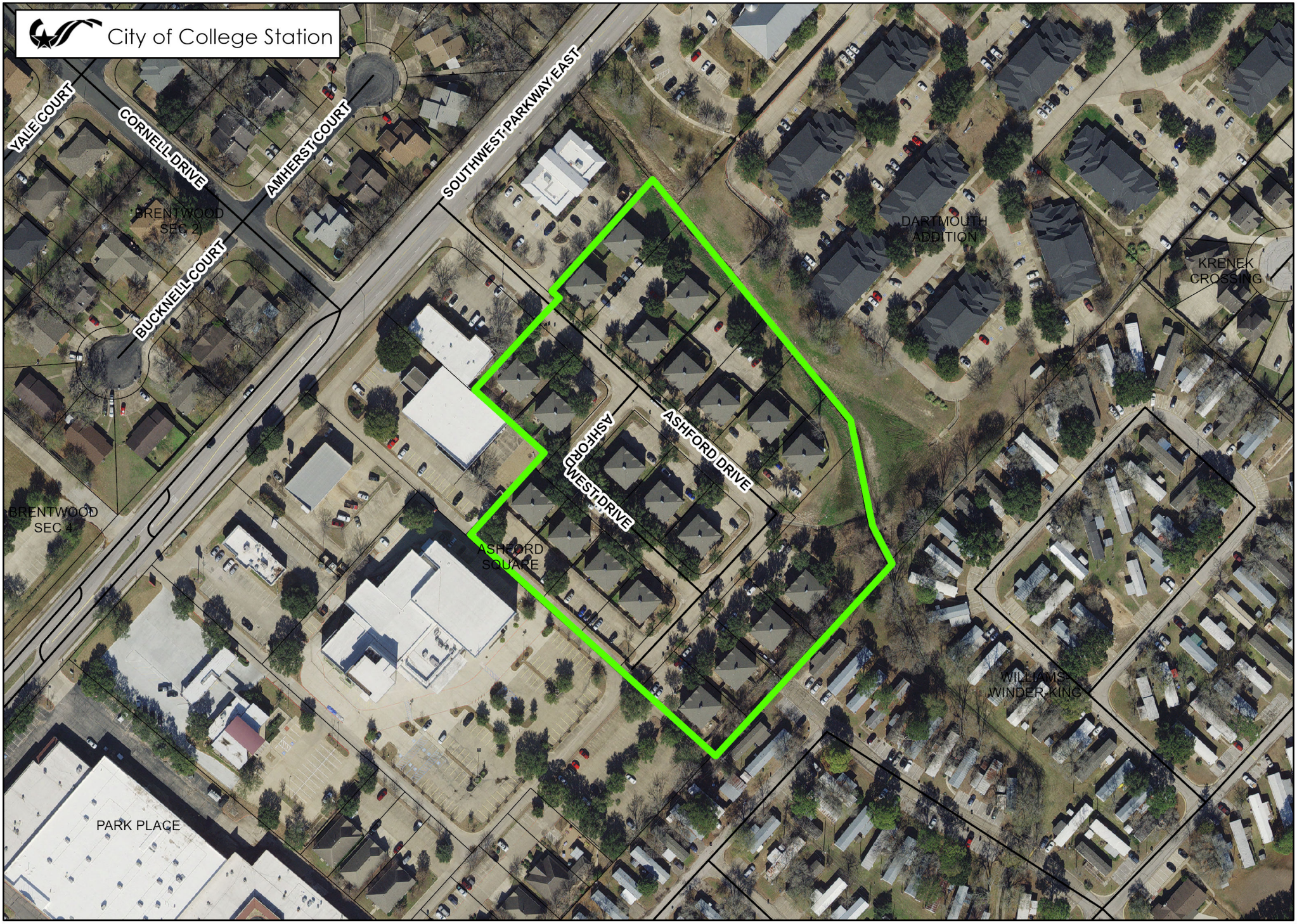
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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

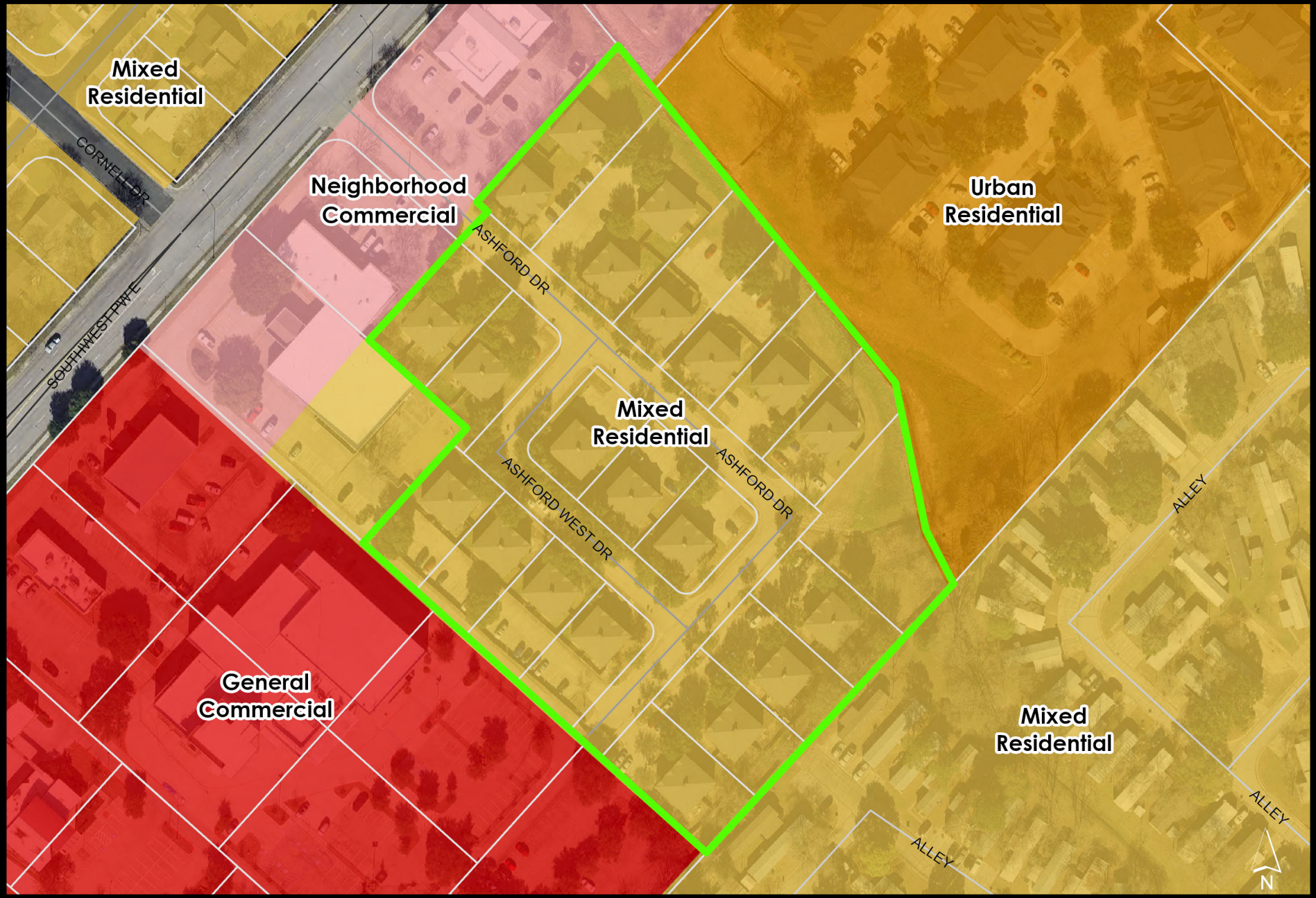
0 165 330 Feet

**W - ASHFORD DR. AREA**

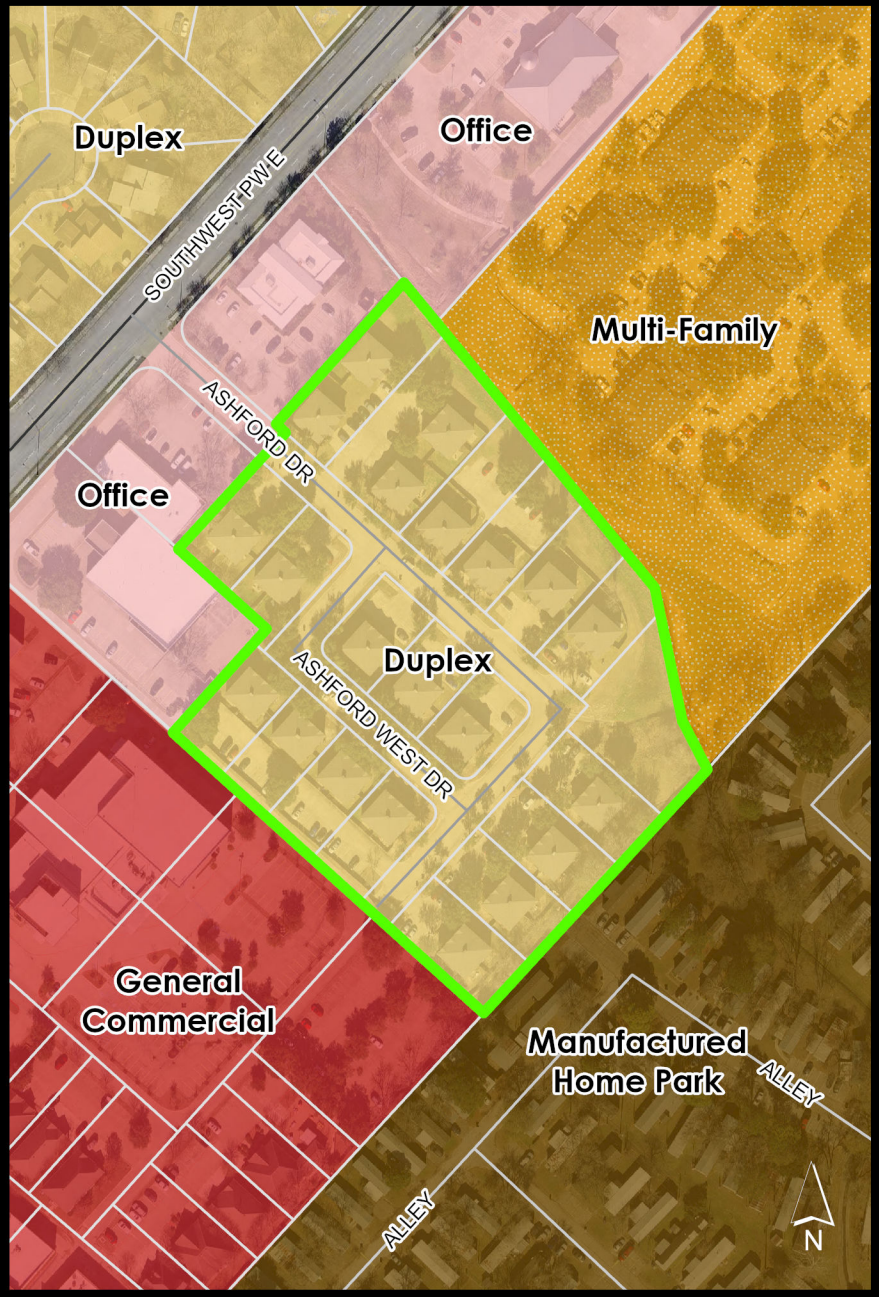
Case: REZ2023-000047

REZONING

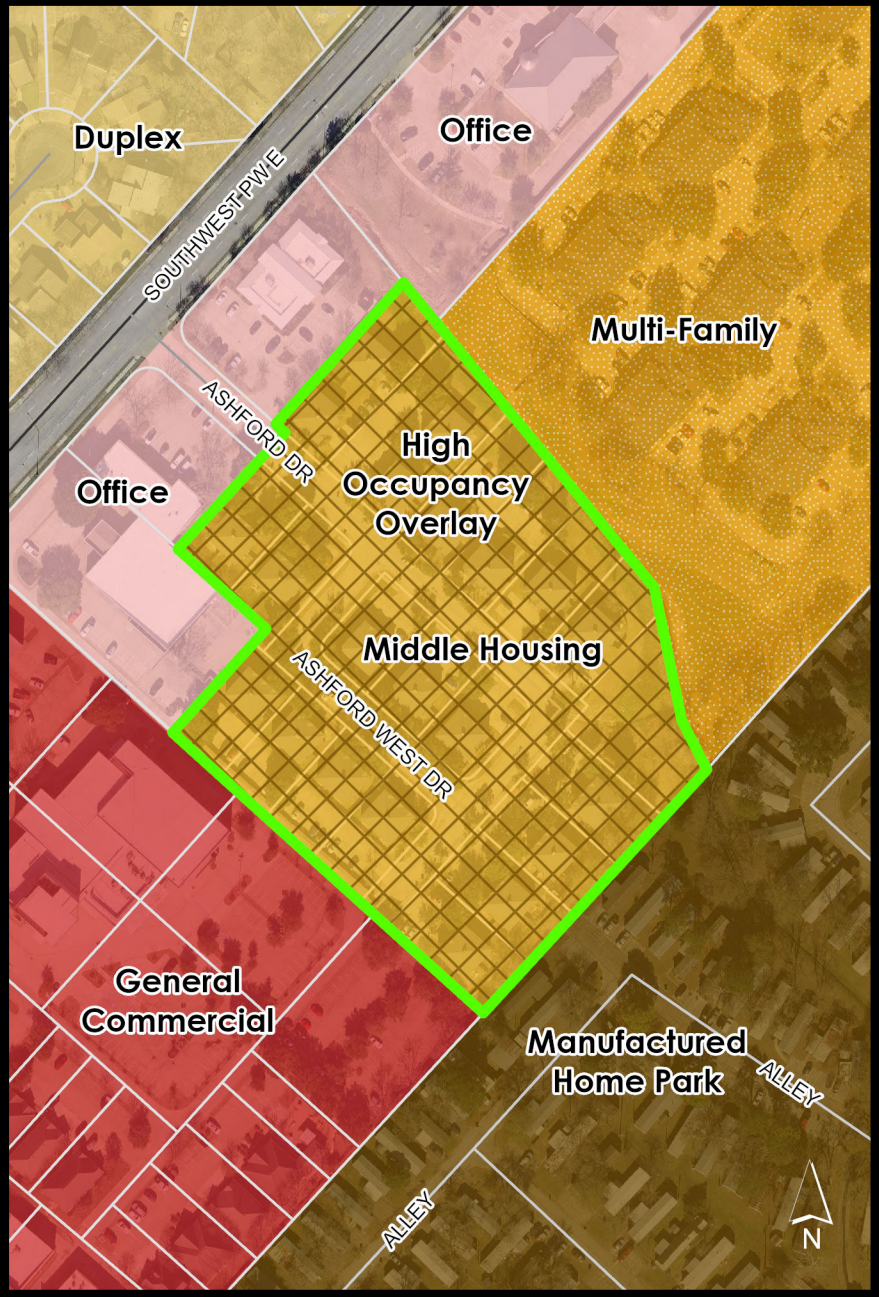
# EXISTING
## Future Land Use

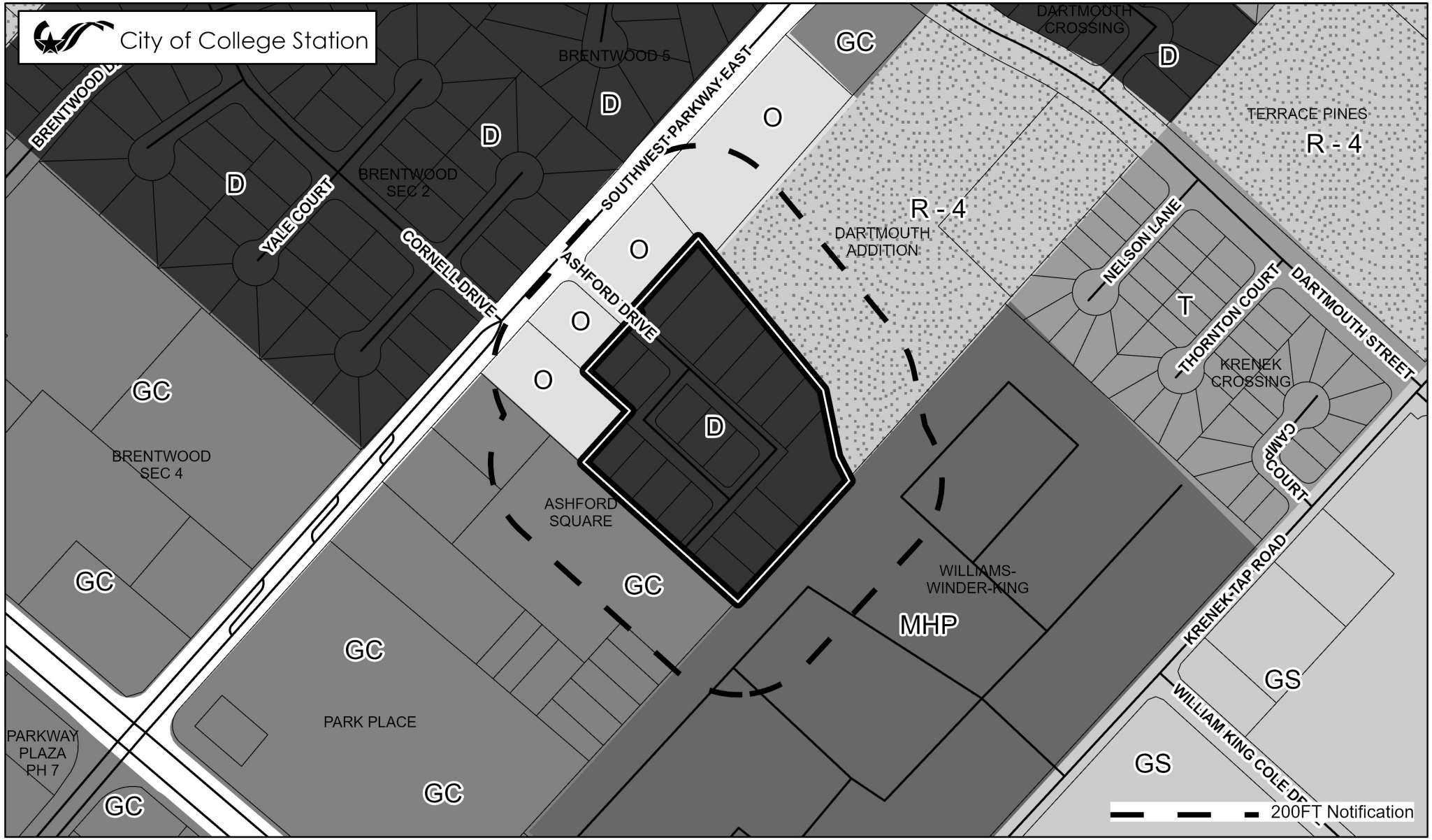


## EXISTING
Zoning




## 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:**

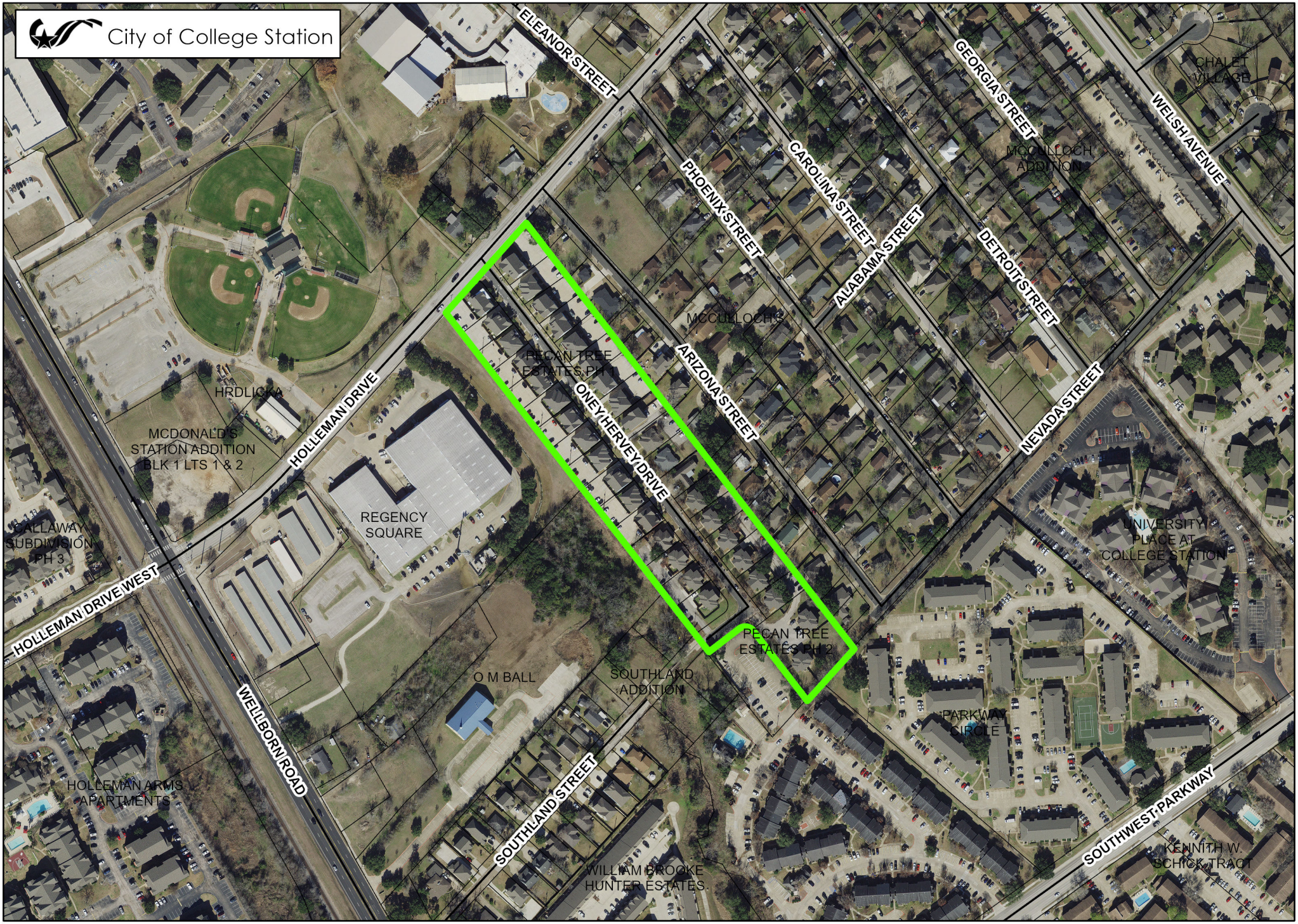
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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

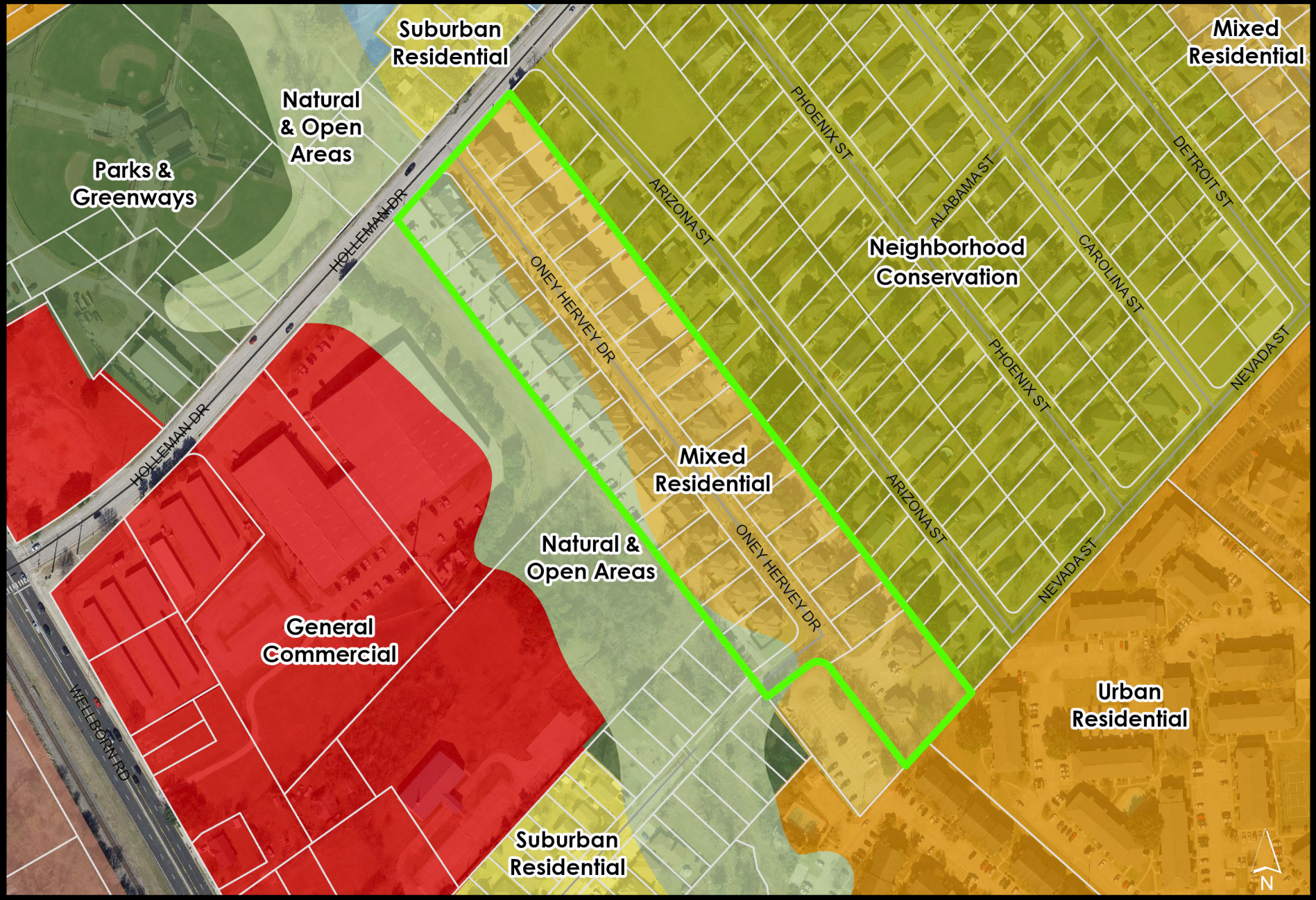
0 300 600 Feet

**Z - ONEY HERVEY DR.**

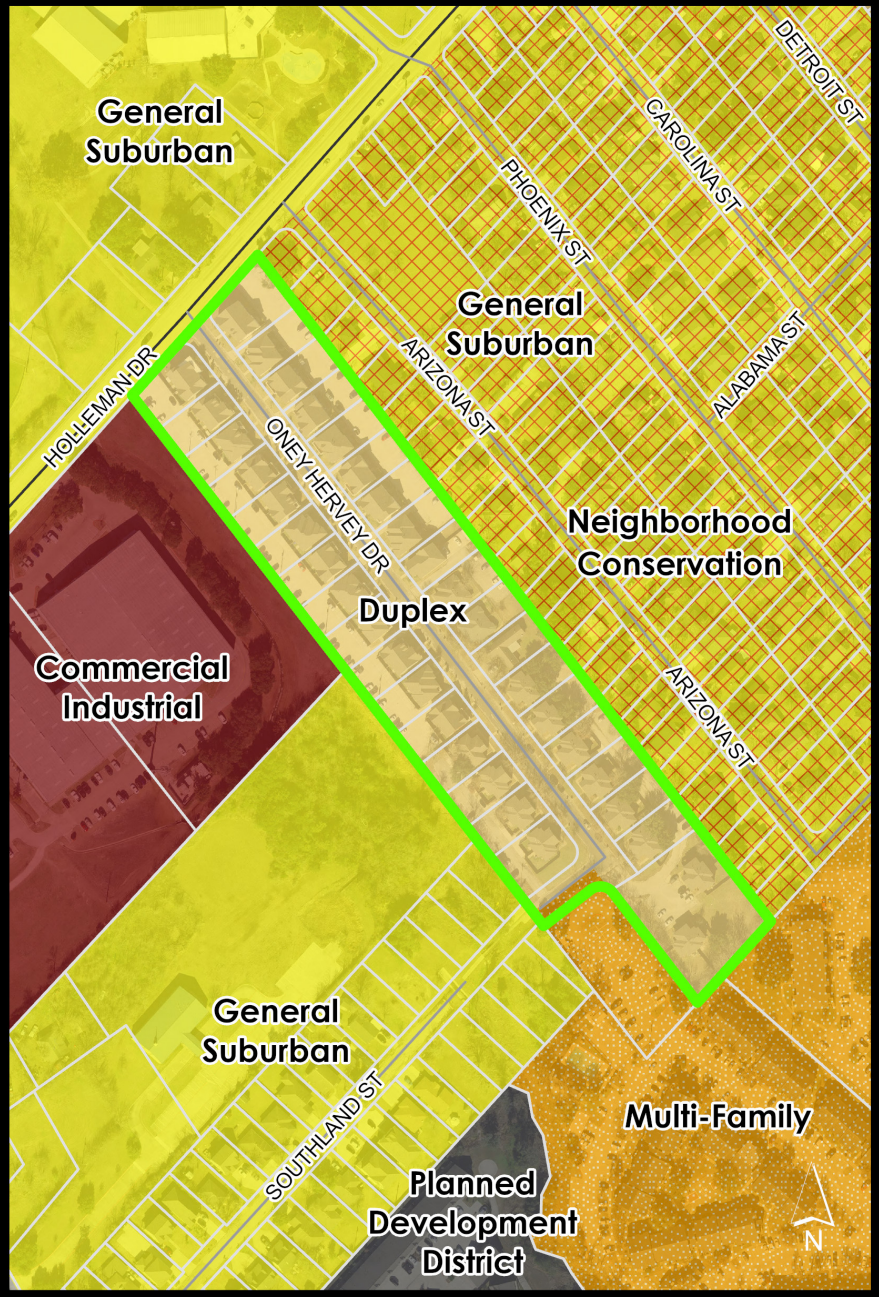
Case: REZ2023-000053

REZONING

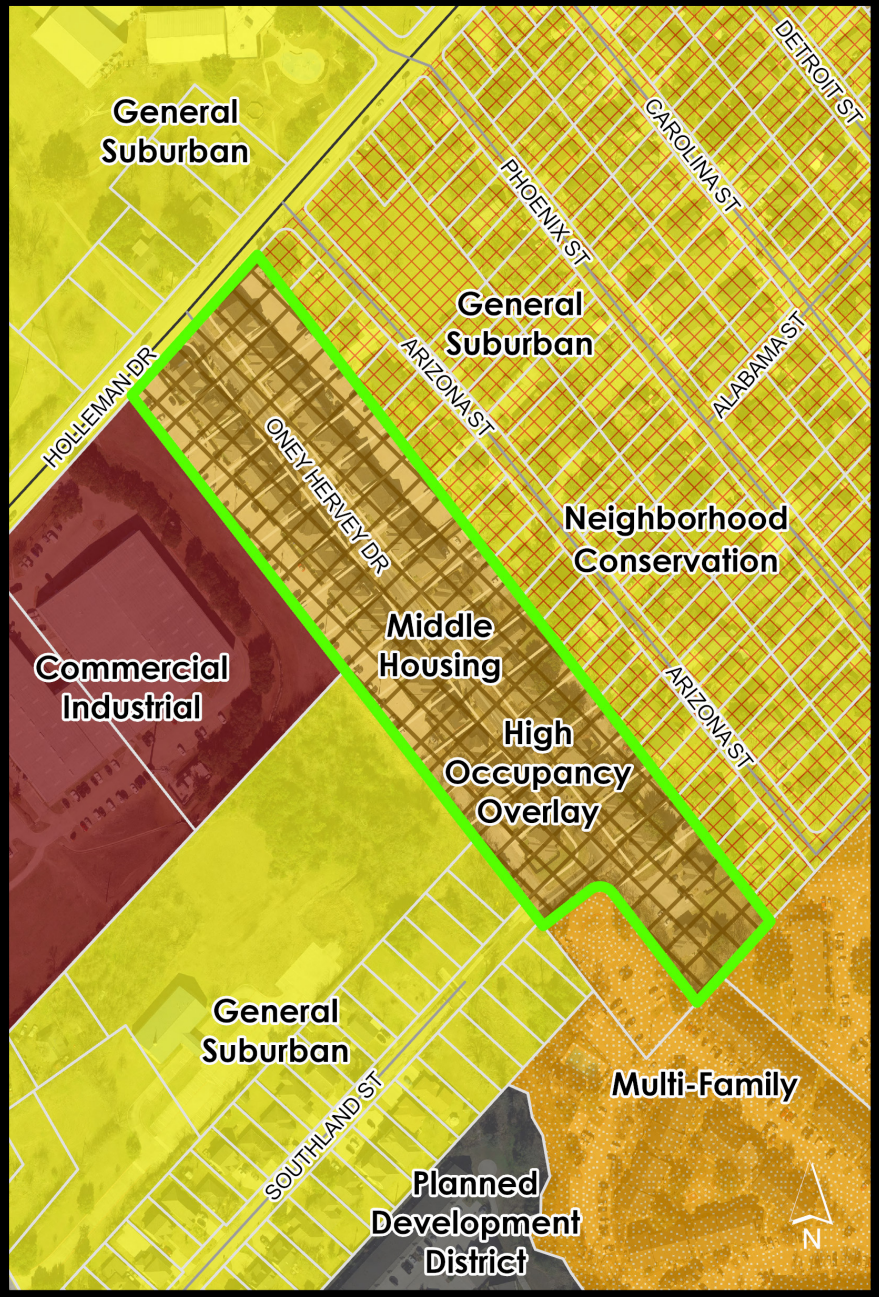
# EXISTING
## Future Land Use

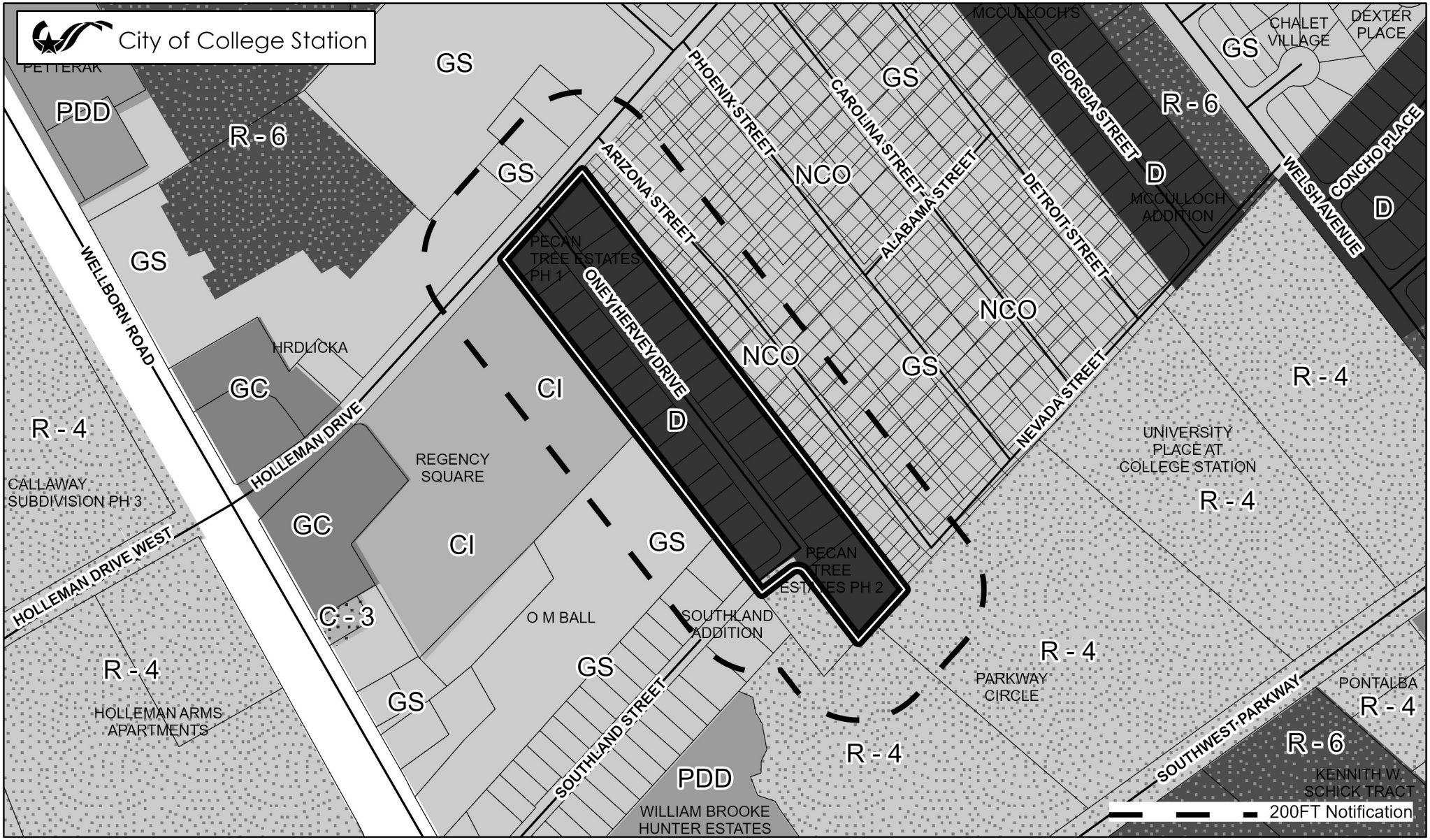


## EXISTING
Zoning




## 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:**

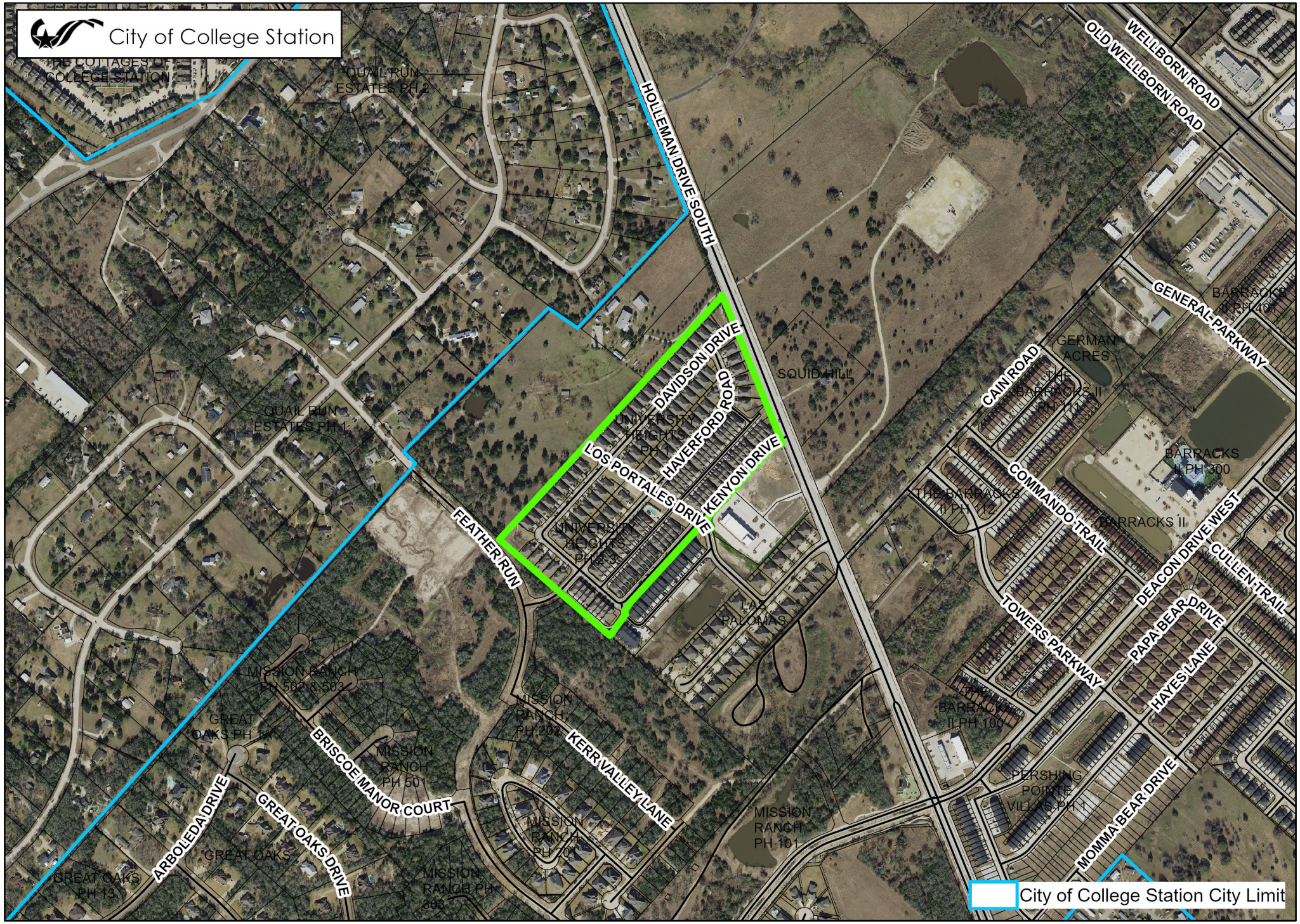
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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.




NORTH

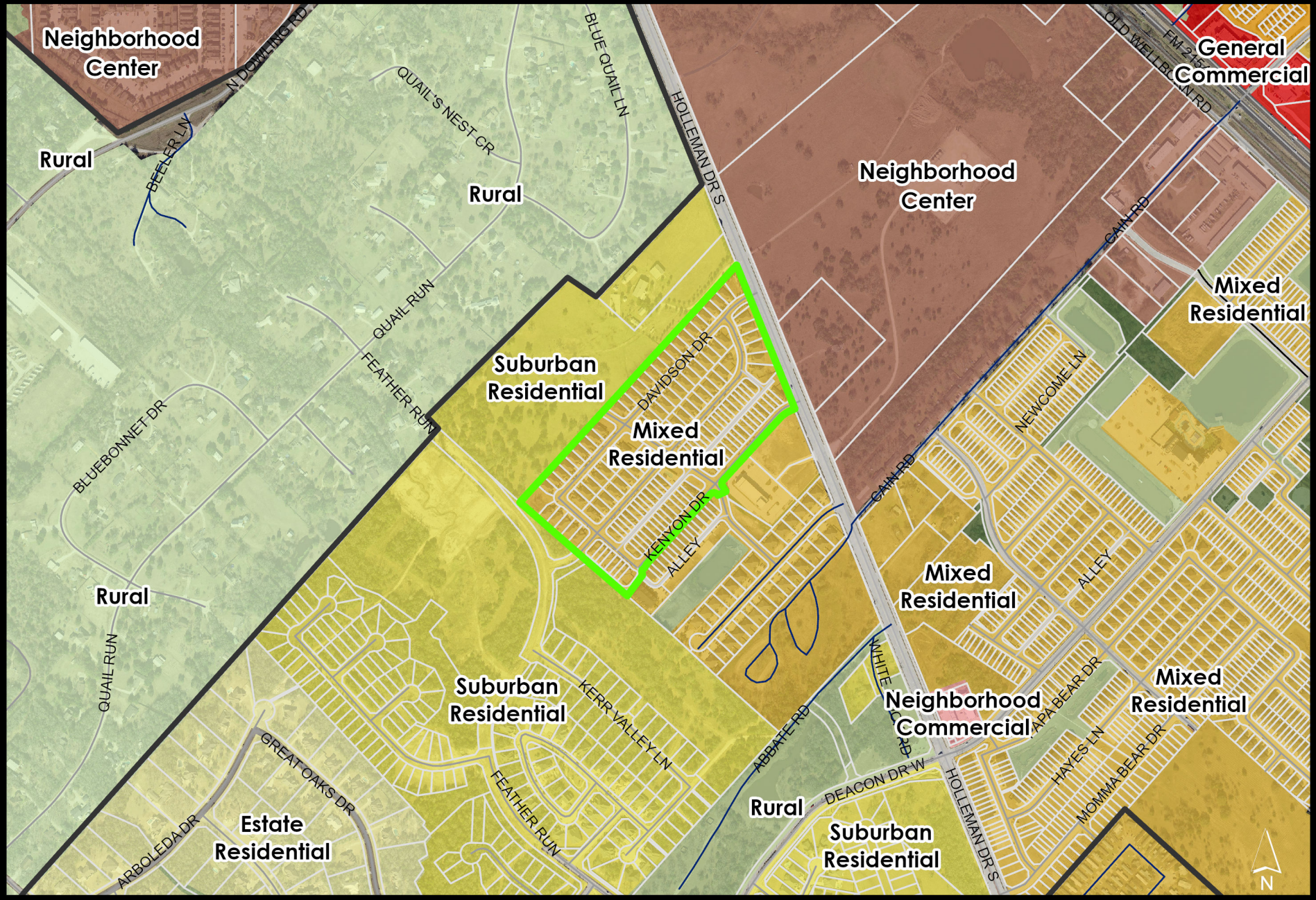
0 670 1,340 Feet

**HH - KENYON DR. AREA**

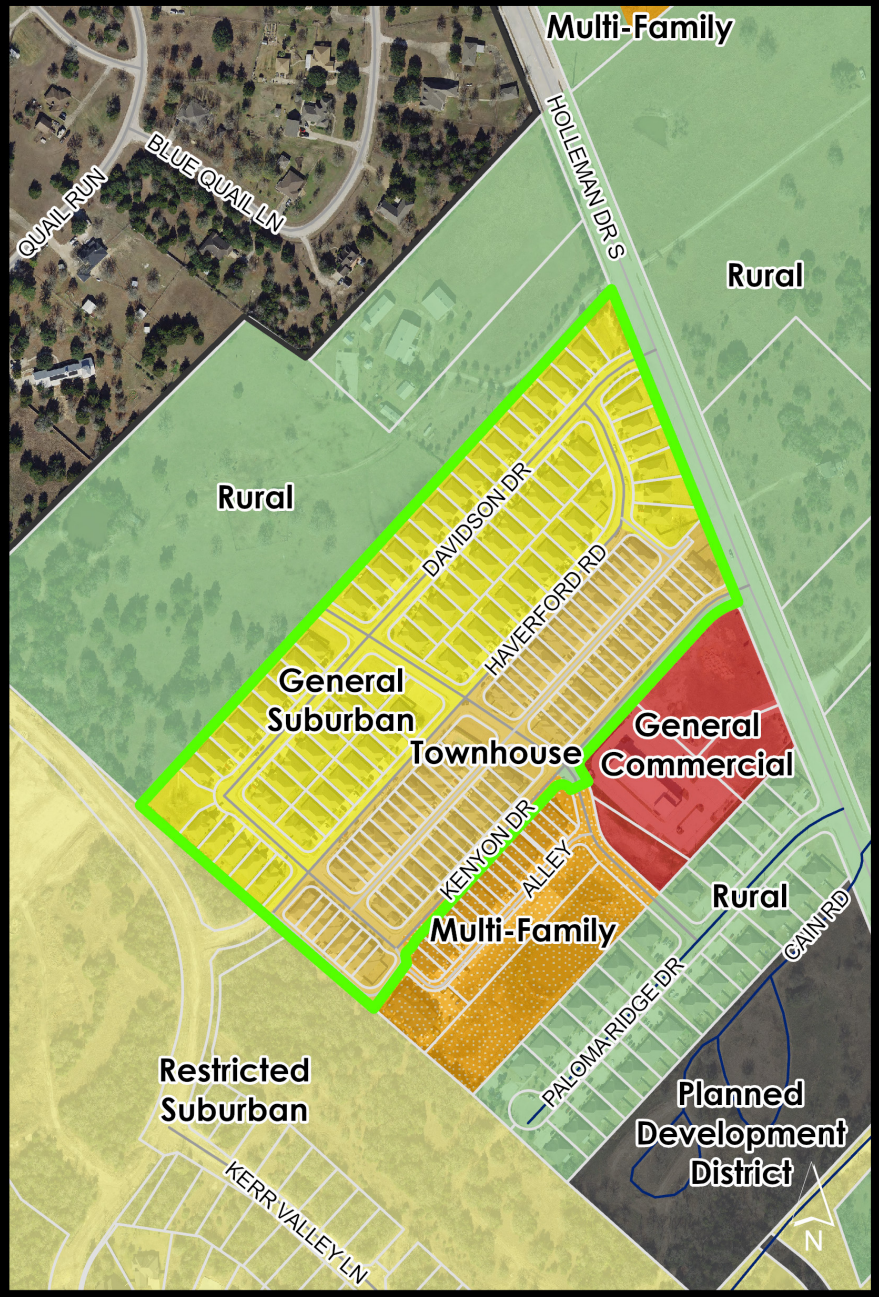
Case: REZ2023-000042

REZONING

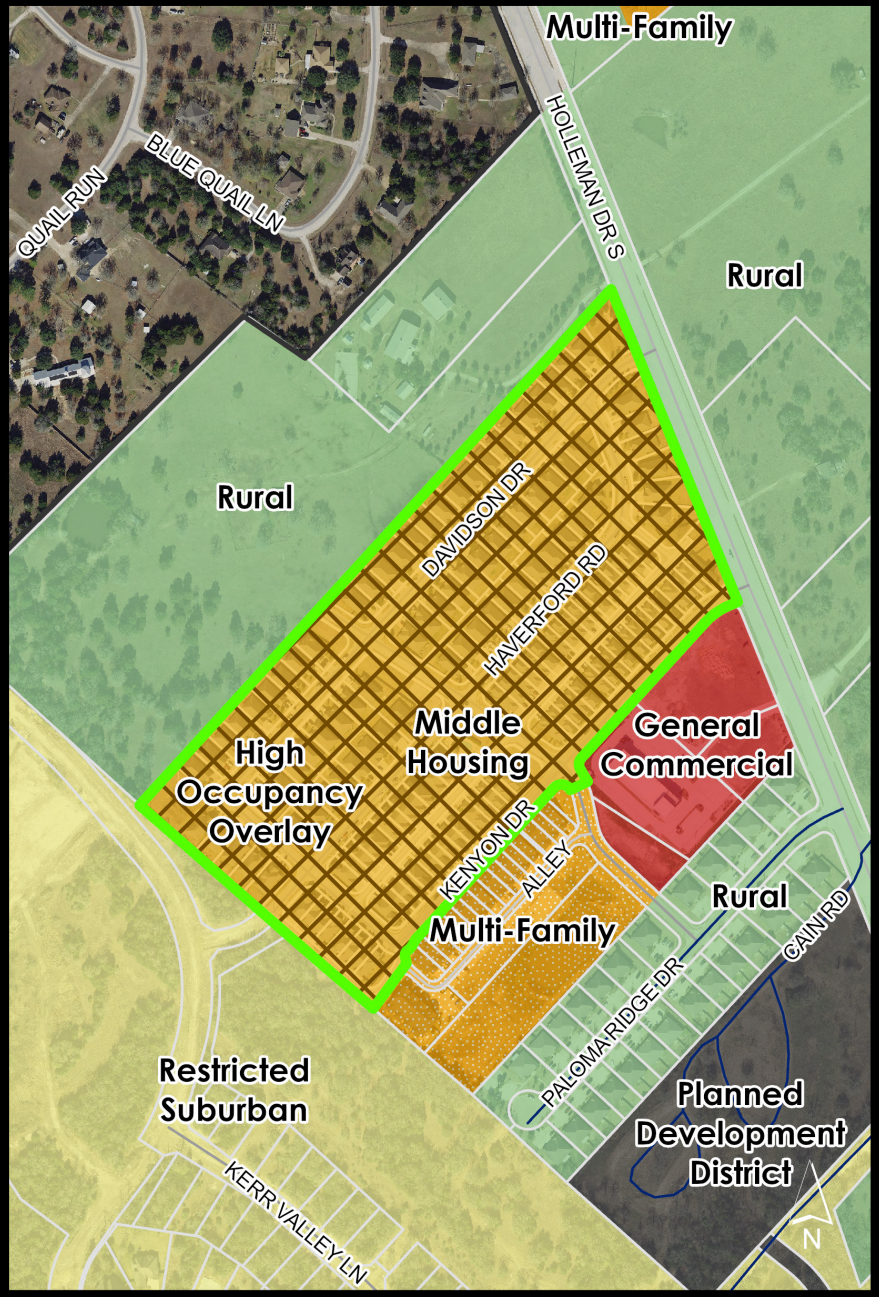
# EXISTING
## Future Land Use

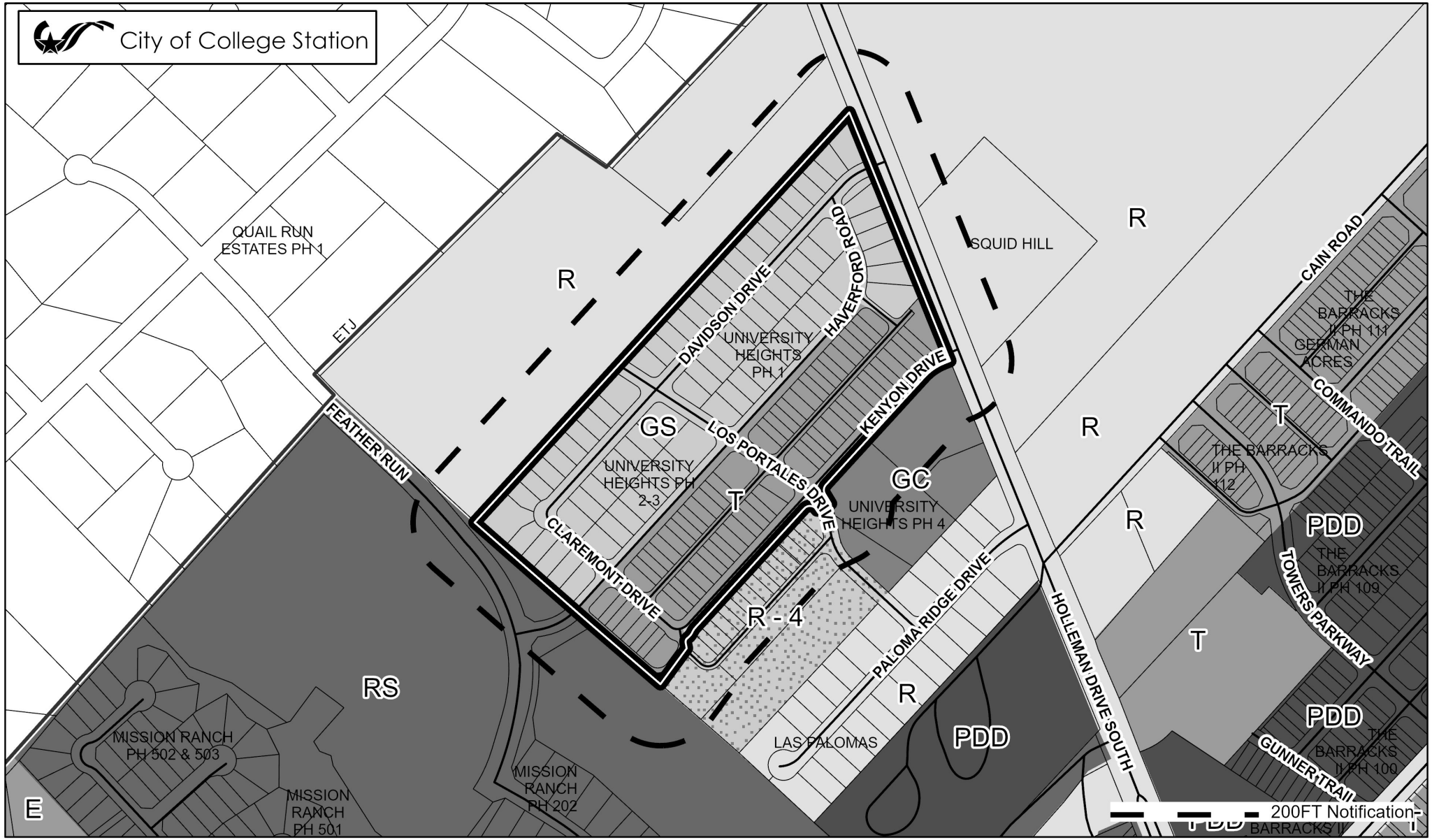


## EXISTING
Zoning




## 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 |

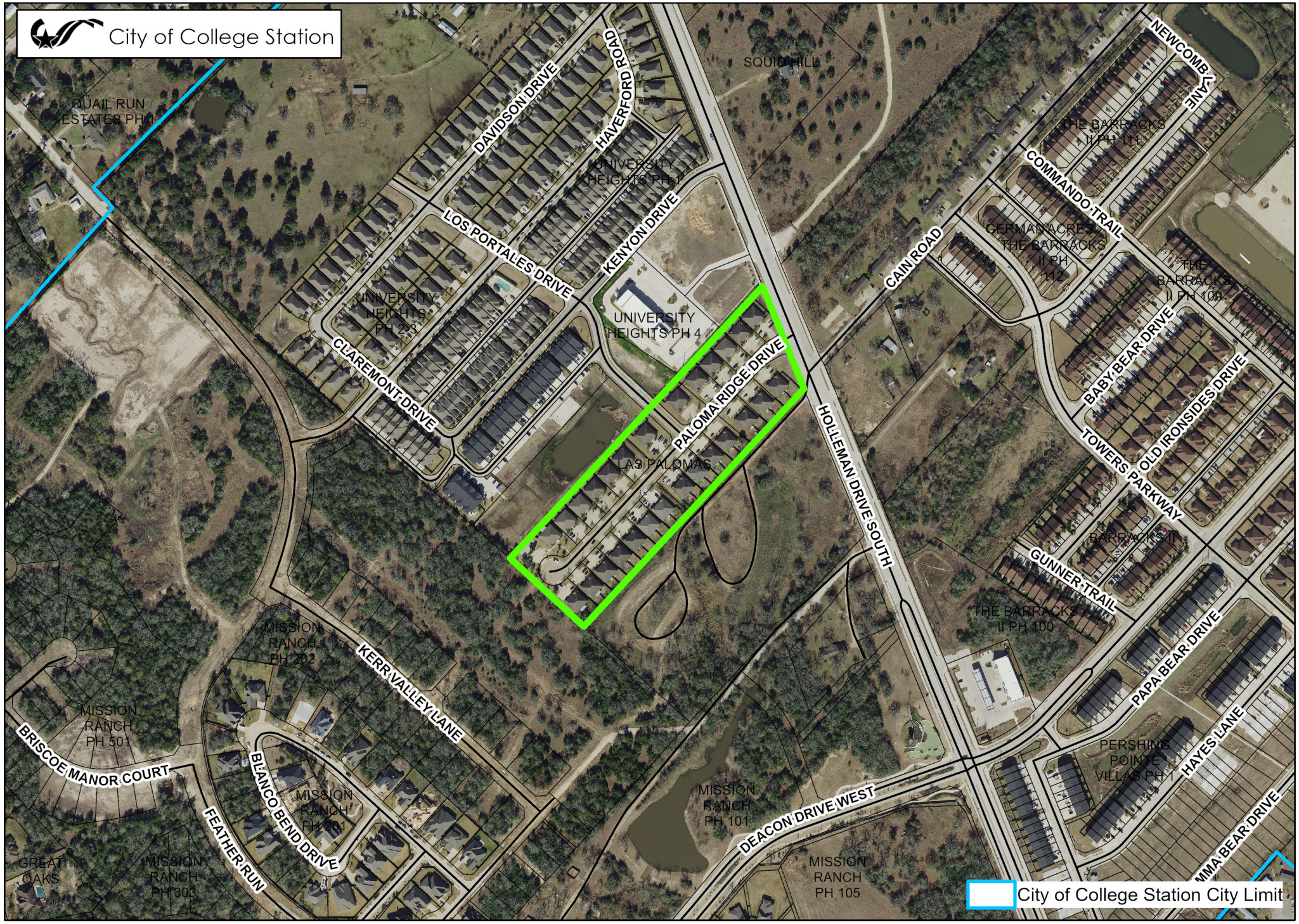
NORTH

0 437.5 875 Feet

**HH - KENYON DR. AREA**

Case: REZ2023-000042

REZONING




NORTH

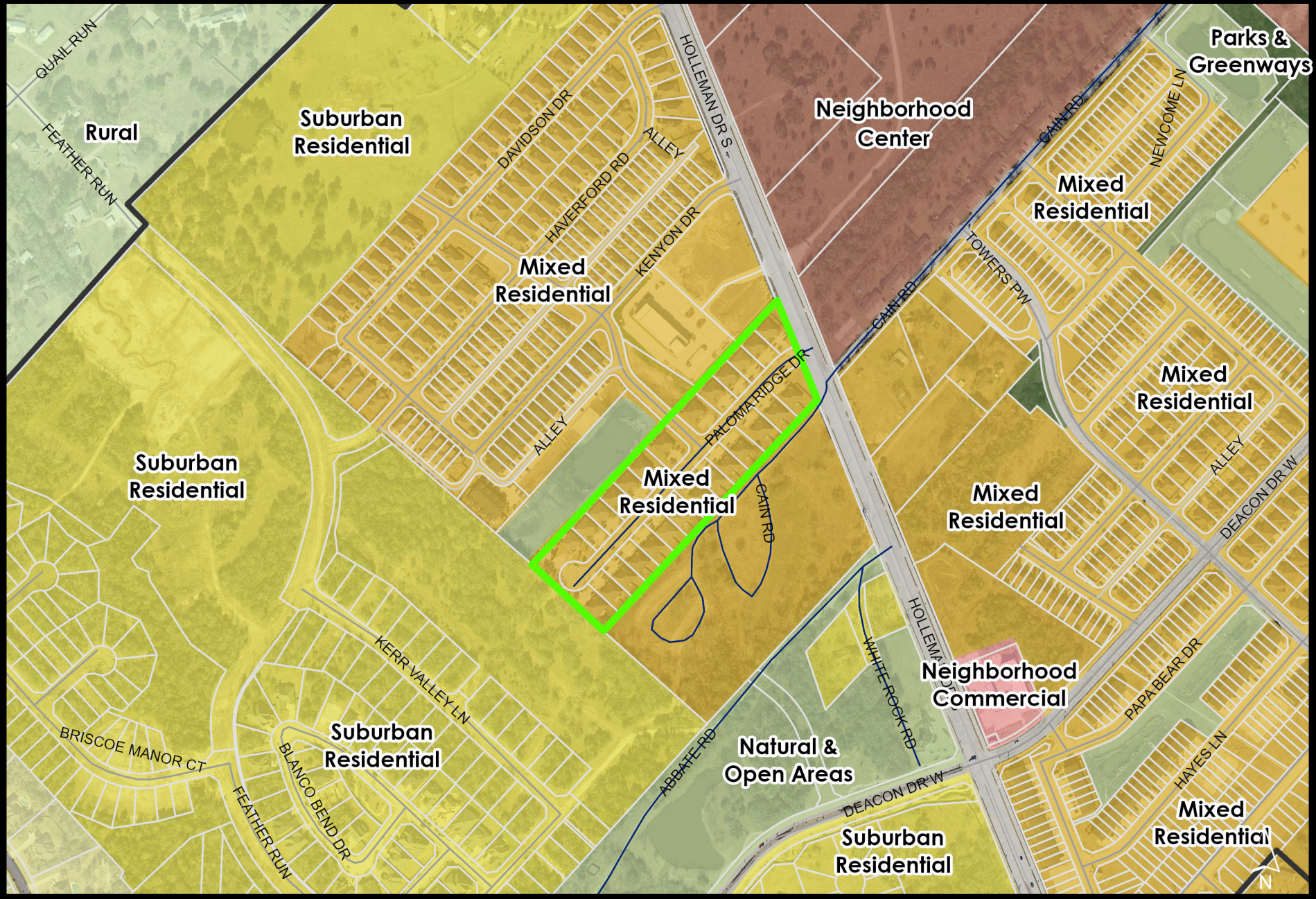
0 405 810 Feet

**II - PALOMA RIDGE DR.**

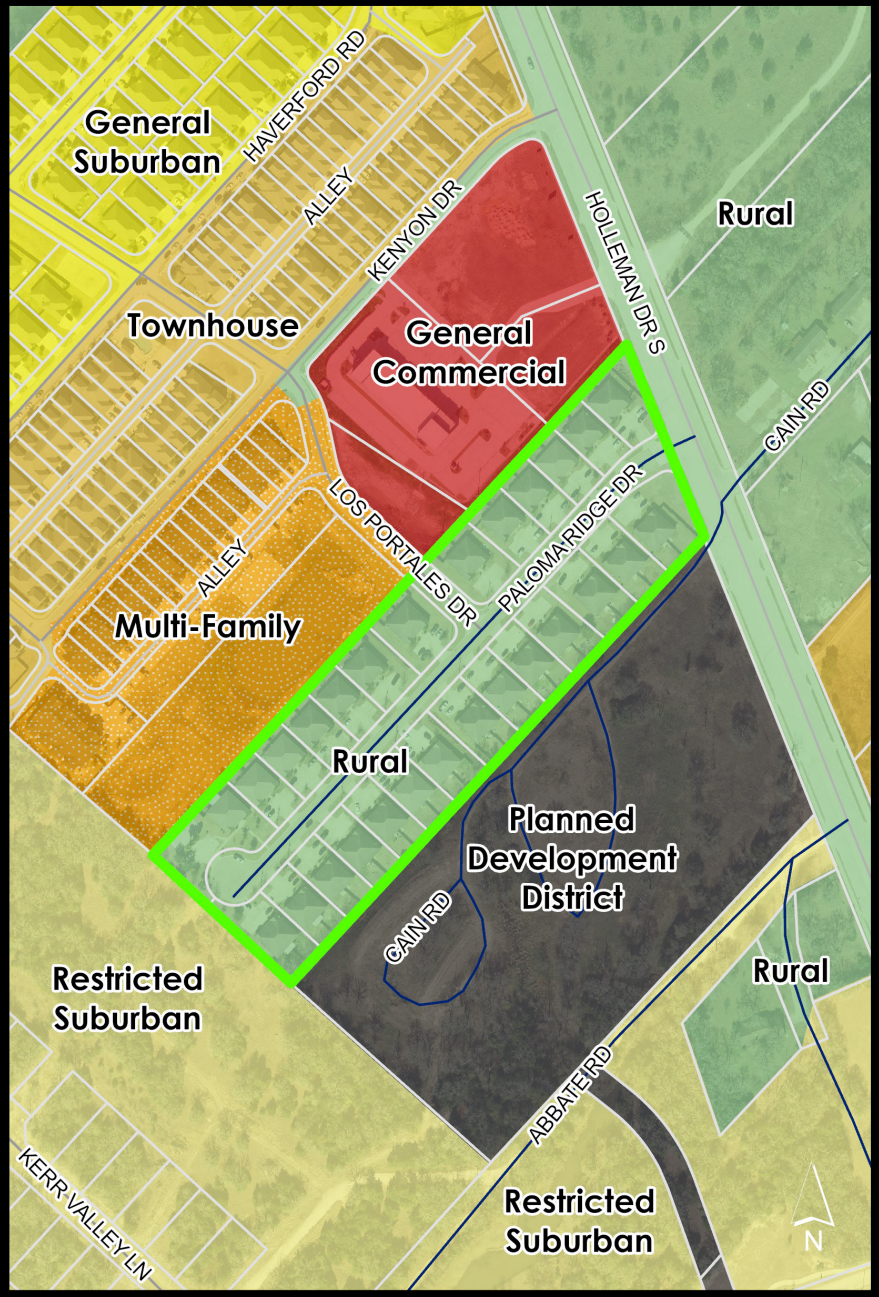
Case: REZ2023-000043

REZONING

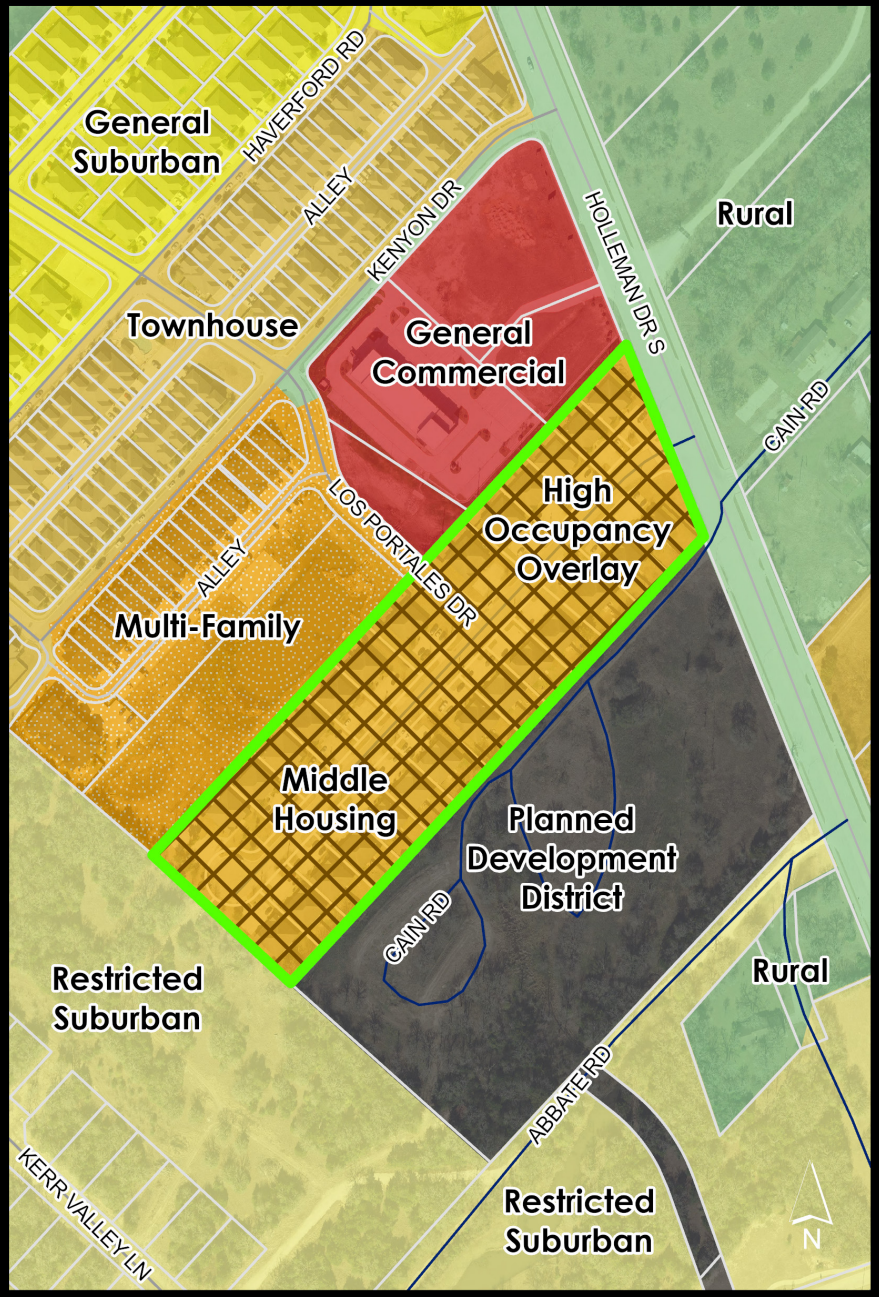
# EXISTING
## Future Land Use

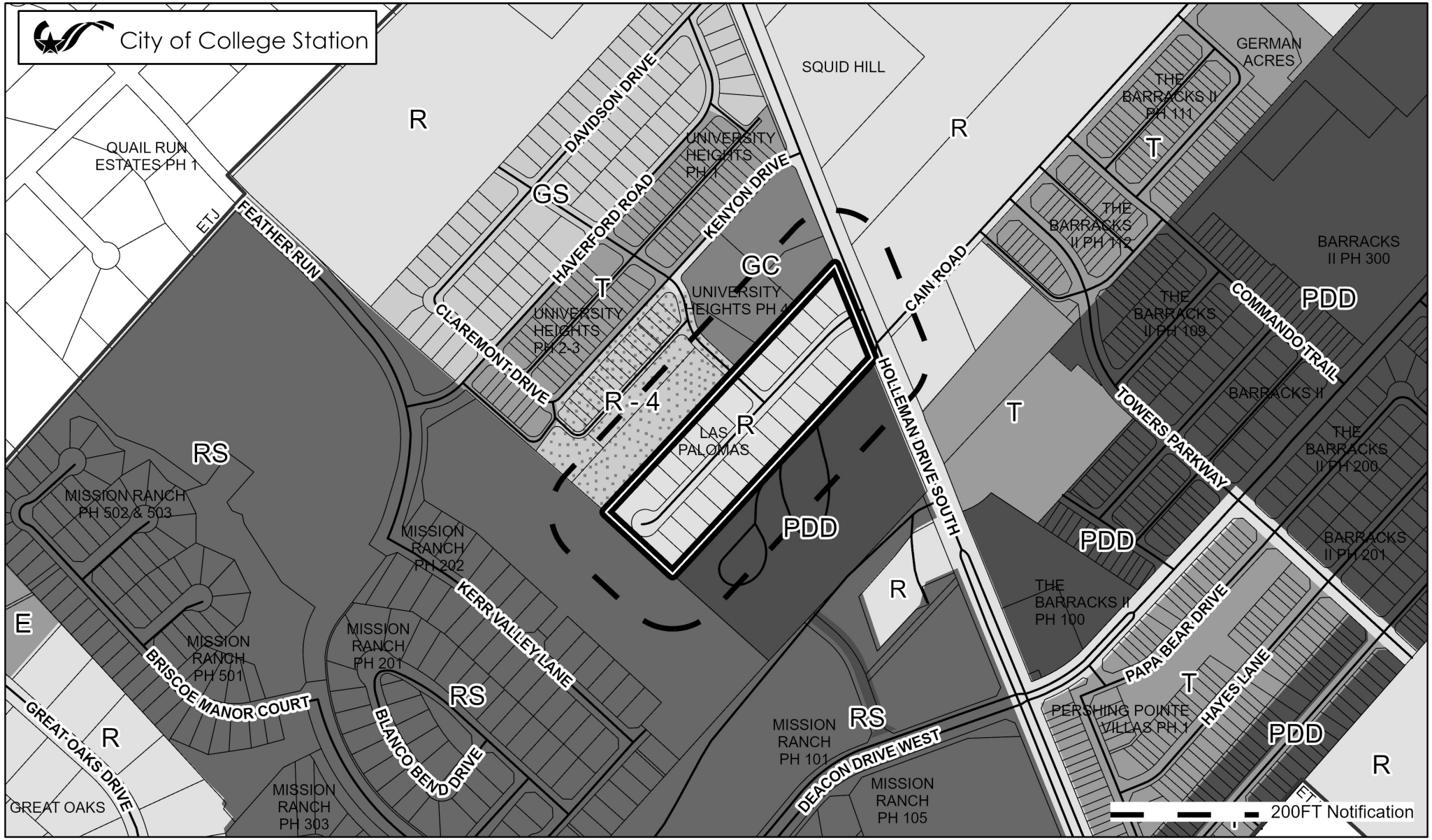


**EXISTING**
Zoning




**PROPOSED**
Zoning






**ZONING DISTRICTS** (In Grayscale)

Residential
- R Rural
- 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

0 487.5 975 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:**

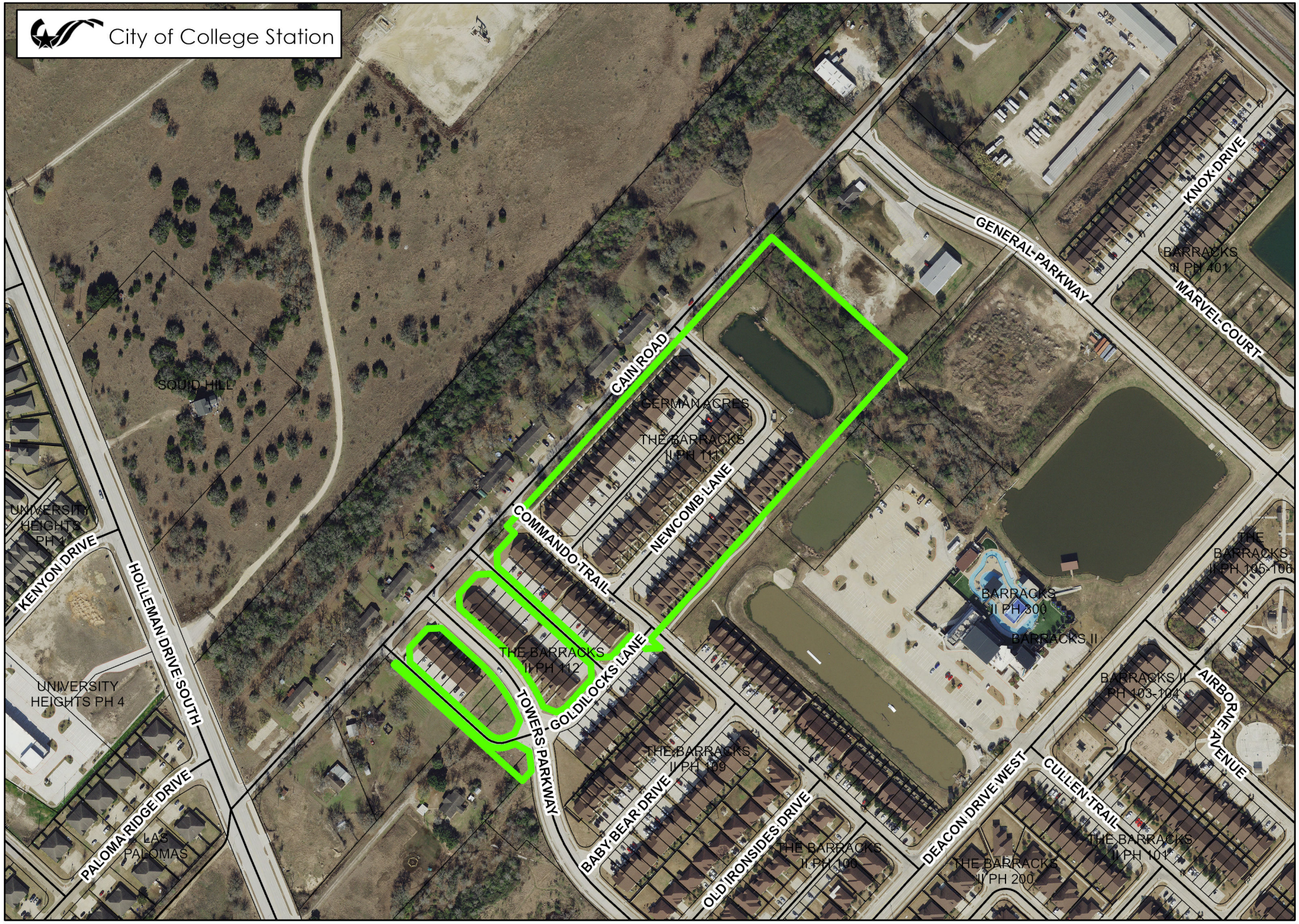
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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.

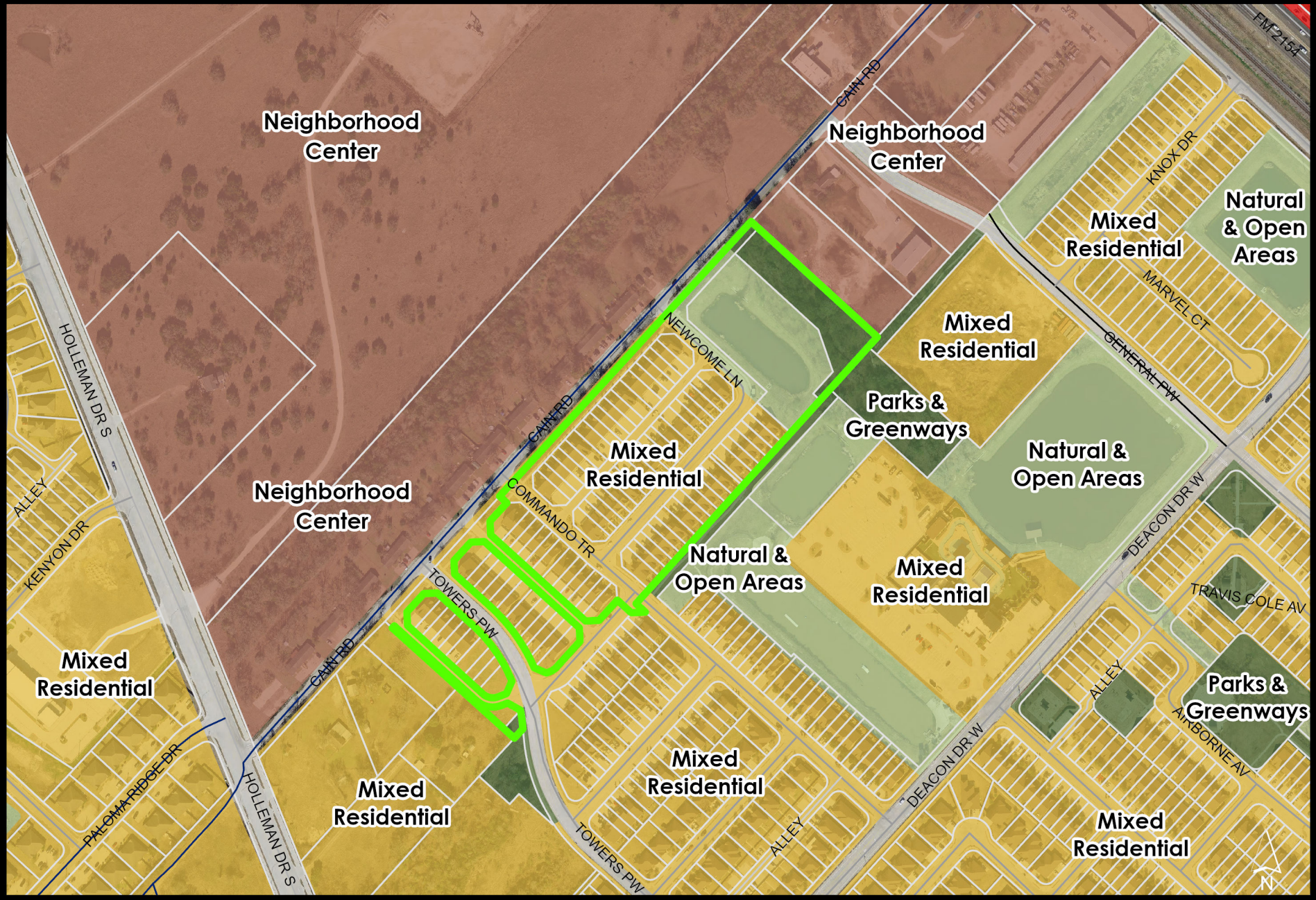



**JJ-KK - CAIND RD. AREA**

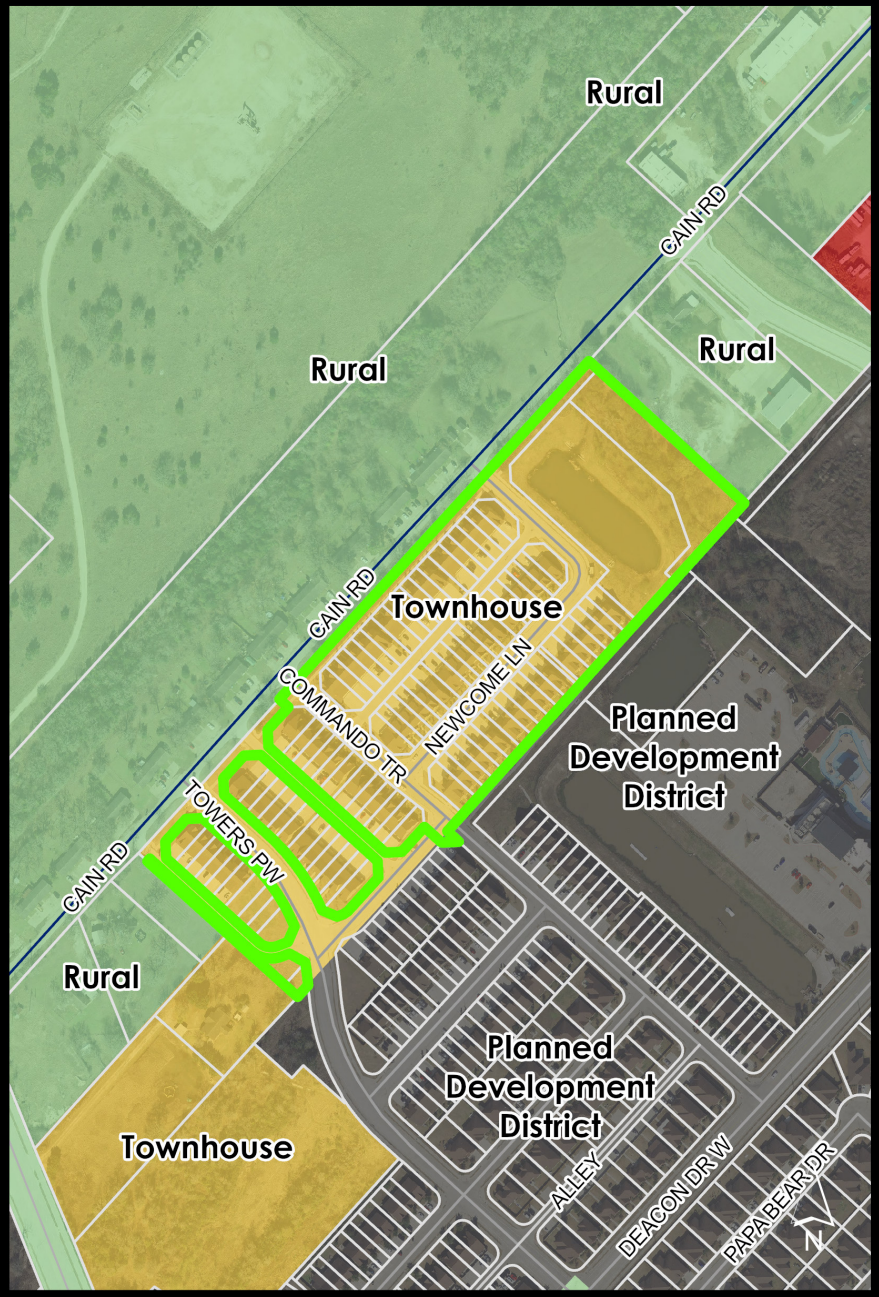
Case: REZ2023-000028

REZONING

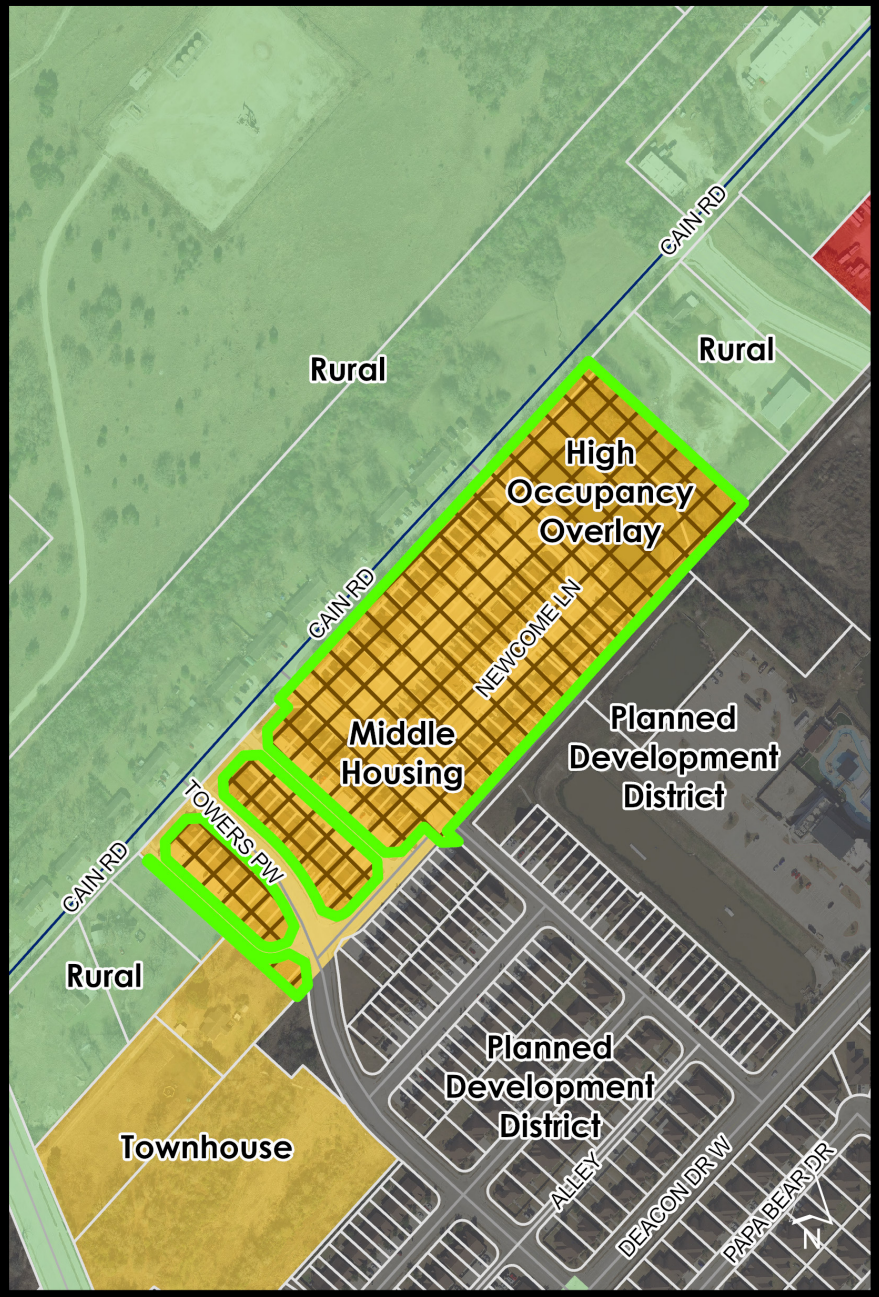
# EXISTING
## Future Land Use

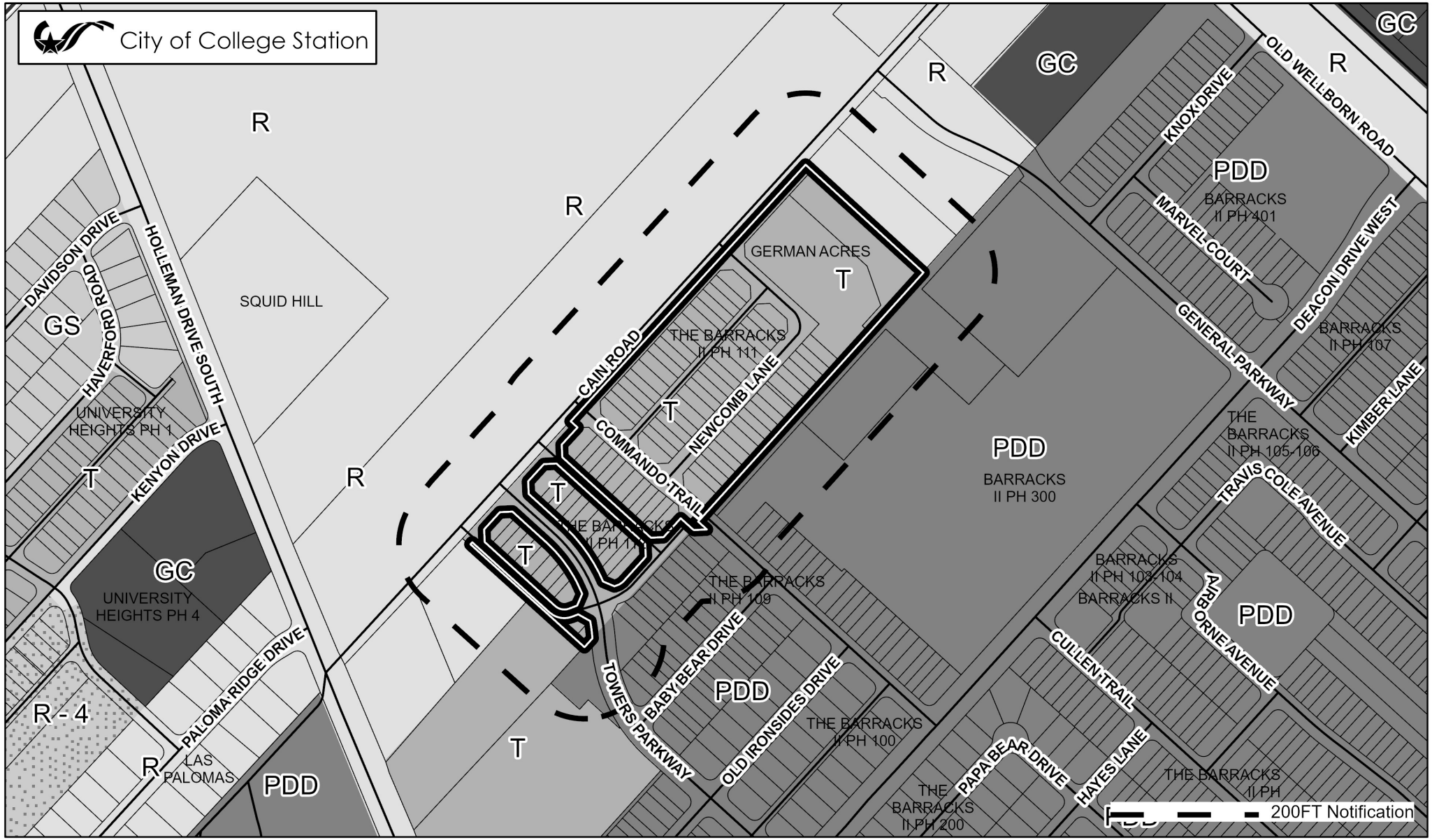


## EXISTING
Zoning




## 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 |
| 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

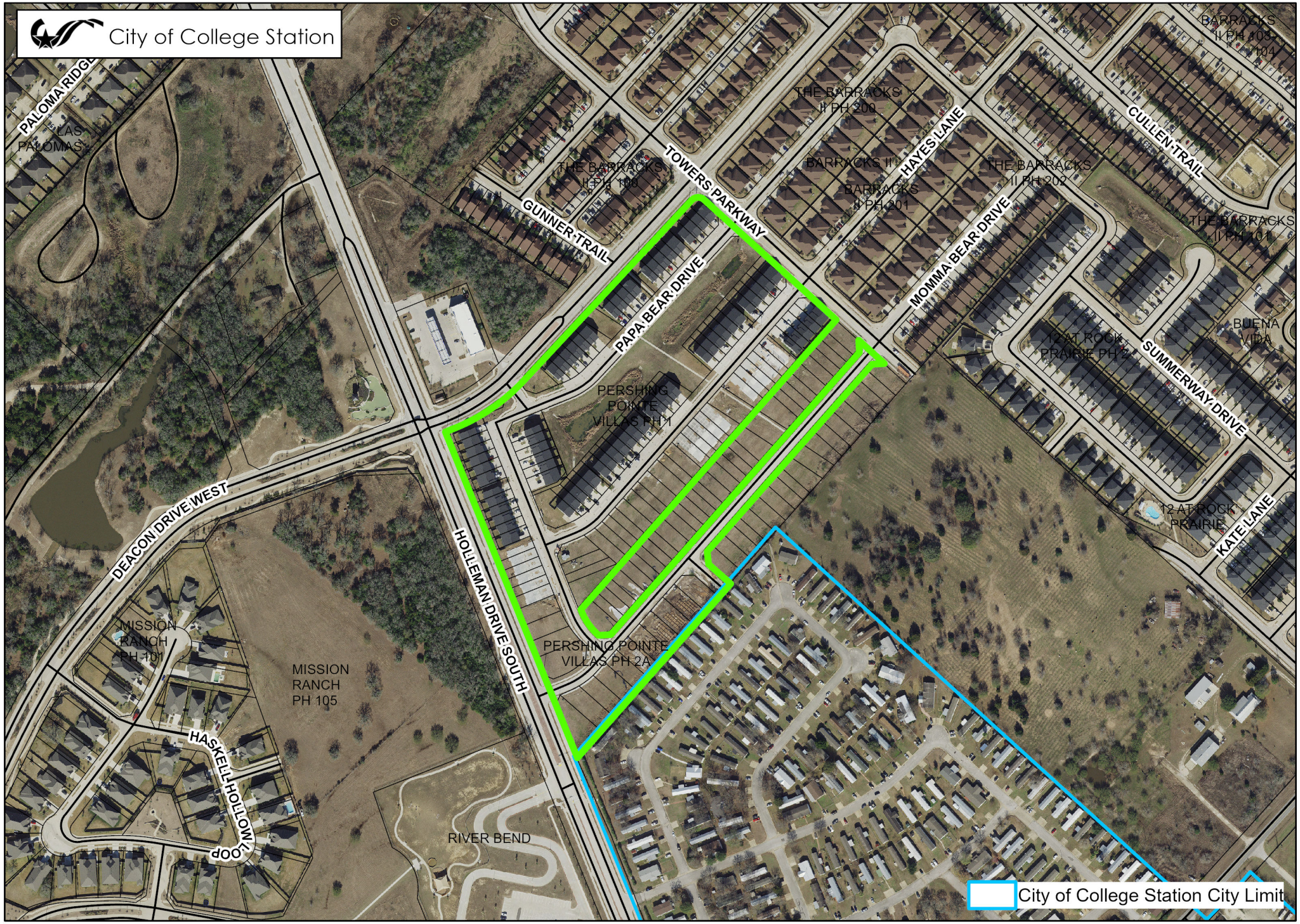
| | |
|---|---|
| R-1B | Single Family Residential |
| R-4 | Multi-Family |
| R-6 | High Density Multi-Family |
| C-3 | Light Commercial |
| RD | Research and Dev. |
| M-1 | Light Industrial |
| M-2 | Heavy Industrial |

NORTH 0 375 750 Feet

**JJ-KK - CAIND RD. AREA**

Case: REZ2023-000028

REZONING




NORTH

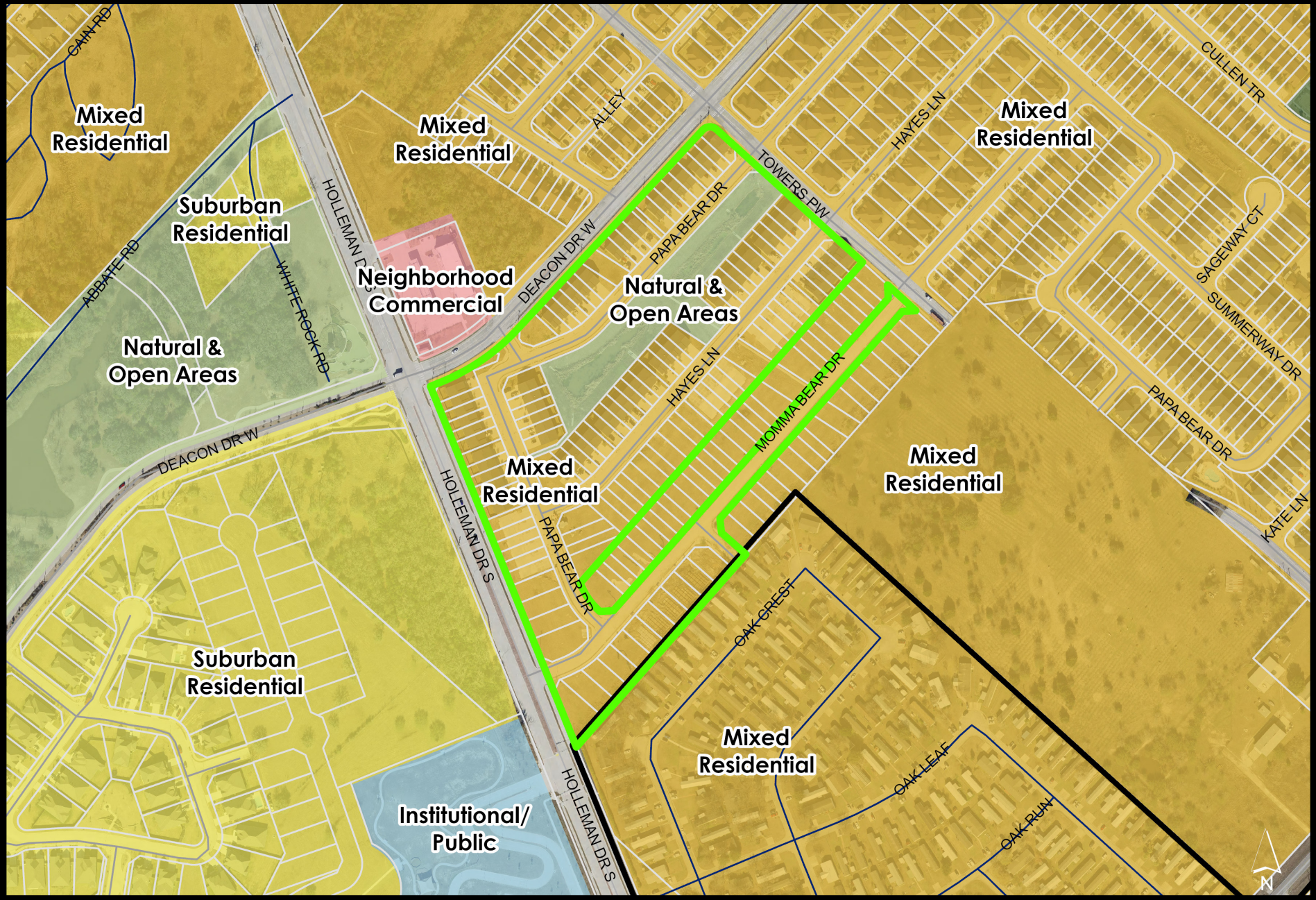
0 350 700 Feet

**LL - PAPA BEAR & MOMMA BEAR DR. AREA**

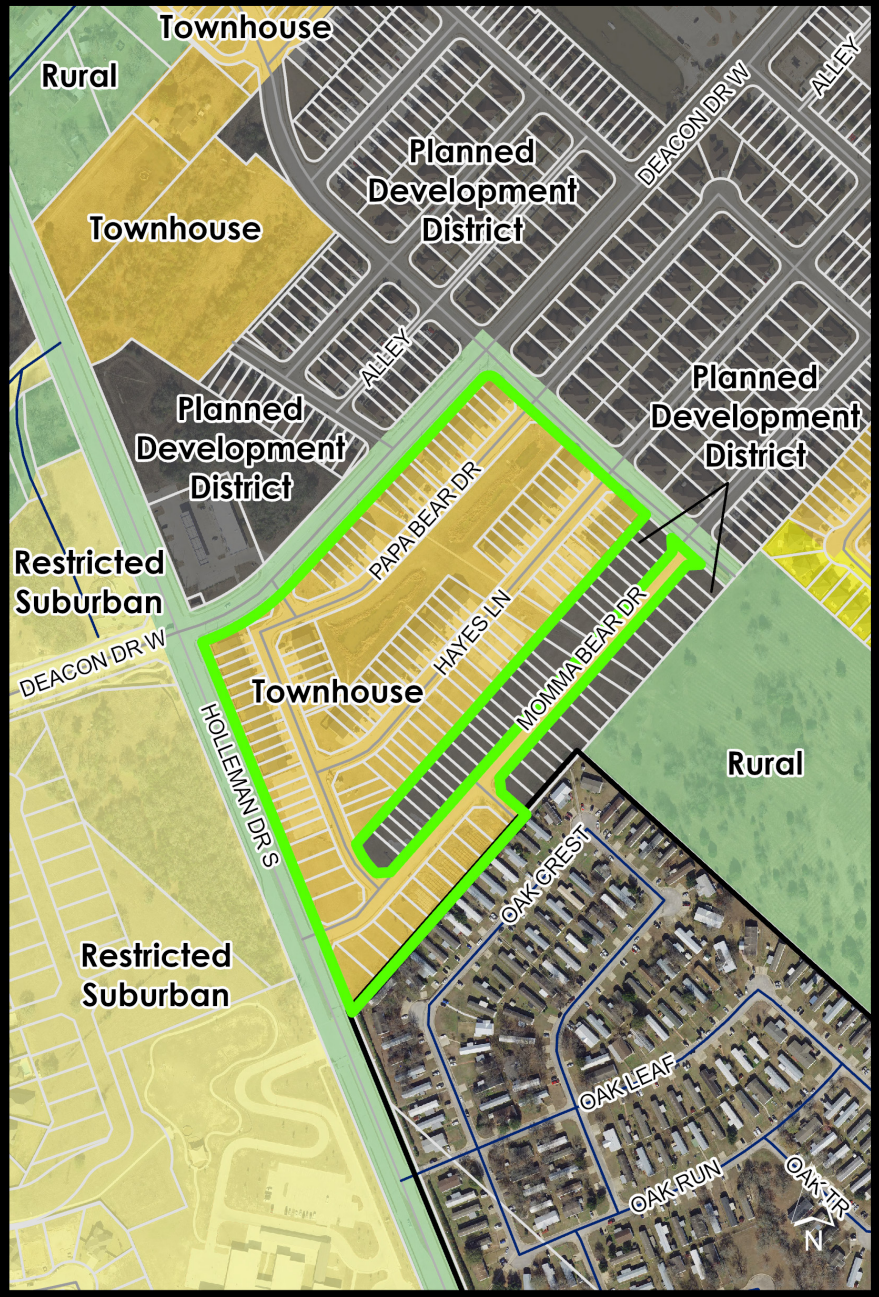
Case: REZ2023-000031

REZONING

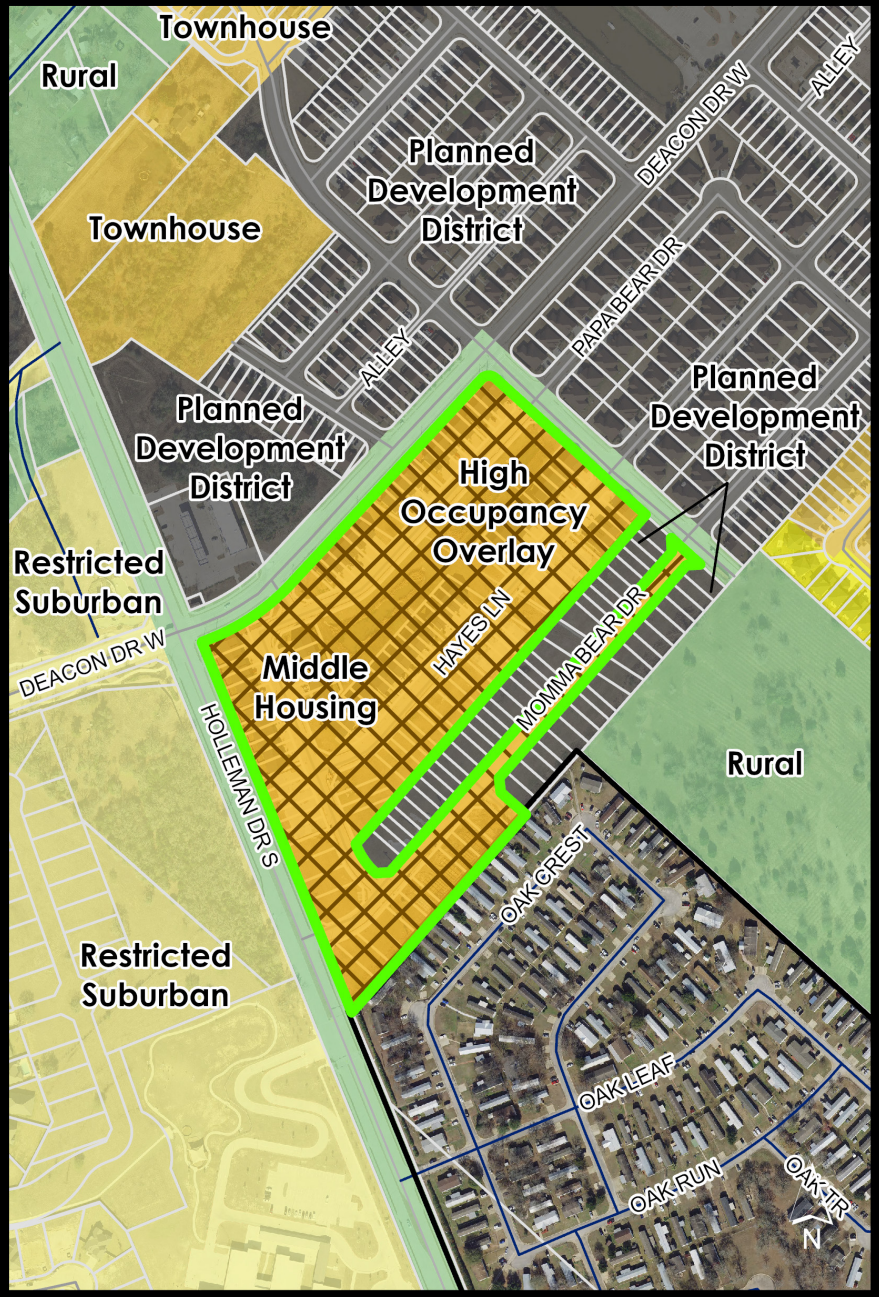
# EXISTING
## Future Land Use

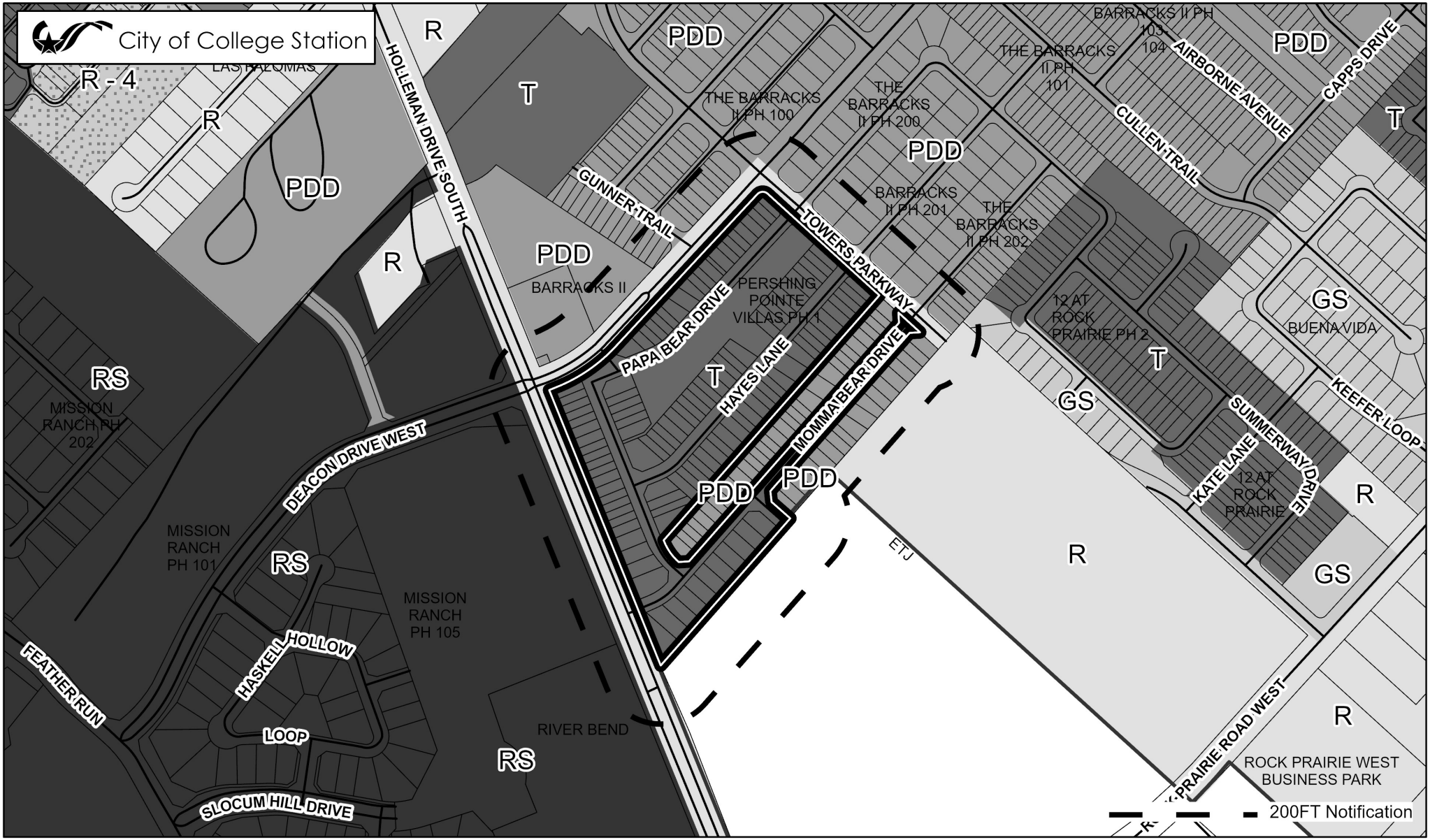


## EXISTING
Zoning




## PROPOSED
Zoning






**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 |

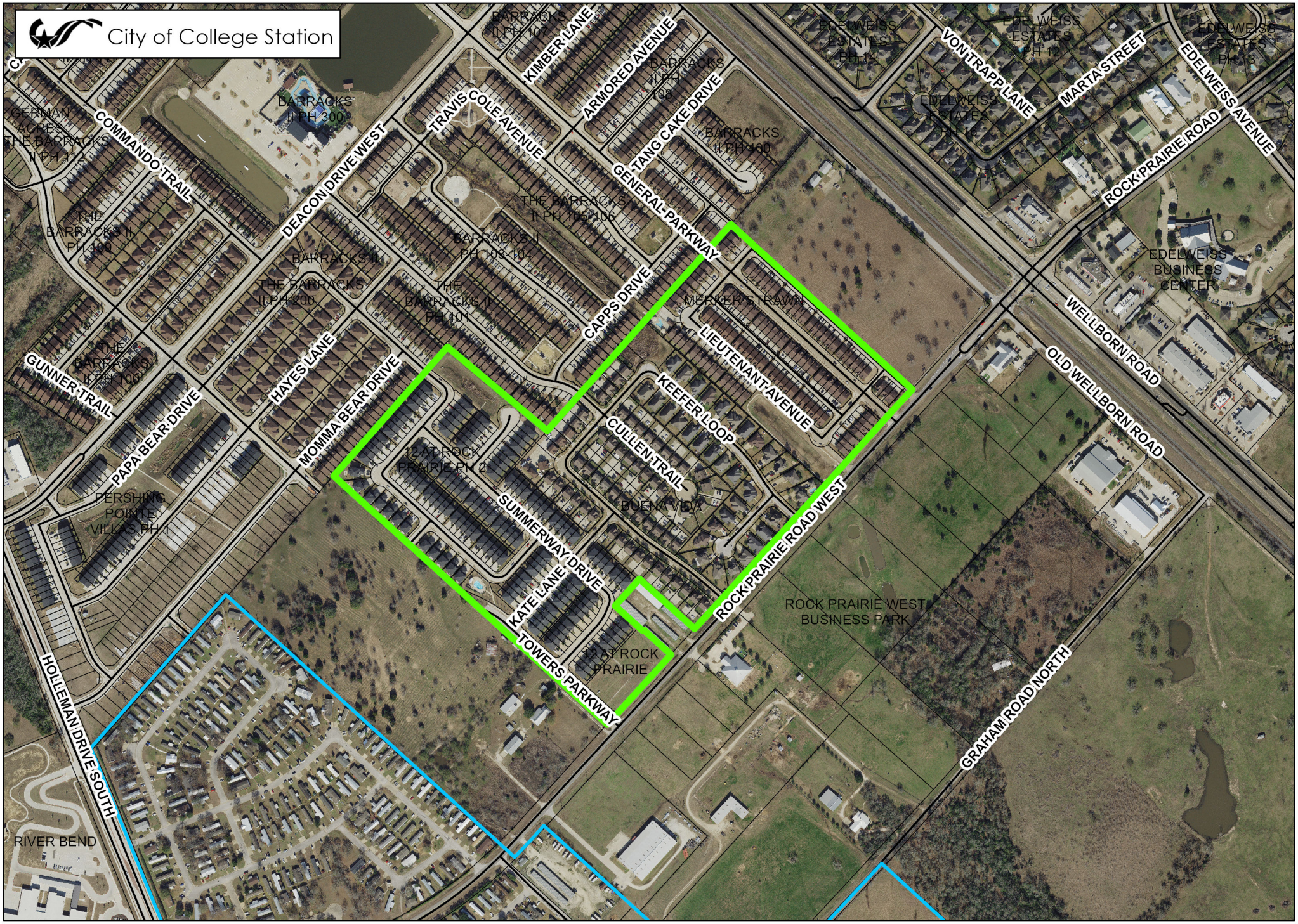
NORTH

0 460 920 Feet

**LL - PAPA BEAR & MOMMA BEAR DR. AREA**

Case: REZ2023-000031

REZONING

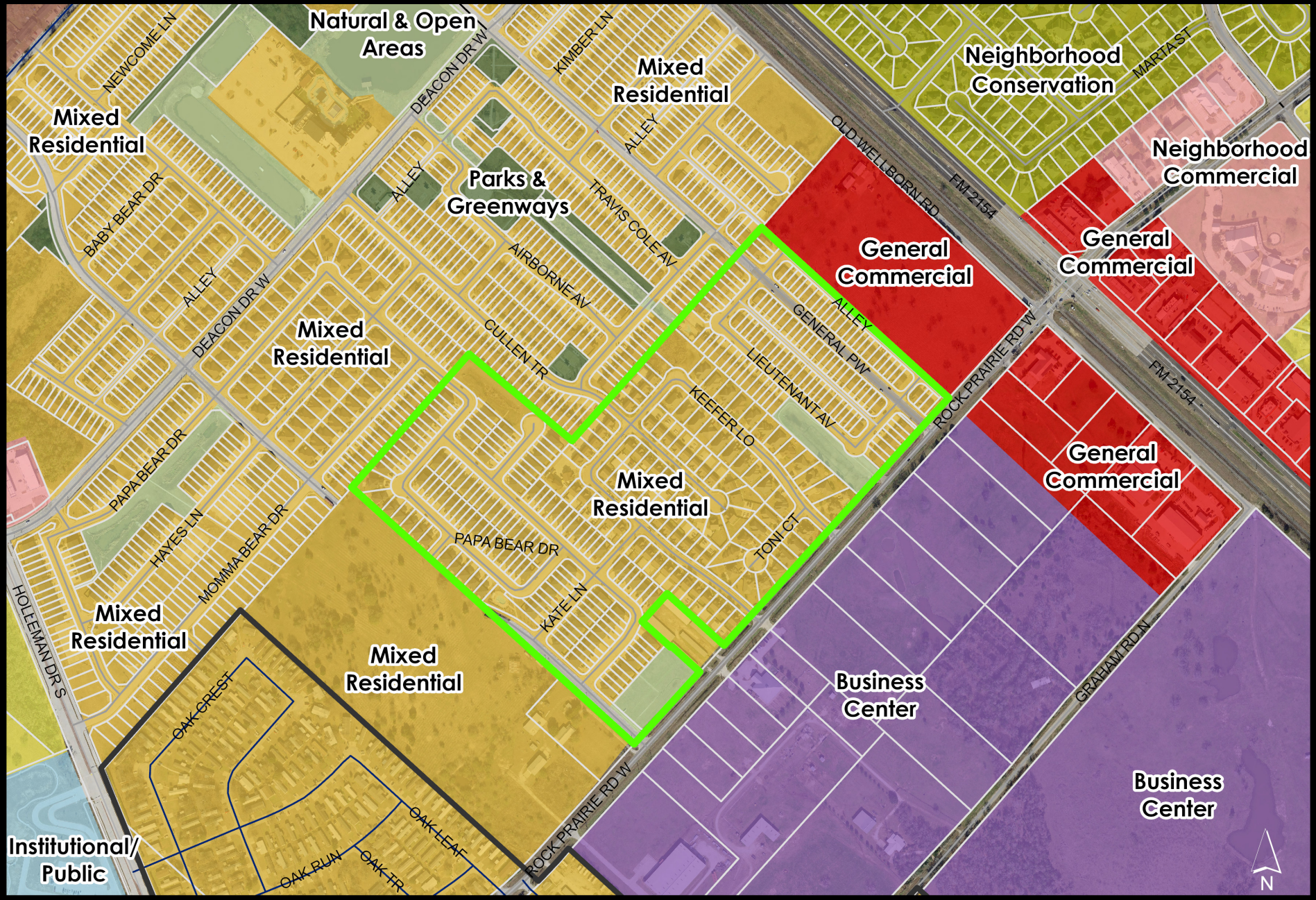



**MM - KEEFER LOOP & SUMMERWAY DR. AREA**

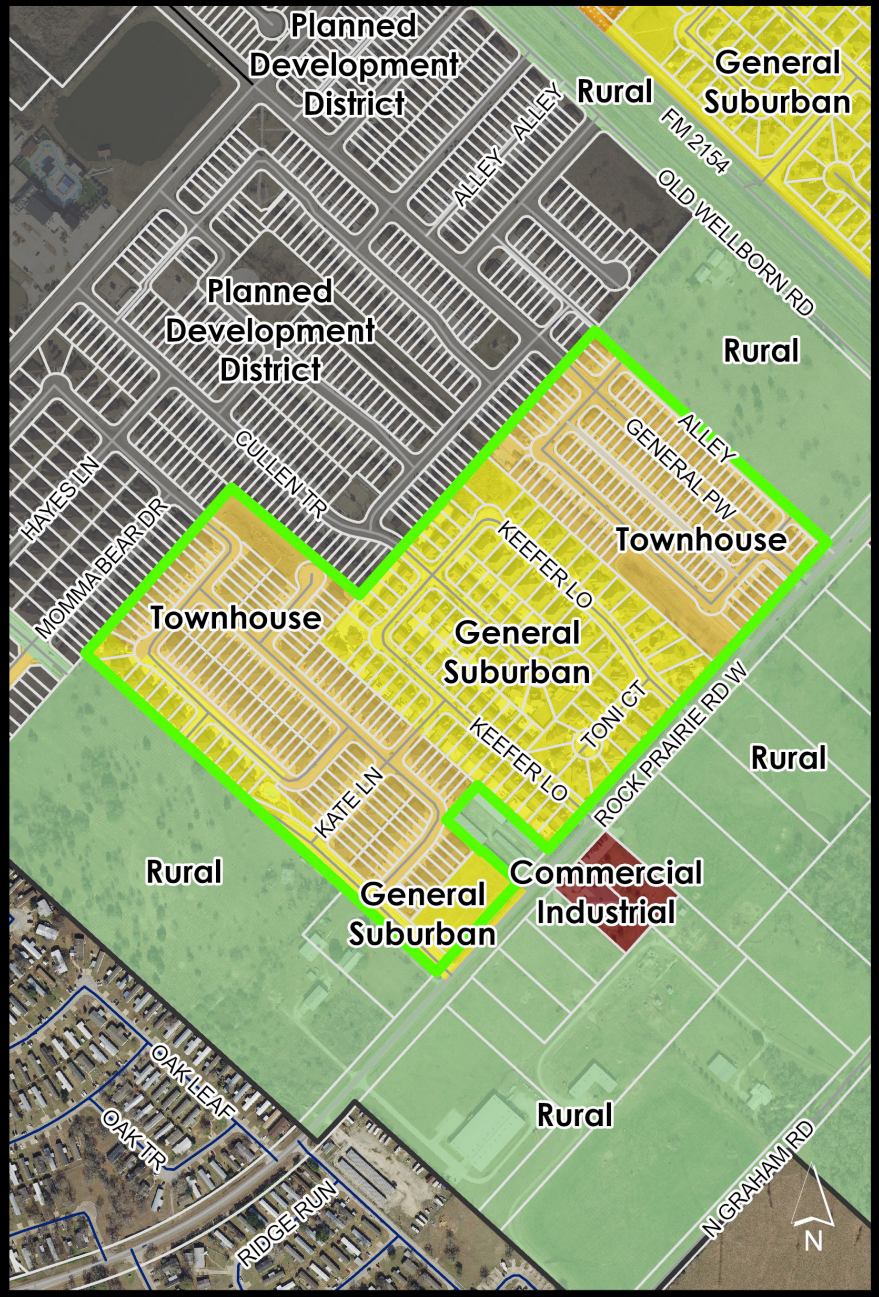
Case: REZ2023-000033

REZONING

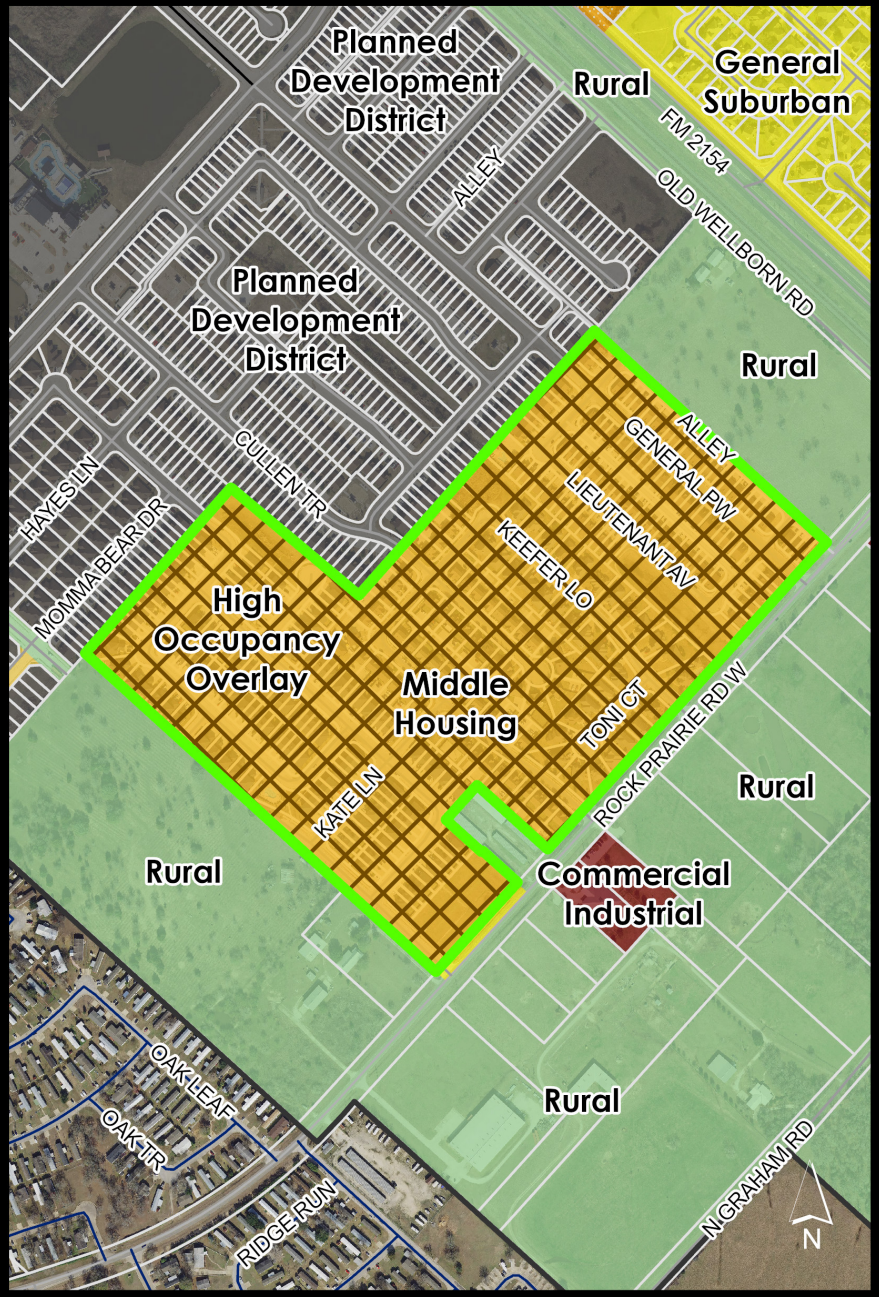
# EXISTING
## Future Land Use



## EXISTING
Zoning




## PROPOSED
Zoning






**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.

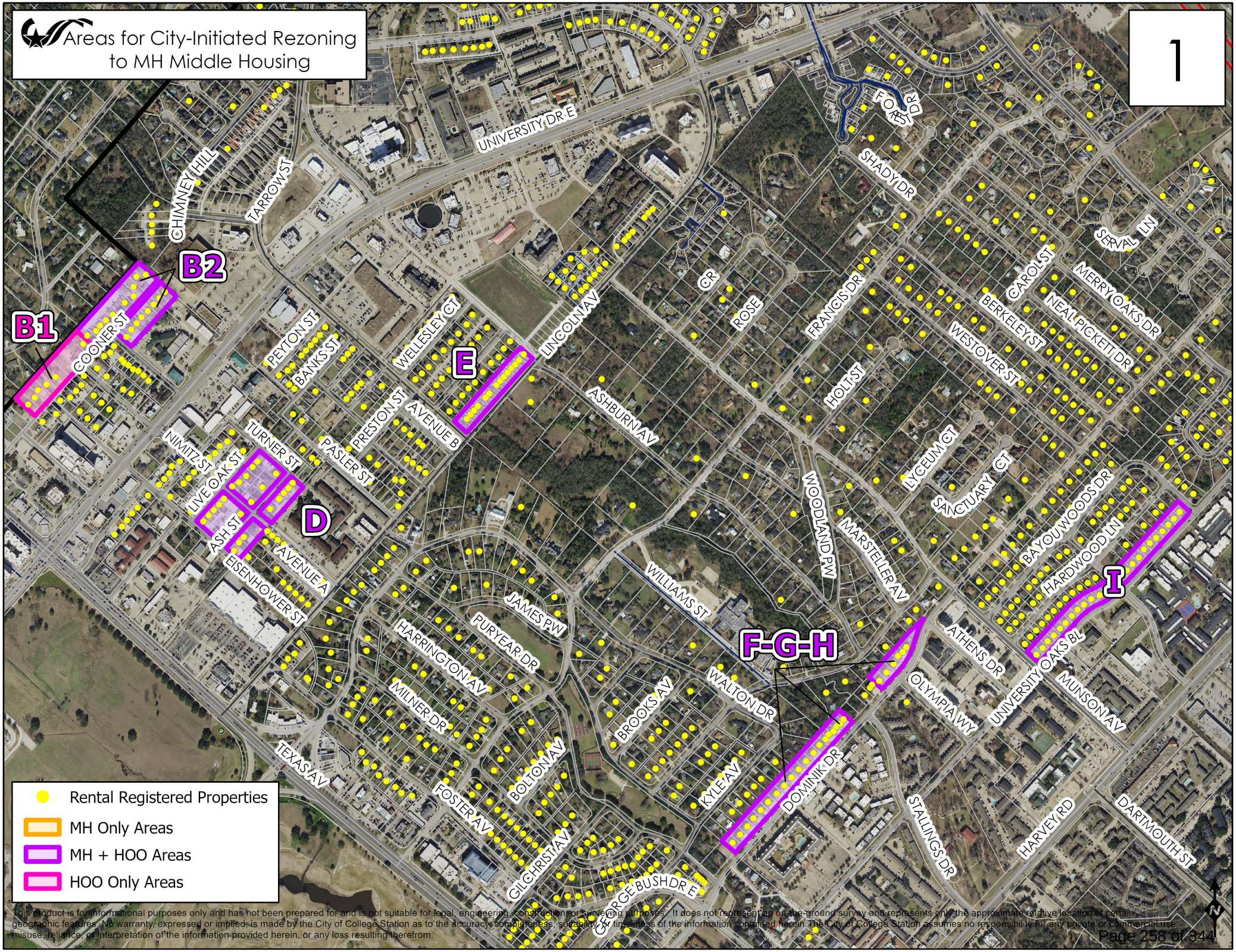
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 600 1,200 Feet

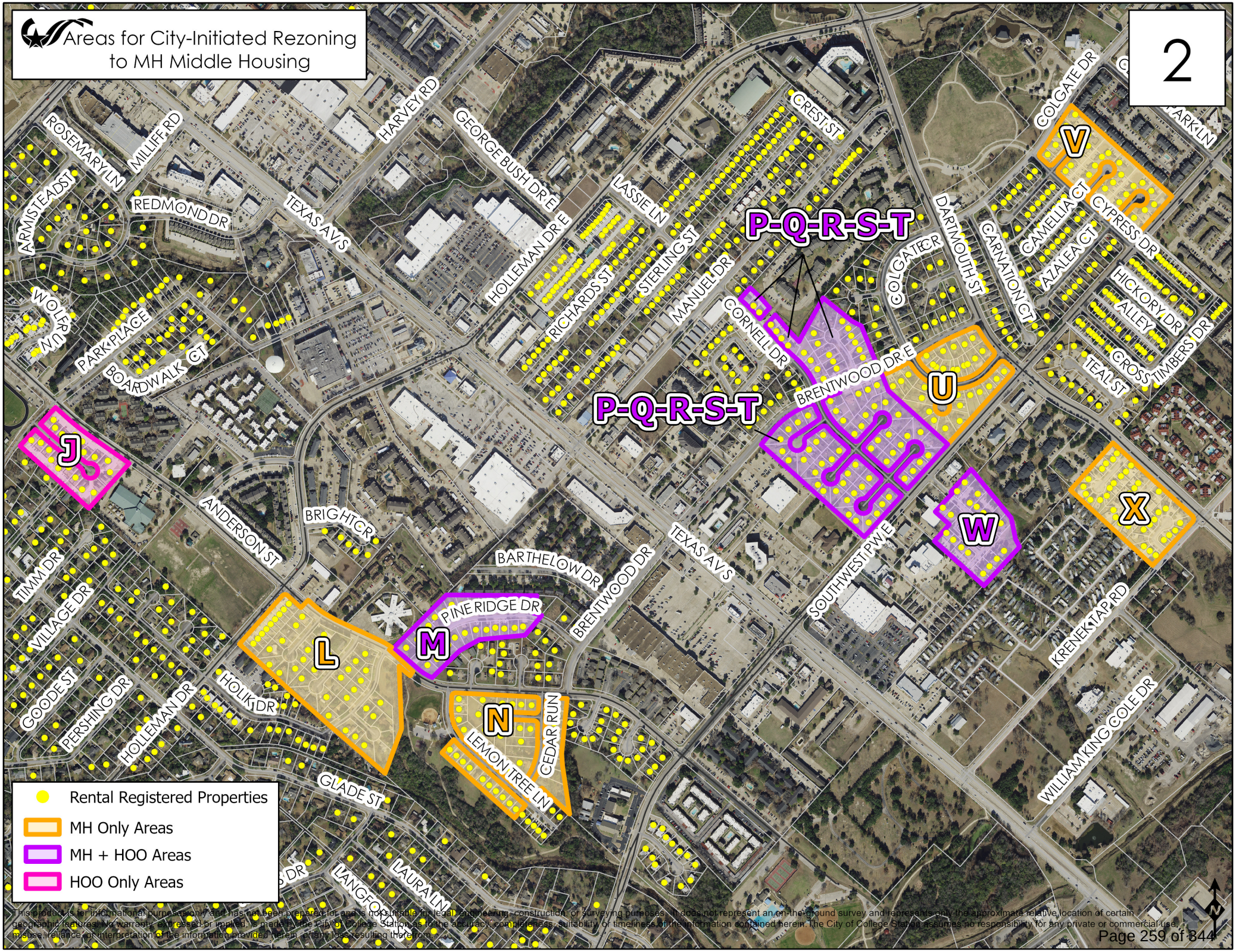
**MM - KEEFER LOOP & SUMMERWAY DR. AREA**

Case: REZ2023-000033

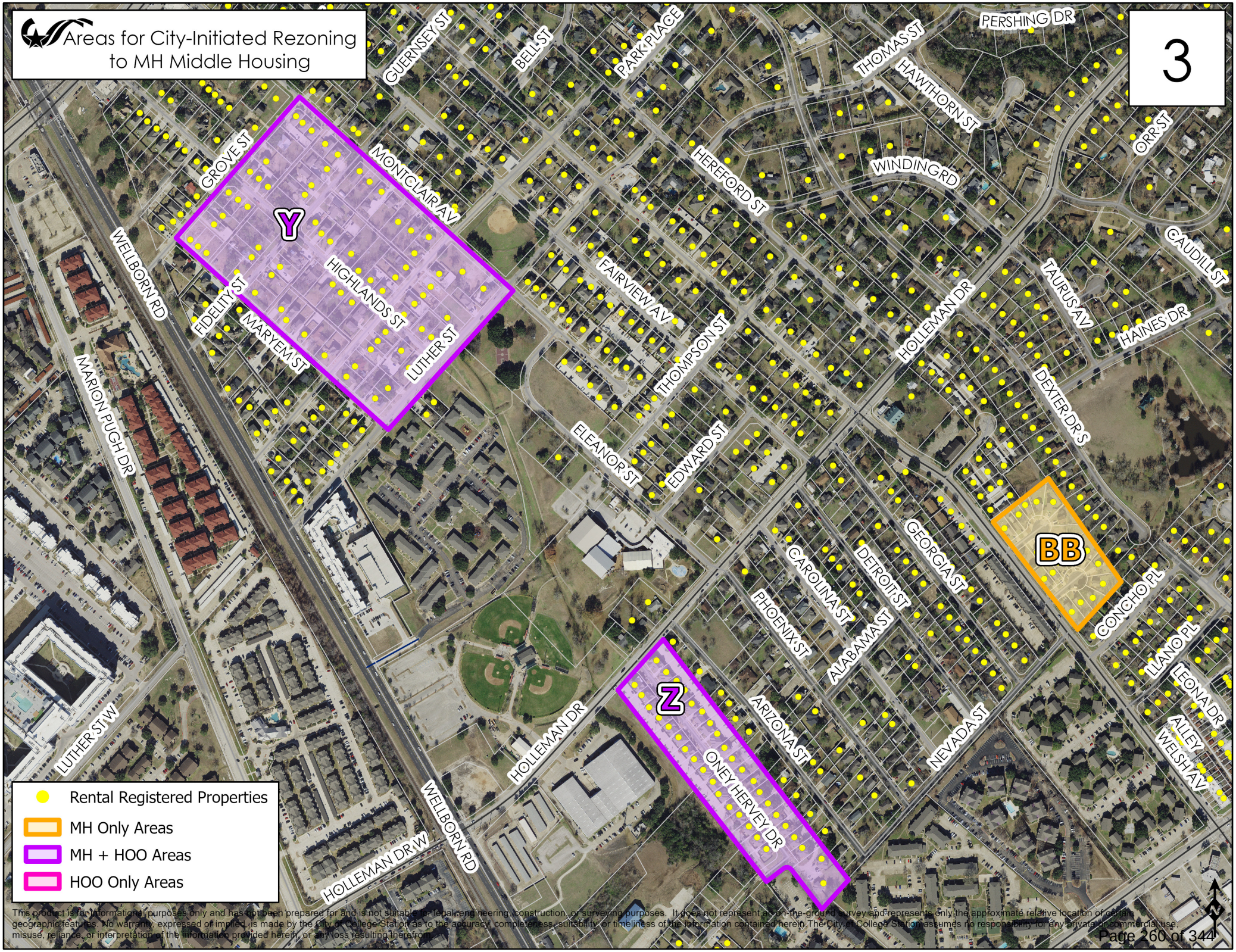
REZONING



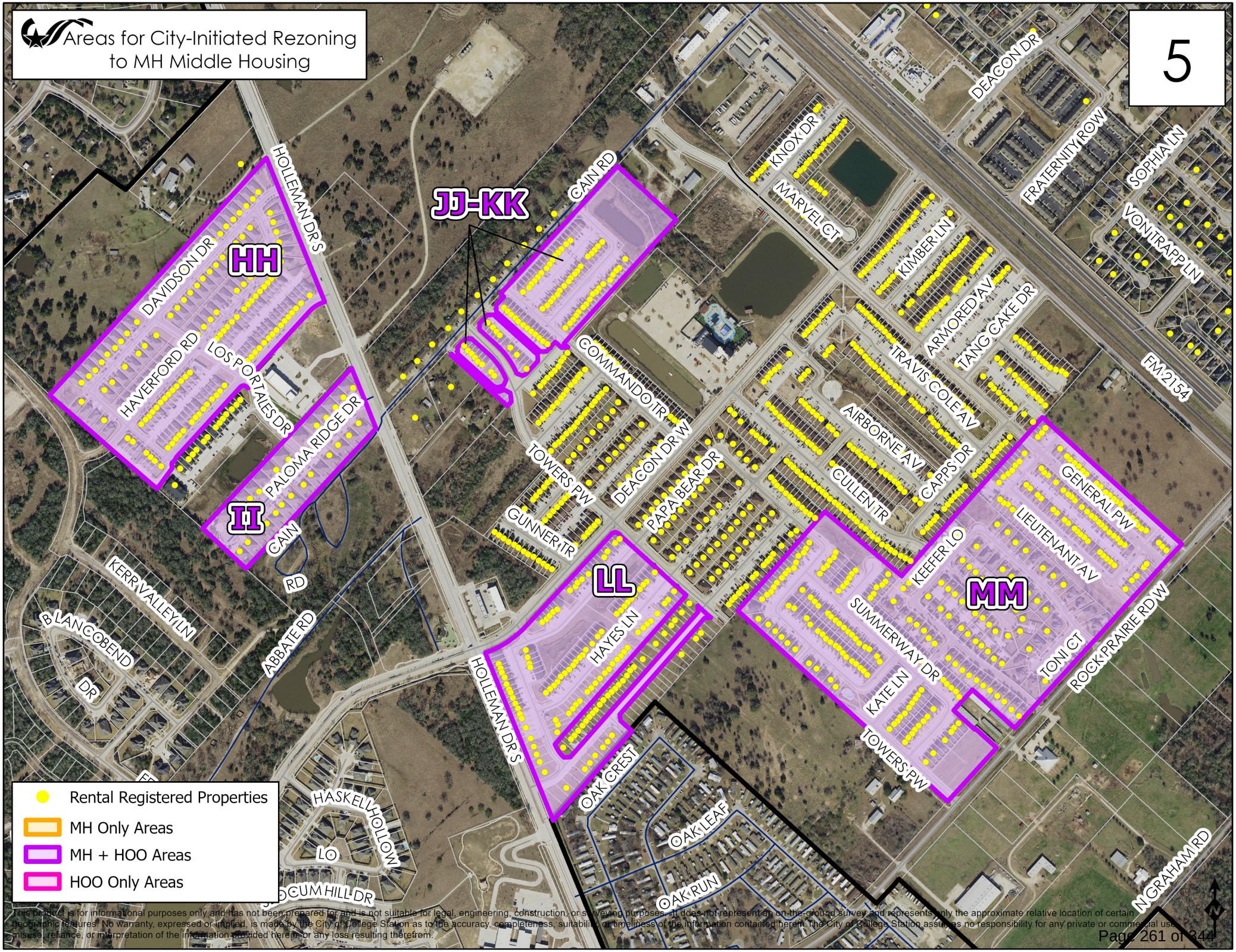

This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.


Areas for City-Initiated Rezoning to MH Middle Housing
5
JJ-KK
HH
II
LL
MM
HOLLEMAN DR S
CAIN RD
DAVIDSON DR
HAVERFORD RD
LOS PORTALES DR
PALOMA RIDGE DR
CAIN RD
KERR VALLEY LN
BLANCO BEND DR
ABBATE RD
HASKELL HOLLOW LO
CUM HILL DR
HOLLEMAN DR S
HAYES LN
OAK CREST
OAK LEAF
OAK RUN
TOWERS PW
GUNNER TR
COMMANDO TR
DEACON DR W
PAPA BEAR DR
GULLEN TR
AIRBORNE AV
CAPPS DR
TRAVIS COLE AV
ARMORED AV
TANG CAKE DR
KIMBER LN
MARVEL CT
KNOX DR
DEACON DR
FRATERNITY ROW
SOPHIA LN
VONTRAPP LN
FM 2154
GENERAL PW
LIEUTENANT AV
KEEFER LO
SUMMERWAY DR
KATE LN
TONI CT
ROCK PRAIRIE RD W
N GRAHAM RD
Rental Registered Properties
MH Only Areas
MH + HOO Areas
HOO Only Areas
This product is for informational purposes only and has not been prepared for, and is not suitable for, legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.
N

**October 26, 2023**
**Item No. 9.7.**
**City-Initiated Rezonings to MH Middle 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, 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; and
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.

**Relationship to Strategic Goals:**

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval.

Than Planning & Zoning Commission heard this item at their October 5, 2023 meeting and voted 5-0 to recommend 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. Ordinance
2. Area L and Area N Supporting Materials
3. Area U Supporting Materials
4. Area V Supporting Materials
5. Area X Supporting Materials
6. Area BB Supporting Materials
7. Area DD, Area EE, and Area FF Supporting Materials
8. Area 2 Map
9. Area 3 Map
10. Area 4 Map

**ORDINANCE NO. _____**

**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 ON 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; AND**

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;**

**CERTAIN PROPERTIES AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**PART 1:** That 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, be amended as set out in **Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E", Exhibit "F", Exhibit "G", Exhibit "H", Exhibit "I", and Exhibit "J"** attached hereto and made a part of this Ordinance for all purposes.

**PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

**PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

**PART 4:** This Ordinance is a penal ordinance and becomes effective eleven (11) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

**PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.**

**ATTEST:**

_____
**City Secretary**

**APPROVED:**

_____
**Mayor**

**APPROVED:**

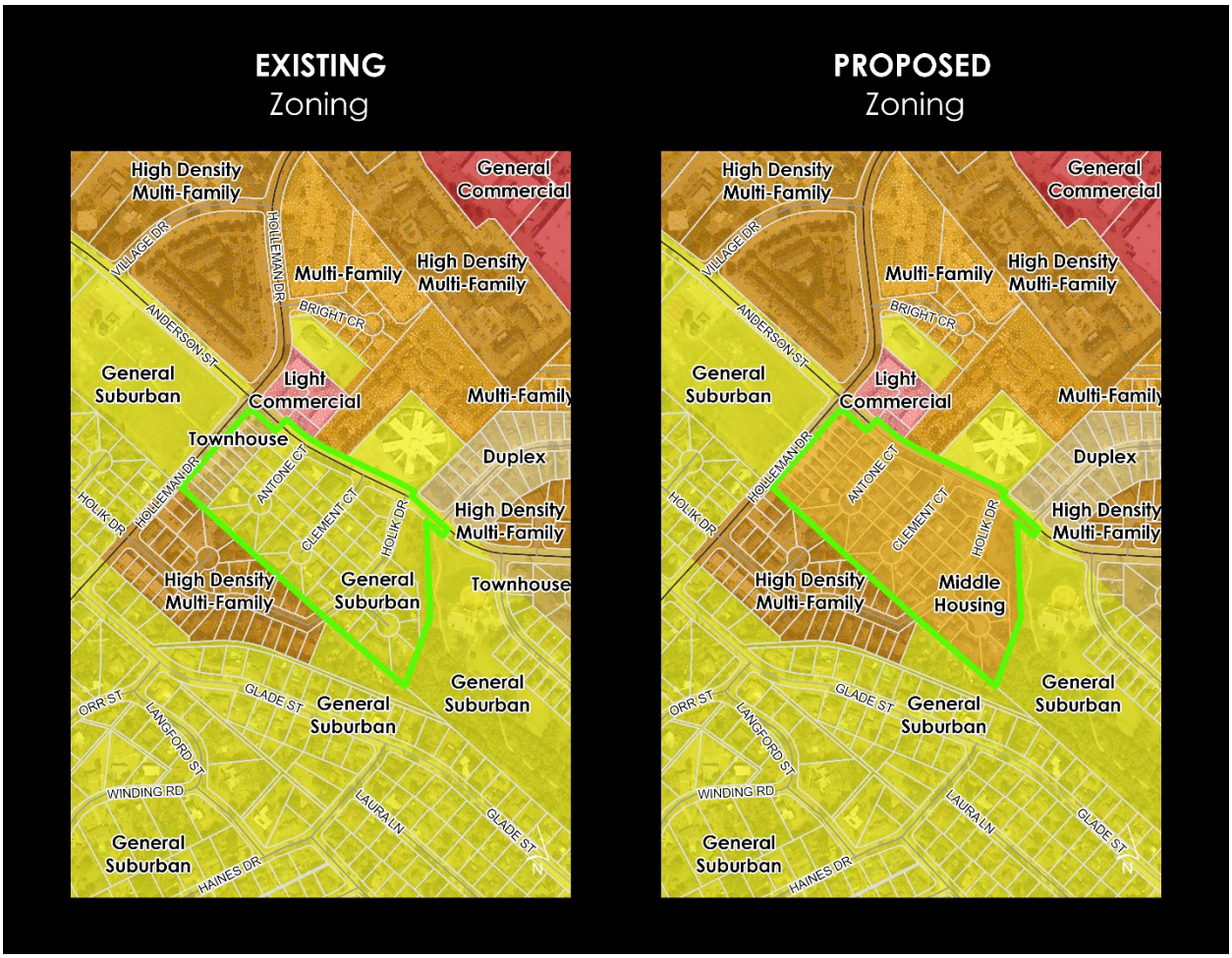
_____
**City Attorney**

## Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or T Townhouse to MH Middle Housing:

The Dobrovolny Subdivision and Holleman Ridge Subdivision

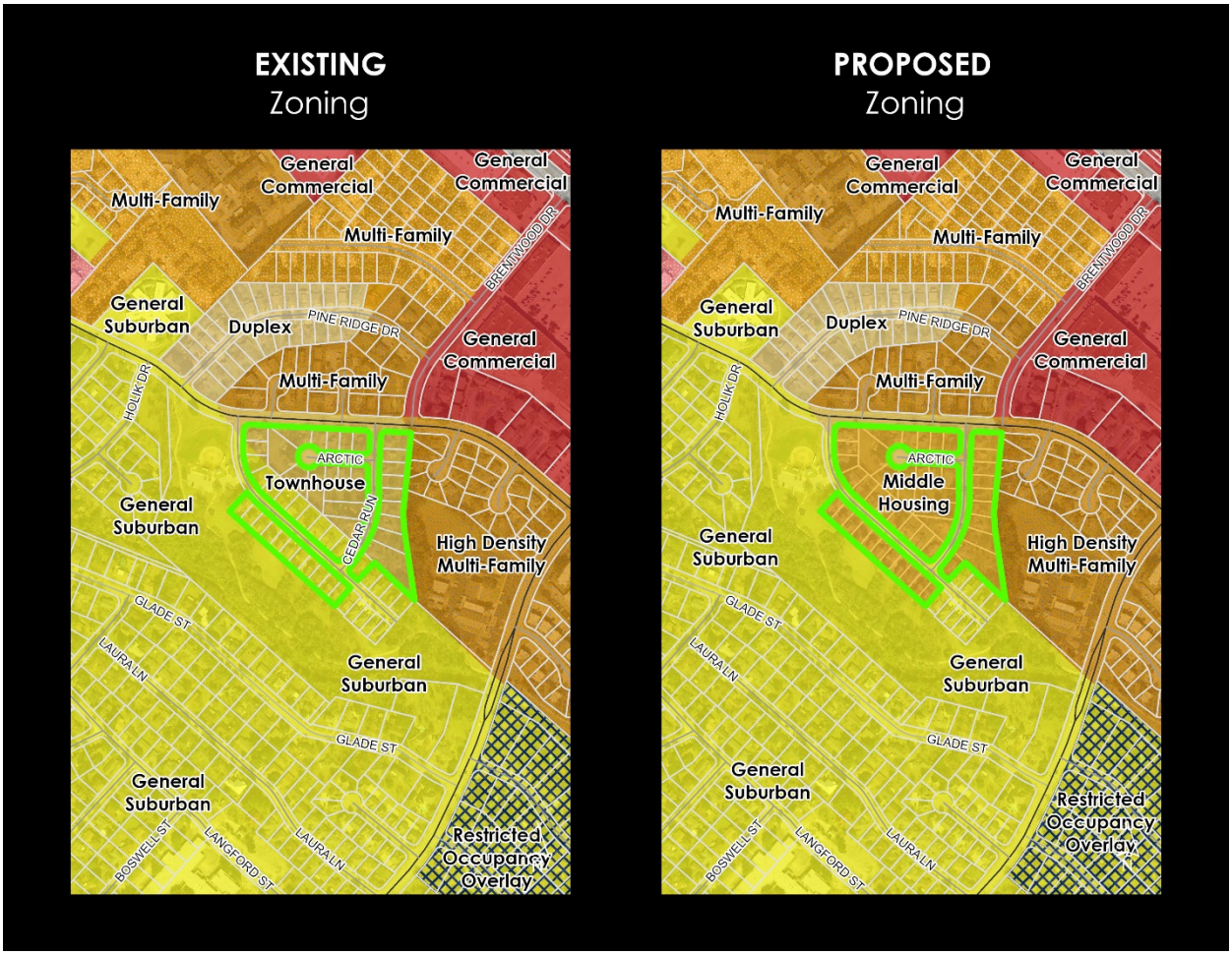


## Exhibit B

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban or T Townhouse to MH Middle Housing:

> 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

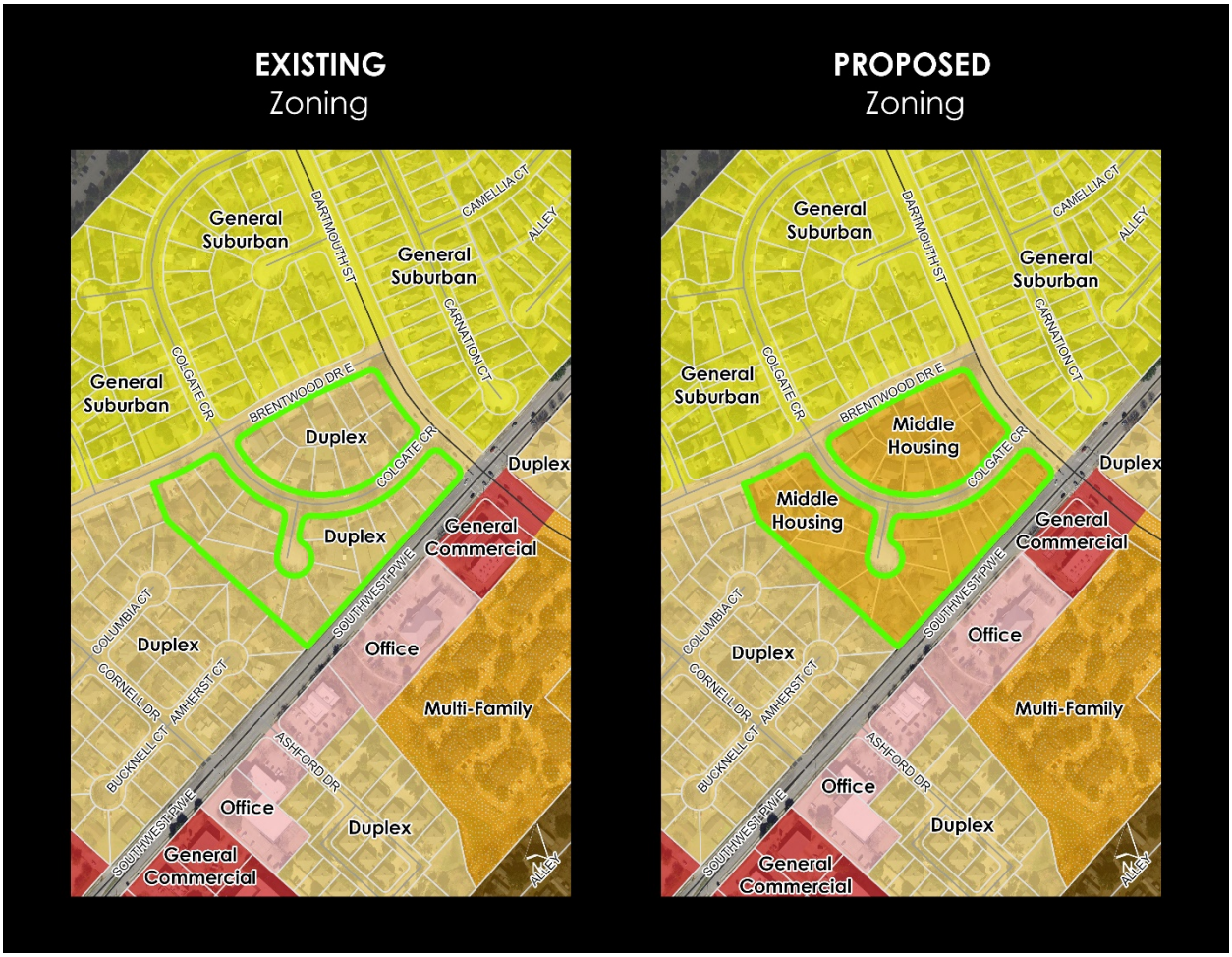


## Exhibit C

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex to MH Middle Housing:

Brentwood Section Five, Block 1, Lots 1-16 and Block 4, Lots 1-11



## Exhibit D

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to MH Middle Housing:

Eastmark Phase II, Block E, Lots 1R-5R and Lots 16-40

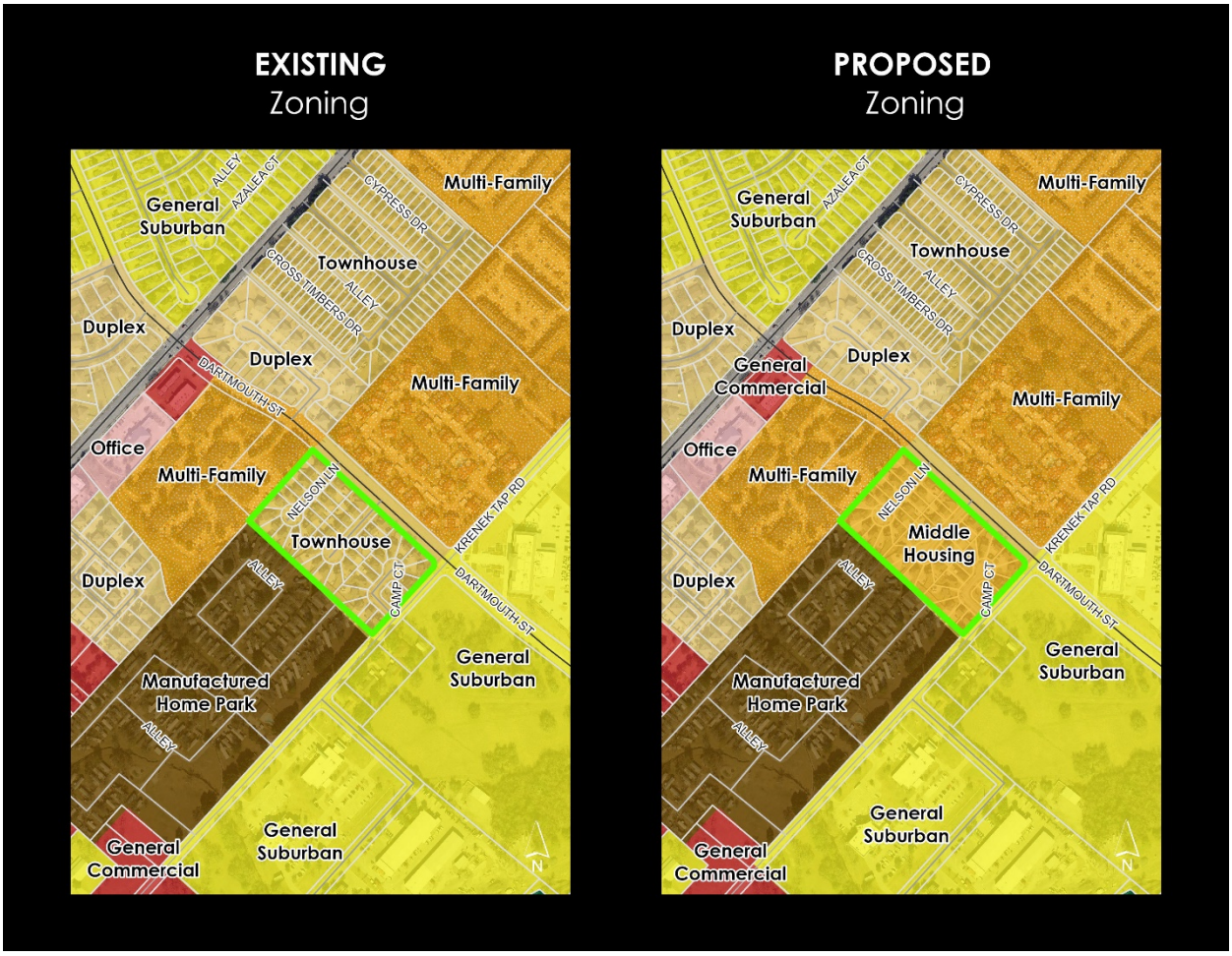


## Exhibit E

That 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, is hereby amended as follows:

The following property is rezoned from T Townhouse to MH Middle Housing:

Krenek Crossing Subdivision, Volume 6187, Page 138

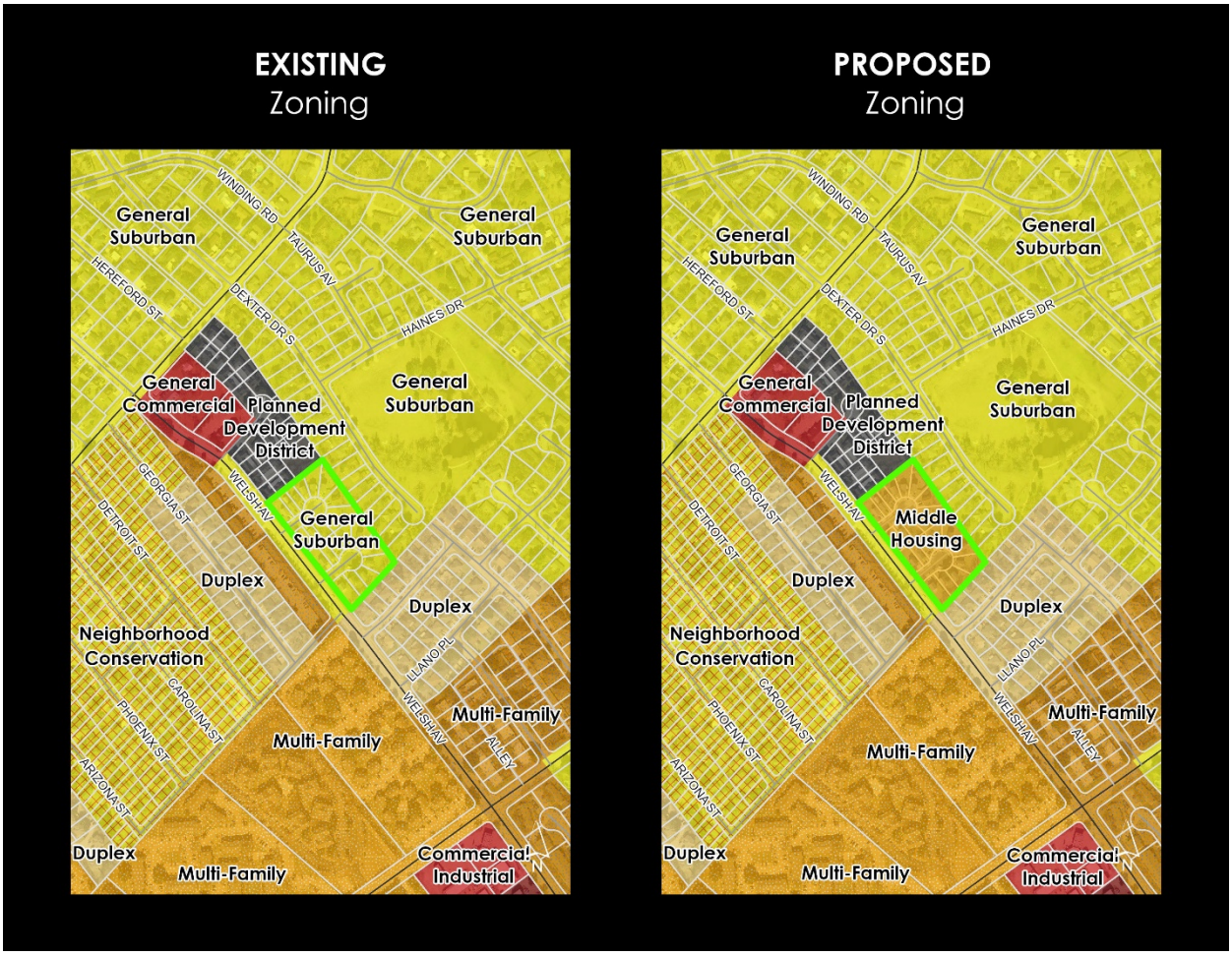


## Exhibit F

That 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, is hereby amended as follows:

The following properties are rezoned from GS General Suburban to MH Middle Housing:

Chalet Village Subdivision, Volume 420, Page 91

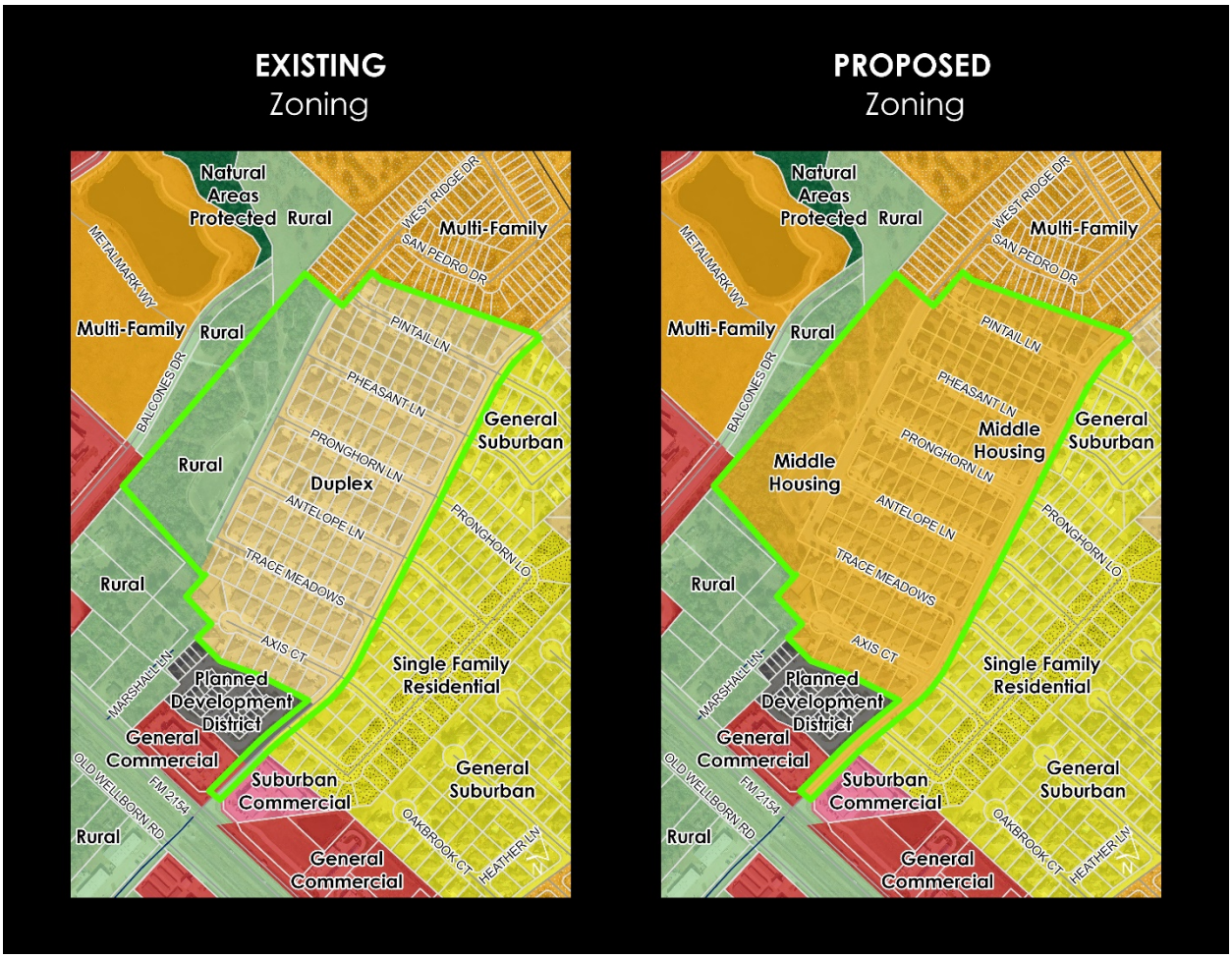


## Exhibit G

That 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, is hereby amended as follows:

The following property is rezoned from R Rural or D Duplex to MH Middle Housing:

Steeplechase Phase One Subdivision, Steeplechase Phase Two Subdivision, and Steeplechase Phase Three Subdivision

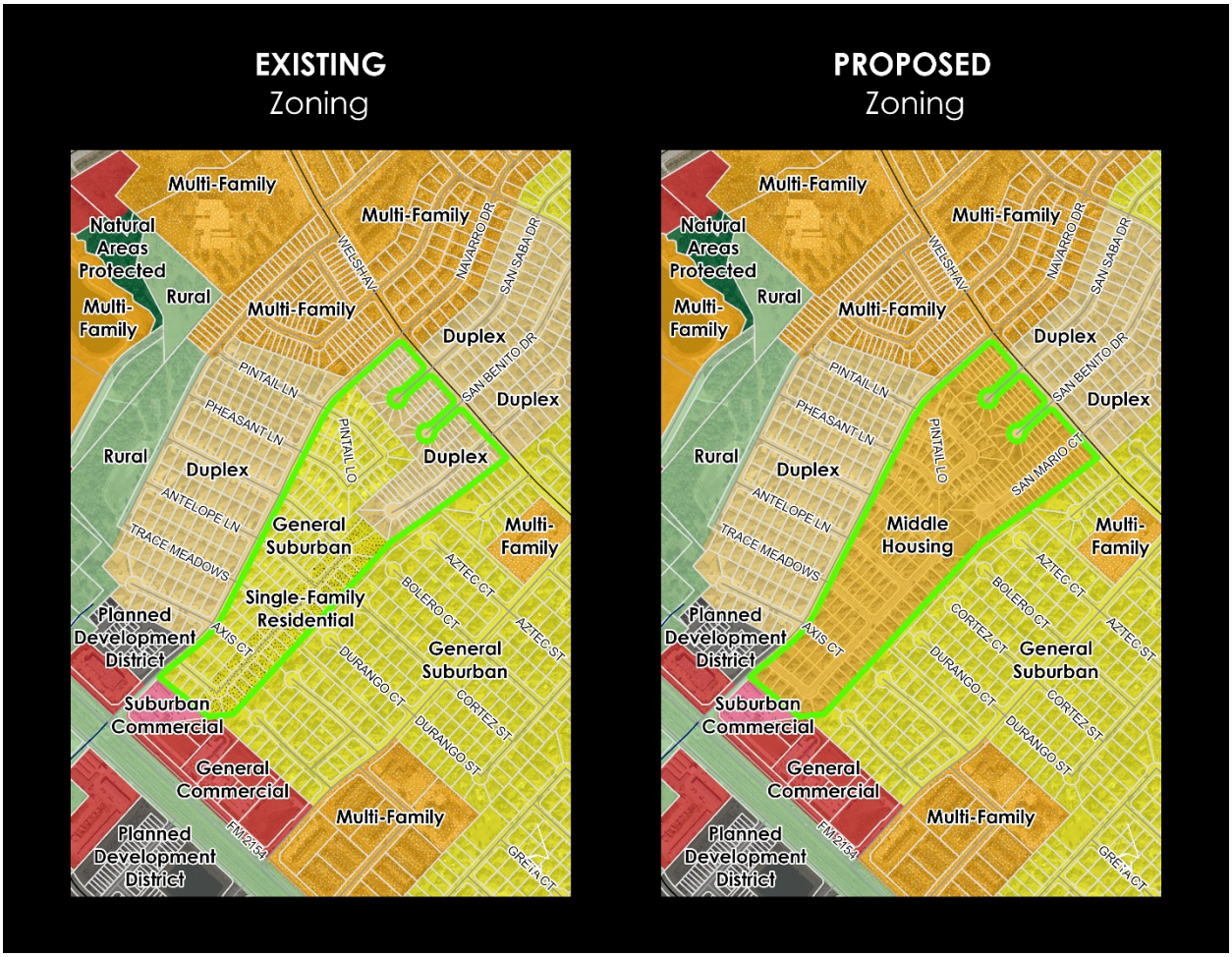


## Exhibit H

That 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, is hereby amended as follows:

The following properties are rezoned from GS General Suburban, R-1B Single Family Residential, or D Duplex to MH Middle Housing:

> 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

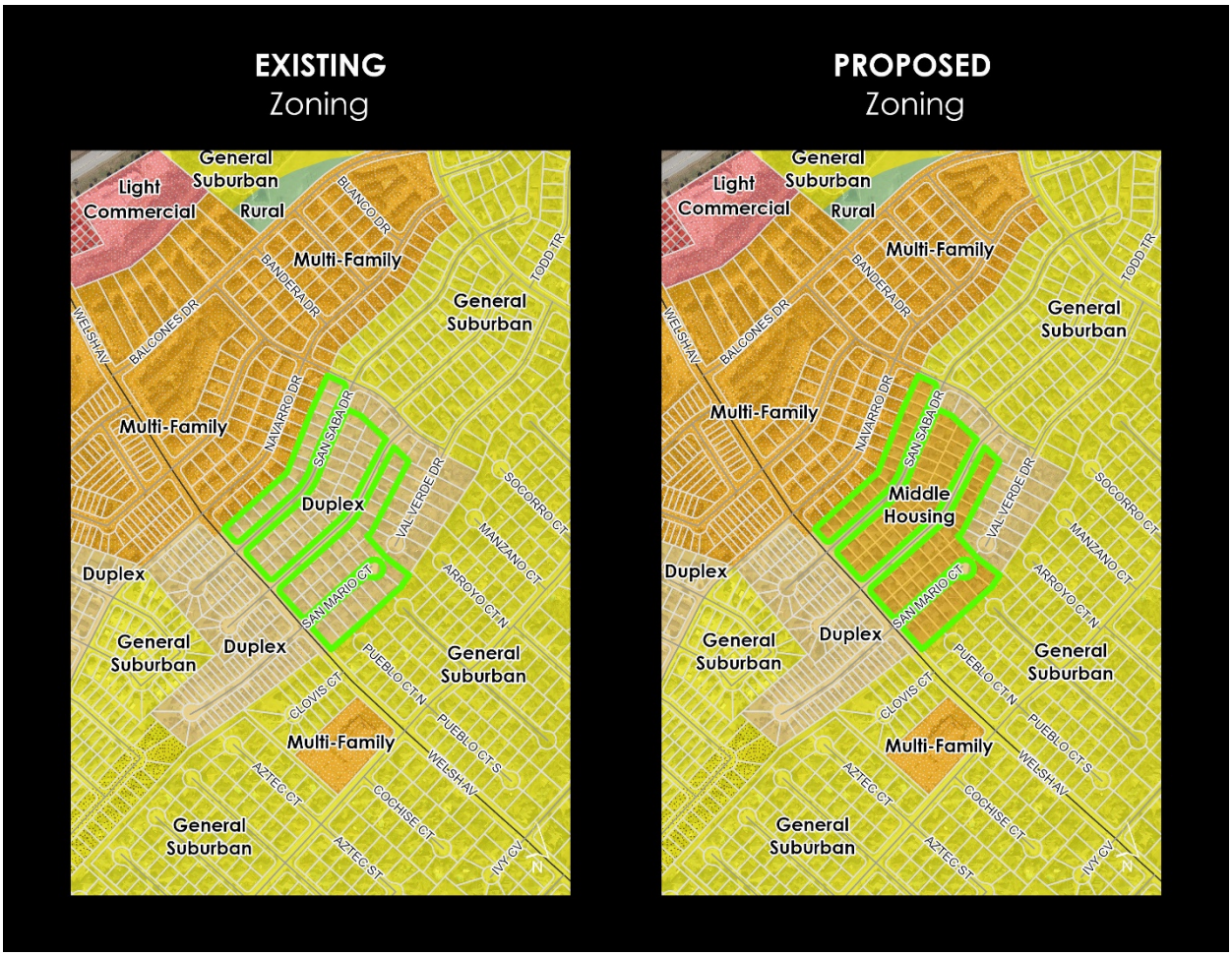


## Exhibit I

That 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, is hereby amended as follows:

The following properties are rezoned from D Duplex to MH Middle Housing:

> 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



**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

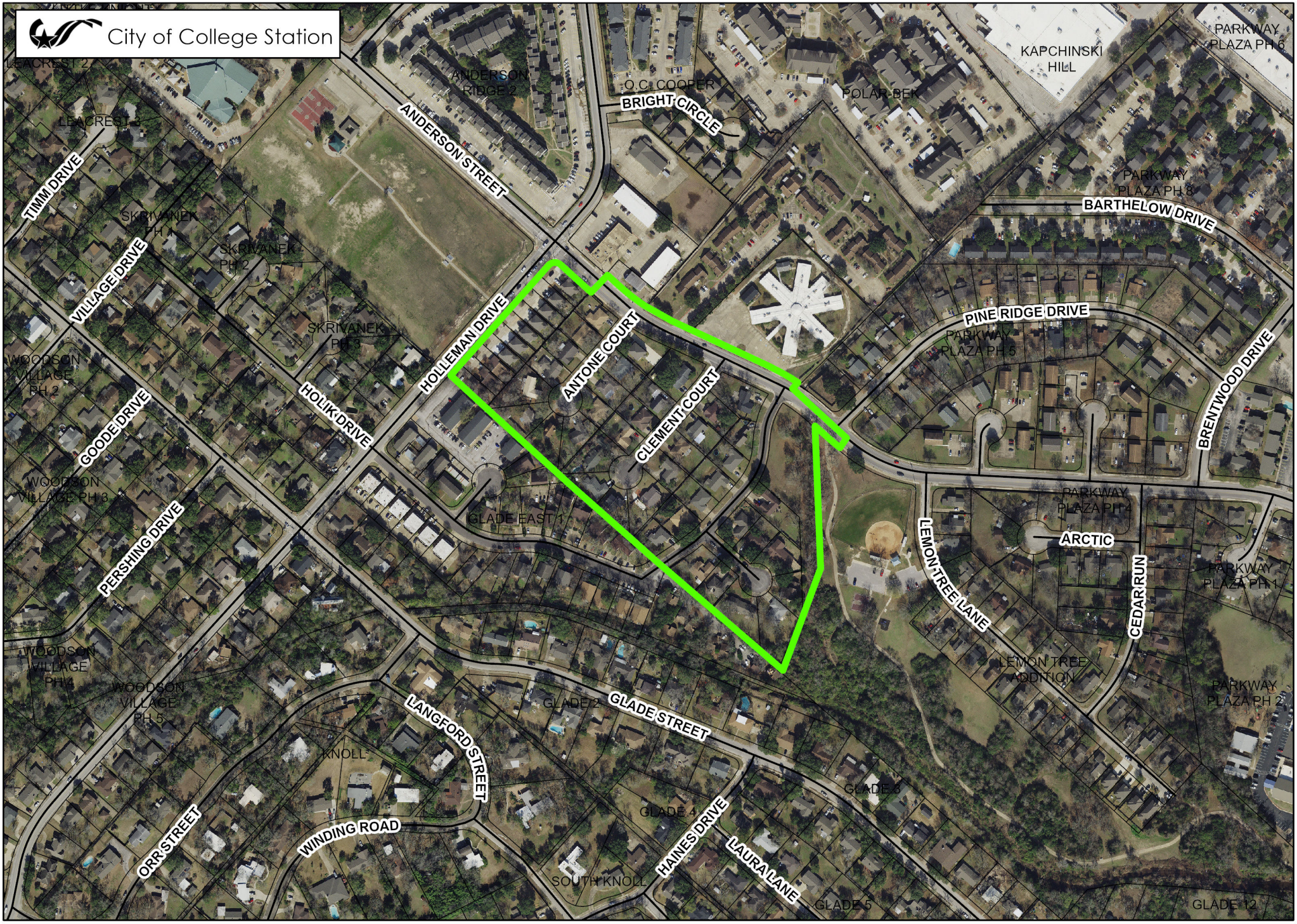
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

**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.

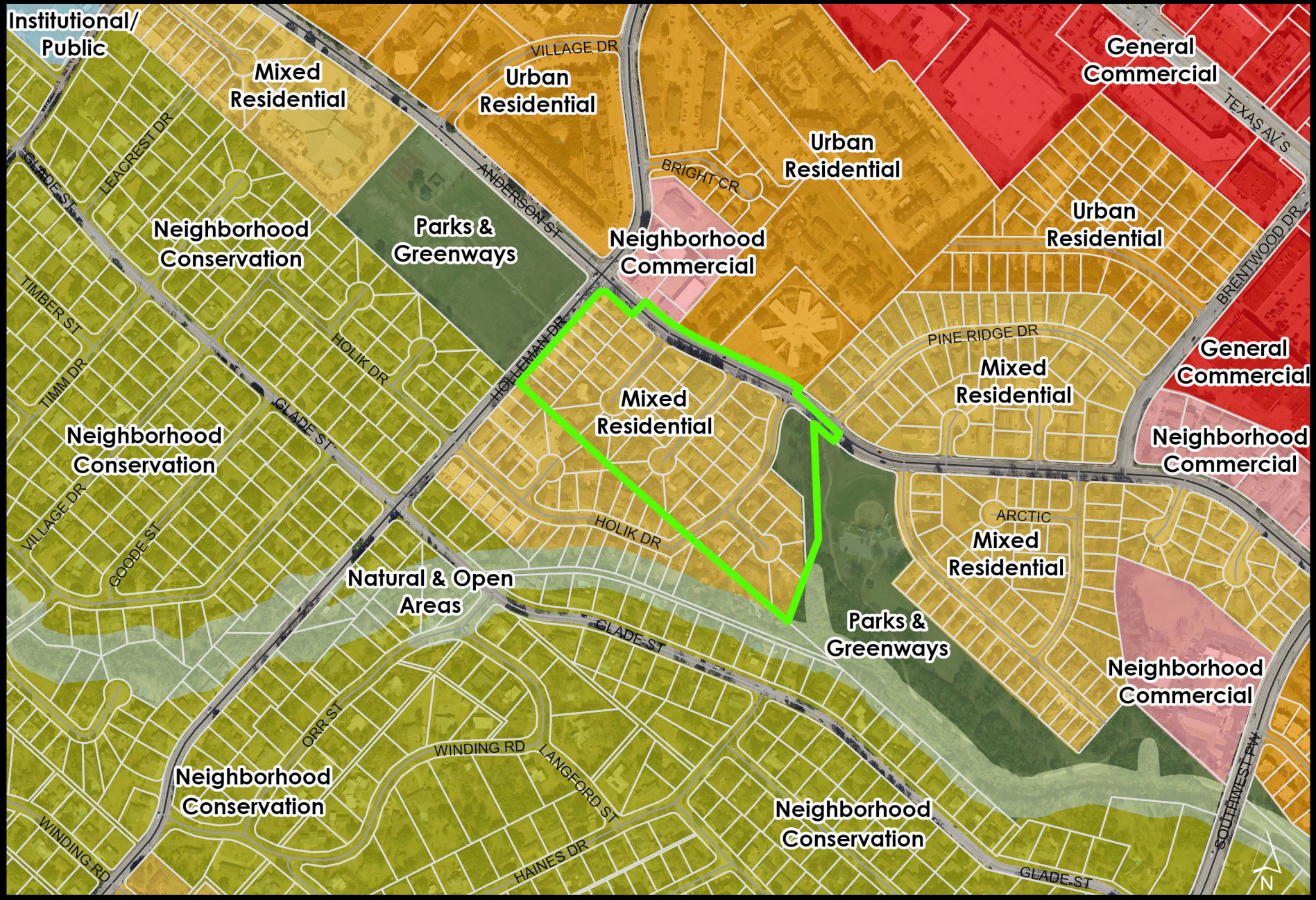



**L - HOLIK DR. AREA**

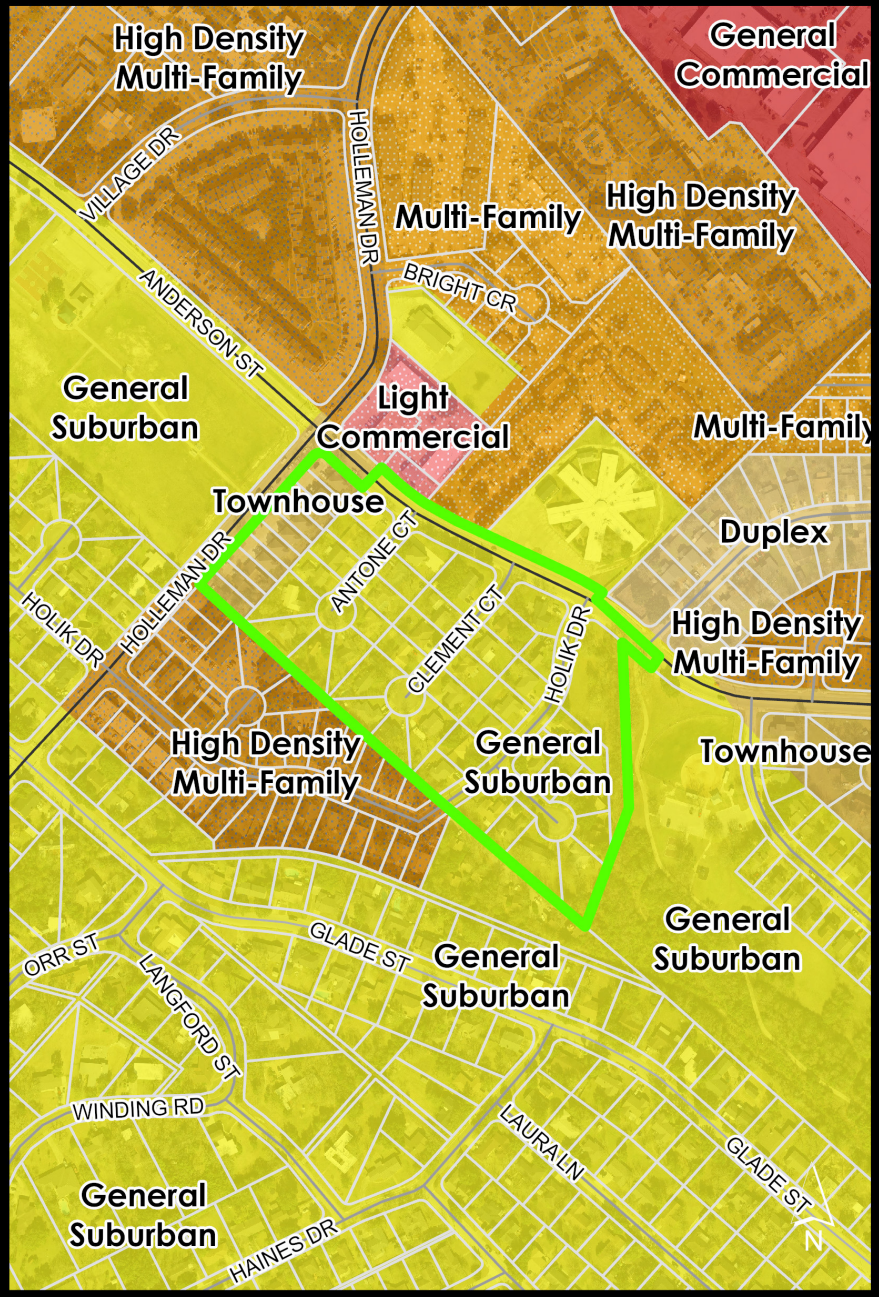
Case: REZ2023-000030

REZONING

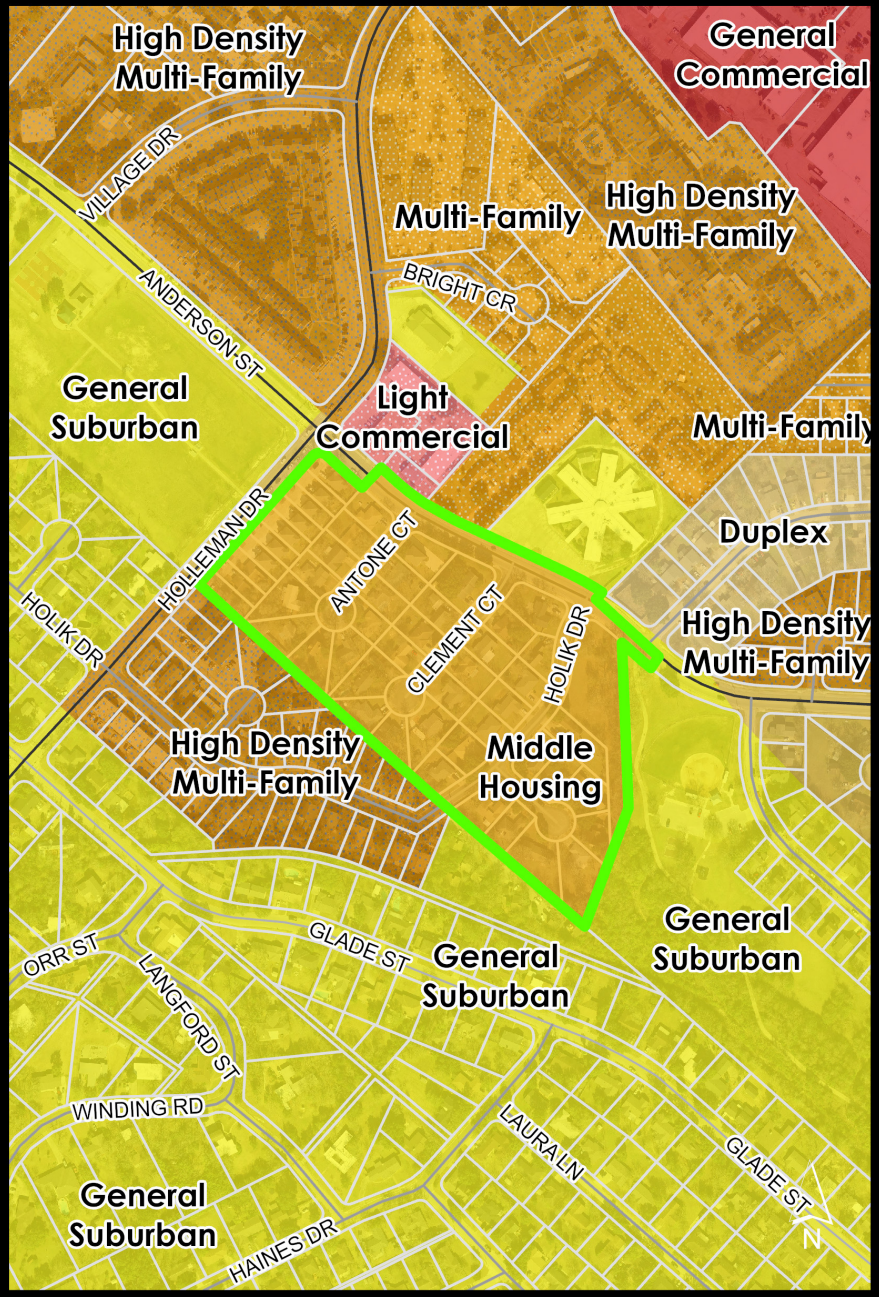
# EXISTING
## Future Land Use

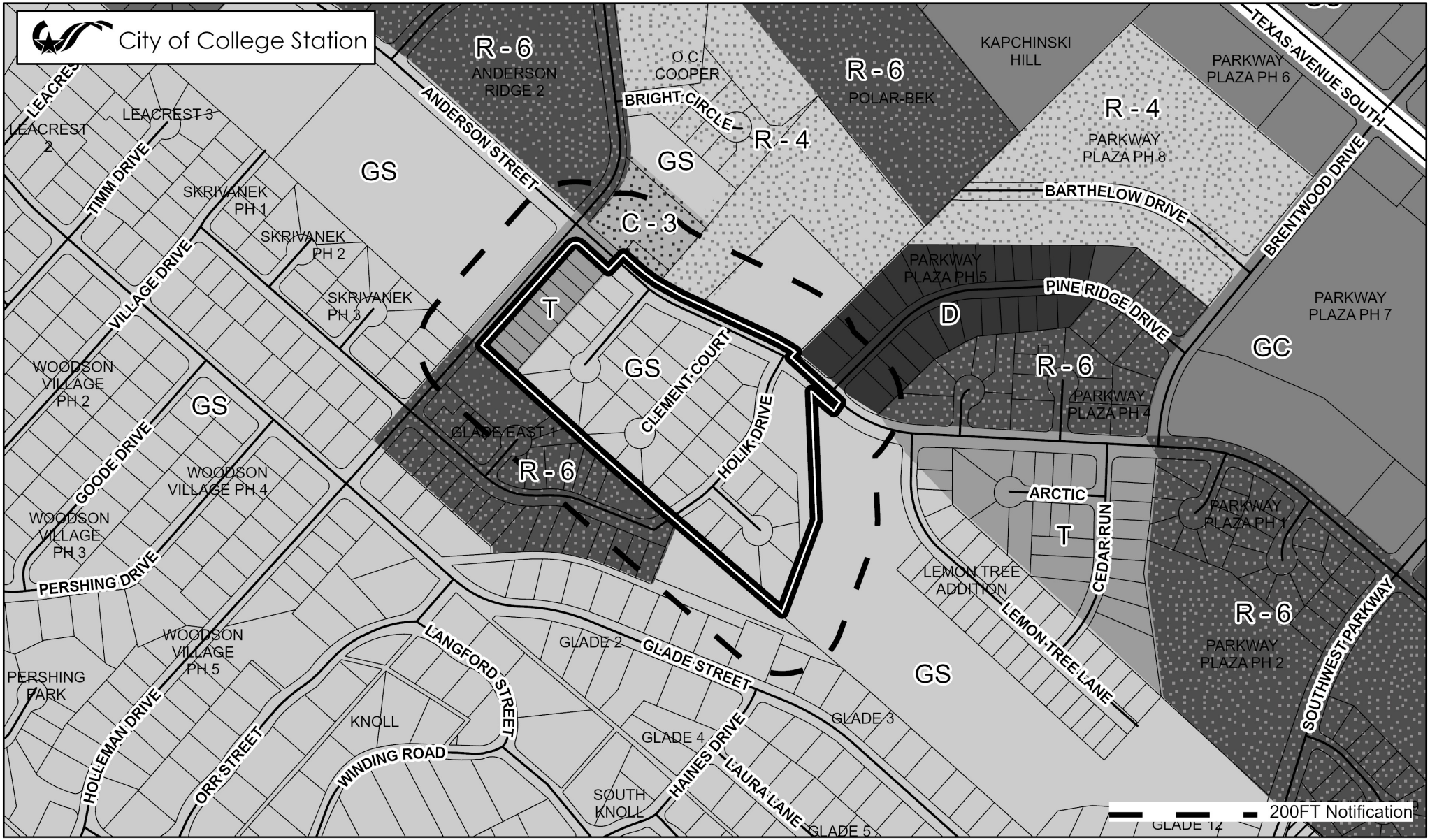


## EXISTING
Zoning




## 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.

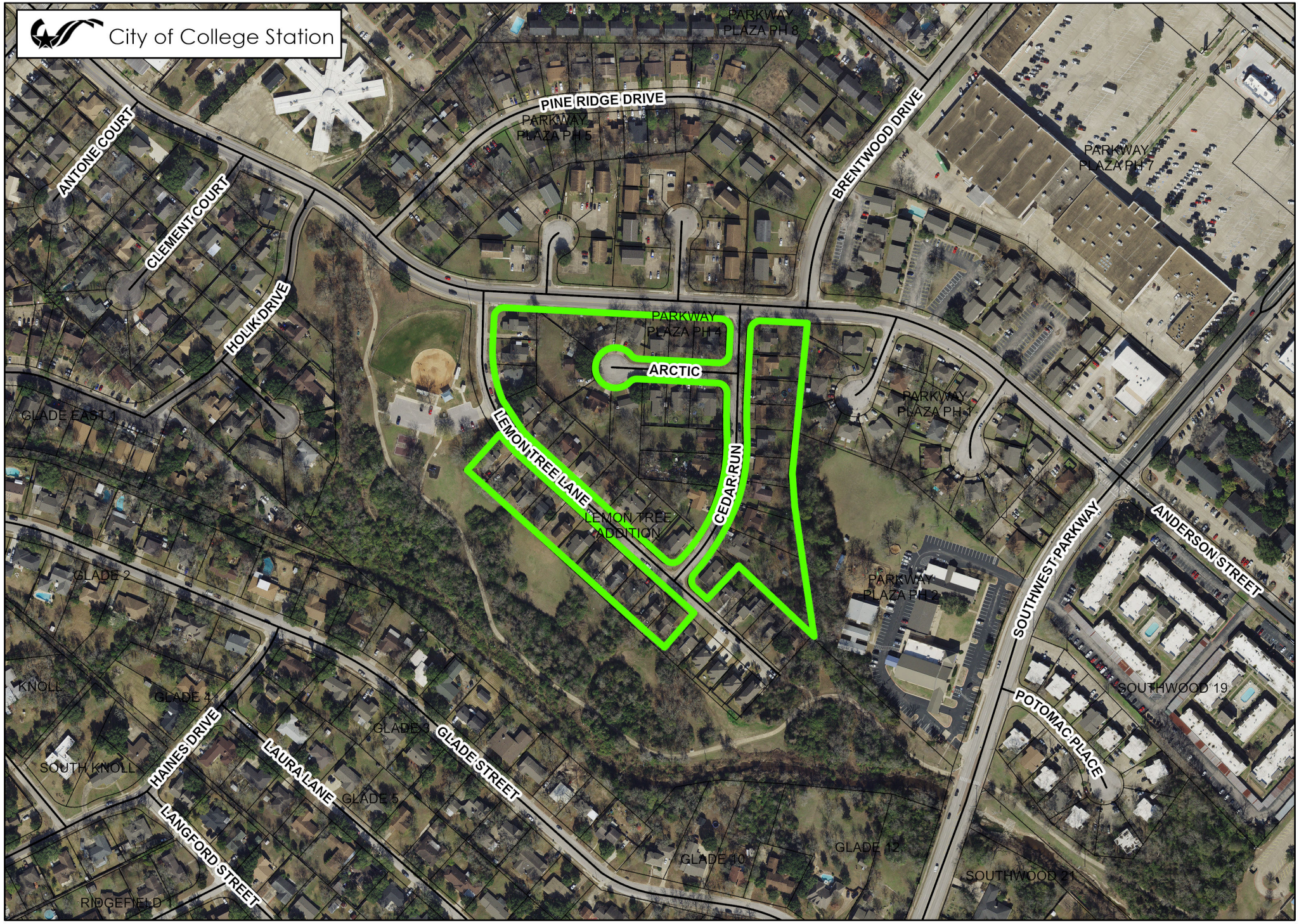
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 440 880 Feet

**L - HOLIK DR. AREA**

Case: REZ2023-000030

REZONING

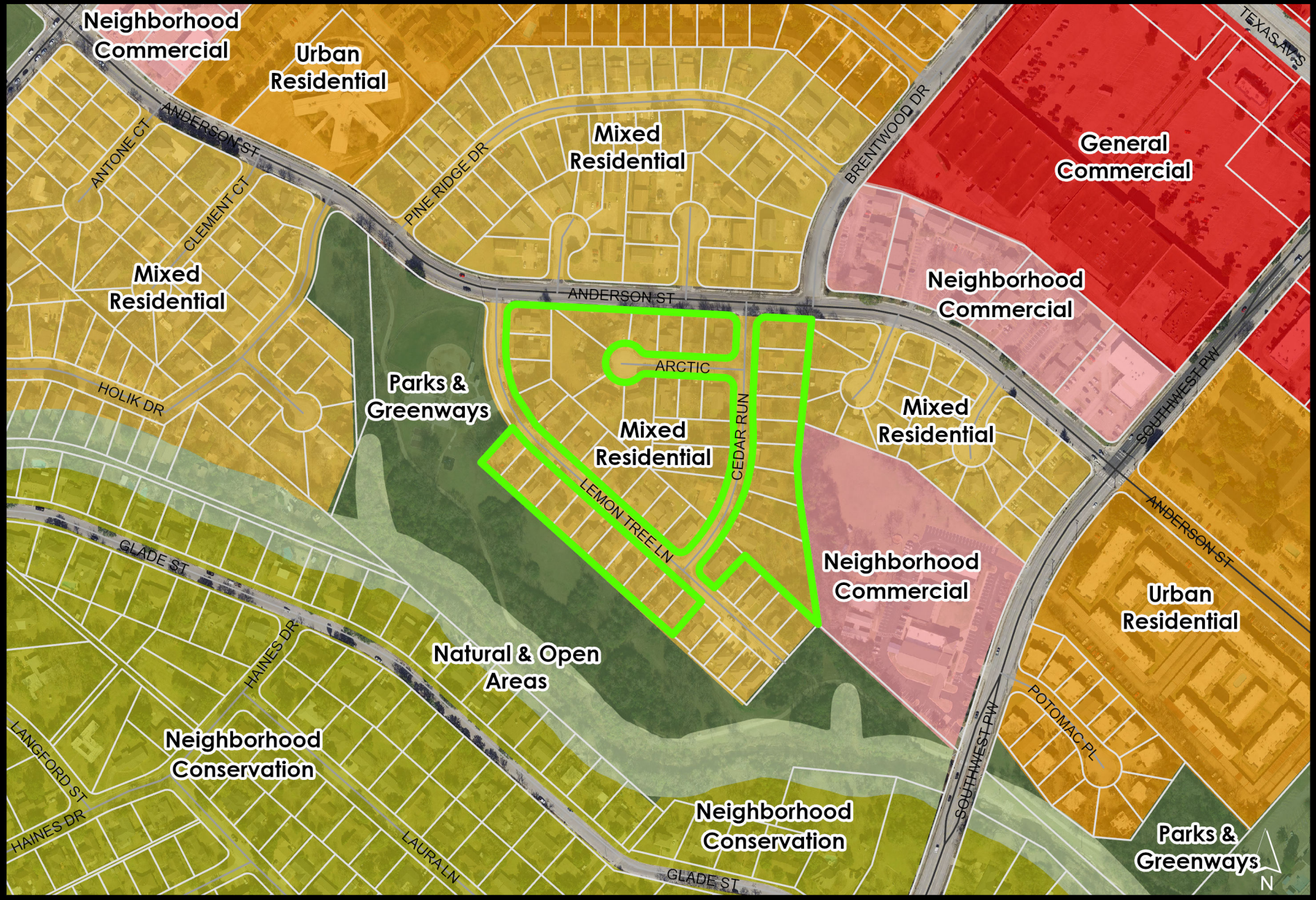



**N - LEMON TREE LN. AREA**

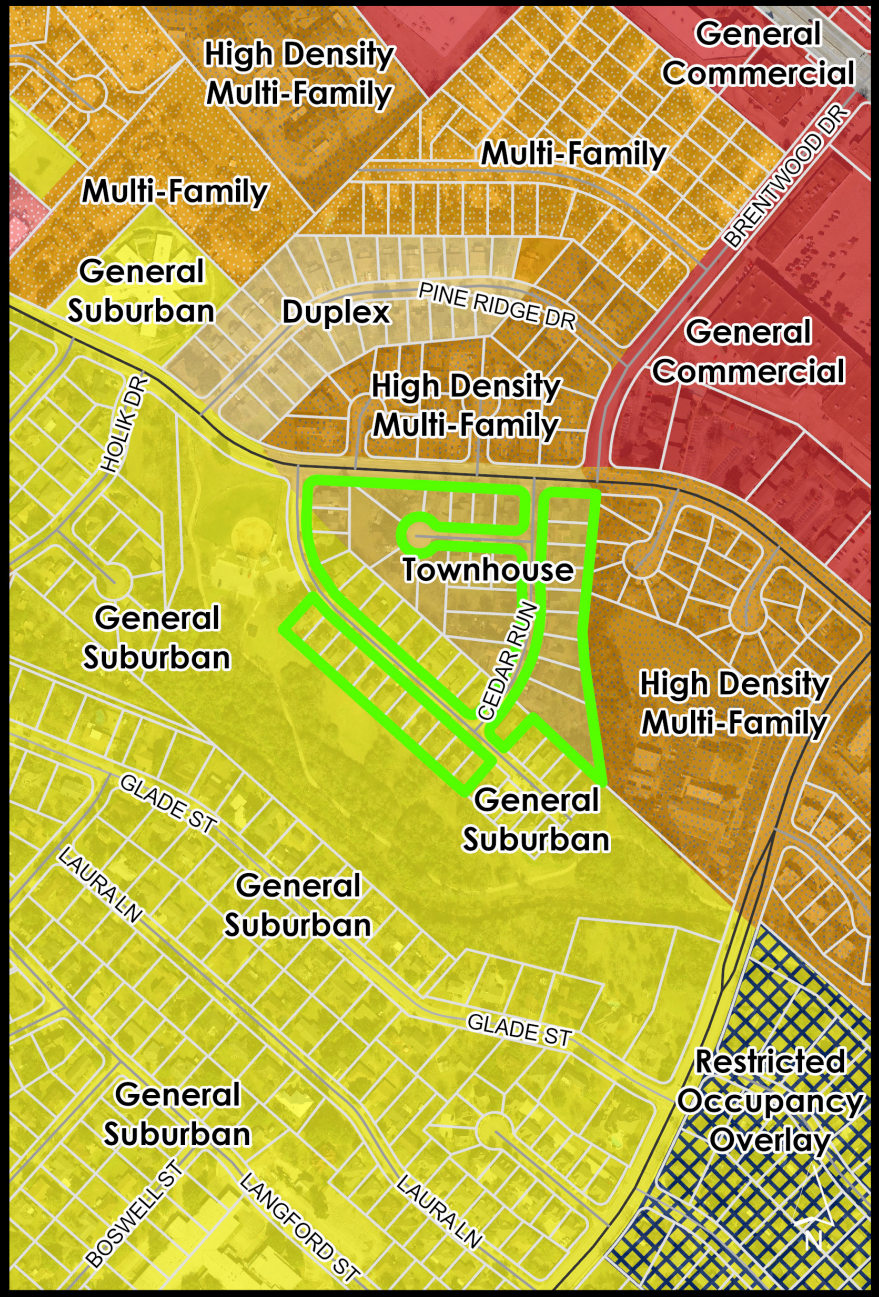
Case: REZ2023-000034

REZONING

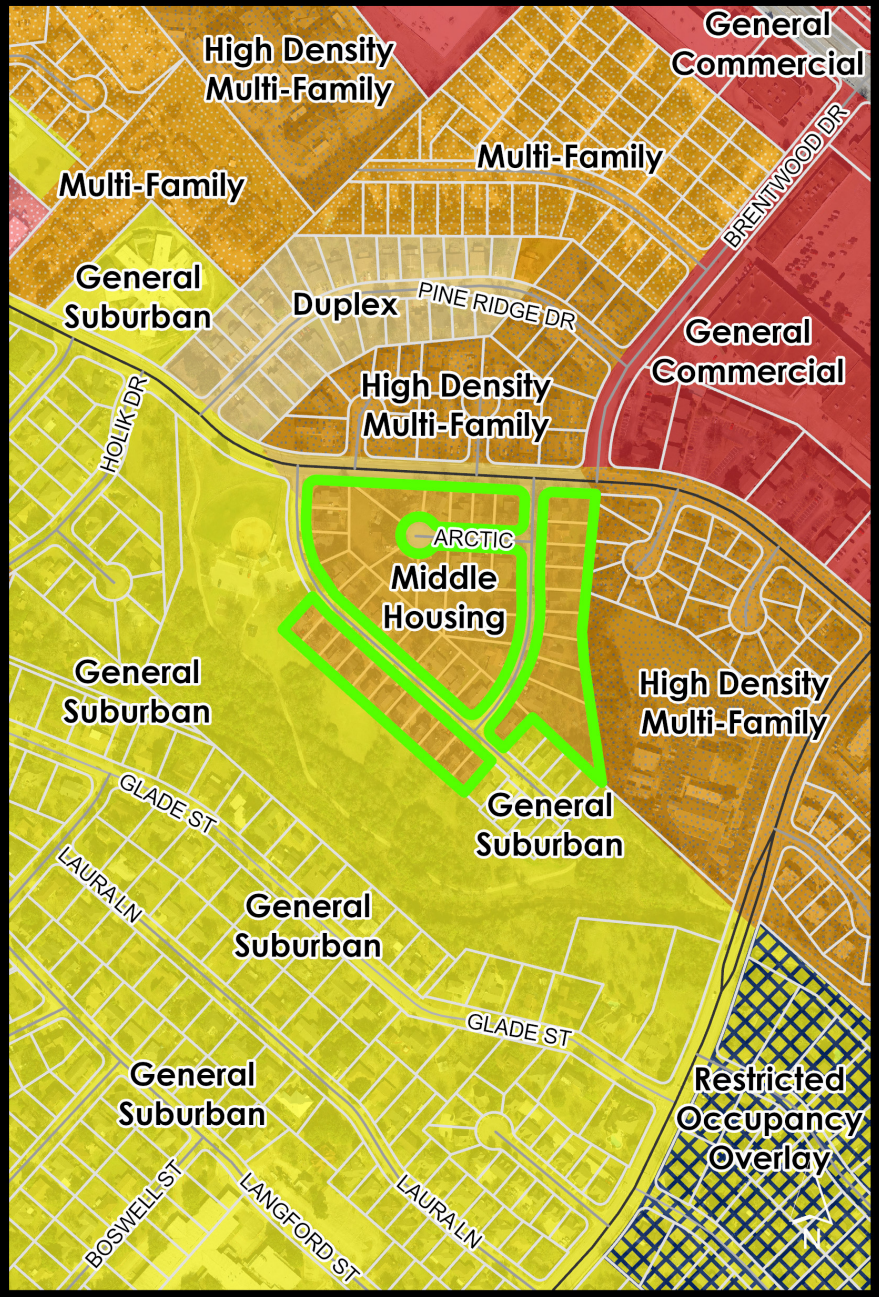
# EXISTING
## Future Land Use

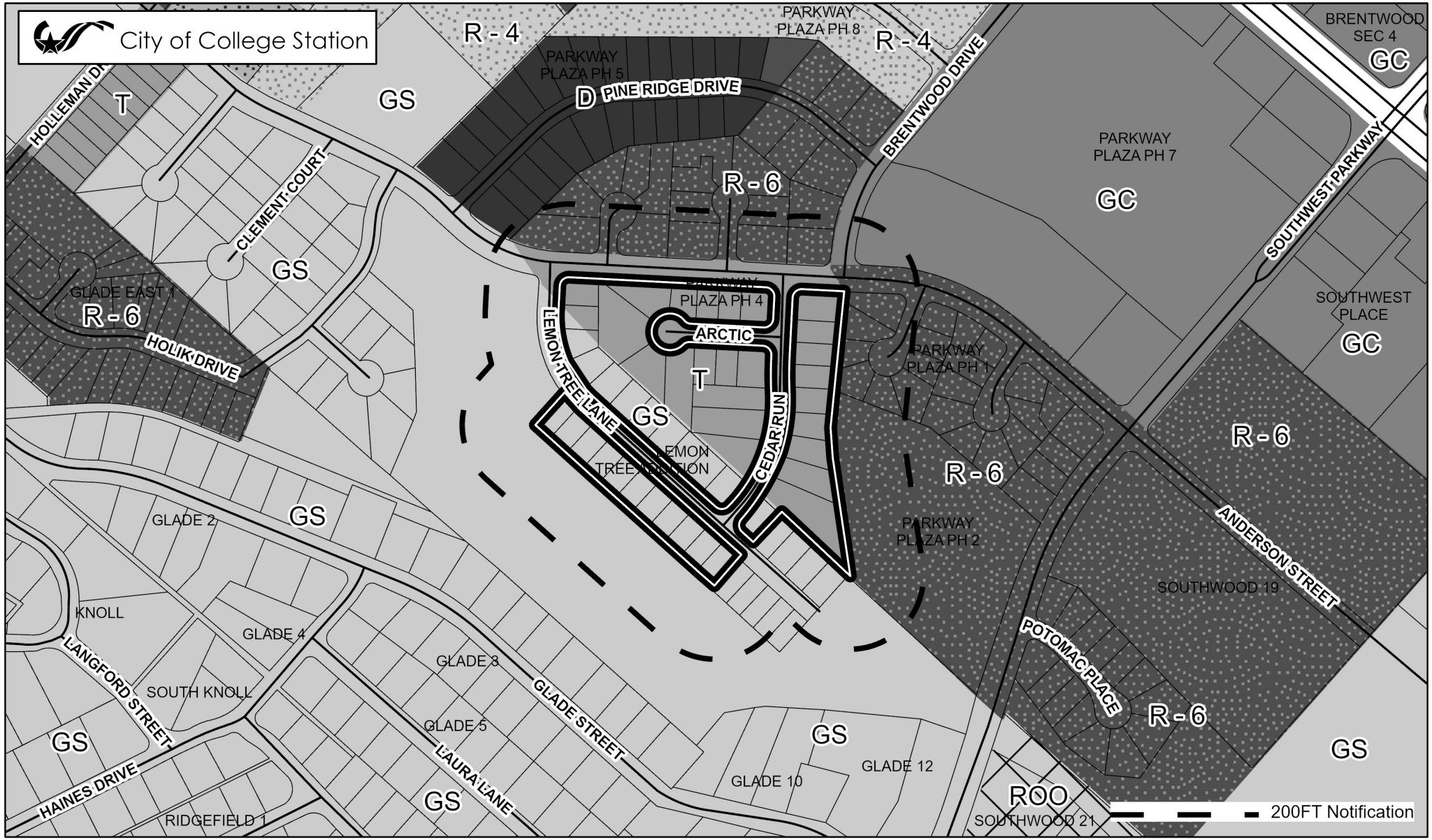


**EXISTING**
Zoning




**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

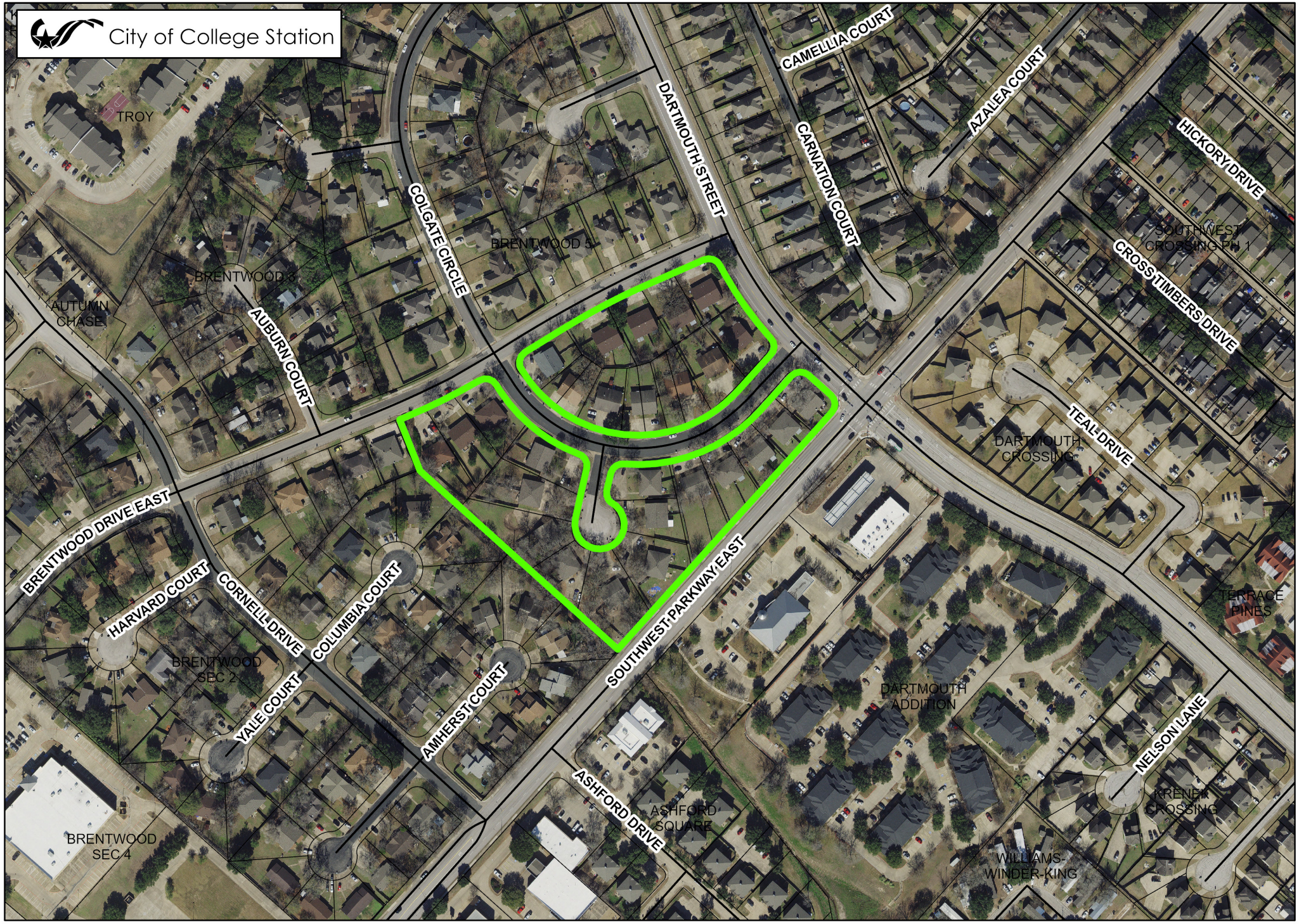
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

**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

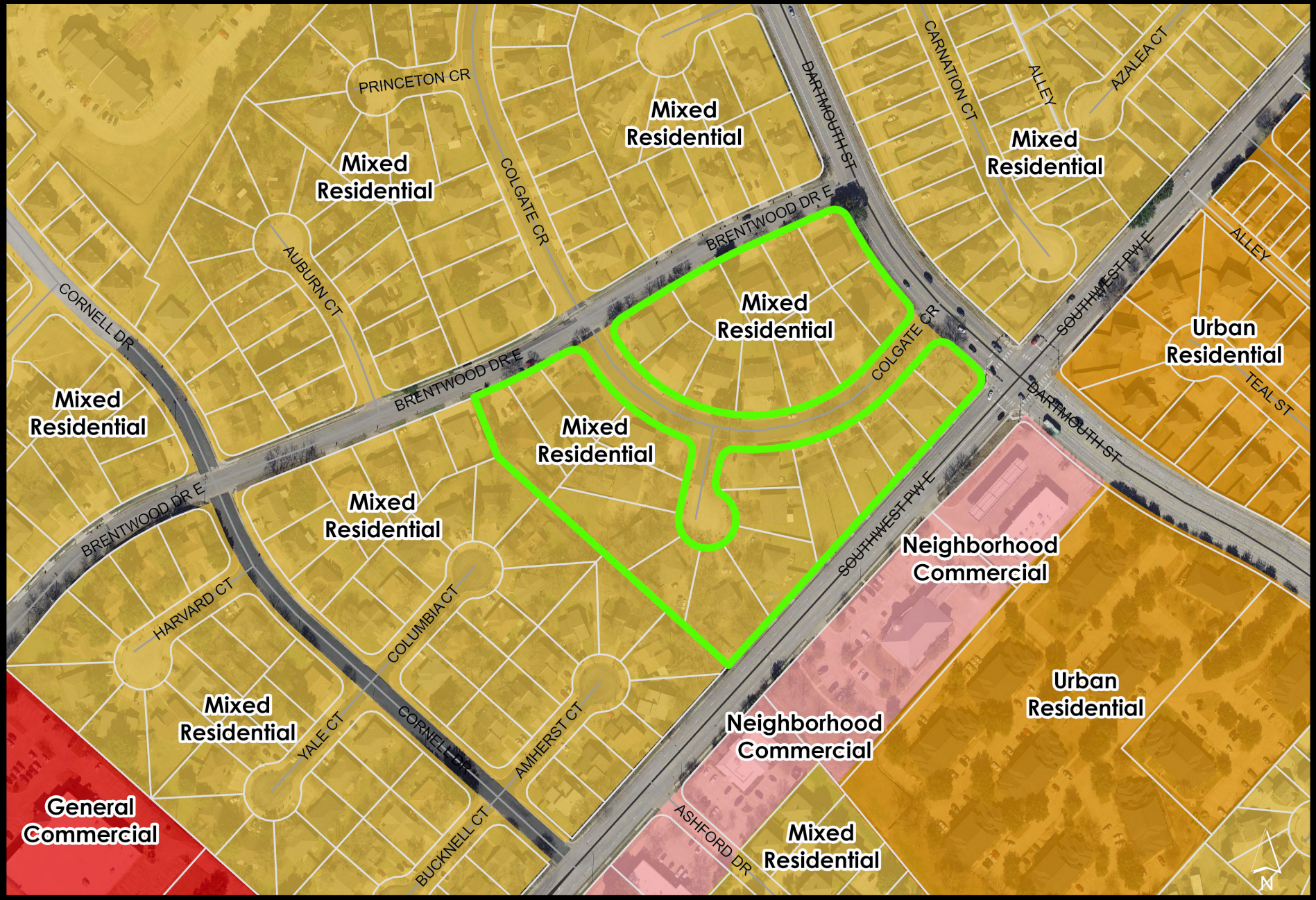
0 245 490 Feet

**U - CORNELL DR. AREA**

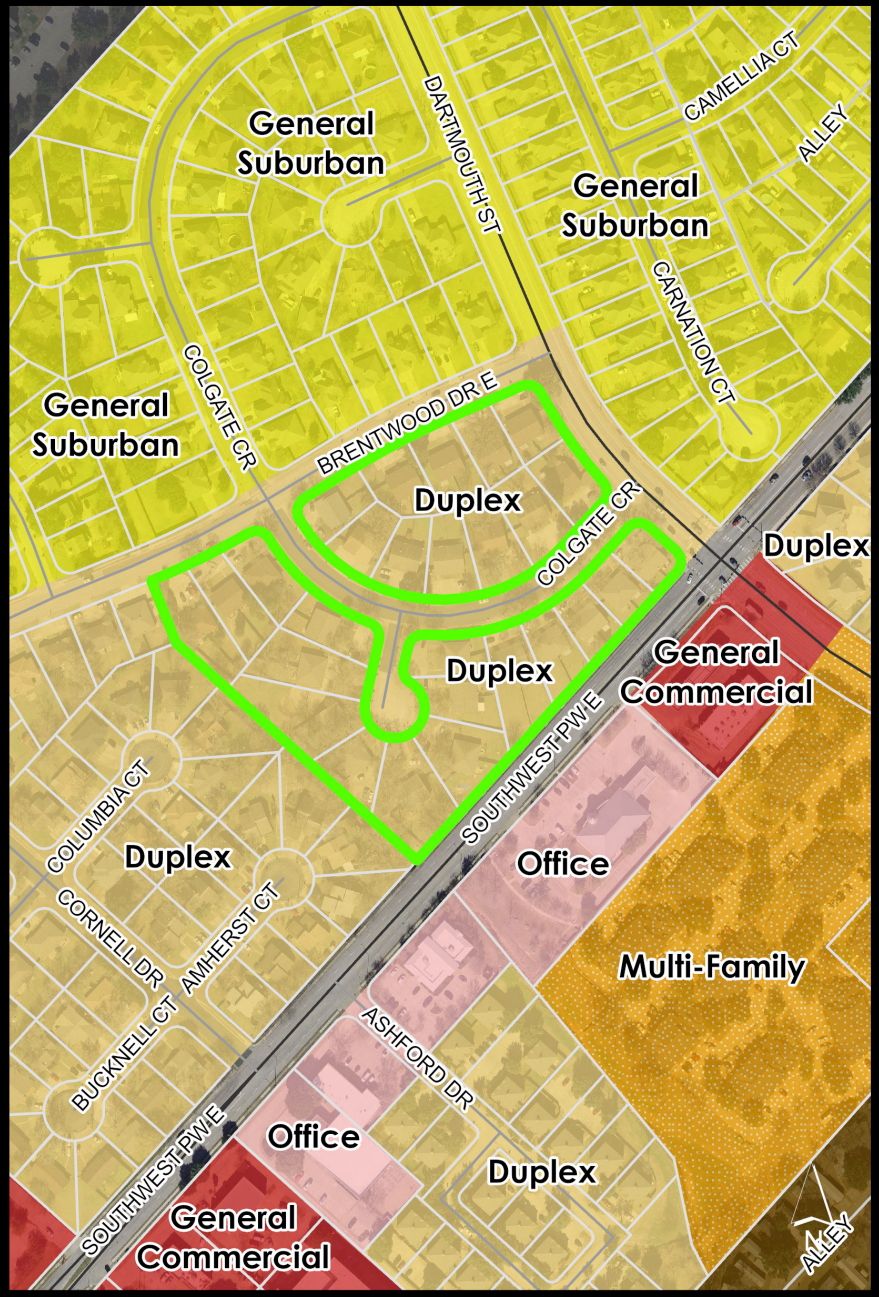
Case: REZ2023-000070

REZONING

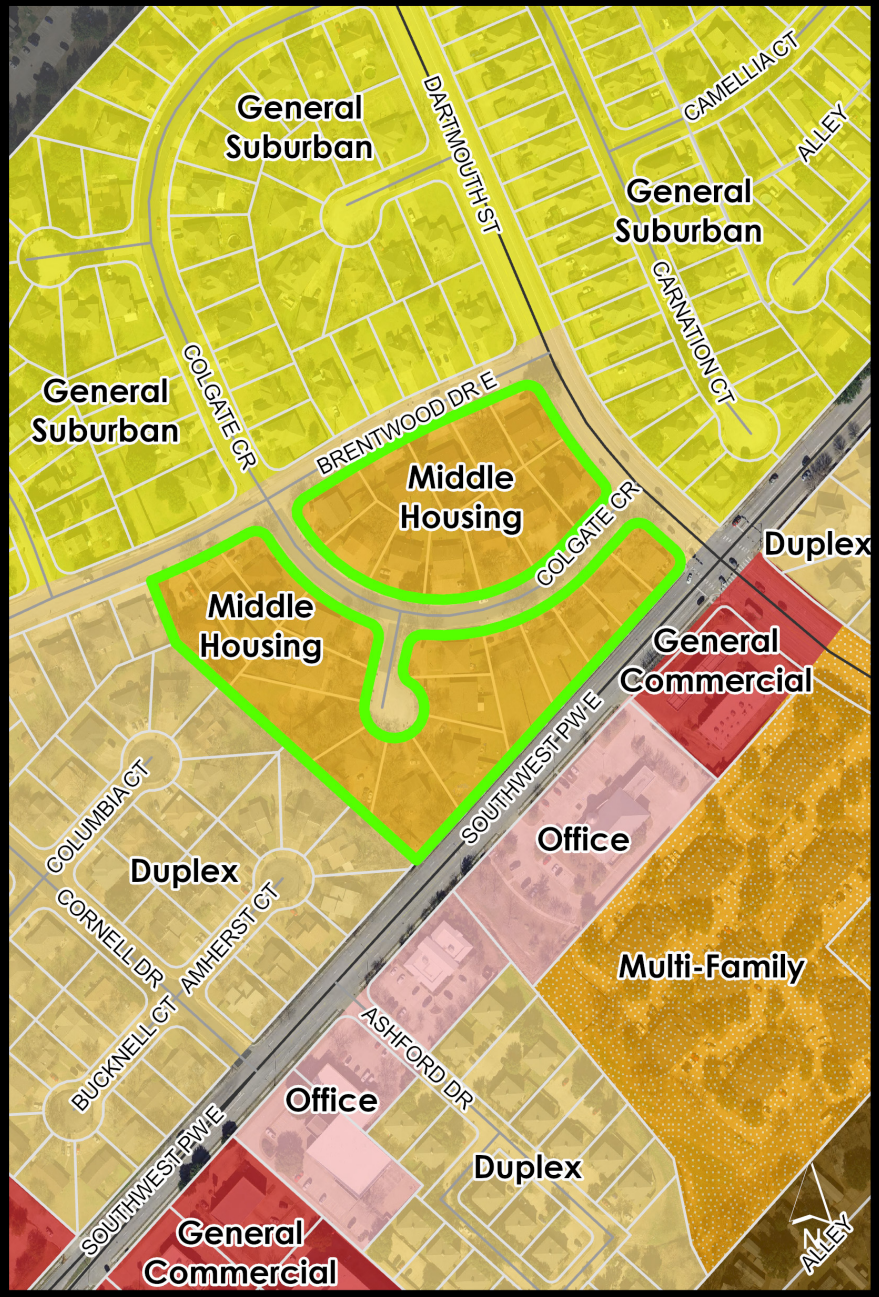
# EXISTING
## Future Land Use



**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

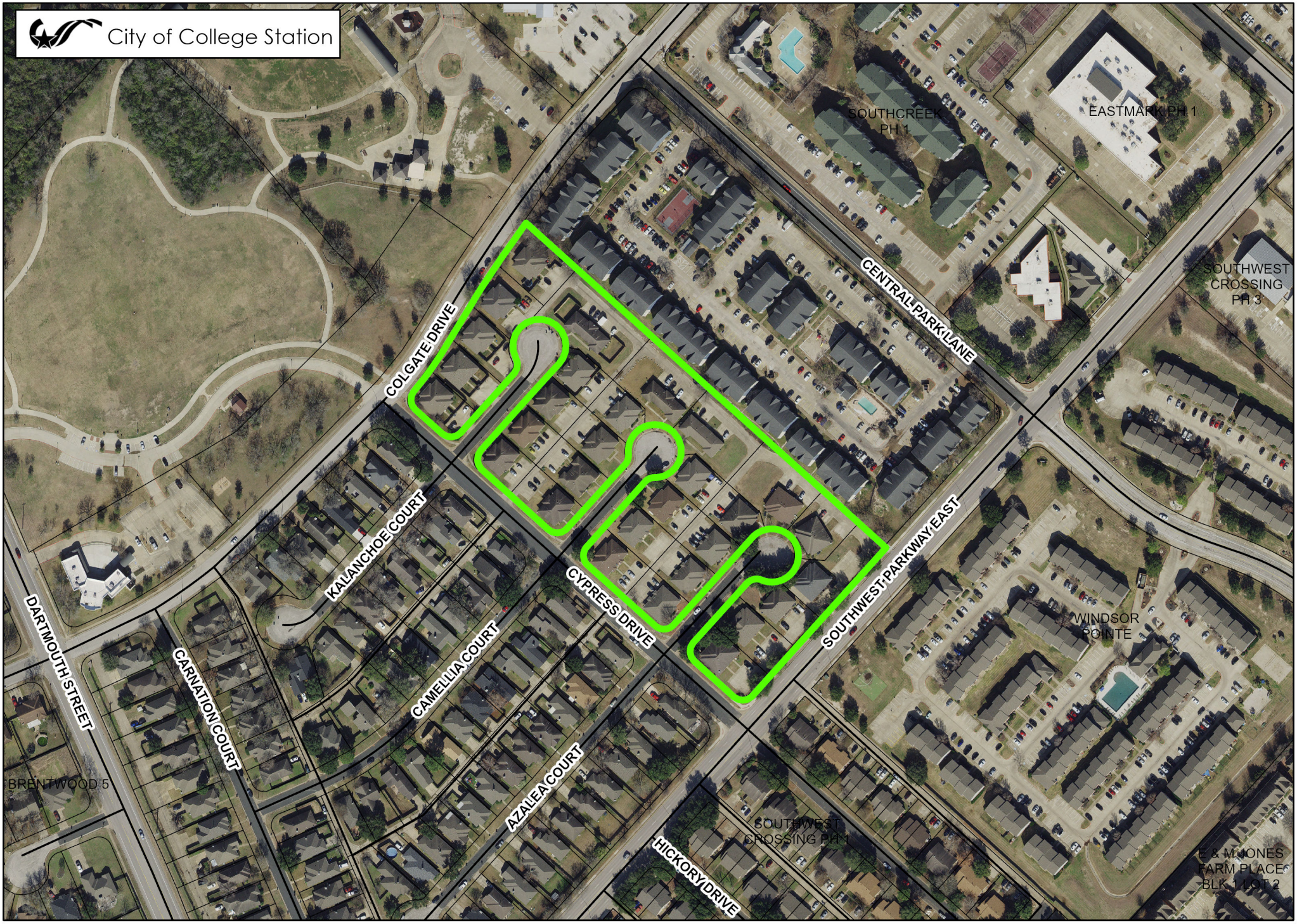
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

**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**

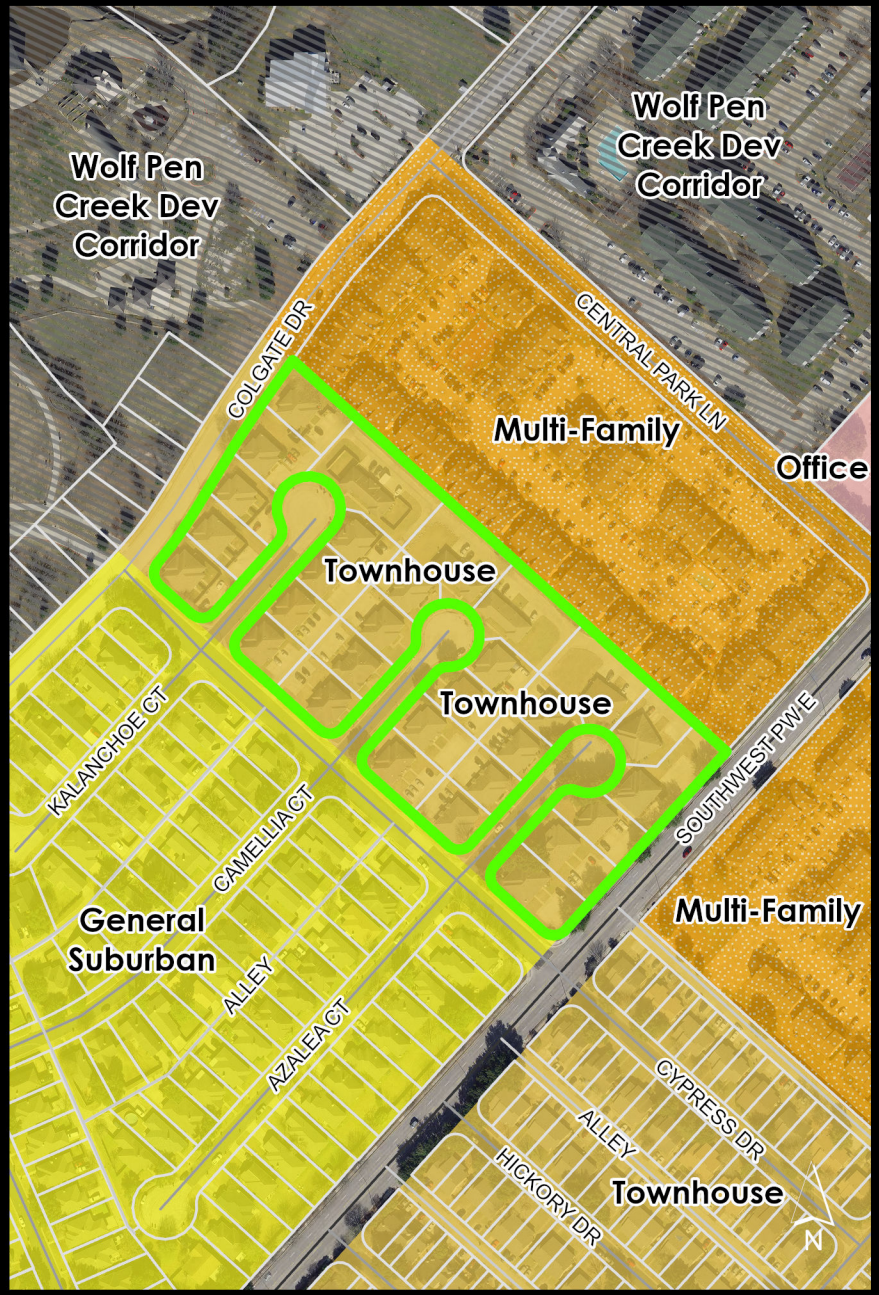
Case: REZ2023-000046

REZONING

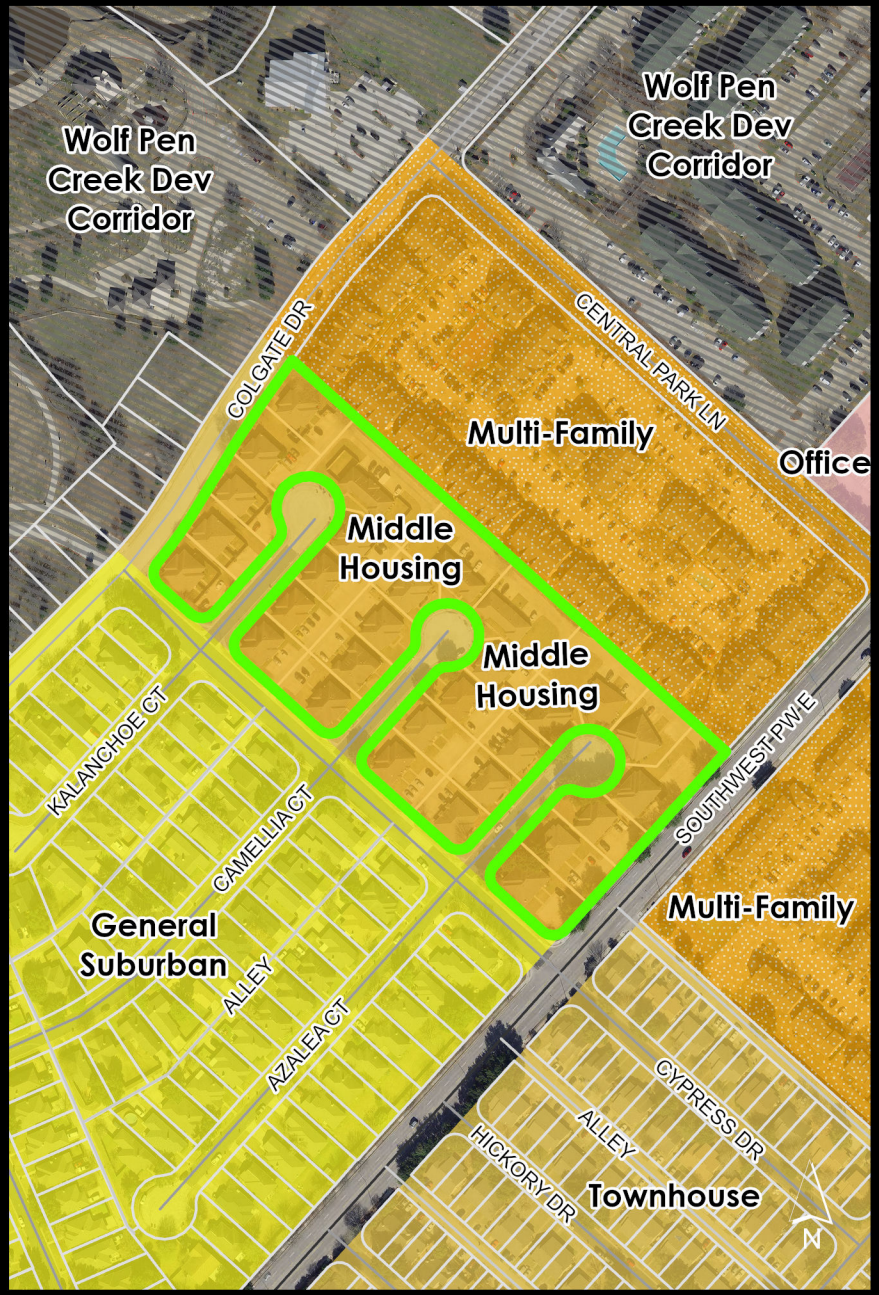
# EXISTING
## Future Land Use

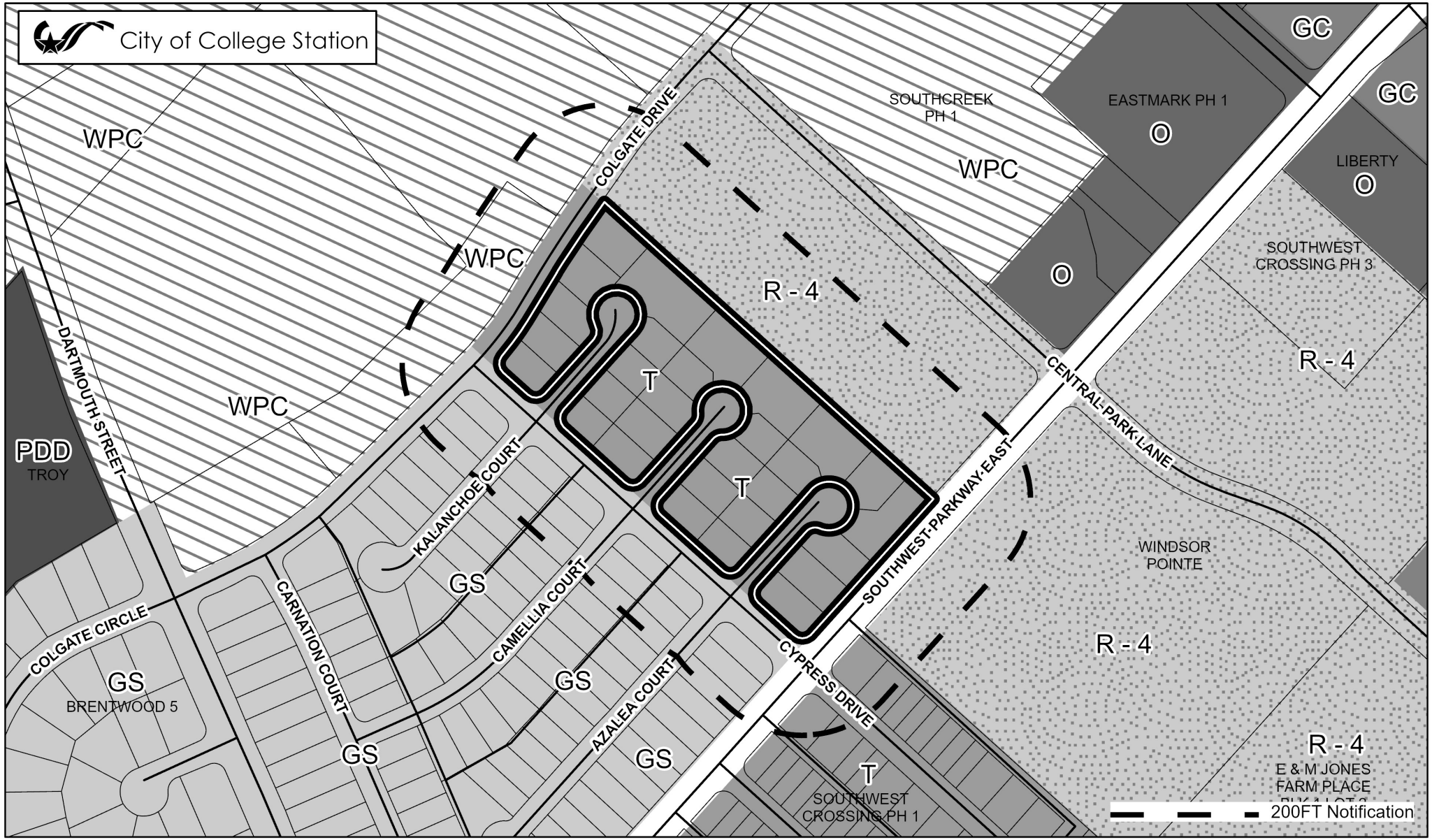


## EXISTING
Zoning




## PROPOSED
Zoning






**ZONING DISTRICTS** (In Grayscale)

Residential

| | |
|---|---|
| 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

**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:

> *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 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:**

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 are adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site

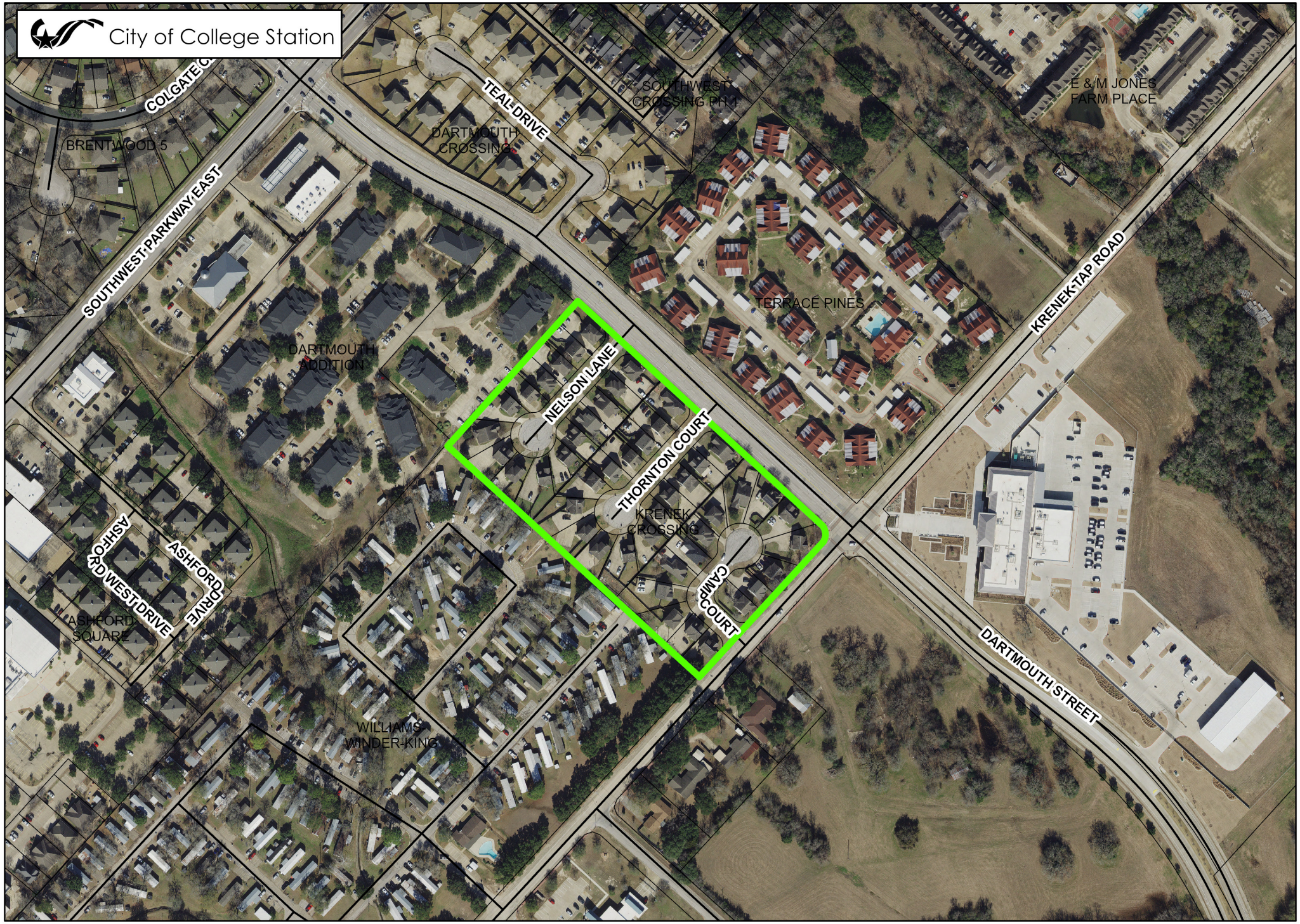
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

**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

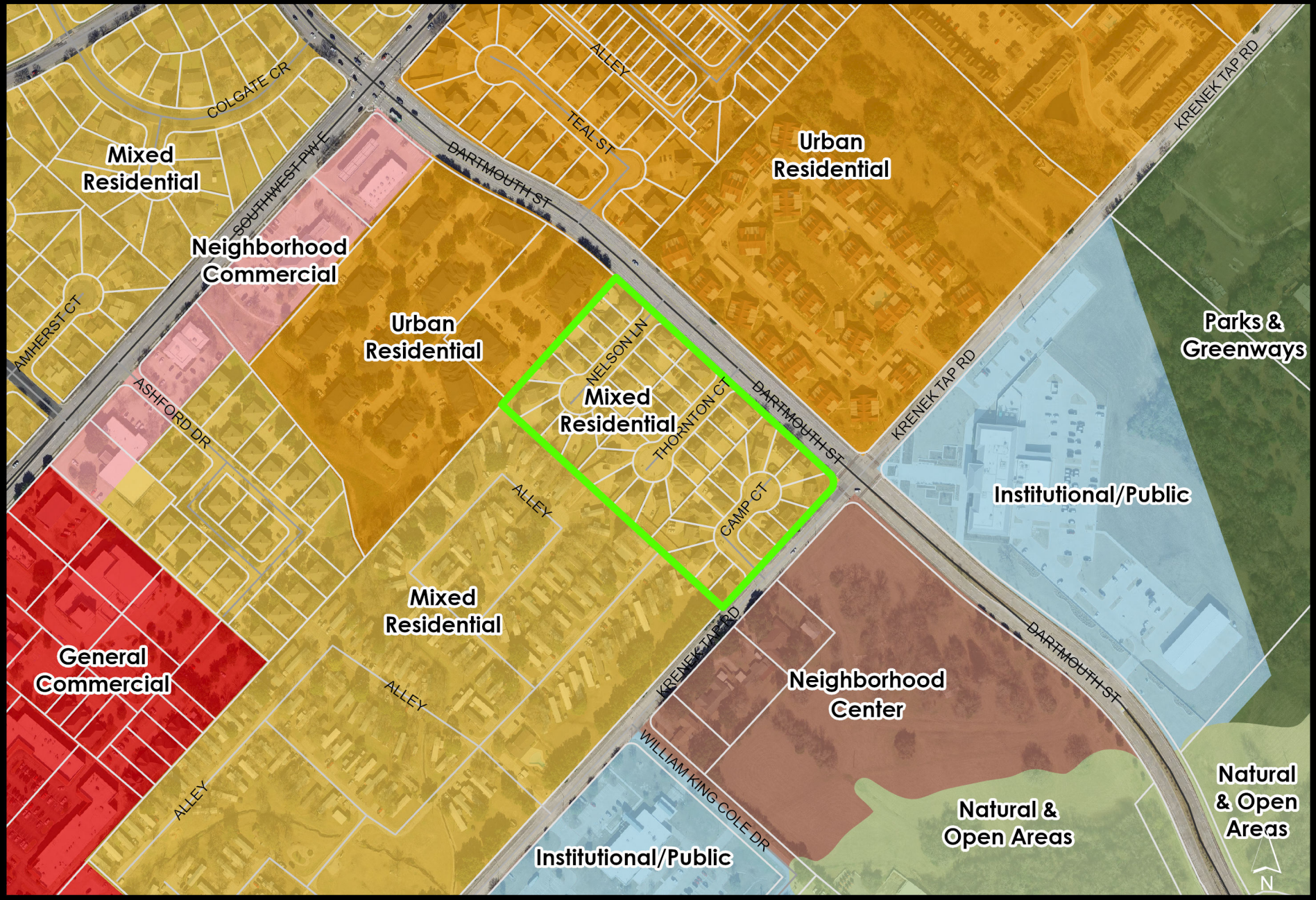
0 270 540 Feet

**X - NELSON LN., THORNTON CT. & CAMP CT. AREA**

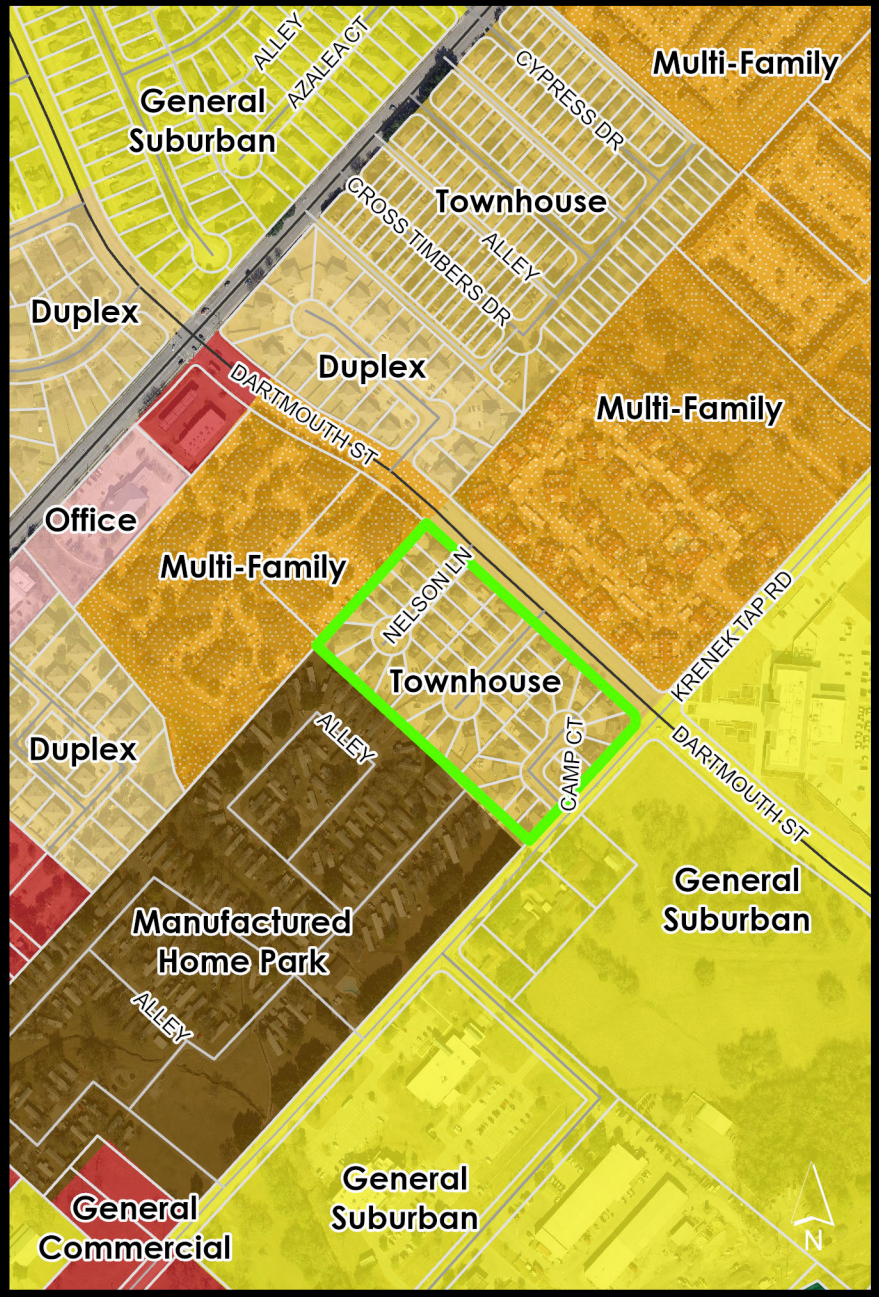
Case: REZ2023-000048

REZONING

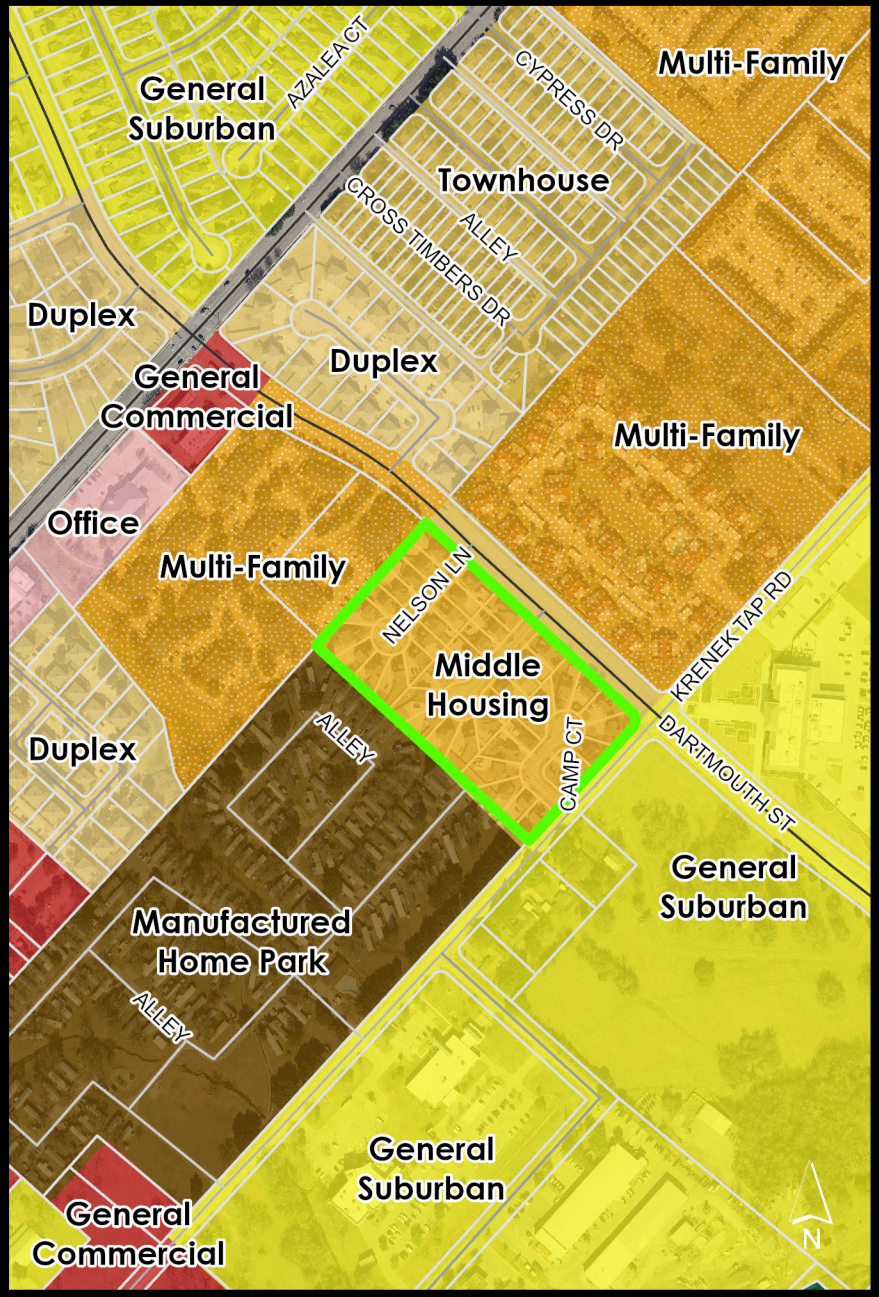
# EXISTING
## Future Land Use

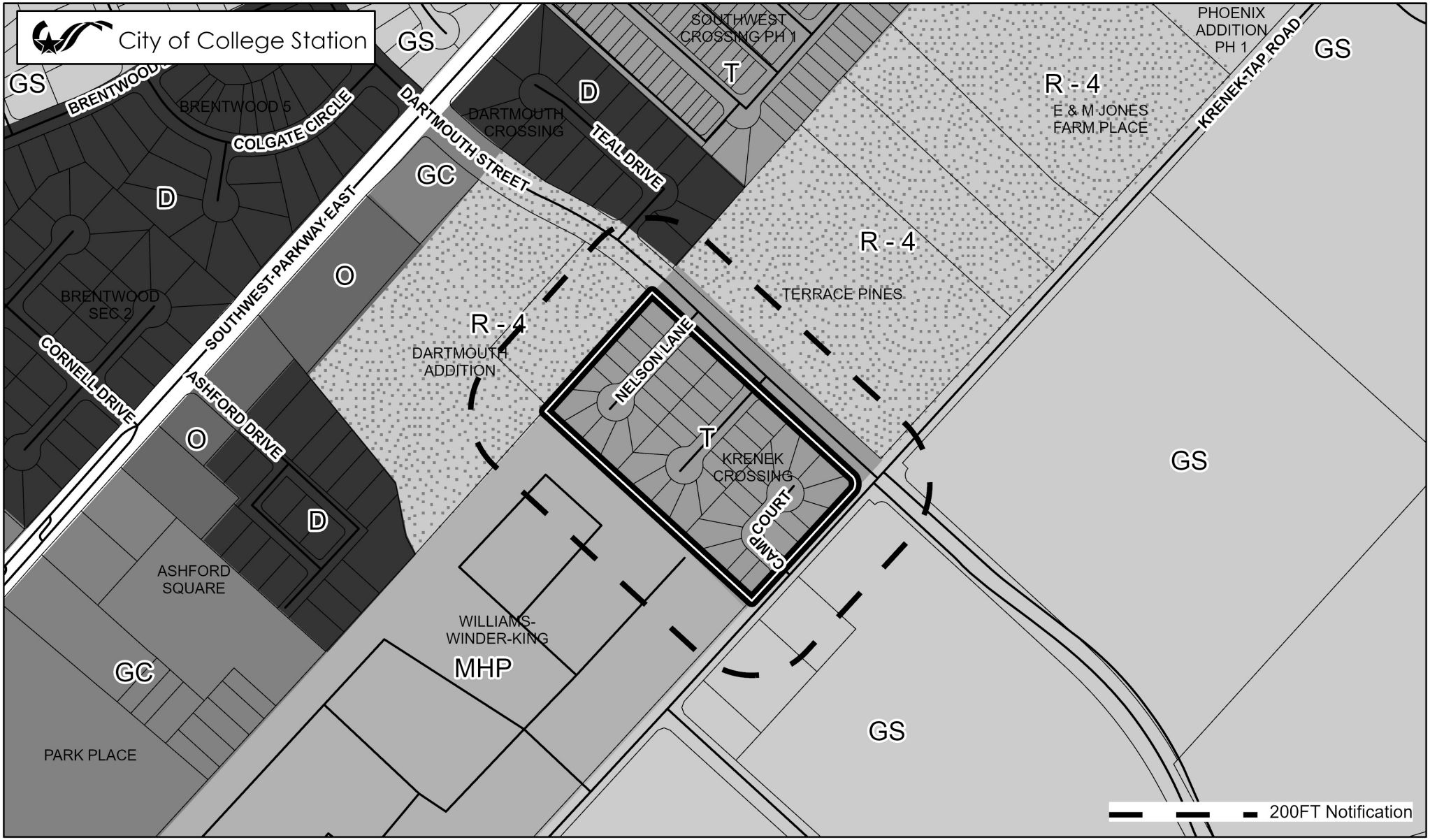


## EXISTING
Zoning




## 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

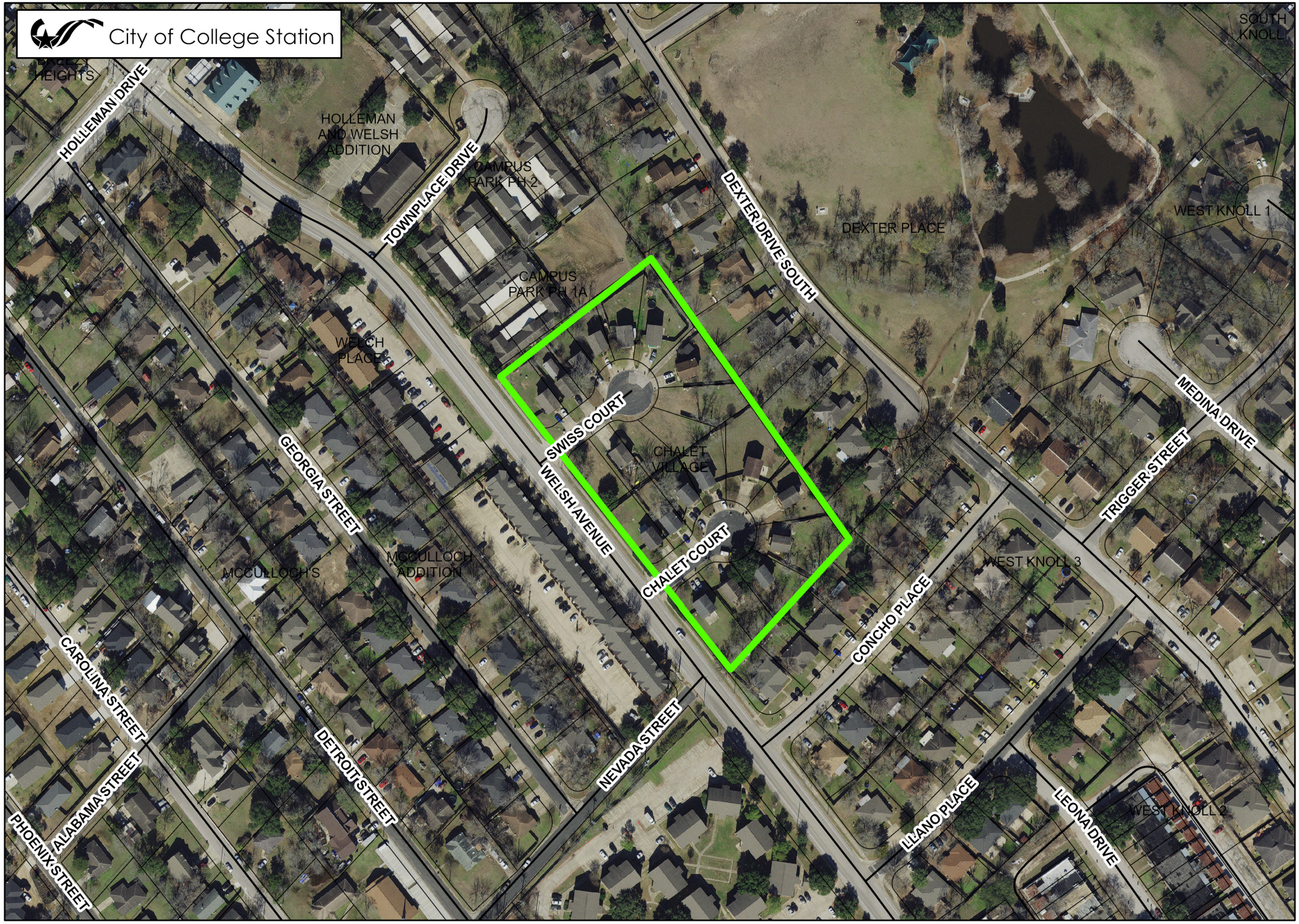
development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

**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.

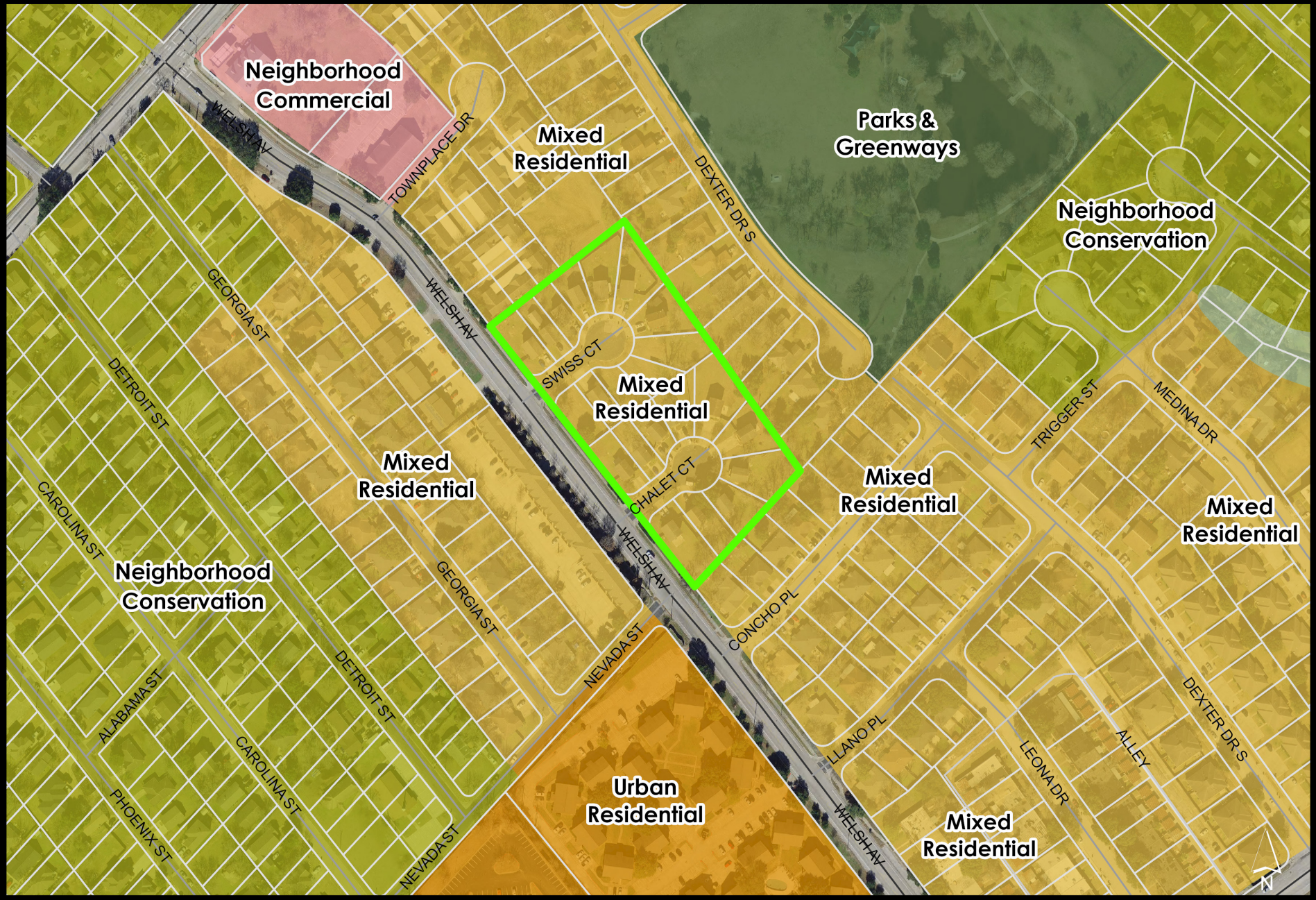



**BB - SWISS CT., CONCHO PL., & TRIGGER ST. AREA**

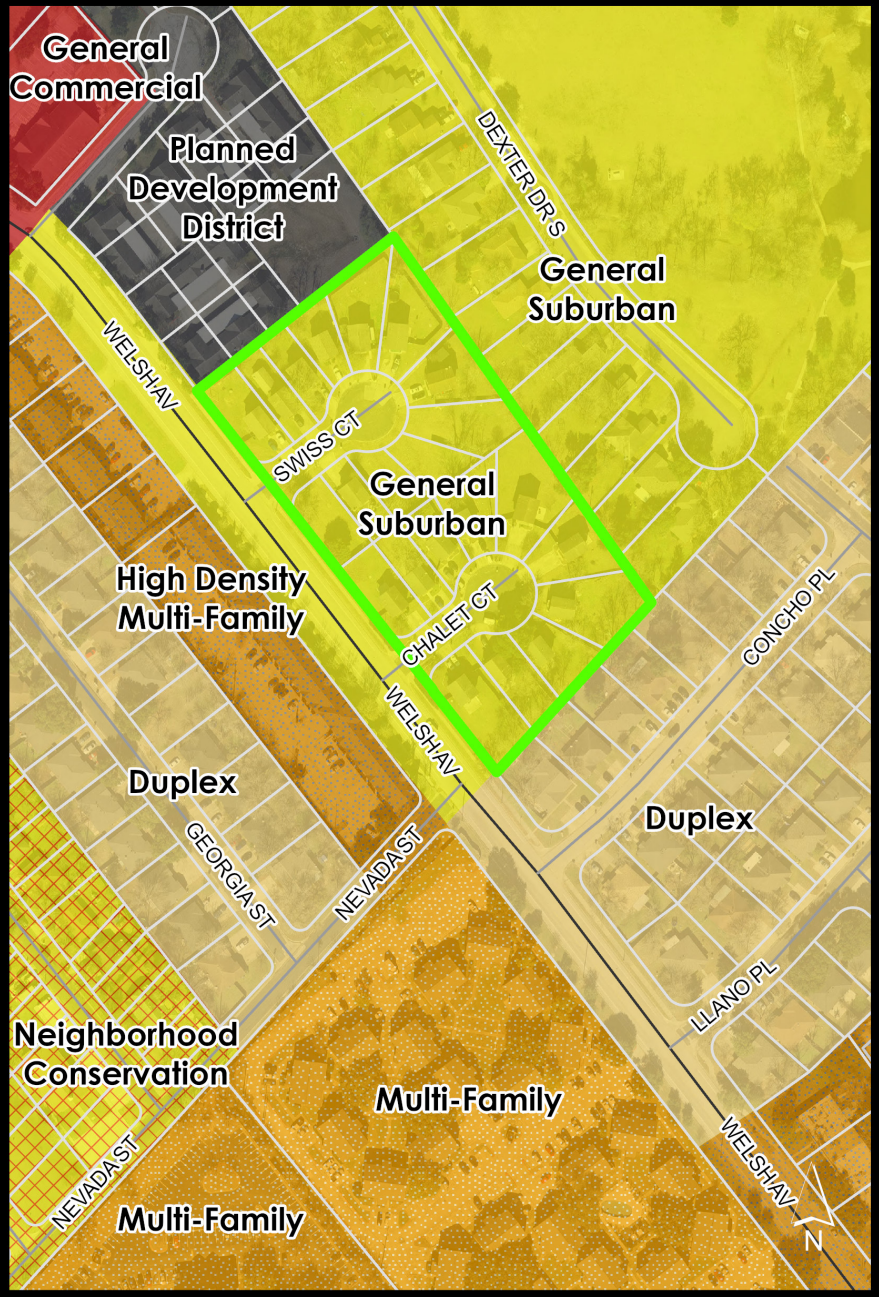
Case: REZ2023-000049

REZONING

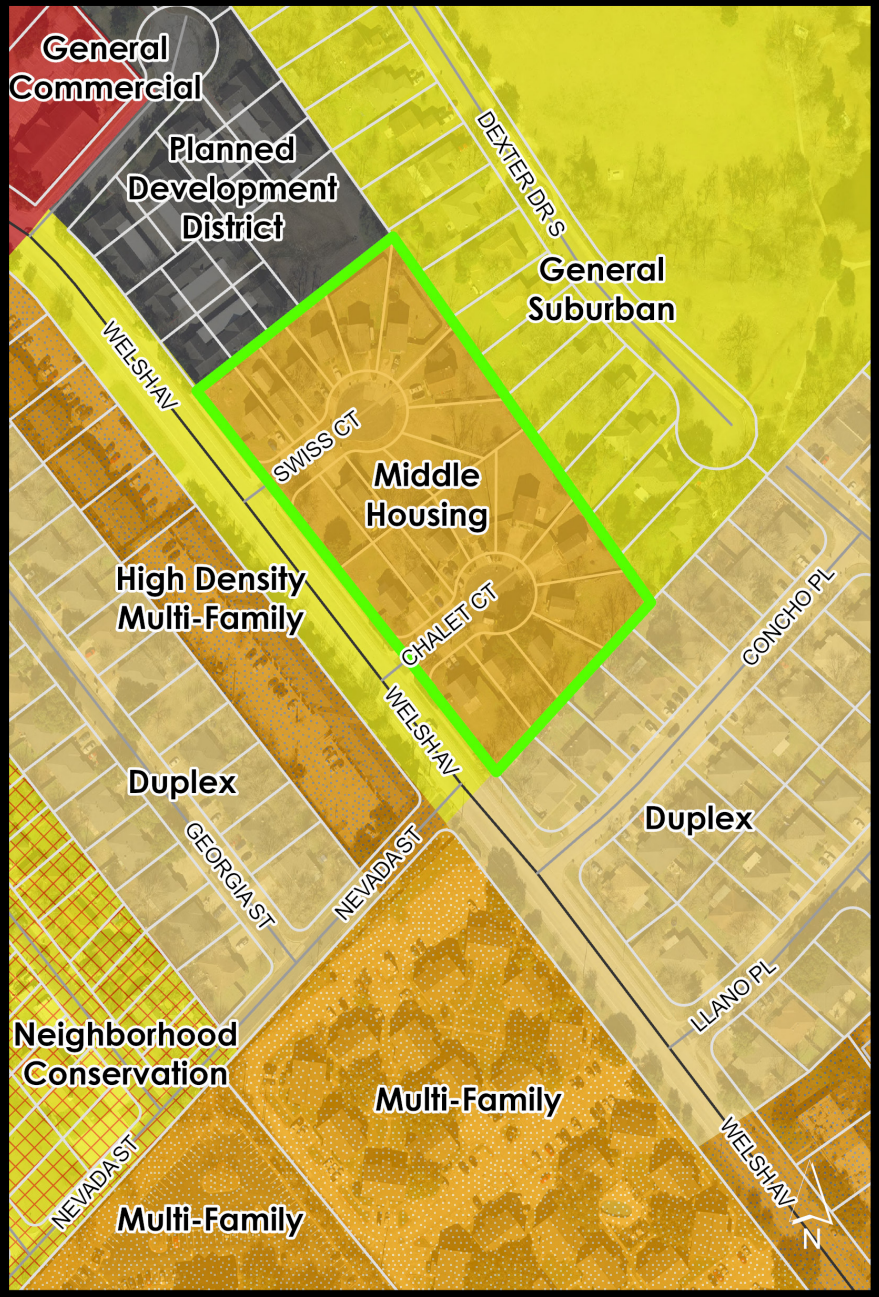
# EXISTING
## Future Land Use

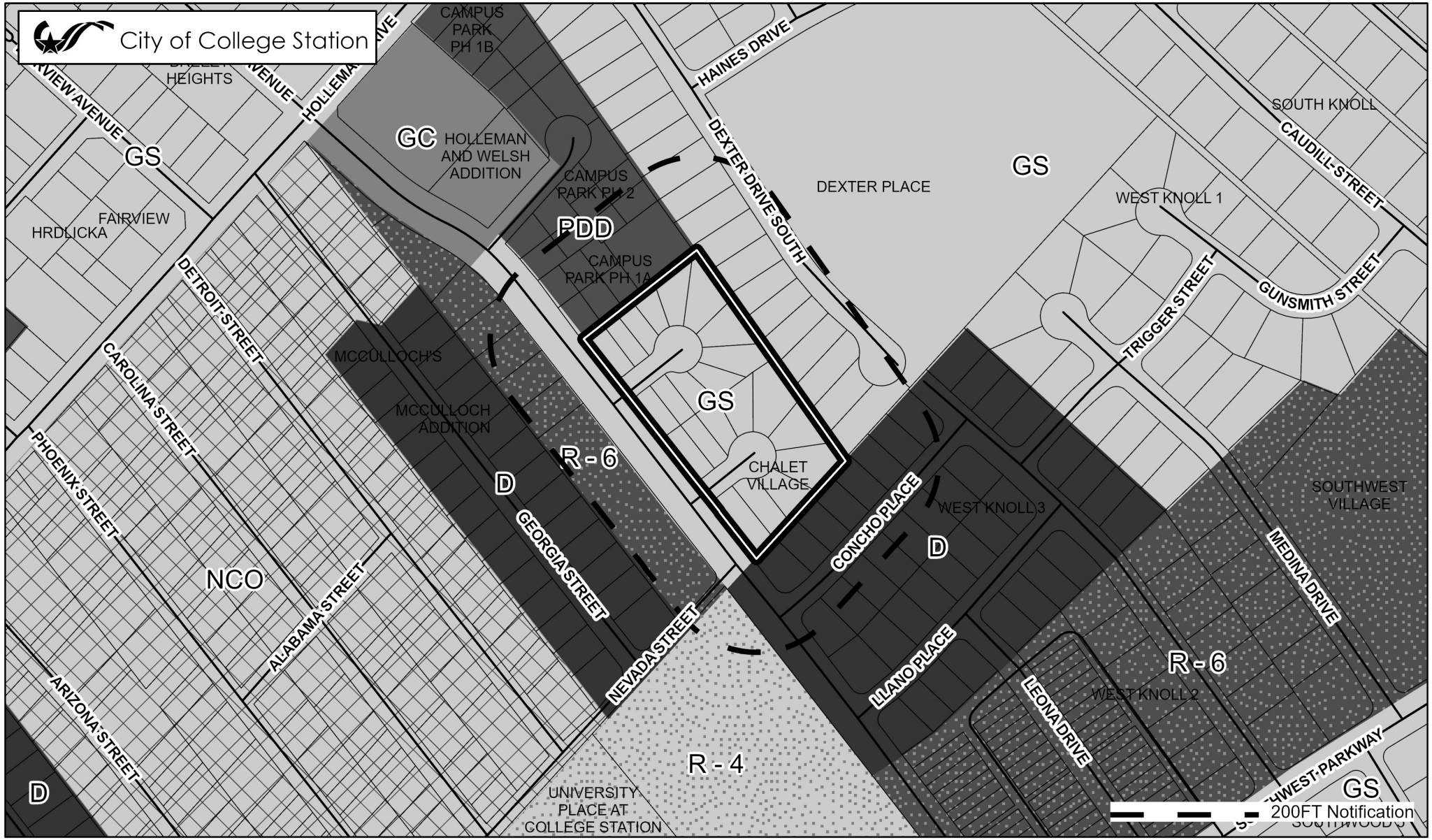


## EXISTING
Zoning




## PROPOSED
Zoning






**ZONING DISTRICTS** (In Grayscale)

Residential
- 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

0 287.5 575 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:**

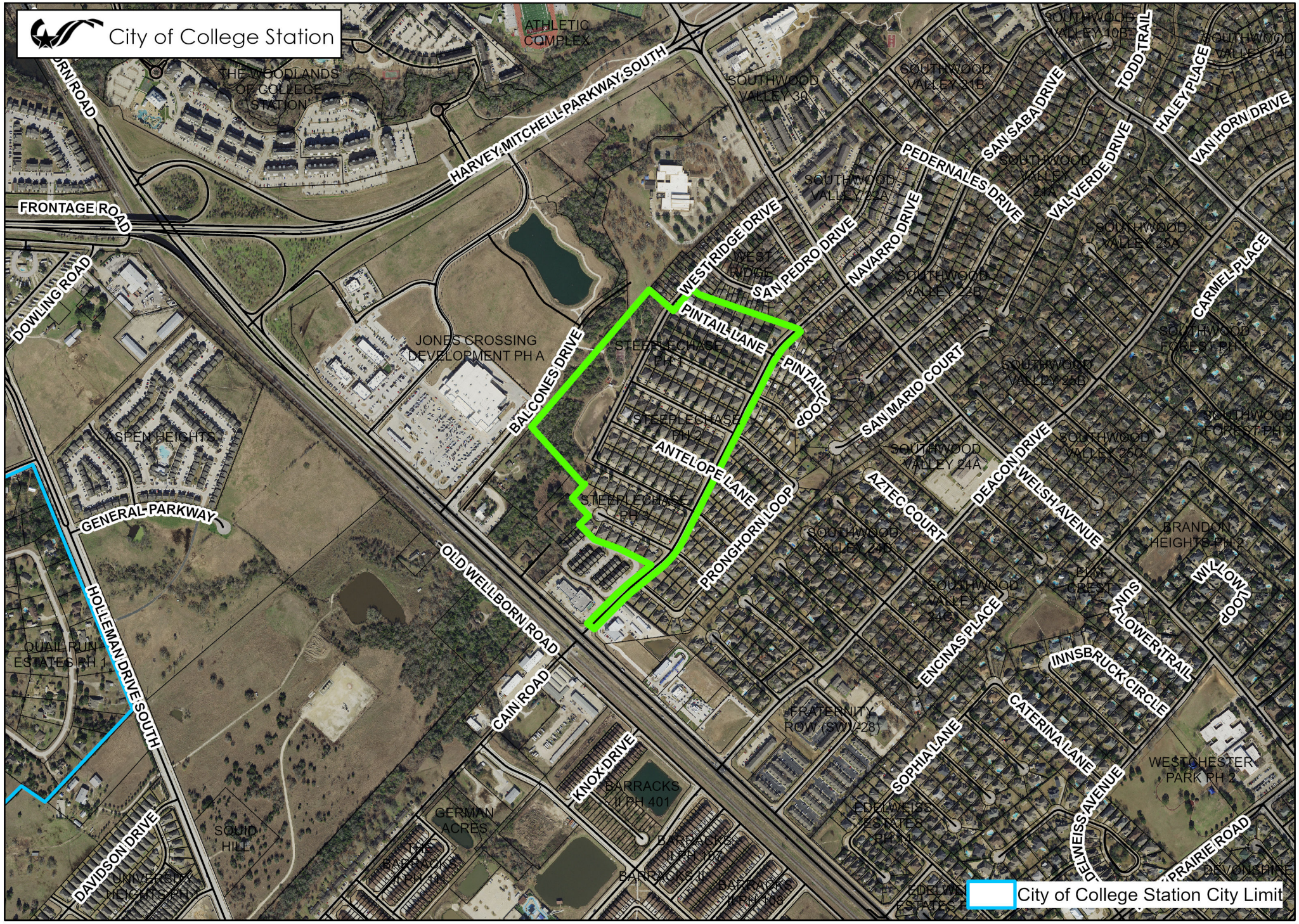
   The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning district. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive 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:**

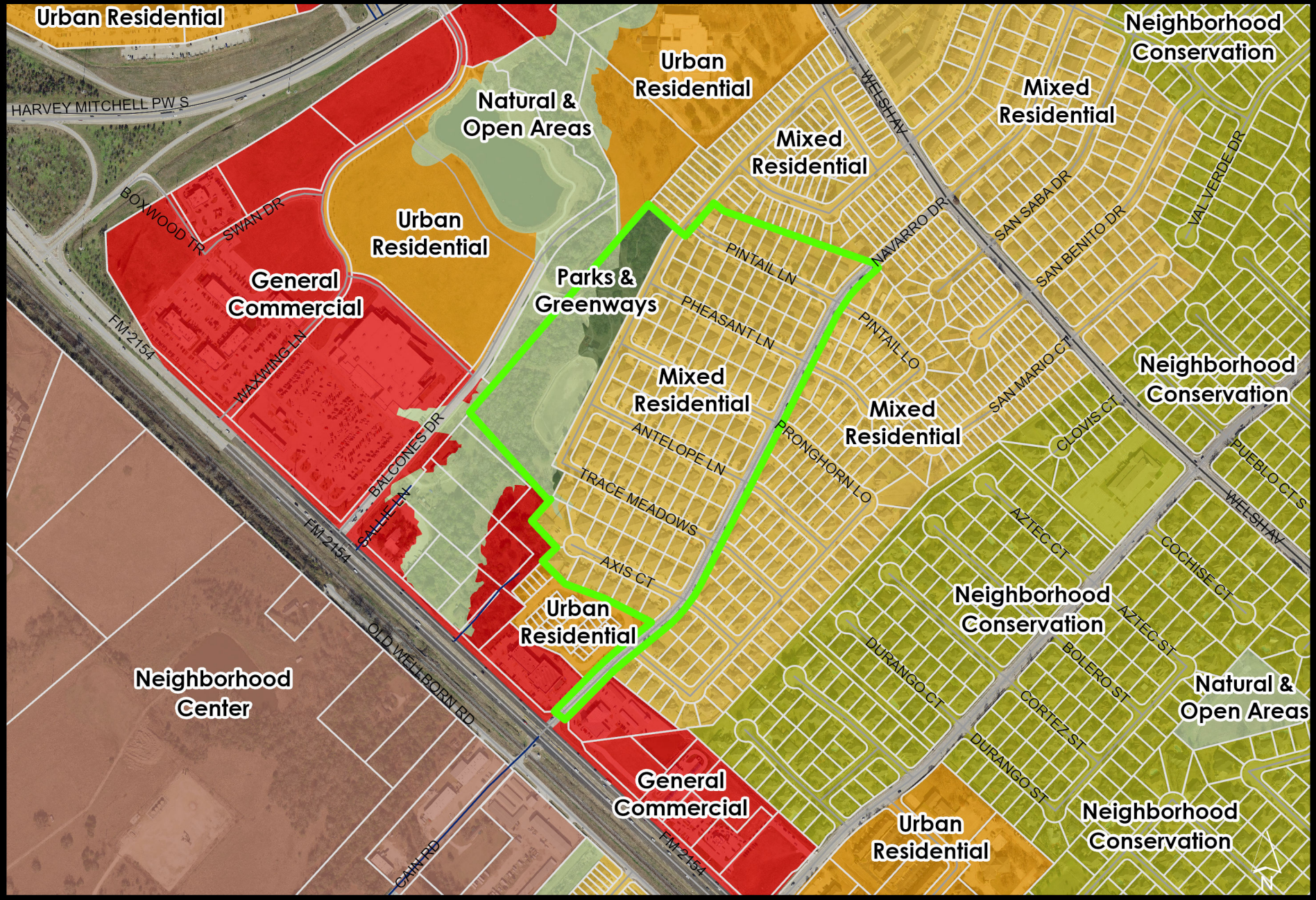
   The uses allowed by MH Middle Housing provide for an increase in density that is marketable given the location of the property.

**Staff Recommendation**

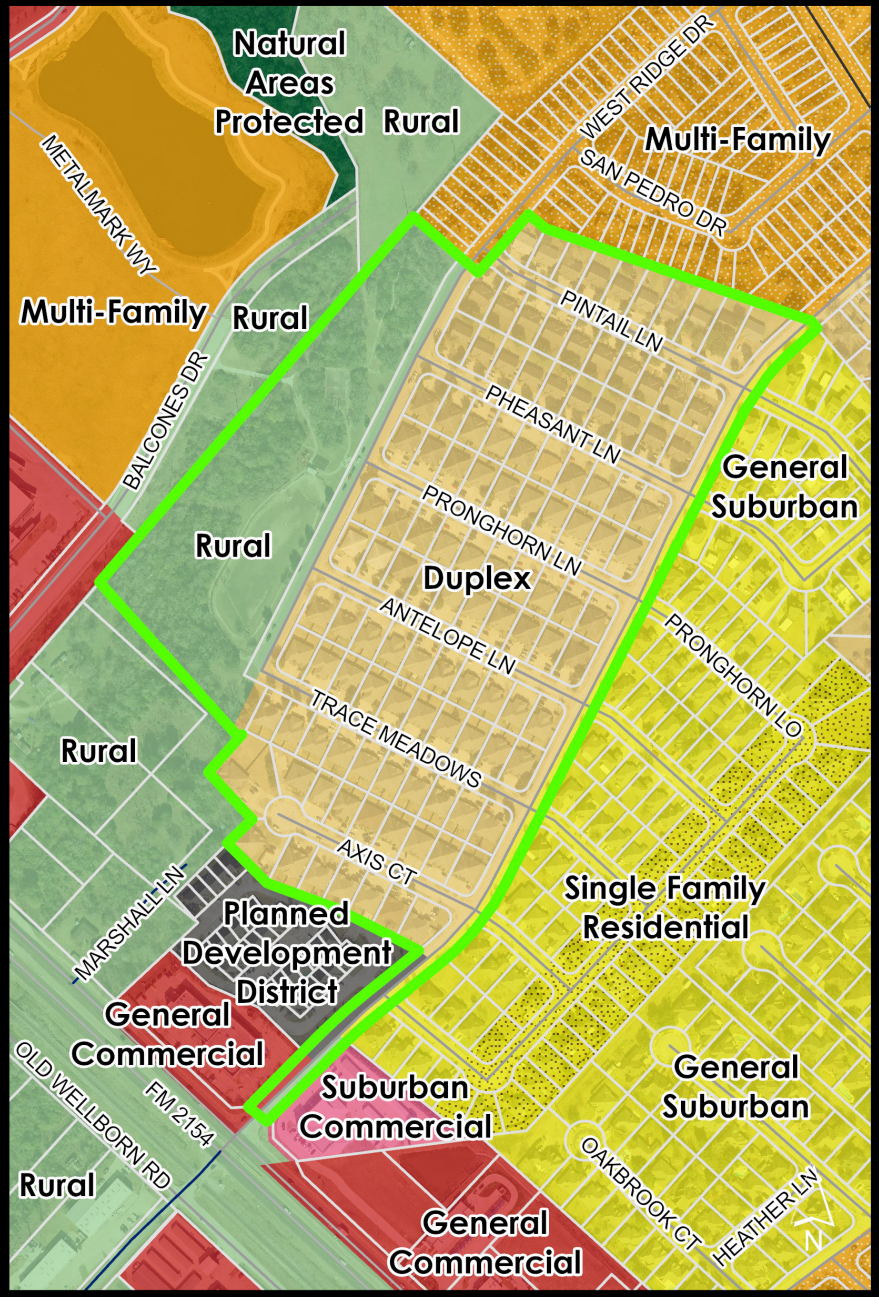
Staff recommends approval.


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
BARRACKS II PH 401
BARRACKS II PH 402
BARRACKS II PH 403
BARRACKS II PH 404
BARRACKS II PH 405
BARRACKS II PH 406
BARRACKS II PH 407
BARRACKS II PH 408
BARRACKS II PH 409
BARRACKS II PH 410
BARRACKS II PH 411
BALCONES DRIVE
WEST RIDGE DRIVE
WEST RIDGE
PINTAIL LANE
PINTAIL LOOP
STEEPLECHASE PH 1
STEEPLECHASE PH 2
STEEPLECHASE PH 3
ANTELOPE LANE
PRONGHORN LOOP
SAN PEDRO DRIVE
NAVARRO DRIVE
PEDERNALES DRIVE
SAN SABA DRIVE
VAL VERDE DRIVE
TODD TRAIL
HALEY PLACE
VAN HORN DRIVE
CARMEL PLACE
SAN MARIO COURT
AZTEC COURT
DEACON DRIVE
WELSH AVENUE
ENCINAS PLACE
SUNFLOWER TRAIL
INNSBRUCK CIRCLE
CATERINA LANE
SOPHIA LANE
EDELWEISS AVENUE
PRAIRIE ROAD
DEVONSHIRE
WESTCHESTER PARK PH 2
BRANDON HEIGHTS PH 2
SOUTHWOOD VALLEY 10B5
SOUTHWOOD VALLEY 10D
SOUTHWOOD VALLEY 30
SOUTHWOOD VALLEY 21B
SOUTHWOOD VALLEY 22A
SOUTHWOOD VALLEY 24A
SOUTHWOOD VALLEY 25A
SOUTHWOOD VALLEY 22B
SOUTHWOOD VALLEY 25B
SOUTHWOOD VALLEY 26D
SOUTHWOOD VALLEY 24A
SOUTHWOOD VALLEY 24B
SOUTHWOOD VALLEY 24C
SOUTHWOOD FOREST PH 1
SOUTHWOOD FOREST PH 2
PMK FOREST
FRATERNITY ROW (SW)(28)
EDELWEISS ESTATES PH 1
EDELWEISS ESTATES PH 2
City of College Station City Limit
NORTH
0 500 1,000 Feet
DD - NAVARRO DR. AREA (NORTH)
Case: REZ2023-000038
REZONING

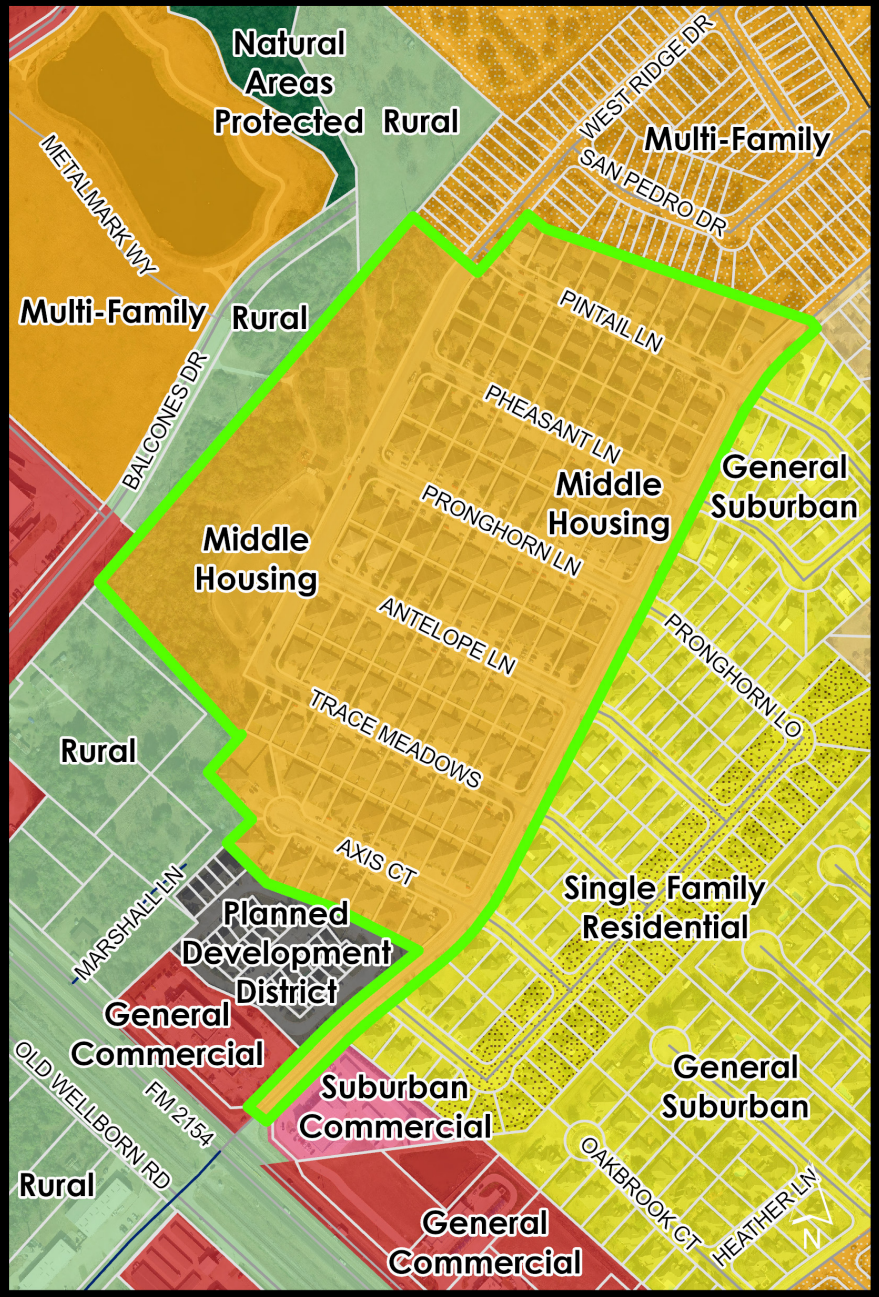
# EXISTING
## Future Land Use



## 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.

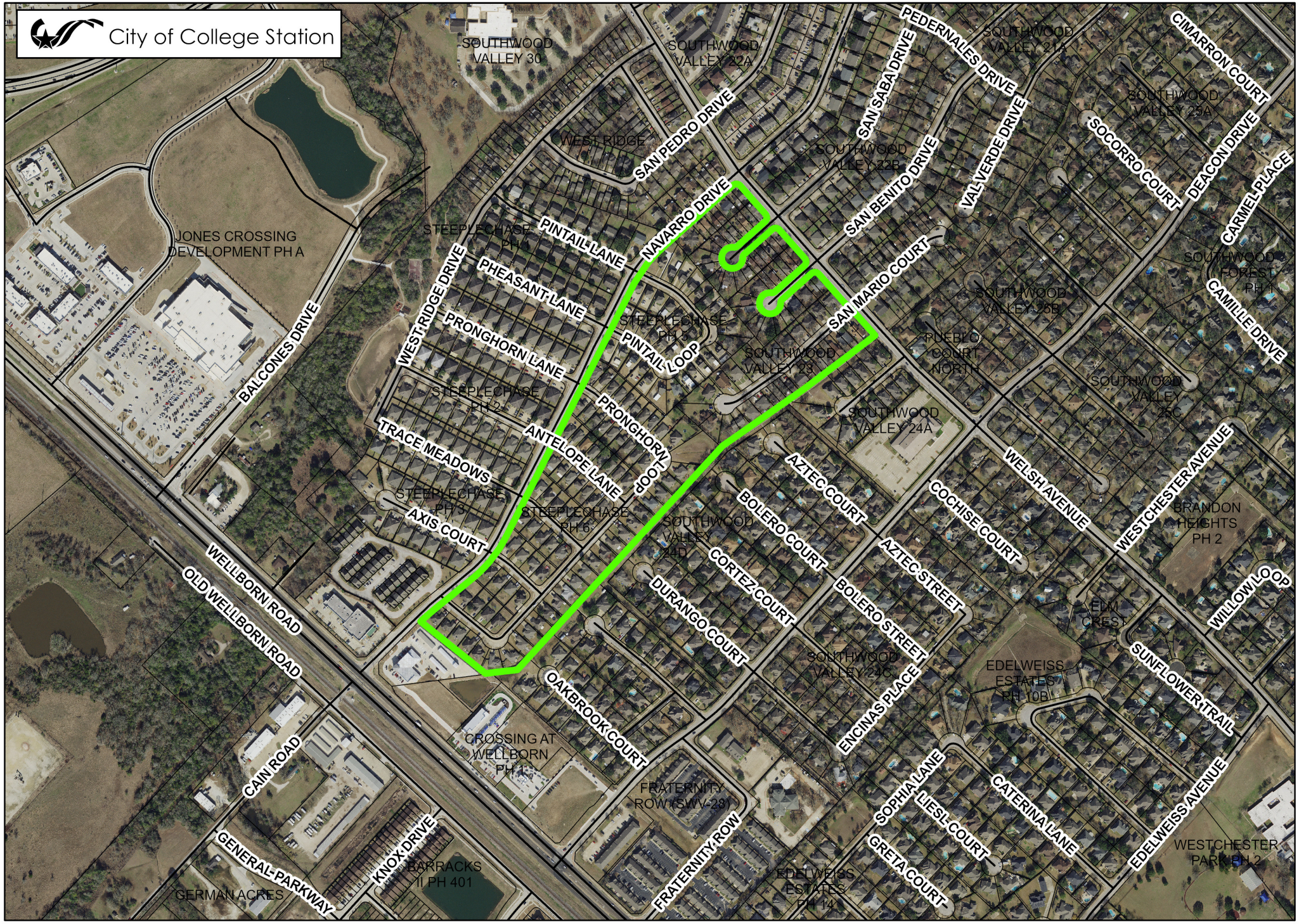
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 495 990 Feet

**DD - NAVARRO DR. AREA (NORTH)**

Case: REZ2023-000038

REZONING

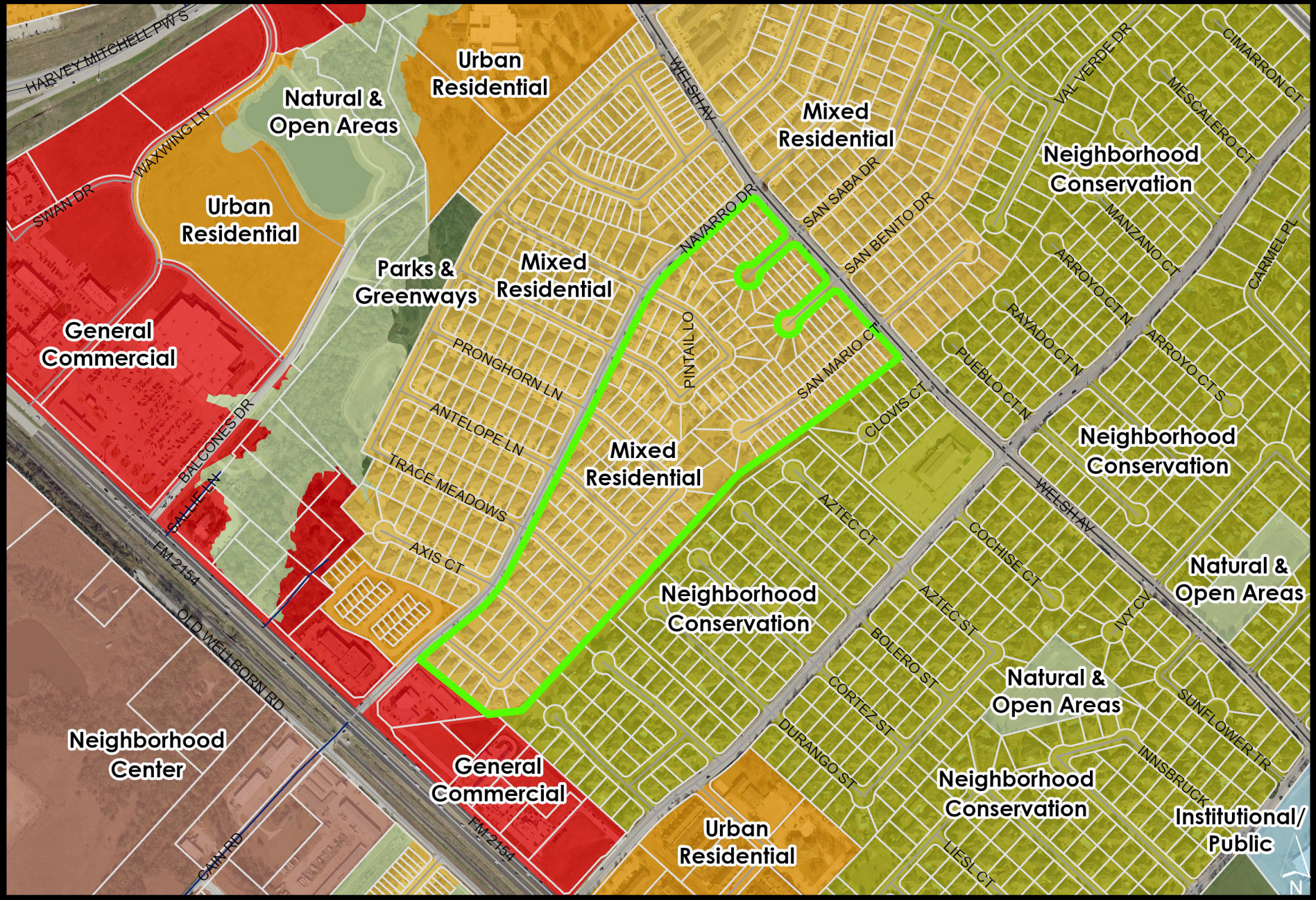



**EE - NAVARRO DR. AREA (SOUTH)**

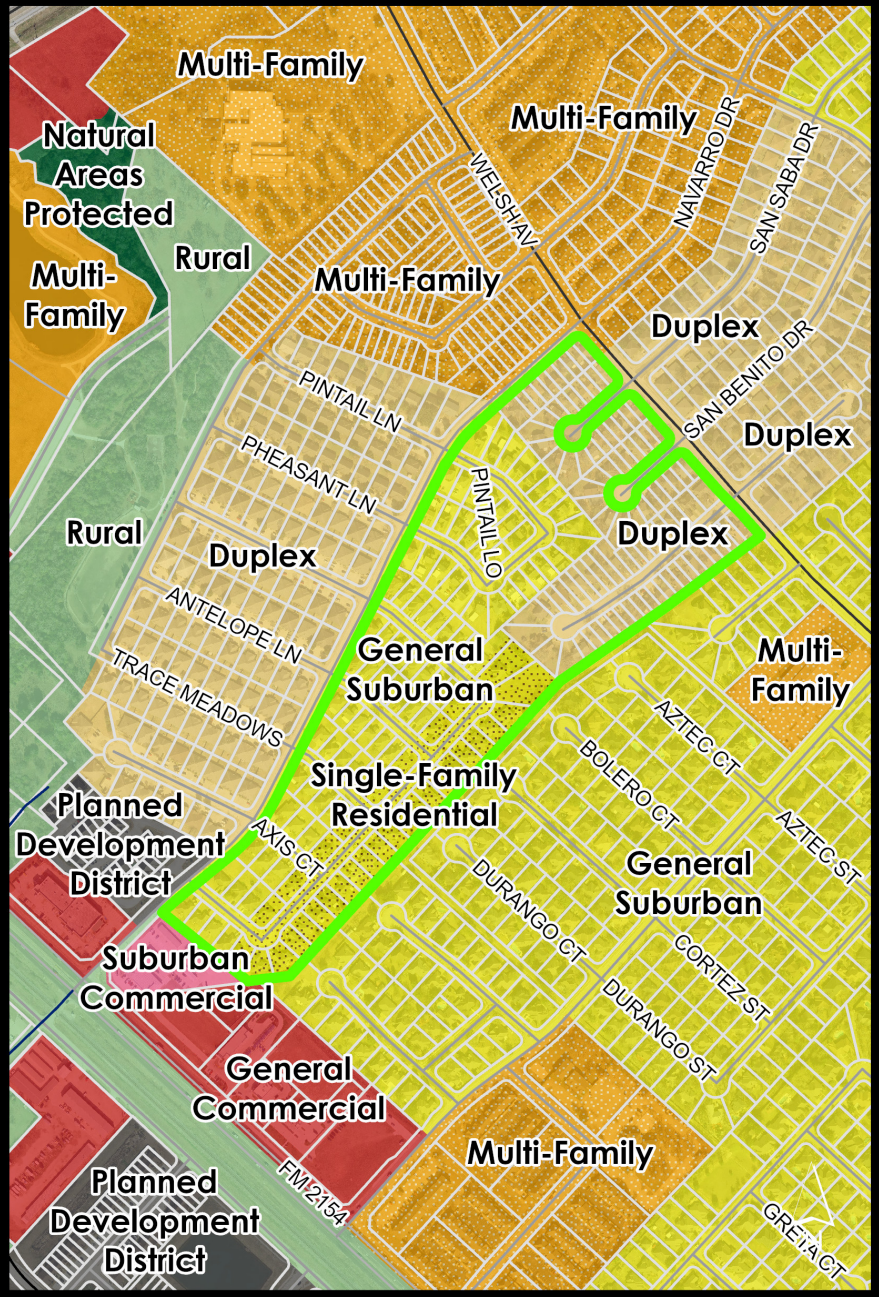
Case: REZ2023-000039

REZONING

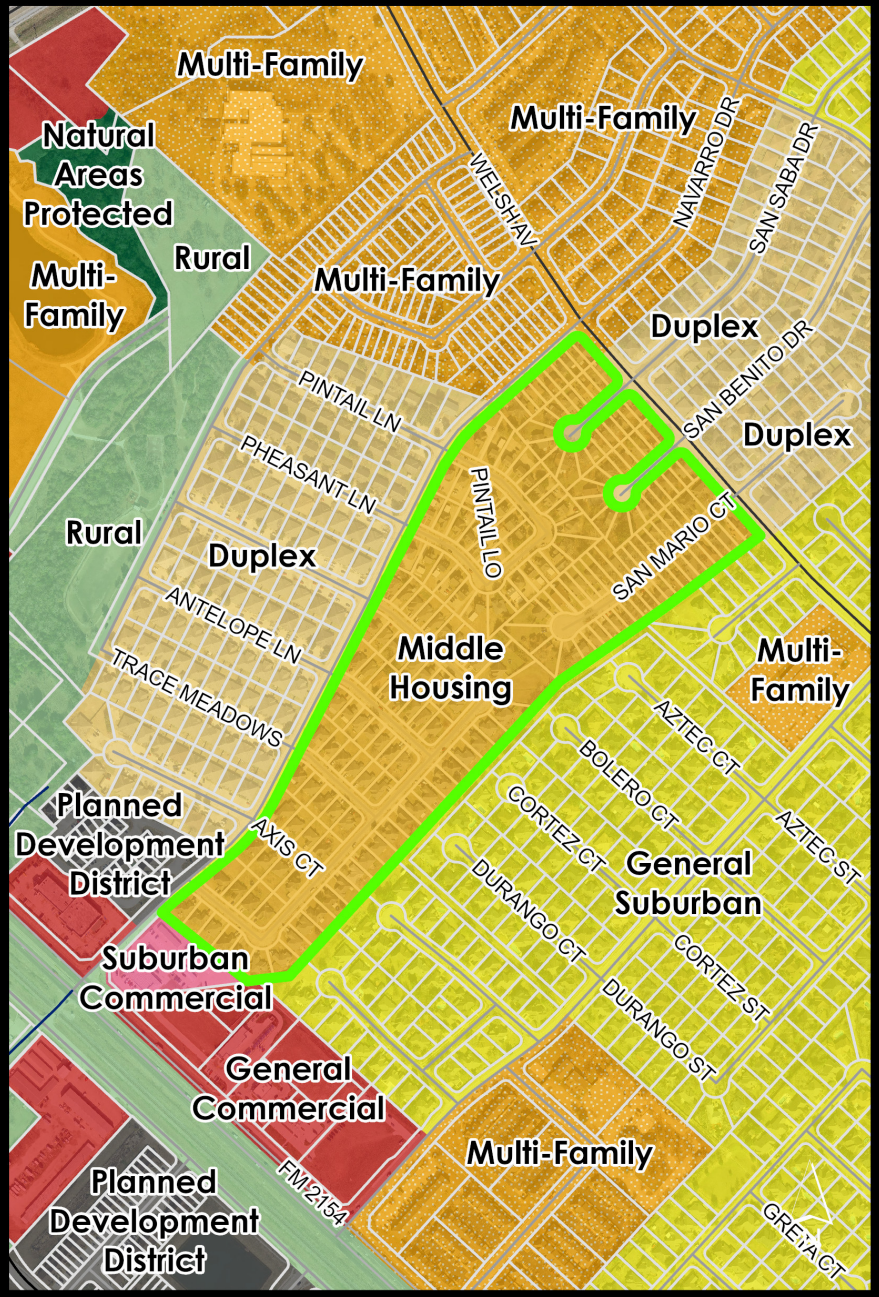
# EXISTING
## Future Land Use

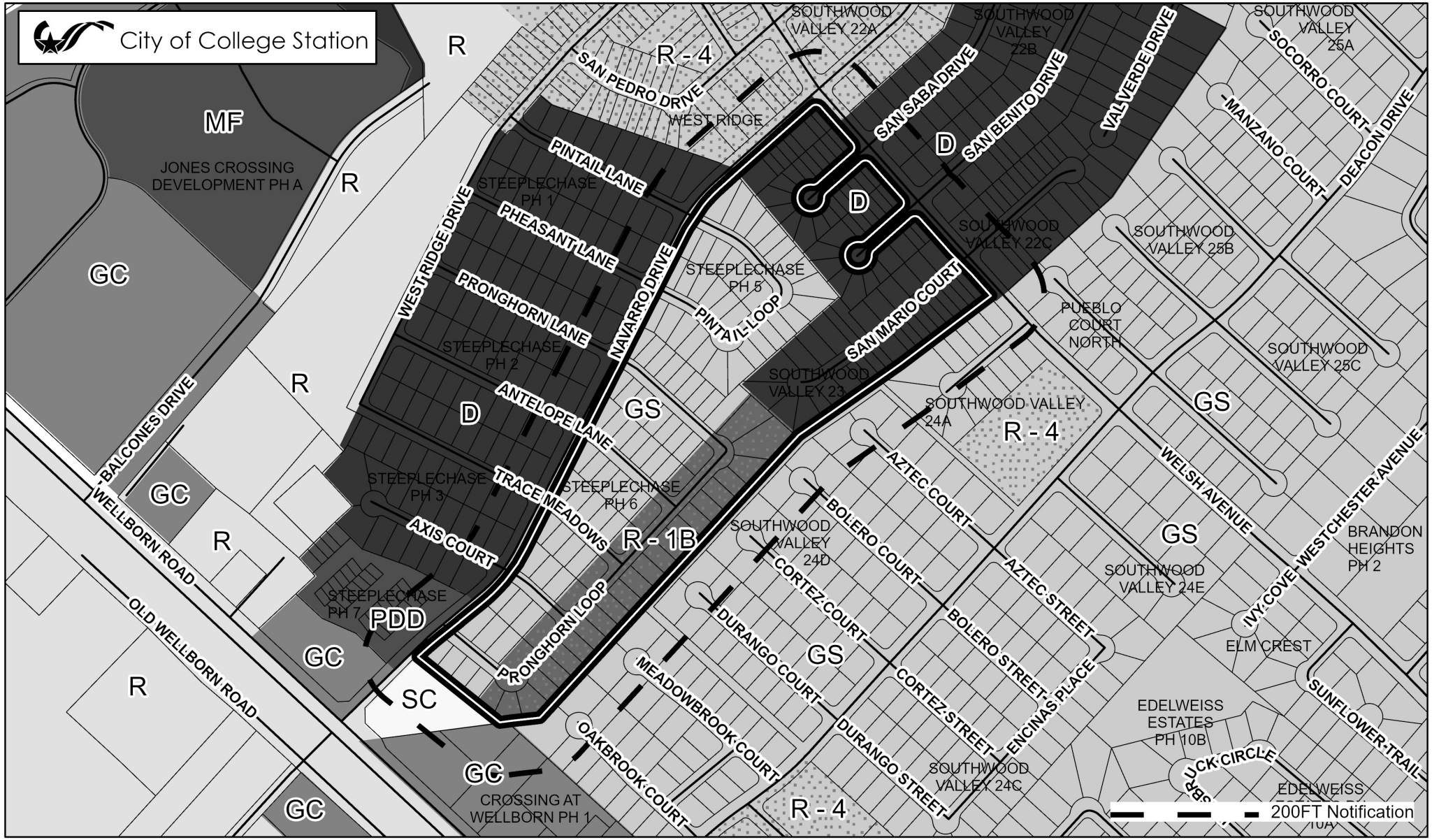


**EXISTING**
Zoning




**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 |
| 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 |

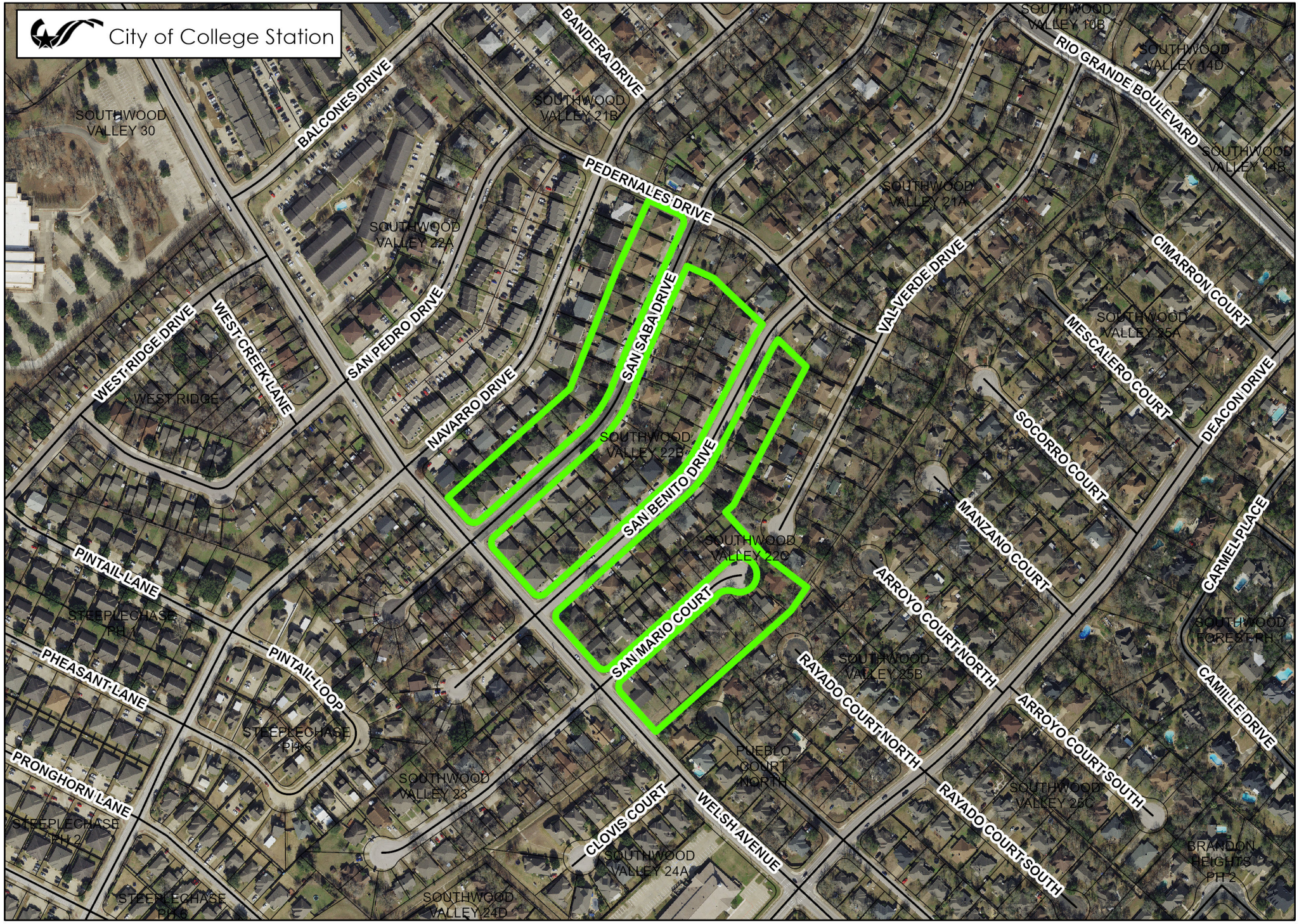
NORTH

0 500 1,000 Feet

**EE - NAVARRO DR. AREA (SOUTH)**

Case: REZ2023-000039

REZONING

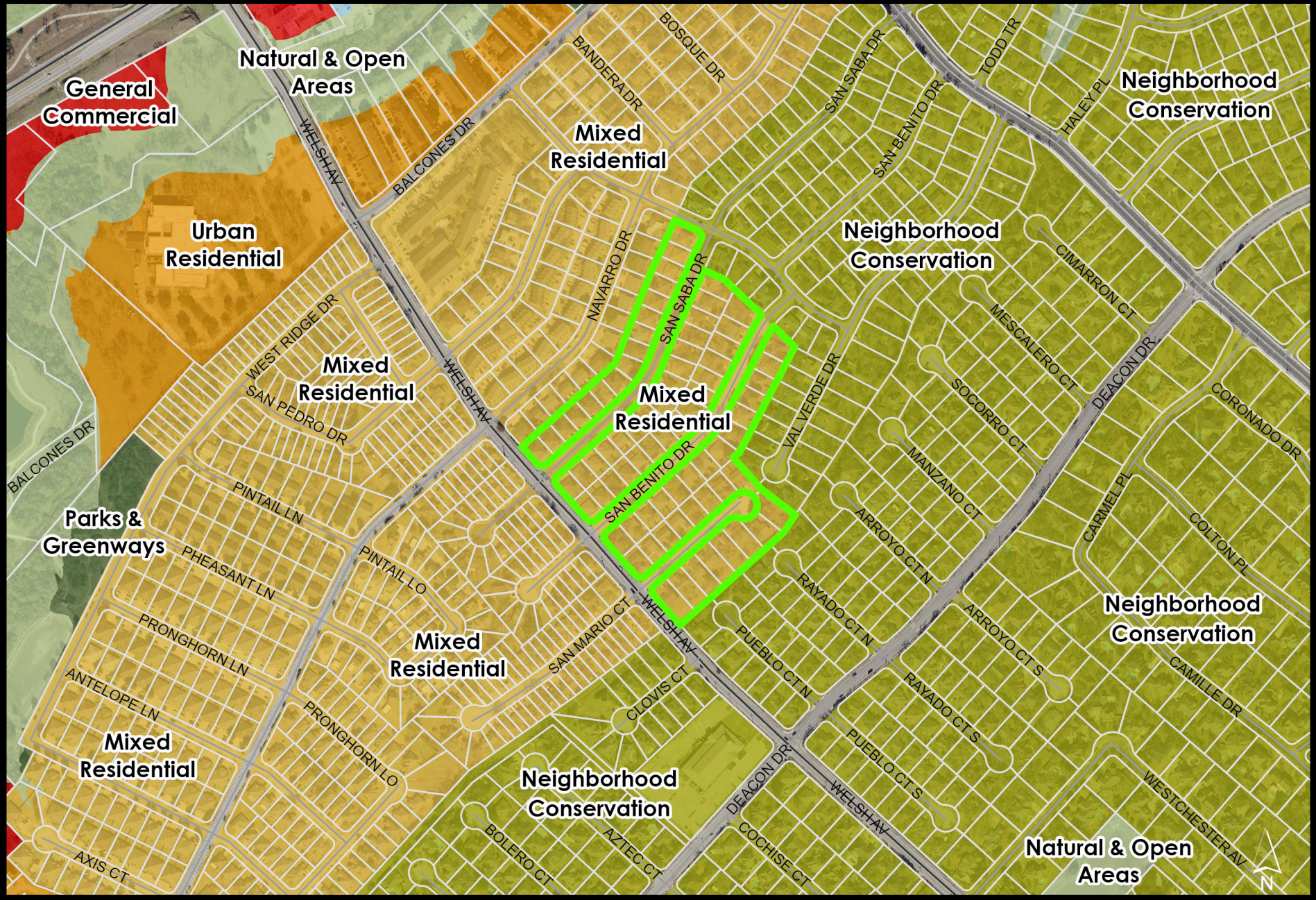



**FF - WELSH AVE. & SAN SABA DR. AREA**

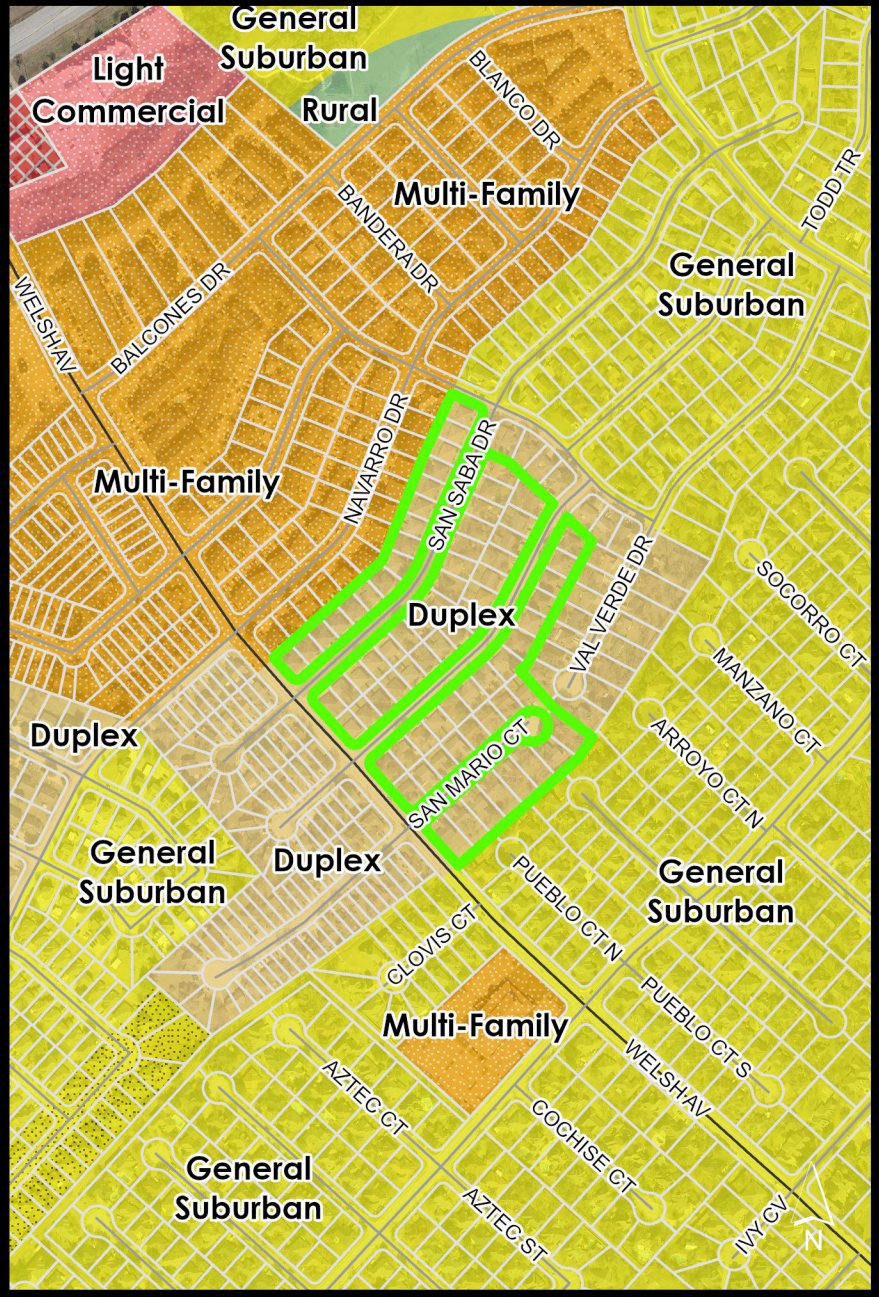
Case: REZ2023-000040

REZONING

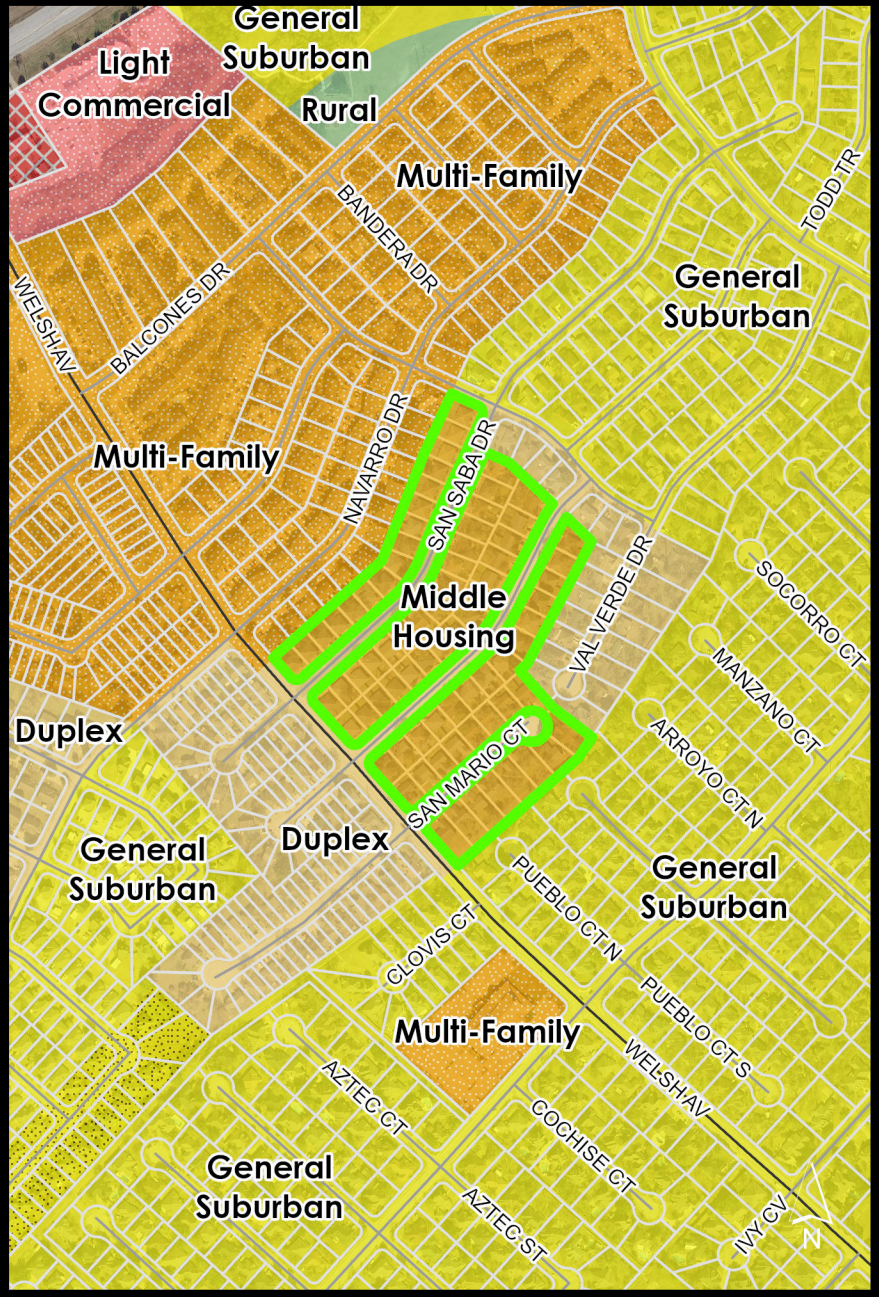
# EXISTING
## Future Land Use

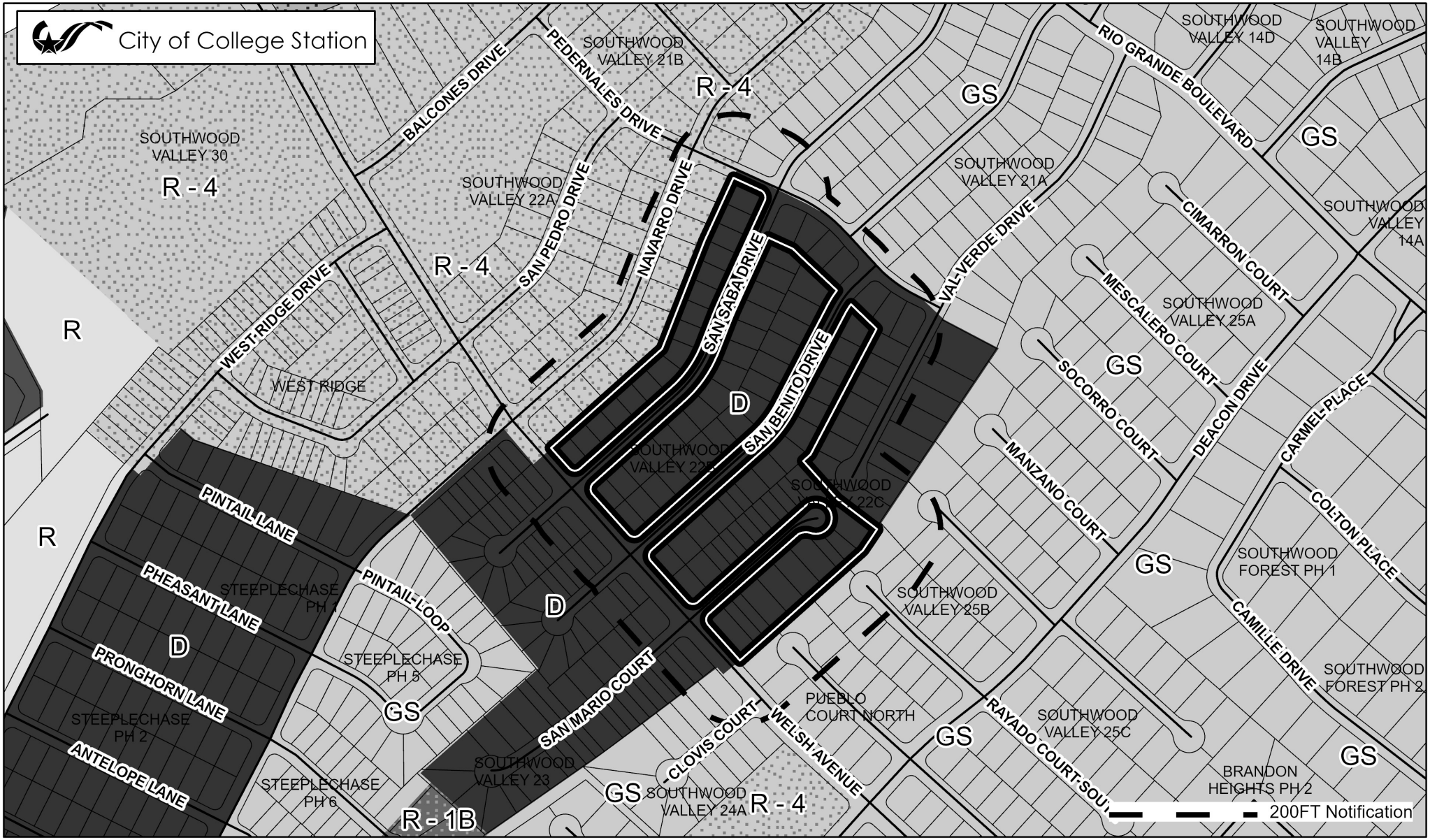


## EXISTING
Zoning




## PROPOSED
Zoning






**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.

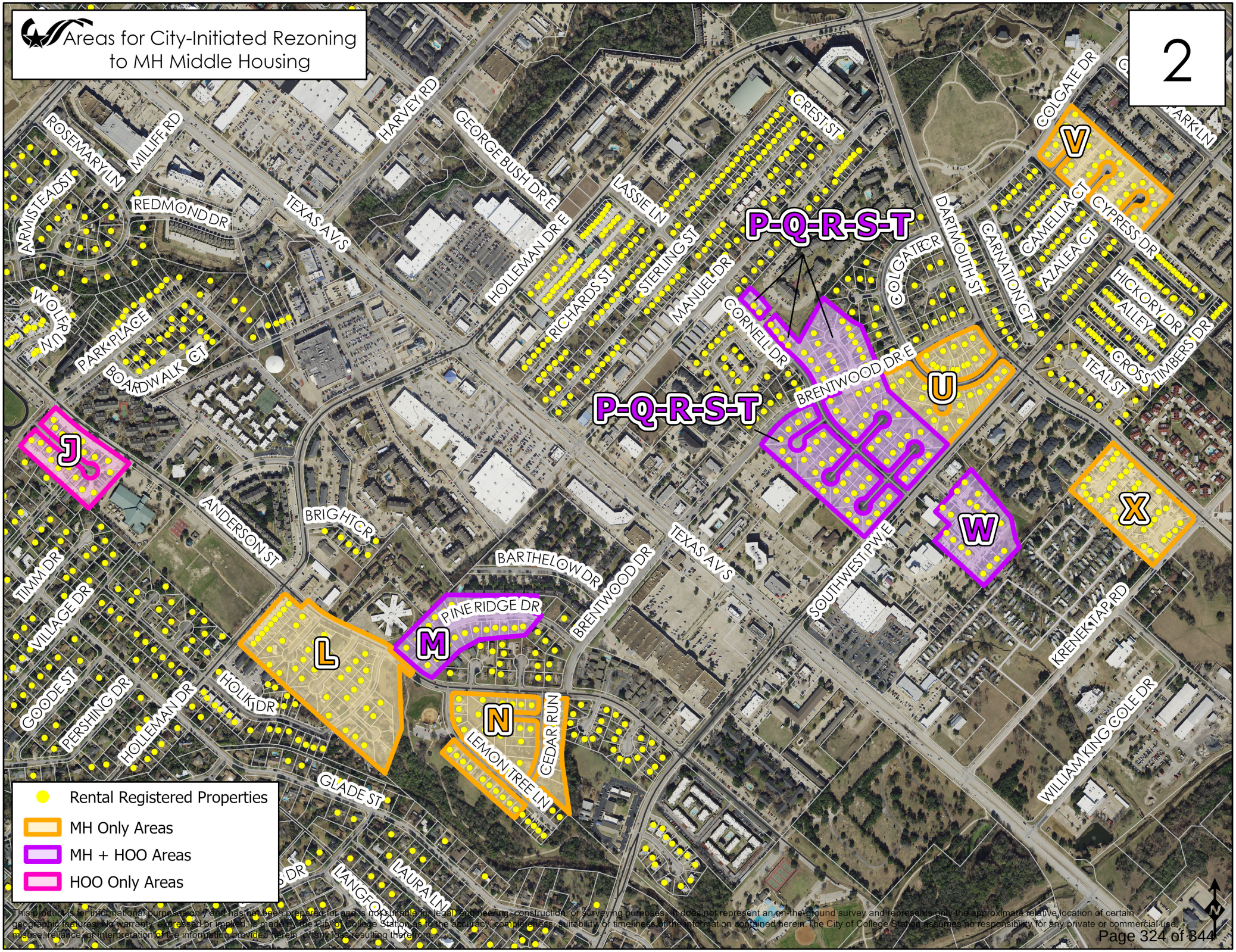
Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- C-3 Light Commercial
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 425 850 Feet

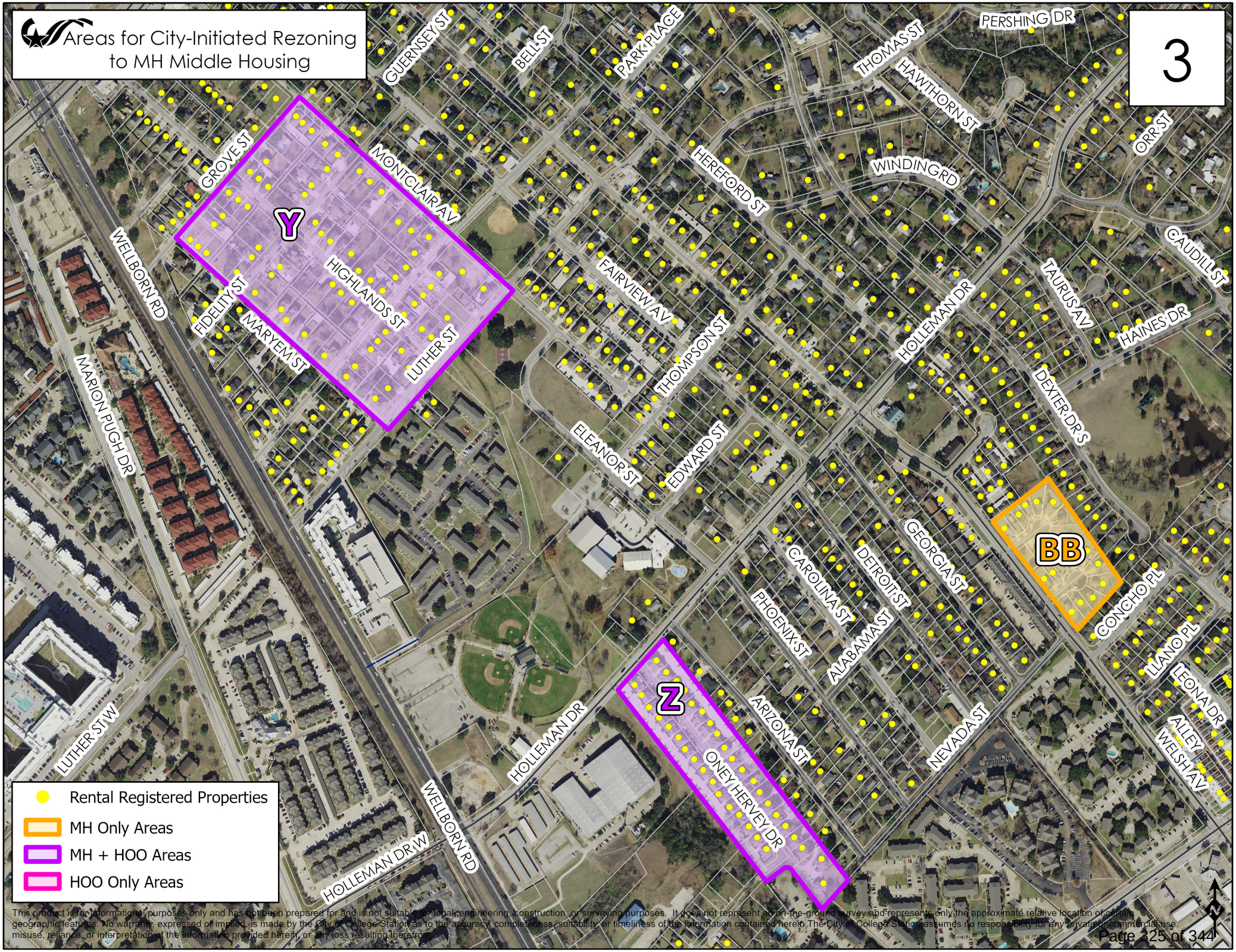
**FF - WELSH AVE. & SAN SABA DR. AREA**

Case: REZ2023-000040

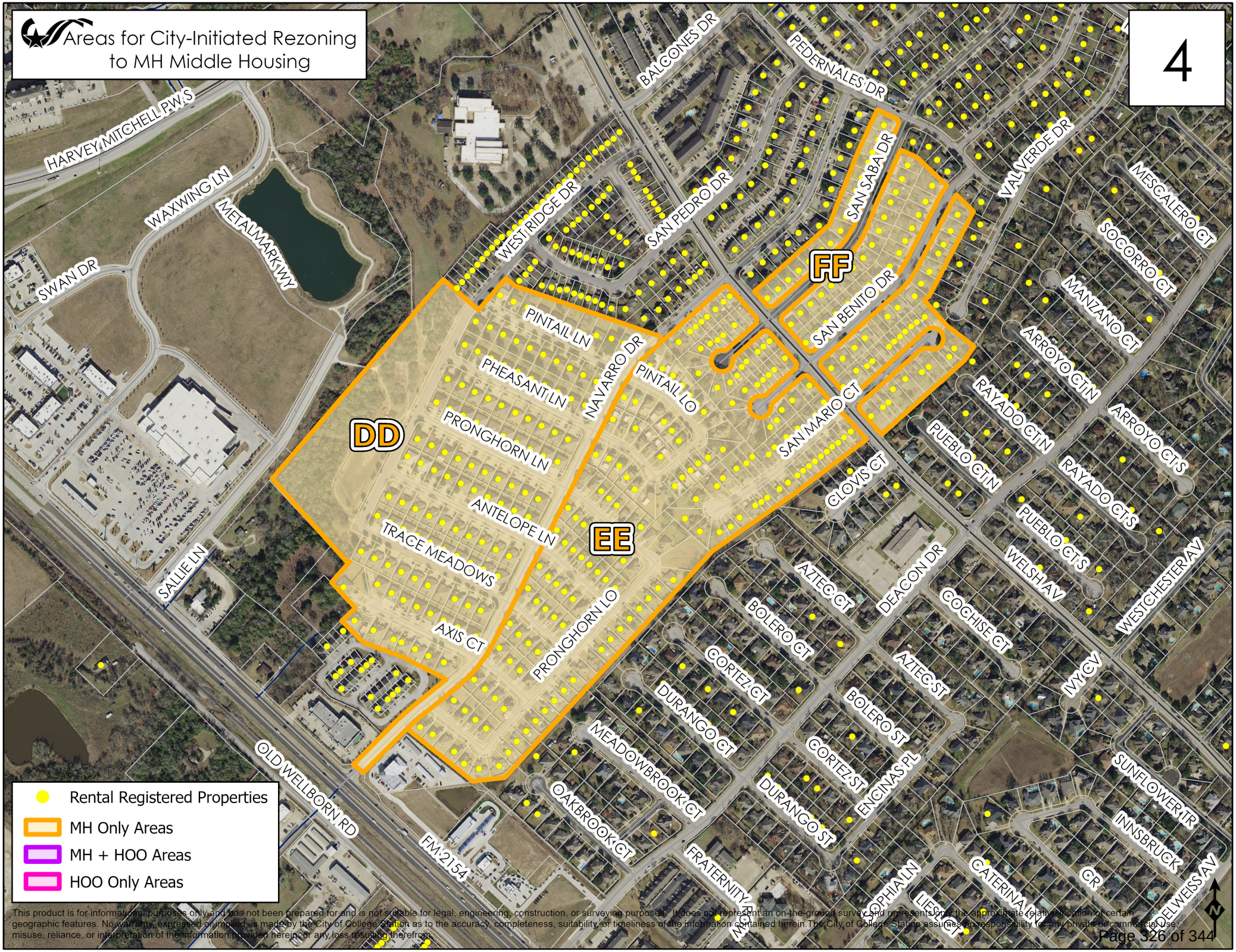
REZONING




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein, or any loss resulting therefrom.




This product is for informational purposes only and has not been prepared for and is not suitable for legal, engineering, construction, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of certain geographic features. No warranty, expressed or implied, is made by the City of College Station as to the accuracy, completeness, suitability, or timeliness of the information contained herein. The City of College Station assumes no responsibility for any private or commercial use, misuse, reliance, or interpretation of the information provided herein or any loss resulting therefrom.

**October 26, 2023**
**Item No. 9.8.**
**Rezoning - 701-703 Turner Street**

**Sponsor:** Robin Macias

**Reviewed By CBC:** Planning & Zoning Commission

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, "Article 4, Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 0.23 acres generally located at 701-703 Turner Street.

**Relationship to Strategic Goals:**

- Core Services & Infrastructure
- Neighborhood Integrity
- Diverse & Growing Economy

**Recommendation(s):** Staff recommends approval of the rezoning request.

The Planning & Zoning Commission heard this item at their October 5, 2023 meeting and voted 5-0 to recommend approval.

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

6. Existing Future Land Use
7. Rezoning Map

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING APPENDIX A "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 4 "ZONING DISTRICTS," SECTION 4.2, "OFFICIAL ZONING MAP" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM GS GENERAL SUBURBAN TO MH MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY AFFECTING APPROXIMATELY 0.232 ACRES BEING ALL OF A TRACT OF LAND CALLED TO BE "LOT 27" OF PASLER ADDITION IN A DEED TO SALAM INVESTMENTS, LLC IN VOLUME 17375, PAGE 166 AND VOLUME 18475, PAGE 202 (OPRBCT) AND ALL OF A CALLED 0.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SALAM INVESTMENTS, LLC RECORDED IN VOLUME 13901, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND SAID 0.13 ACRE TRACT BEING FURTHER DESCRIBED AS 0.132 ACRES IN A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 17907, PAGE 129 (OPRBCT) AND GENERALLY LOCATED AT 701-703 TURNER STREET, AS DESCRIBED BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

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

**PART 1:** That 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, be amended as set out in **Exhibit "A" and Exhibit "B"** attached hereto and made a part of this Ordinance for all purposes.

**PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.

**PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars ($25.00) and not more than five hundred dollars ($500.00) or more than two thousand dollars ($2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

**PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

**PASSED, ADOPTED, and APPROVED this 26th day of October, 2023.**

**ATTEST:** **APPROVED:**

_____ _____

**City Secretary** **Mayor**

**APPROVED:**

_____

**City Attorney**

## Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay:

KERR SURVEYING

**FIELD NOTES DESCRIPTION**
**OF A**
**0.232 ACRE TRACT**
**RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8**
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 0.232 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CALLED TO BE "LOT 27" OF PASLER ADDITION IN A DEED TO SALAM INVESTMENTS, LLC IN VOLUME 17375, PAGE 166 AND VOLUME 18475, PAGE 202 (OPRBCT) AND ALL OF A CALLED 0.13 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SALAM INVESTMENTS, LLC RECORDED IN VOLUME 13901, PAGE 36 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND SAID 0.13 ACRE TRACT BEING FURTHER DESCRIBED AS 0.132 ACRES IN A BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 17907, PAGE 129 (OPRBCT); SAID 0.232 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with orange plastic cap stamped 'H.P. MAYO RPLS 5045' found at the intersection of the northeast line of Turner Street (a variable width right-of-way, 126/133 DRBCT) and the southeast line of Gilbert Street (formerly Otto Street, a 30' wide prescriptive right-of-way, being a portion of the land conveyed to Joe Pasler in Volume 81, Page 587 DRBCT) for the west corner of said "Lot 27" and the west corner hereof, from which the City of College Station monument CS94-122 bears N 03° 37' 51" E, a distance of 1,233.85 feet;

**THENCE,** with the northwest line of said "Lot 27", along the southeast side of Gilbert Street, **N 41° 22' 48" E,** for a distance of **115.00 feet** to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped 'KERR SURVEYING') for the north corner of said "Lot 27", and the north corner hereof;

**THENCE,** with the northeast line of said "Lot 27" and the northeast line of said 0.132 acre tract, **S 48° 12' 57" E,** at a distance of 37.80 feet passing a 1/2 inch iron rod set and continuing for a total distance of **87.80 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found for the east corner of said 0.132 acre tract and the east corner hereof;

**THENCE,** with the southeast line of said 0.132 acre tract as described in said boundary line agreement (17907/129 OPRBCT), **S 41° 22' 48" W,** for a distance of **115.00 feet** to a 1/2 inch iron rod with yellow plastic cap stamped

1 | Page

23-683-Zoning.docx

'KERR 4502' found in the northeast line of Turner Street for the south corner of said 0.132 acre tract and the south corner hereof, from which a 1/2 inch iron pipe found in the northeast line of Turner Street bears: S 48° 12' 57" E, a distance of 198.84 feet;

**THENCE,** with the northeast line of Turner Street, **N 48° 12' 57" W,** at a distance of 50.00 feet passing a 1/2 inch iron rod set and continuing for a total distance of **87.80 feet** to the **POINT OF BEGINNING** hereof and containing **0.232 acres**, more or less.

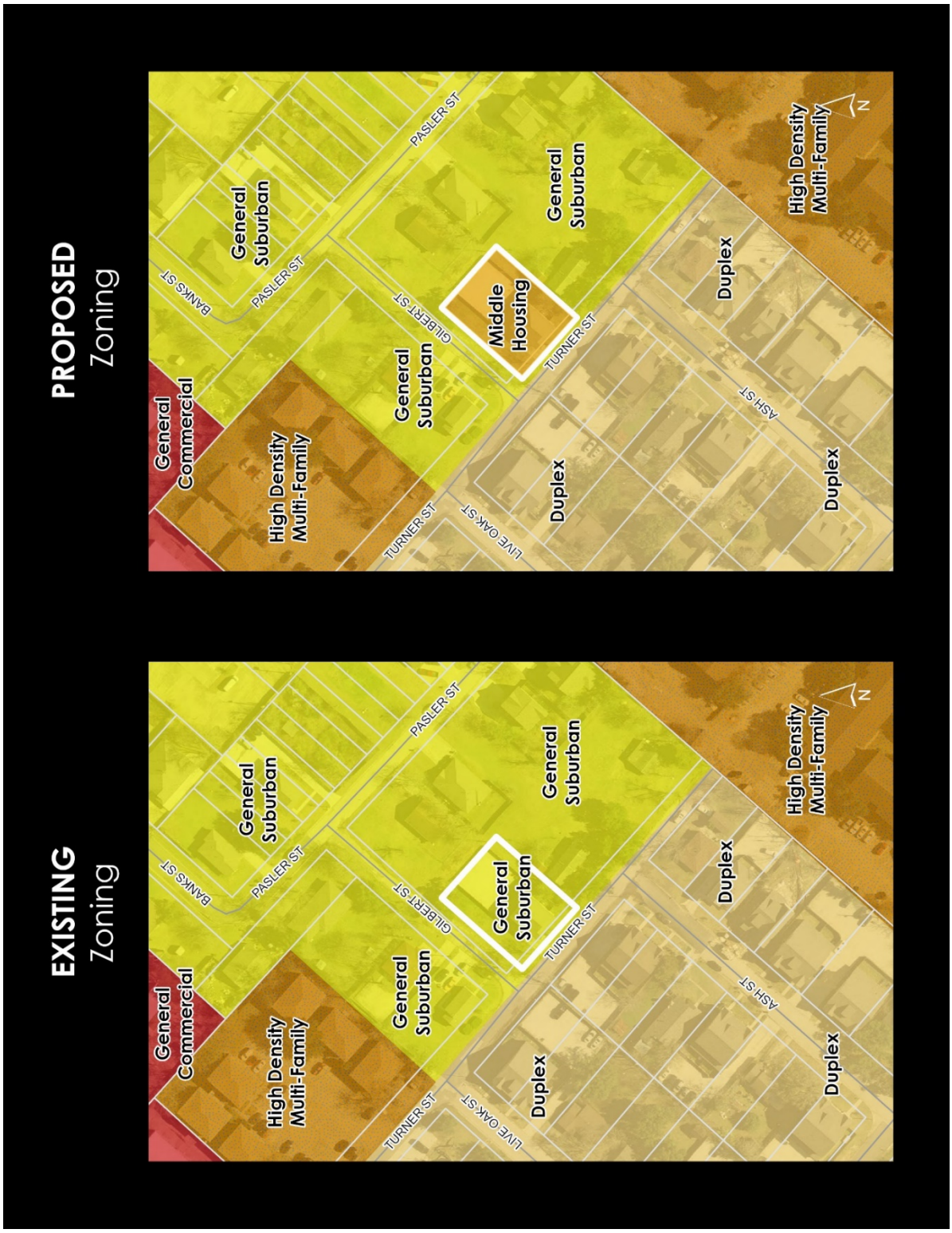
Surveyed on the ground January 2023 under my supervision. See plat prepared August 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.0000933393 (calculated using GEOID12B). Reference drawing: 23-683-Zoning.

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR

8/14/23
Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834
*Revised 08-14-23*

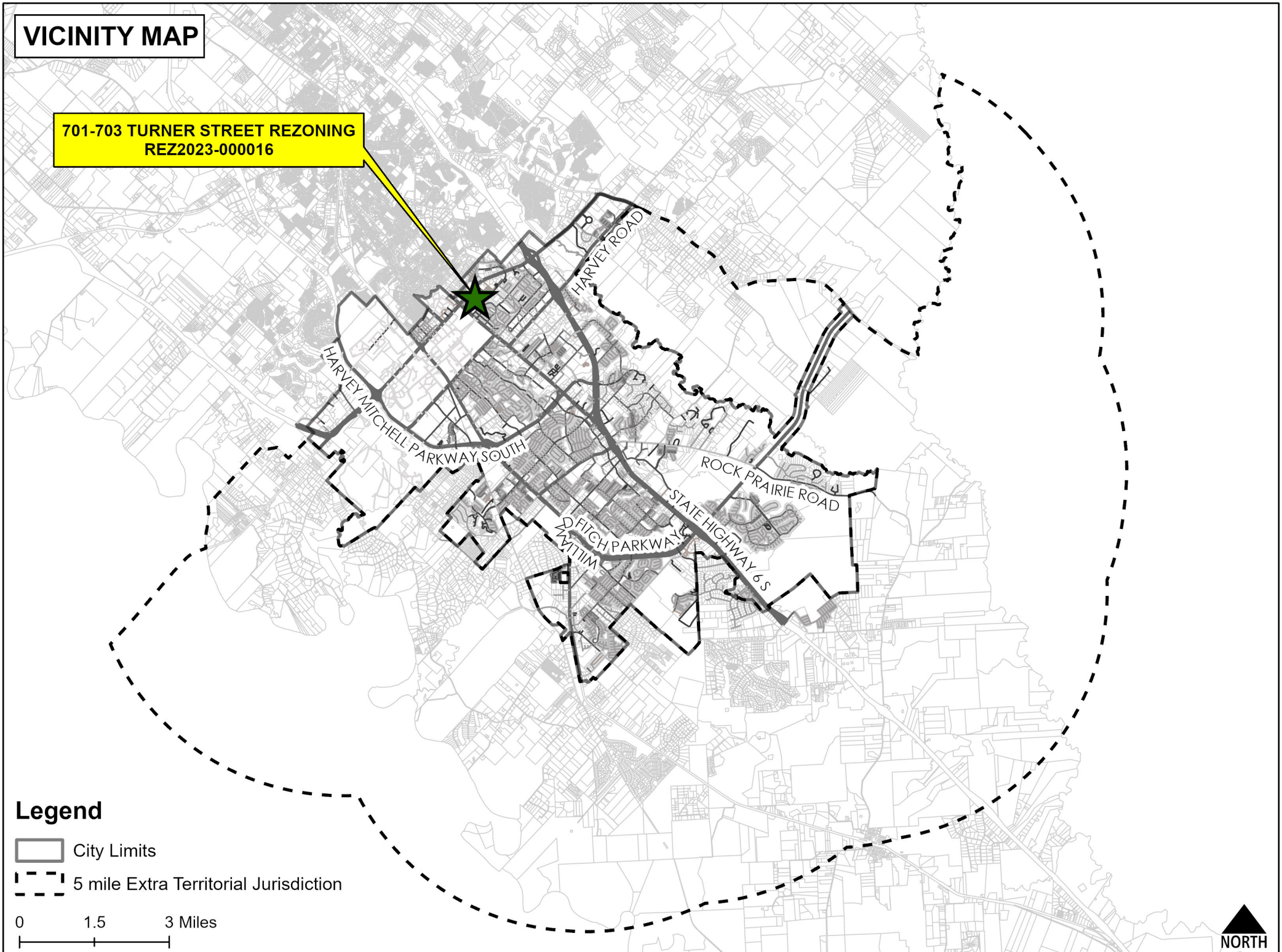
KERR SURVEYING
Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 10018500

**Exhibit B**


PROPOSED
Zoning
General Commercial
High Density Multi-Family
General Suburban
Middle Housing
Duplex
PASLER ST
BANKS ST
GILBERT ST
TURNER ST
LIVE OAK ST
ASH ST
N
EXISTING
Zoning
General Commercial
High Density Multi-Family
General Suburban
Duplex
PASLER ST
BANKS ST
GILBERT ST
TURNER ST
LIVE OAK ST
ASH ST
N

# VICINITY MAP

**701-703 TURNER STREET REZONING**
**REZ2023-000016**

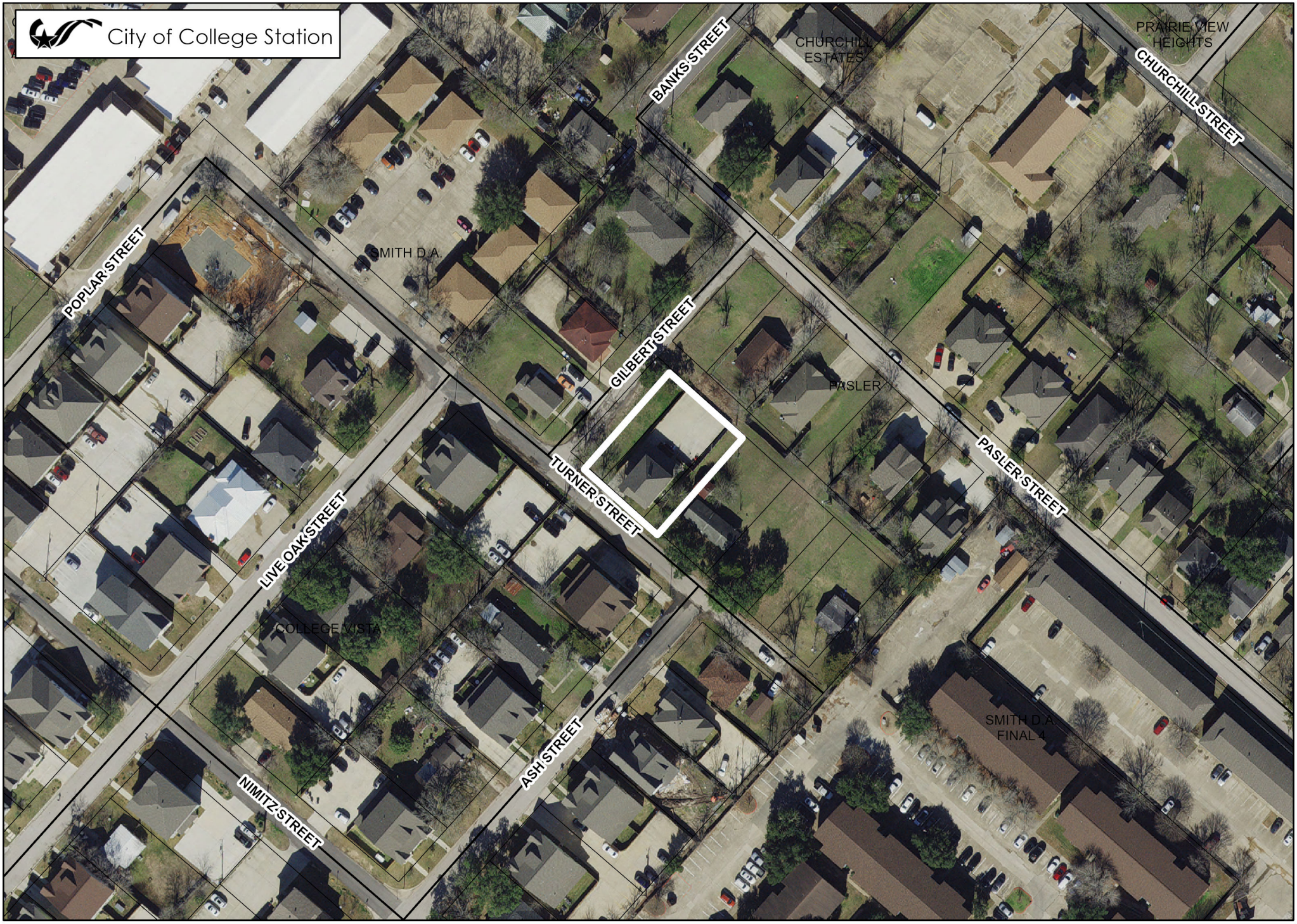



## Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles

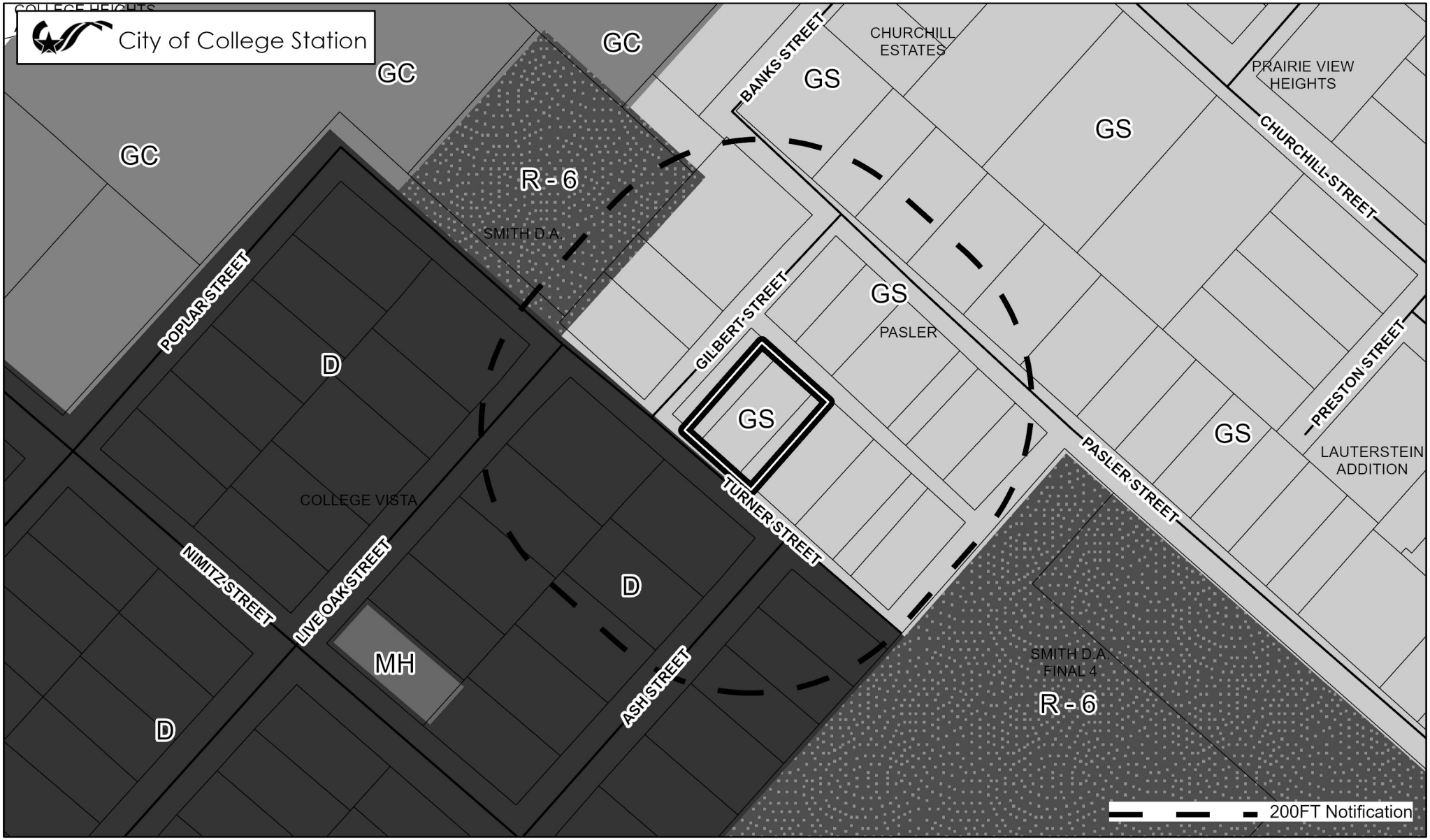
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
No warranty is made by the City of College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

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 |

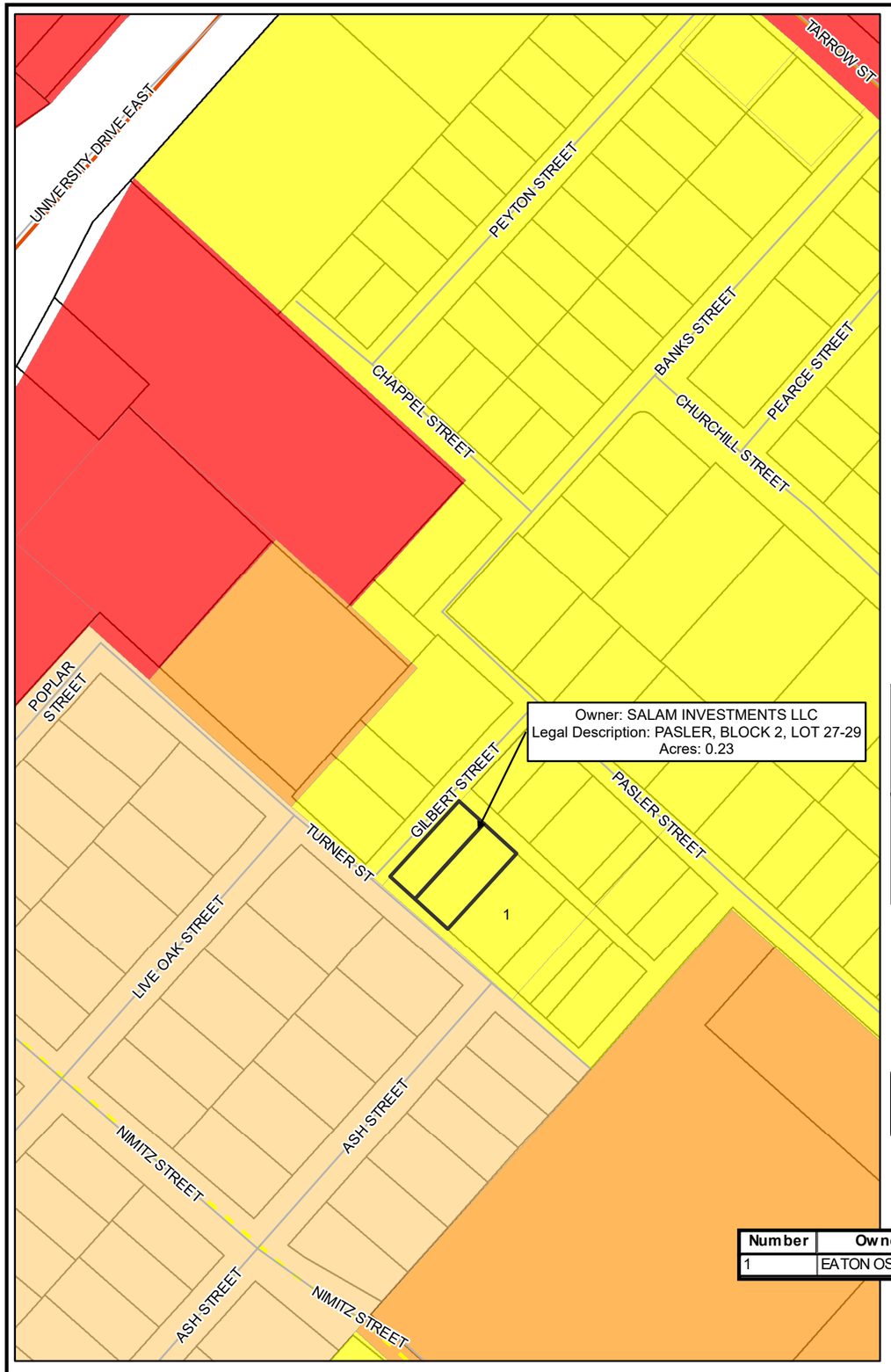
NORTH

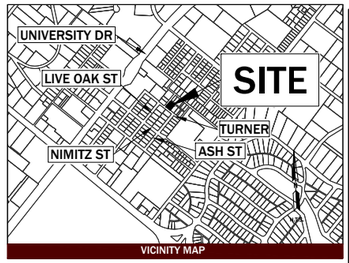
0 130 260 Feet

**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

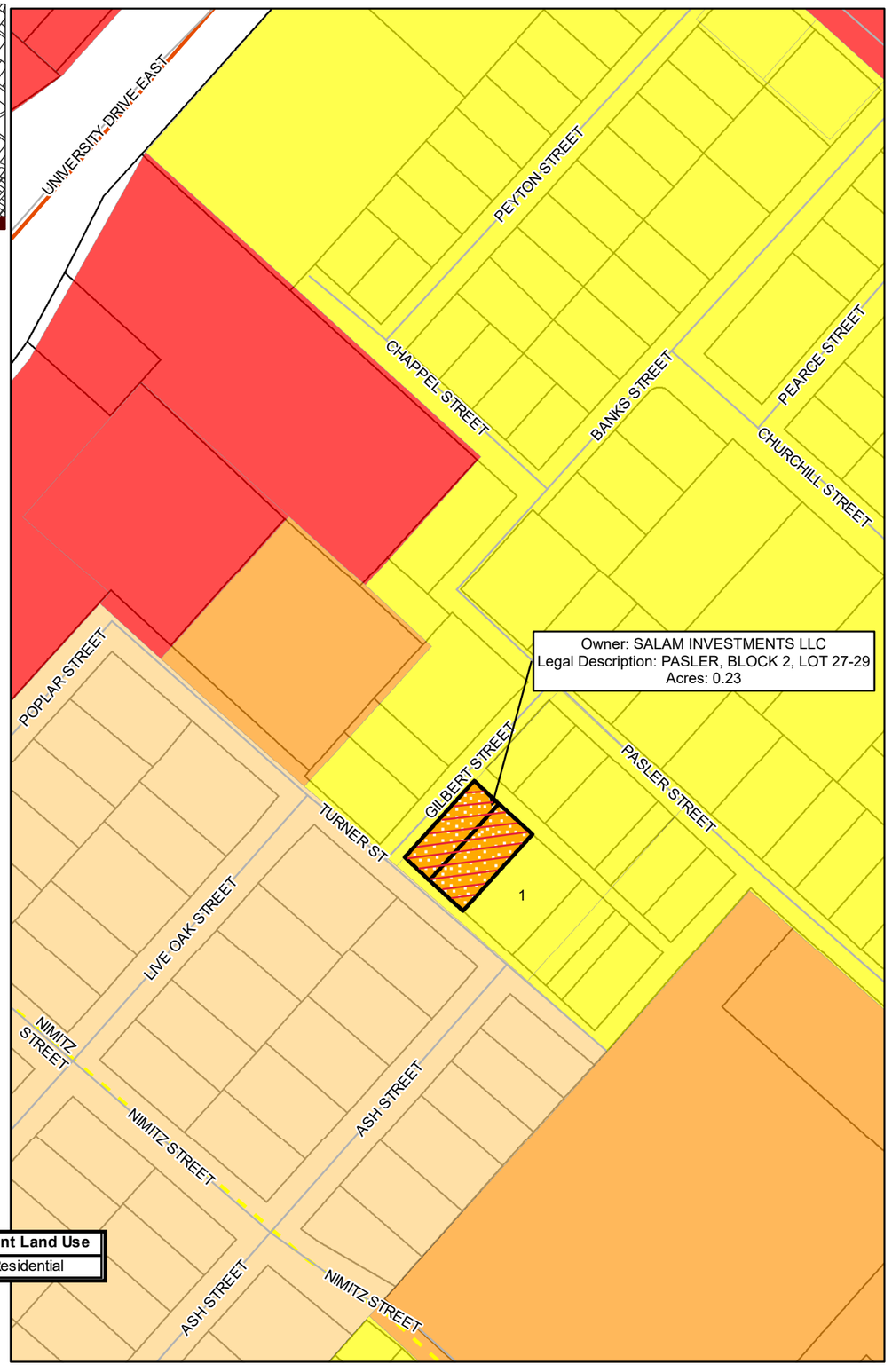
**Thoroughfare Plan**

**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

Plan & Design Specialists in
Civil · Engineering · Hydraulics
Hydrology · Utilities · Streets
Site Plans · Subdivisions

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.

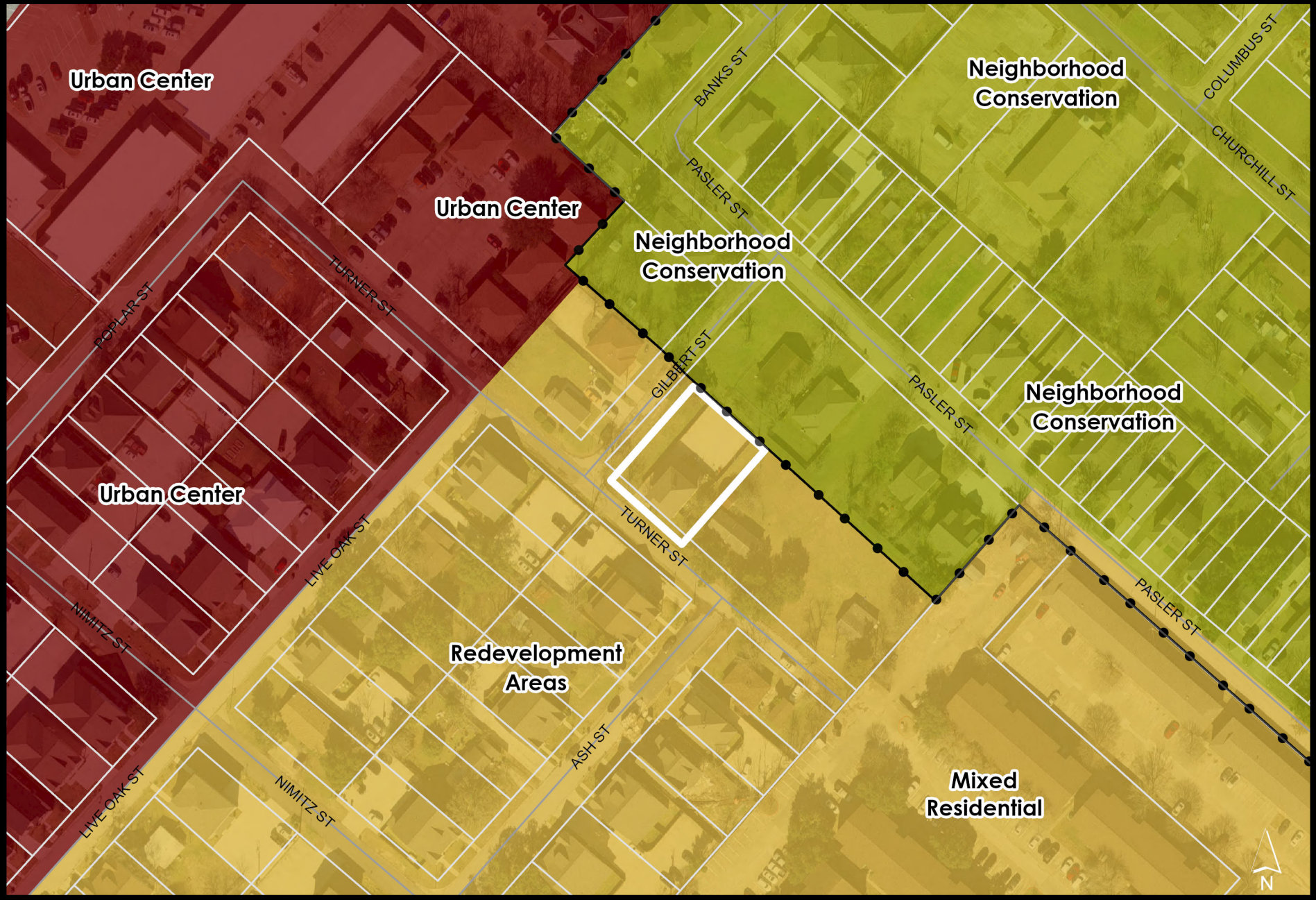
**Explain the marketability of the property for uses permitted by the current zoning district.**

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.

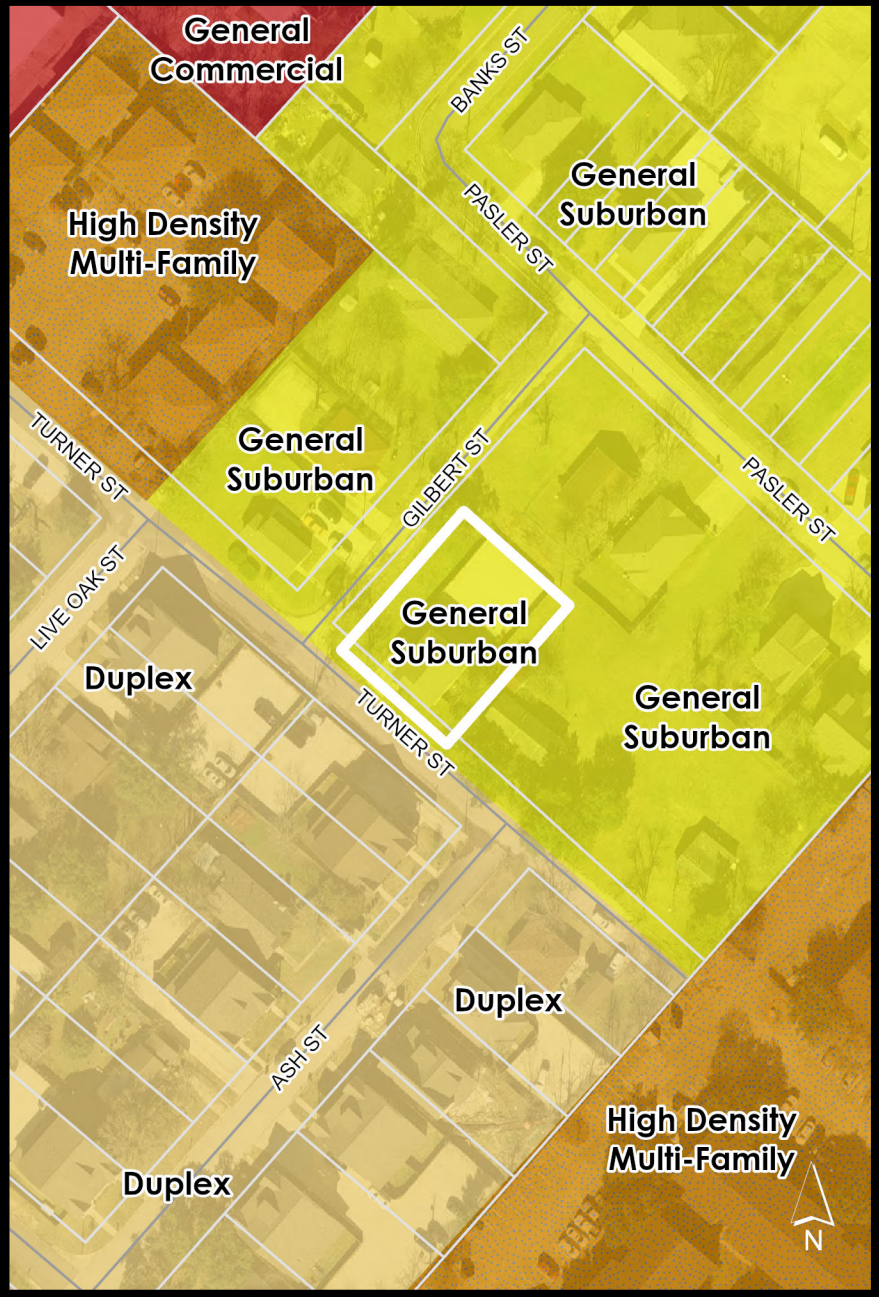
**List any other reasons to support this zone change.**

N/A

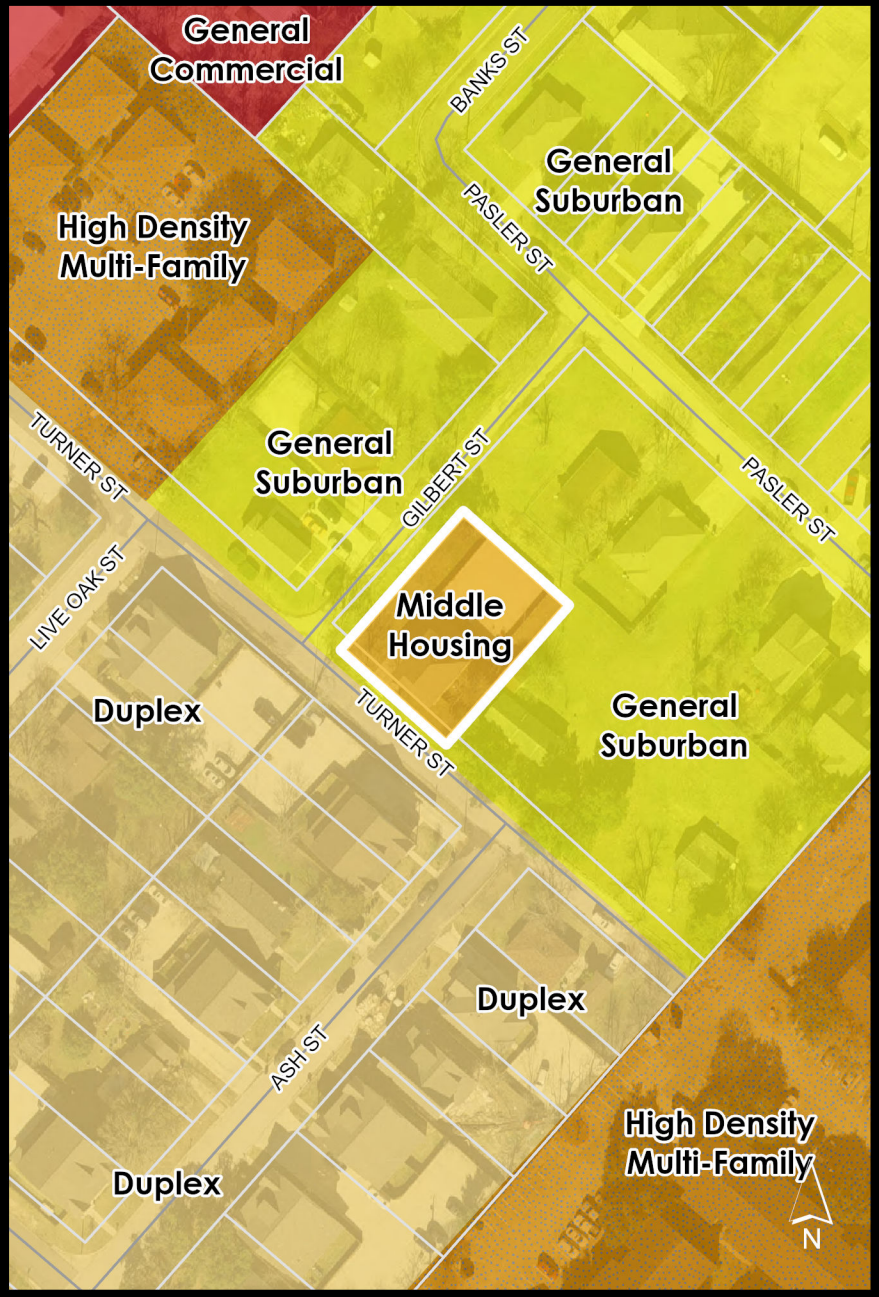
# EXISTING
## Future Land Use



## EXISTING
Zoning




## PROPOSED
Zoning



**October 26, 2023**
**Item No. 12.1.**
**Council Reports on Committees, Boards, and Commissions**

**Sponsor:** City Council

**Reviewed By CBC:** City Council

**Agenda Caption:** A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

**Relationship to Strategic Goals:**
Good Governance

**Recommendation(s):** Review meetings attended.

**Summary:** Animal Shelter Board, Arts Council of Brazos Valley, Architectural Advisory Committee, Audit Committee, Bond Citizens Advisory Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Economic Development Corporation, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Census Committee Group, Compensation and Benefits Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, Gulf Coast Strategic Highway Coalition, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Operation Restart, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Spring Creek Local Government Corporation, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Walk with the Mayor, YMCA, Zoning Board of Adjustments. (Notice of Agendas posted on City Hall bulletin board.)

**Budget & Financial Summary:** None.

**Attachments:**
None