



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 279 783 445 779 | Passcode: RtFGtJ

Phone: 833-240-7855 | Phone Conference ID: 291 547 031#

The City Council may or may not attend this meeting.

February 1, 2024

6:00 PM

City Hall Council Chambers

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

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

2. Hear Visitors

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

3. Consent Agenda

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

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

- Attachments:**
1. December 21 2023
 2. January 4 2024

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

5. Regular Agenda

5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the

zoning district boundary from WC Wellborn Commercial to PDD Planned Development District on approximately 2 acres of land being Wellborn Settlement Phase Two, Block 2, Lot 72, generally located along FM 2154. Case #REZ2023-000066 (Note: Final action of this item will be considered at the February 22, 2024 City Council Meeting - Subject to change).

Sponsors: Robin Macias

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Existing Future Land Use
3. Rezoning Map
4. Rezoning Exhibit
5. Proposed Concept Plan
6. Variances Letter
7. Elevations

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

6.2. Presentation and discussion on MH Middle Housing rezoning requests.

Sponsors: Michael Ostrowski

Attachments: None

6.3. Presentation and discussion regarding an update on items heard:

- A conditional use permit for a wireless telecommunication facility on approximately 5.5 acres of land located at 1593 Sebesta Road encompassing 1,778 square feet. The Planning & Zoning Commission heard this item on December 7, 2023 and voted (6-0) to recommend approval. The City Council heard this item on January 11, 2024 and voted (7-0) to approve the request.
- An ordinance amendment regarding the delegation of non-discretionary plat approval to the Administrator. The Planning & Zoning Commission heard this item on January 4, 2024 and voted (6-0) to recommend approval. The City Council heard this item on January 25, 2024 and voted (7-0) to approve the request.
- A rezoning for approximately 249 acres of land located at 4825 Foxglove Court from RS Restricted Suburban to PDD Planned Development District. The Planning & Zoning Commission heard this item on December 21, 2023 and voted (5-0) to recommend approval. The City Council heard this item on January 25, 2024 and voted (7-0) to approve the request.
- A rezoning for approximately 20 acres of land located at 525 William D. Fitch Parkway from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission heard this item on January 4, 2024 and voted (6-0) to recommend approval. The City Council heard this item on January 25, 2024 and voted (7-0) to approve the request.
- A rezoning for approximately one acre of land located along Avenue A from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on January 4, 2024 and voted (6-0) to recommend approval. The City Council heard this item on January 25, 2024 and voted (7-0) to approve the request.

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

- Thursday, February 8, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, February 15, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, February 22, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, March 7, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

7. Discussion and possible action on future agenda items.

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

8. Adjourn.

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

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on January 26, 2024 at 5:00 p.m.



City Secretary

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

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

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

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

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

**Minutes
Planning and Zoning Commission
Regular Meeting
December 21, 2023**

COMMISSIONERS PRESENT: Chairperson Dennis Christiansen, Commissioners Jason Cornelius, Bobby Mirza, Melissa McIlhaney, and Aron Collins

COMMISSIONERS ABSENT: Commissioners David White and Marcus Chaloupka

COUNCILMEMBERS PRESENT: Councilmember Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planner Jeff Howell, Graduate Engineer I Lindsey Pressler, Graduate Engineer II Katherine Beaman-Jamael, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- December 7, 2023

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for The Urban at College Station Subdivision Phase 1 on approximately 5.805 acres, generally southeast of the intersection of Dowling Road and Holleman Drive South. Case #FP2023-000024

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

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

No items were removed from the Consent Agenda for discussion.

5. Regular Agenda

- 5.1 Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', and presentation, discussion, and possible action regarding a Final Plat Mixed Use for Heaven Subdivision on approximately eight acres, generally located on the north side of Royder Road and southwest of the Creek Meadows Subdivision. Case #FPMU2023-000004

Staff Planner DiMeolo presented the discretionary item and final plat to the Commission recommending approval.

Chairperson Christiansen asked if staff anticipated one driveway per lot.

Staff Planner DiMeolo confirmed that staff does anticipate one driveway per lot.

Commissioner McIlhaney asked if there is an existing curb cut on the property.

Staff Planner DiMeolo confirmed that there is an existing small curb cut on the property that would most likely be widened upon development of the property.

Commissioner McIlhaney asked if staff anticipated the larger lot being subdivided into two lots.

Staff Planner DiMeolo stated that the larger lot will be a place of worship, so that lot would remain as is. Mr. DiMeolo further stated that the developer may intend on replatting lot two into other lots.

Nadeem Chaudhary, Owner, Islamic Community of Bryan College Station, was available to address the Commission.

Chairperson Christiansen asked for the development timeline.

Mr. Chaudhary explained that development will take place in a few years.

Commissioner Mirza asked if the City is providing utilities to the property.

Staff Planner DiMeolo stated that the property has on-site septic availability and City water capacity.

Commissioner McIlhaney motioned to approve the discretionary item and final plat as they meet all requirements, Commissioner Mirza seconded the motion, the motion passed 5-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, "Article 4, Zoning Districts,"

Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from RS Restricted Suburban to PDD Planned Development District on approximately 249 acres of land located between Diamondback Drive and Greens Prairie Road. Case #REZ2023-000072 (Note: Final action of this item will be considered at the January 25, 2024 City Council Meeting – Subject to change).

Staff Planner DiMeolo presented the rezoning to the Commission recommending approval.

Chairperson Christiansen asked for the average lot size on the already developed portion of the development.

Staff Planner DiMeolo stated that lots are at or above 8,000 square feet and the average lot size is 9,000 square feet.

Chairperson Christiansen asked if staff felt that the November 29, 2023 Homeowner’s Association (HOA) meeting regarding the rezoning was positive with good dialogue.

Staff Planner DiMeolo confirmed that staff felt that the November 29, 2023 HOA meeting was constructive.

Commissioner Collins asked if the developer would be required to meet the average lot size.

Staff Planner DiMeolo stated that the developer would be required to meet the average lot size of the total number of lots.

Commissioner Collins inquired regarding the concerns of adverse impacts, shared by the residents, asking for their concerns.

Staff Planner DiMeolo stated that the residents have expressed concerns for impacts on land value, smaller lot sizes, more density, and traffic.

Commissioner Cornelius asked if this rezoning had to be all 200 acres or if smaller pieces can be rezoned.

Staff Planner DiMeolo explained that as part of the PDD, different areas would be rezoned to allow different densities, but the request covers all of the undeveloped property.

Commissioner Cornelius asked if the developer would have the ability to develop the smaller lot sizes of the 17-acre area across the whole property.

Staff Planner DiMeolo explained that the 17-acre zoning is limited to the area shown on the concept plan and lots can only increase in size.

Commissioner Mirza asked if there was any effort by the City to create parks and trails.

Staff Planner DiMeolo clarified that for a cluster subdivision that allows smaller lots sizes, the developer must meet open space requirements of at least 25% of the area.

Commissioner Collins asked for clarification that with the exception of one lot, all lots adjacent to existing developed lots are not being changed, not affecting any lot adjacent to an existing property.

Staff Planner DiMeolo confirmed that existing adjacent lots will not be affected and will have a green space buffer.

Hunter Goodwin, Developer, Oldham Goodwin, was available to address the Commission.

Chairperson Christiansen stated that the new plan presented contains a lot of change from the initial development proposal, and that residents may not have purchased property in the first phases of the development, had they known of the plans for later phases.

Mr. Goodwin clarified that the zoning on the properties abutting existing homes are not changing.

Commissioner Collins asked about affordable housing, asking for the target price of the homes.

Mr. Goodwin stated that housing is attainable with intentionality that and prices will start at about \$250.00 per square foot.

Commissioner Collins commented that this new development is by no means cheap housing and will not decrease the property value of surrounding homes.

Commissioner Cornelius asked for the trigger points for different parts of the development becoming a higher density product.

Mr. Goodwin stated that this would be a function of the market.

Commissioner Mirza asked for confirmation on the approximate \$250.00 per square foot cost.

Mr. Goodwin clarified that \$250.00 per square foot has been the developer's average sale price.

Commissioner McIlhaney asked for the demographic of property owners in previous phases.

Mr. Goodwin stated that the demographic includes a diverse group of property owners.

Chairperson Christiansen opened the public hearing.

Weems Turner, Greens Prairie Reserve Section 1, College Station, expressed concerns for the rezoning and townhome developments.

Commissioner McIlhaney asked Mr. Turner for the construction date of his home.

Mr. Turner confirmed that his home was built approximately 14 months ago.

Dolores Graham, Greens Prairie Reserve Section 1, College Station, spoke in opposition to the rezoning citing concerns for townhomes and lifestyle, and addressed the November 29, 2023 developer meeting.

Chairperson Christiansen closed the public hearing.

Commissioner McIlhaney expressed support for the rezoning.

Commissioner Mirza expressed support for the rezoning with the required greenways and parkland.

Commissioner Collins expressed support for the rezoning.

Commissioner Cornelius expressed support for the rezoning.

Chairperson Christiansen expressed support for the rezoning, supporting it as an acceptable alternative to the original plan.

Commissioner McIlhaney commented that the speed in which the developments will be sold would offset any concerns for property value.

Commissioner Cornelius motioned to recommend approval of the rezoning, Commissioner Mirza seconded the motion.

Commissioner Cornelius commented that this design change is the best alternative based on current needs.

Commissioner Mirza commented that this rezoning is the best option for the development.

The motion passed 5-0.

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Presentation and discussion on MH Middle Housing rezoning requests.

Director Ostrowski presented an update on MH Middle Housing zoning requests.

There was no discussion.

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

- Thursday, January 4, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, January 18, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

There was no discussion.

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

- None

There was no discussion.

7. **Discussion and possible action on future agenda items.**

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:53 p.m.

Approved:

Attest:

Dennis Christiansen, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

**Minutes
Planning and Zoning Commission
Regular Meeting
January 4, 2024**

COMMISSIONERS PRESENT: Acting Chairperson Jason Cornelius, Commissioners Bobby Mirza, Melissa McIlhaney, Marcus Chaloupka, David White (via TEAMS), and Aron Collins

COMMISSIONERS ABSENT: Chairperson Dennis Christiansen

COUNCILMEMBERS PRESENT: Councilmembers Dennis Maloney and Mark Smith

CITY STAFF PRESENT: Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Land Development Review Administrator Anthony Armstrong, Senior Planner Matthew Ellis, Staff Planner Robin Macias, Graduate Engineer I Gillian Sitler, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Jeremy Halling

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

Acting Chairperson Cornelius called the meeting to order at 6:01 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

- 3.1 Presentation, discussion, and possible action regarding a Final Plat for Cooner Addition Block 1, Lots 14R & 15R being a replat of Cooner Addition Block 1, Lots 14 & 15 on approximately 0.563 acres, located at 303 Cooner Street. Case #FP2023-000005

- 3.2 Presentation, discussion, and possible action regarding a Final Plat for Charleston Mill Subdivision Phase 1A on approximately 4.385 acres, generally located at the intersection of Holleman Drive South and General Parkway. Case #FP2023-000021

Commissioner Collins motioned to approve the Consent Agenda, Commissioner Mirza seconded the motion, the motion passed 5-0, with Commissioner White unavailable for voting.

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

No items were removed from the Consent Agenda for discussion.

5. Regular Agenda

- 5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to PDD Planned Development District to amend the Concept Plan for approximately 19.74 acres located at 525 William D Fitch Parkway, generally located along William D. Fitch Parkway, east of Victoria Avenue. Case #REZ2023-000073 (Note: Final action of this item will be considered at the January 25, 2024 City Council Meeting - Subject to change).

Staff Planner Macias presented the concept plan amendment to the Commission recommending approval.

Commissioner McIlhaney asked if the concept plan would need to be approved by the Commission with the removal of buildings.

Staff Planner Macias clarified that each phase of the development would have to be approved by the Commission and City Council as an amendment to the concept plan.

Commissioner McIlhaney asked why the applicant has chosen to bring the concept plan forward for approval at this time rather than with a first revision.

Staff Planner Macias stated that the applicant is requesting to remove the current site layout to make the lots more marketable for potential buyers.

Joe Schultz, Applicant, Schultz Engineering, was available to address the Commission.

Acting Chairperson Cornelius opened the public hearing.

No visitors spoke.

Acting Chairperson Cornelius closed the public hearing.

Commissioner McIlhaney motioned to recommend approval of the concept plan amendment, Commissioner White seconded the motion, the motion passed 6-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 "Zoning Districts," Section 4.2 "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 1.05 acres being Lots 5-1R to 5-5R of the D.A. Smith Subdivision and generally located along Avenue A.

Case #REZ2023-000075 (Note: Final action of this item will be considered at the January 25, 2024 City Council Meeting – Subject to change).

Senior Planner Ellis presented the rezoning to the Commission recommending approval.

Commissioner Collins asked if the intent of the development is five duplexes, asking for clarification that there is sufficient parking available to meet the parking requirements.

Senior Planner Ellis clarified that the developer is working on a design which will be approved at staff level with a site plan that will include parking requirements.

Commissioner McIlhaney asked if the developer will have to prove they are meeting the parking requirements.

Senior Planner Ellis confirmed that the development will be required to meet site plan and parking requirements prior to building permit issuance.

Commissioner Chaloupka asked if there has been an updated traffic and fire study done on this area to accommodate the increased density.

Senior Planner Ellis stated that studies were completed as part of the initial MH Middle Housing rezoning request, anticipating an increase in density.

Commissioner Mirza asked if the development would provide on-site or street parking.

Senior Planner Ellis stated that the development is required to provide on-site parking, the parking requirement for Shared Housing is 1 parking space per room of 70 square feet, so the development will need to provide sufficient parking with the proposed beds on their site plan.

Acting Chairperson Cornelius asked if the adjacent properties will be zoned as MH Middle Housing with a High Occupancy Overlay (HOO) in the future.

Senior Planner Ellis clarified that this area is designated as a future phase for the MH Middle Housing rezoning, however the allowance of a HOO on the lots has not been determined as the City is waiting on surveying to be able to further examine the entire area.

Acting Chairperson Cornelius expressed concerns for high density in the area.

Senior Planner Ellis clarified that with requests such as this one, staff will coordinate with other City departments such as sanitation, solid waste, fire, and police to ensure that adequate services are provided. Mr. Ellis further explained in the new Northeast Gateway Redevelopment Plan, there is an identified street connection from Avenue A to Eisenhower Street which will help accommodate concerns expressed by the Commission.

Commissioner White asked if staff had received any public comments or feedback.

Senior Planner Ellis stated that staff notified property owners within the area, the surrounding 200-foot area, and the Homeowner's Association (HOA), and staff received no inquiries.

Commissioner White asked when notices were sent to the property owners and HOA.

Senior Planner Ellis confirmed that staff mailed the notices to the property owners and HOA on December 19, 2023.

Director Ostrowski clarified that this is a clean-up item as this area was not included in the initial City-initiated rezoning because of surveying work. Mr. Ostrowski stated that the recommendation to rezone the property to MH Middle Housing previously was because of the conditions agreed to, to allow this development to go in, and when this area was approved previously to go to MH Middle Housing, Shared Housing was an allowed use. Mr. Ostrowski further stated that the reason this specific area was not taken during the initial City-initiated rezoning, was because of the conditional rezoning on the property resulting in access dedication.

Acting Chairperson Cornelius asked why staff is not rezoning the entire area.

Director Ostrowski stated that long-term, this area would likely be MH Middle Housing with a HOO, and these lots will likely not stay in their current configuration.

Commissioner White asked if City staff has envisioned the entire area being a HOO.

Senior Planner Ellis clarified that when this area is considered in the future for a HOO, City departments such as sanitation, fire, electric, and water will be involved in process.

Acting Chairperson Cornelius asked if City departments have been consulted for the rezoning on this entire area.

Senior Planner Ellis stated that other City departments were consulted in July 2023 and December 2023 to create the three conditions on this specific area, the entire area has not yet been surveyed for staff consultation.

Director Ostrowski clarified that a land survey has only been done for this specific portion, new requests would be required to dedicate the appropriate amount of right-of-way to allow a Shared Housing use on the property.

Commissioner White asked for clarification on if the Commission recommends denial of the rezoning.

Senior Planner Ellis stated that if the Commission recommends denial or City Council denies the rezoning request, the existing conditional rezoning would still be applicable.

Commissioner McIlhaney asked if this is a City-initiated request.

Senior Planner Ellis confirmed that this is a City-initiated rezoning to add a HOO.

Commissioner Collins asked for clarification that the City's intent is to create a MH Middle Housing zoning district with a HOO given that all conditions are met.

Senior Planner Ellis confirmed the City's intent.

Commissioner Collins stated that as long as all conditions are met, the Commission will be inclined to approve all future requests for this area, asking if staff is comfortable with this conclusion.

Senior Planner Ellis confirmed that staff are comfortable recommending approval of the rezonings with all conditions and safety requirements being met.

Administrator Armstrong provided clarification that the remainder of this area will be presented to the Commission as one City-initiated rezoning request.

Acting Chairperson Cornelius opened the public hearing.

Crissy Hartl, Engineer, Mitchell & Morgan Engineers, was available via TEAMS to answer questions from the Commission.

No visitors spoke.

Acting Chairperson Cornelius closed the public hearing.

Commissioner McIlhaney expressed support for the rezoning.

Commissioner Mirza asked about the future of the properties across the street.

Acting Chairperson Cornelius clarified that adjacent properties will be presented to the Commission as a City-initiated rezoning.

Director Ostrowski provided clarification that single owners could request a rezoning of their property separately, but this area is part of the second phase of the City-initiated MH Middle Housing rezoning process. Mr. Ostrowski stated that since this property was previously platted, staff was able to request additional right-of-way with a conditional rezoning.

Commissioner Chaloupka asked if the dedication with these five lots is sufficient moving forward with the rest of Avenue A.

Director Ostrowski stated that this area has been reviewed for traffic and infrastructure purposes, the dedicated portion is subject to these five properties, additional properties would be required to dedicate right-of-way through the platting process.

Commissioner Chaloupka asked if the access provided is sufficient for the entire area to be a HOO.

Director Ostrowski stated that a long-term a connection will be made for this area.

Acting Chairperson Cornelius asked if the Commission and City Council could require additional dedication through the City-initiated rezoning of the remainder of the area.

Director Ostrowski clarified that the Commission and City Council could not request additional dedication on these five lots because they are already platted, the other areas are not platted so additional dedication could be requested.

Commissioner White asked if it would it be appropriate to have staff review the entire block and present a recommendation to the Commission with the assumption that entire block would be a HOO.

Director Ostrowski confirmed that that would take place as part of second phase of City-initiated MH Middle Housing rezoning process.

Acting Chairperson Cornelius asked if the Commission could recommend postponing this rezoning until the City-initiated second phase is presented.

Director Ostrowski stated that the Commission could recommend postponement, but the zoning and overlay work with this area.

Commissioner McIlhaney asked for clarification that the City is making concessions for early rezoning.

Director Ostrowski confirmed, stating that since this property is already platted they would not have had to dedicate right-of-way.

Commissioner McIlhaney motioned to recommend approval of the rezoning, Commissioner Collins seconded the motion, the motion passed 6-0.

- 5.3 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 2 "Development Review Bodies," Article 3 "Development Review Procedures," and Article 8 "Subdivision Design and Improvements" of the Code of Ordinances of the City of College Station, Texas,

regarding the delegation of non-discretionary plat approval to the Administrator. Case #ORDA2023-000008. (Note: Final action on this item is scheduled for the January 25, 2024 City Council Meeting – subject to change.)

Assistant Director Hitchcock presented the ordinance amendment to the Commission recommending approval.

Commissioner Collins asked for clarification that these items would be items normally found on the Planning & Zoning Commission's consent agenda.

Assistant Director Hitchcock confirmed that these are consent agenda items.

Acting Chairperson Cornelius opened the public hearing.

No visitors spoke.

Acting Chairperson Cornelius closed the public hearing.

Commissioner White motioned to recommend approval of the ordinance amendment, Commissioner Chaloupka seconded the motion, the motion passed 6-0.

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Presentation and discussion on the Fiscal Year 2023 Comprehensive Plan Annual Review.

Senior Planner Ellis presented the Fiscal Year 2023 Comprehensive Plan Annual Review to the Commission.

General discussion occurred.

6.3 Presentation and discussion on MH Middle Housing rezoning requests.

Director Ostrowski presented an update on MH Middle Housing zoning requests.

Commissioner Chaloupka asked for the MH Middle Housing website and interactive map to be made more accessible on the City's website.

Director Ostrowski confirmed that MH Middle Housing, High Occupancy Overlay, and Shared Housing information can be found on the City's website at cstx.gov/middlehousing or cstx.gov/occupancy.

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

- Thursday, January 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, January 18, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, February 1, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

- None

There was no discussion.

7. **Discussion and possible action on future agenda items.**

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 7:03 p.m.

Approved:

Jason Cornelius, Acting Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

February 1, 2024
Item No. 5.1.
Wellborn Grocery Store

Sponsor: Robin Macias

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from WC Wellborn Commercial to PDD Planned Development District on approximately 2 acres of land being Wellborn Settlement Phase Two, Block 2, Lot 72, generally located along FM 2154. Case #REZ2023-000066 (Note: Final action of this item will be considered at the February 22, 2024 City Council Meeting - Subject to change).

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the rezoning and associated Concept Plan as it is in line with the Comprehensive Plan, is compatible with the surrounding area and the community benefits provided will help offset the increased size of the building.

Summary: This request is to rezone the subject property from WC Wellborn Commercial to PDD Planned Development District with a base zoning of WC Wellborn Commercial. The proposed Concept Plan is split into two phases and shows the general building and parking layout for phase one. At the time of development of phase two, a concept plan amendment will be required. The proposed concept plan will increase the allowable building square footage, but will provide a pedestrian path, modified signage lighting, and increased architectural elements to maintain the rural character of the area.

REZONING REVIEW CRITERIA

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

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

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

The intent of the district is to:

- Accommodate limited commercial services compared to General Commercial
- Provide pedestrian and bicycle connectivity to surrounding neighborhoods
- Support some residential uses that are compatible with the surrounding neighborhood character

The subject property is also located within the Wellborn District Plan. The goals of the plan are to:

- Preserve the core rural character of Wellborn with small-scale growth that enhances the uniqueness and history of the area
- Promote a safe, efficient and connected mobility system that encourages transportation options

while recognizing the lower density of the district

The zoning districts that are generally appropriate within this land use within the Wellborn District include: WC Wellborn Commercial.

The proposed zoning district of PDD Planned Development District with a base zoning of WC Wellborn Commercial is in line with the Comprehensive Plan.

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

The property has frontage to FM 2154. Adjacent properties are zoned WC Wellborn Commercial to the north and WRS Wellborn Restricted Suburban to the east and south. The property to the west of the subject property across FM 2154 is located within the City's extraterritorial jurisdiction.

The WC Wellborn Commercial zoning district is intended to provide for low-density commercial uses that provide services to nearby neighborhoods. Such uses shall be limited in size and not accommodate for drive-thru services. Developments located within this zoning district should incorporate design elements to limit the visual impact on the community and enhance the defined character.

Properties to the north are mostly undeveloped but also include the Baylor Scott and White clinic and future residential homes located within the Wellborn Settlement Subdivision. The adjacent lots to the east of the property are future residential homes and the adjacent lot to the south of the property is a large residential common area. Approximately one mile to the north of the property are several commercial developments such as America's County Store, a retail furniture store, landscaping business, and a multi-tenant gas station.

The proposed zoning district is appropriate for the surrounding area as it is designated as Neighborhood Commercial on the Comprehensive Plan. The proposed zoning district would allow for similar developments that are currently to the north of the subject property.

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 developments allowed within this proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the base zoning district of WC Wellborn Commercial as set forth in the PDD.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property has frontage to FM 2154, a major arterial on the Thoroughfare Plan. The site will have shared access with the adjacent undeveloped lot off of FM 2154. This access will be constructed with the site plan. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

5. The marketability of the property:

The applicant has stated the proposed zoning will increase the marketability of the property and would enhance the potential to foster new growth and better serve the community.

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 increases the maximum gross floor area of a building from 10,000 sq.ft. to 13,000 sq.ft. and offers several community benefits to mitigate impacts the development may have on 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 and Intent:

The Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a grocery store to the surrounding area.

The WC Wellborn Commercial zoning district limits the gross floor area of a single structure to 10,000 sq.ft. The proposed Concept Plan will increase the allowable gross floor area of the structure by 3,000 sq.ft. for a total of 13,000 sq.ft. The Concept Plan will also provide several community benefits to offset the increase in building size.

Base Zoning and Meritorious Modifications:

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

- Increase the maximum allowable gross floor area by 3,000 sq.ft. to allow for a single structure to have a gross floor area not to exceed 13,000 sq.ft.

Community Benefits:

The applicant is proposing the following community benefits:

1. To promote a rustic rural theme that is favorable to the Wellborn District, the building will be constructed using fiber cement siding that will simulate wood planks using a neutral color palette based around various shades of brown and shall resemble the attached elevation exhibit. At the time of development, all sides of the building must meet the required architectural relief elements as described in Section 7.10.3 for properties zoned WC Wellborn Commercial. The Administrator shall have the authority to approve modifications to the elevations so long as the proposed modifications promote a rustic rural theme.
2. To promote the convenience of a community store to the adjoining neighborhood, a sidewalk will be constructed from the grocery store to a 5-ft. pathway located within a common area for Wellborn Settlement adjacent to the rear property line, as well as to the recreation area to the south of the store.
3. A 6-foot fencecrete wall that will simulate a wooden fence will be built where a wooden fence would be required.
4. To promote safety and security along the sidewalk during the evening hours, pedestrian bollard lighting will be installed and will complement the Wellborn District design standards as determined by the Administrator.
5. To reduce light pollution, signage will be limited to externally lit that will be directly pointed at the sign rather than internally lit cabinet signage.

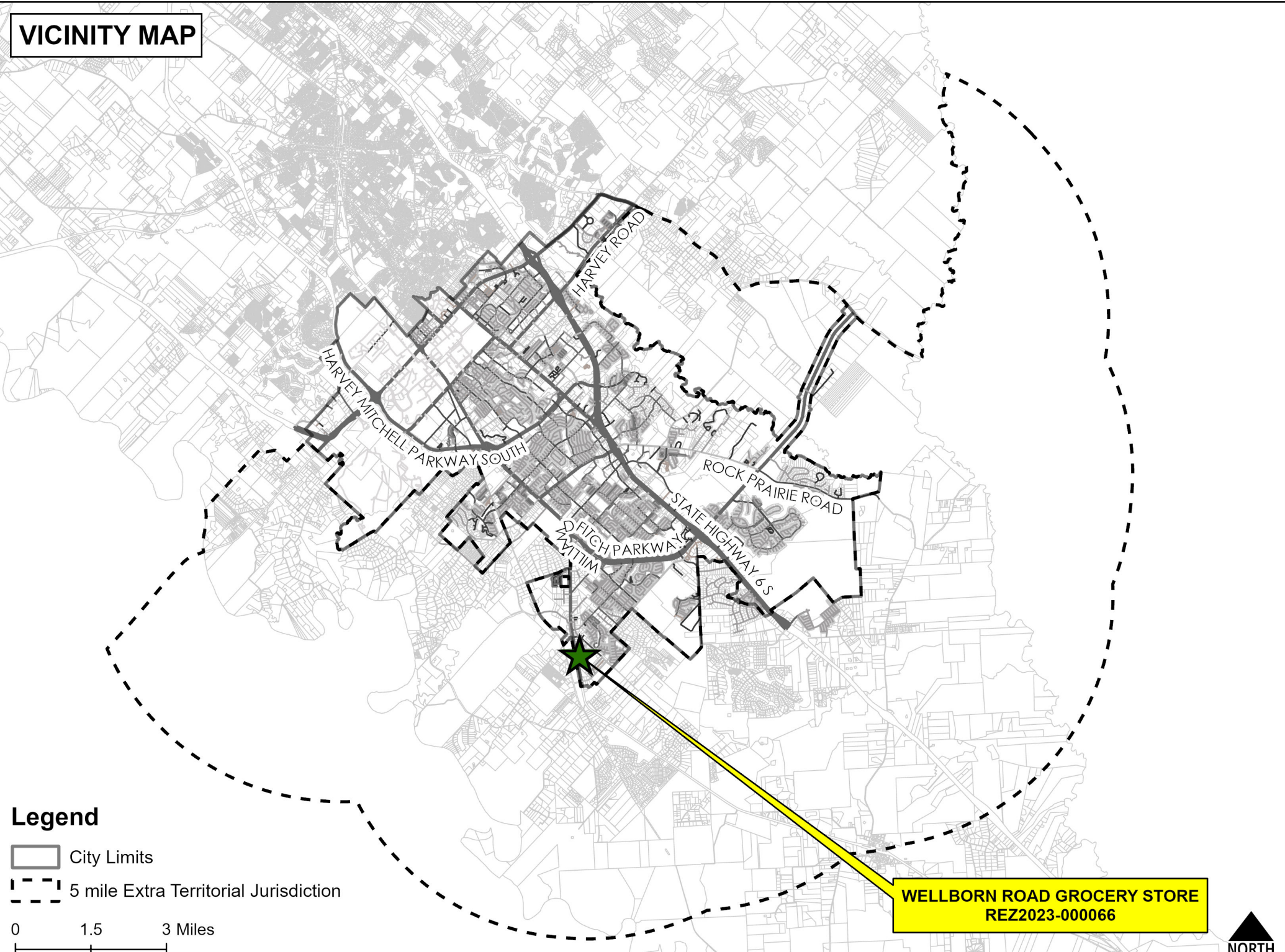
These community benefits will help offset the increased building size by enhancing the architectural features of the building to maintain a rural aesthetic and limiting the signage lighting to only being externally illuminated which is pointed directly at the sign. Providing a pedestrian connection illuminated with pedestrian lighting to the nearby neighborhood will decrease the amount of vehicular traffic needed to get to the store, as well as provide a grocery store in a convenient location close to a residential neighborhood.

Budget & Financial Summary:

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Existing Future Land Use
3. Rezoning Map
4. Rezoning Exhibit
5. Proposed Concept Plan
6. Variances Letter
7. Elevations

VICINITY MAP



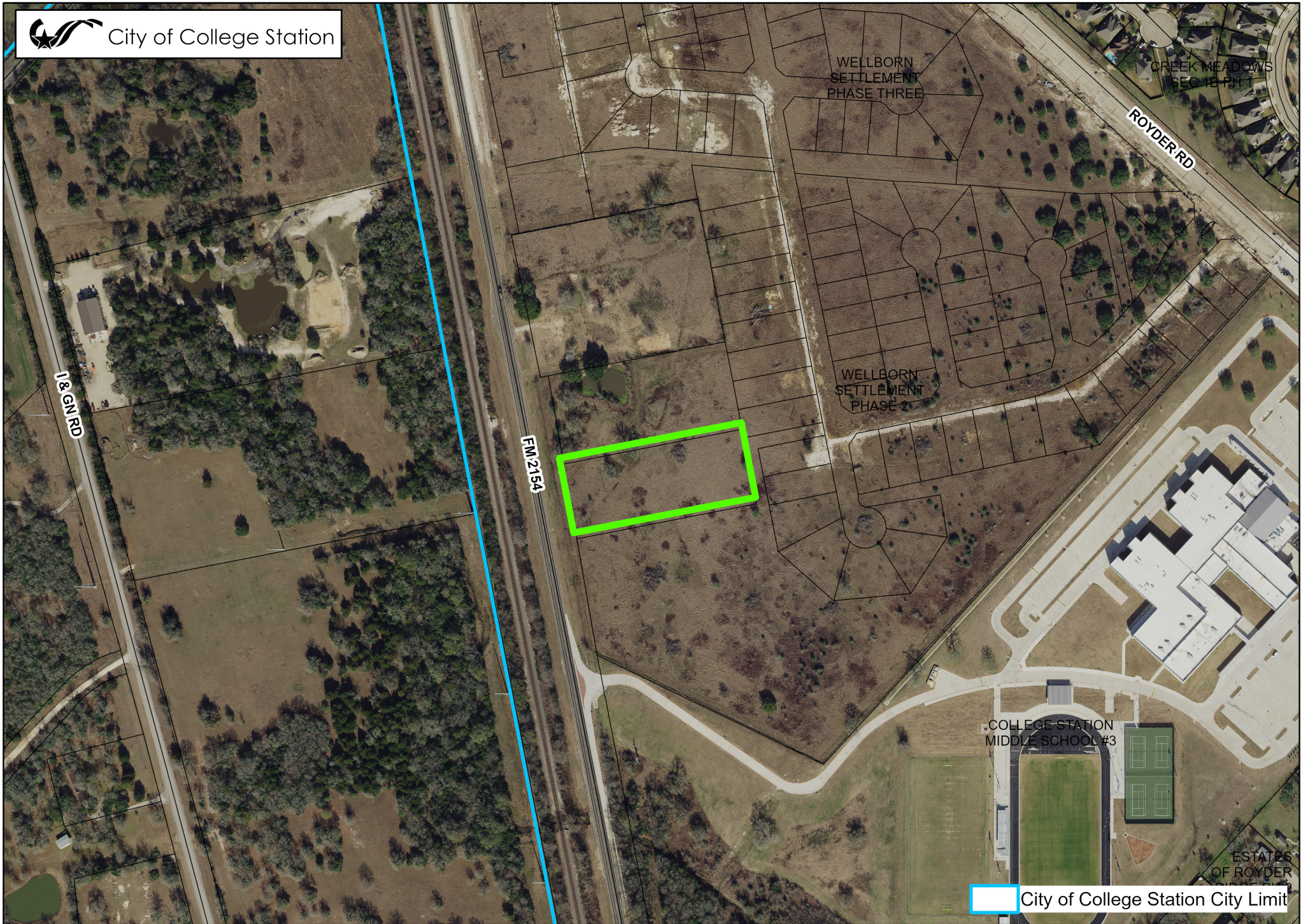
Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles

WELLBORN ROAD GROCERY STORE
REZ2023-000066



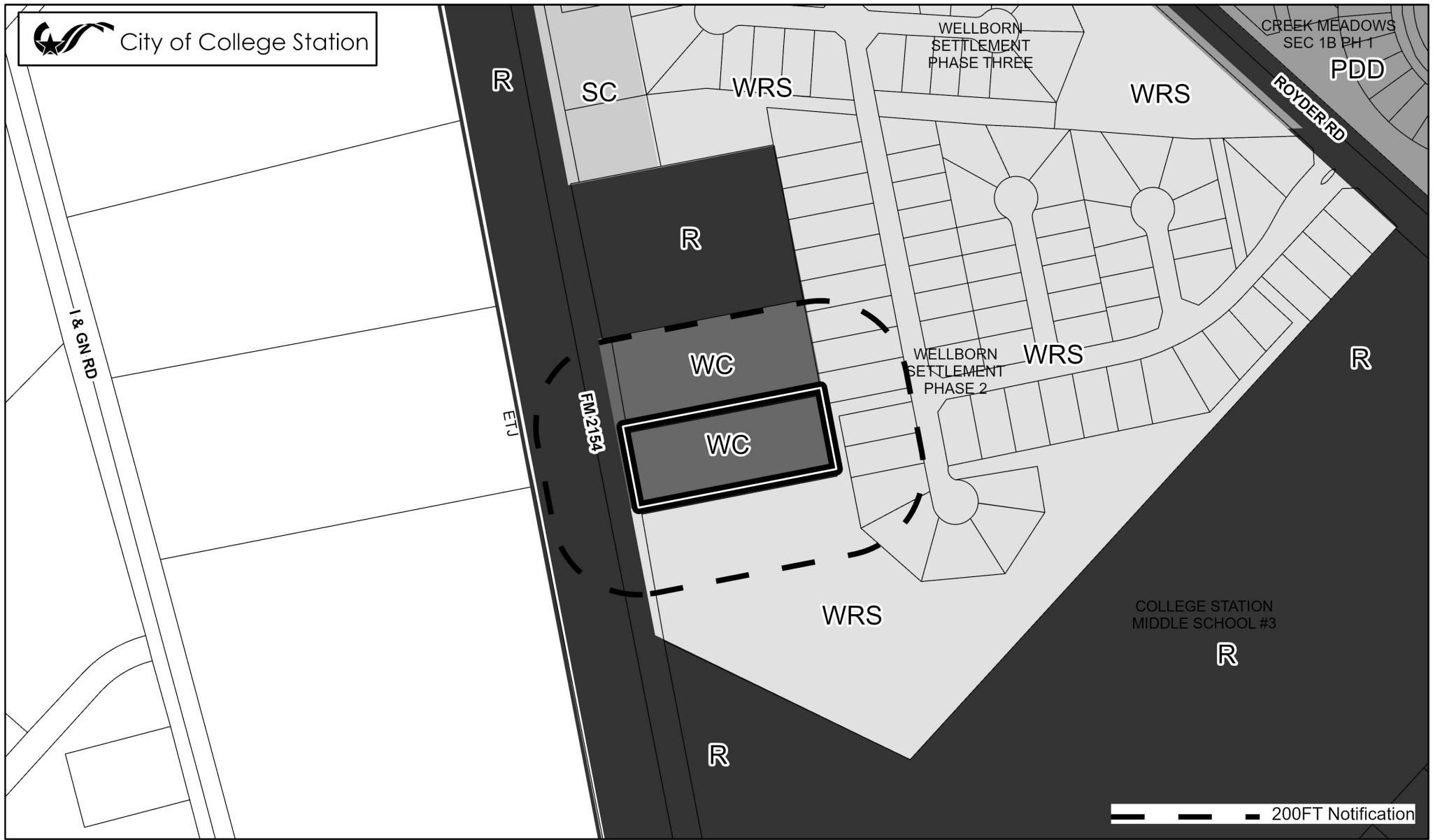


0 305 610 Feet

WELLBORN ROAD GROCERY STORE

Case:
REZ2023-000066

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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



0 310 620 Feet

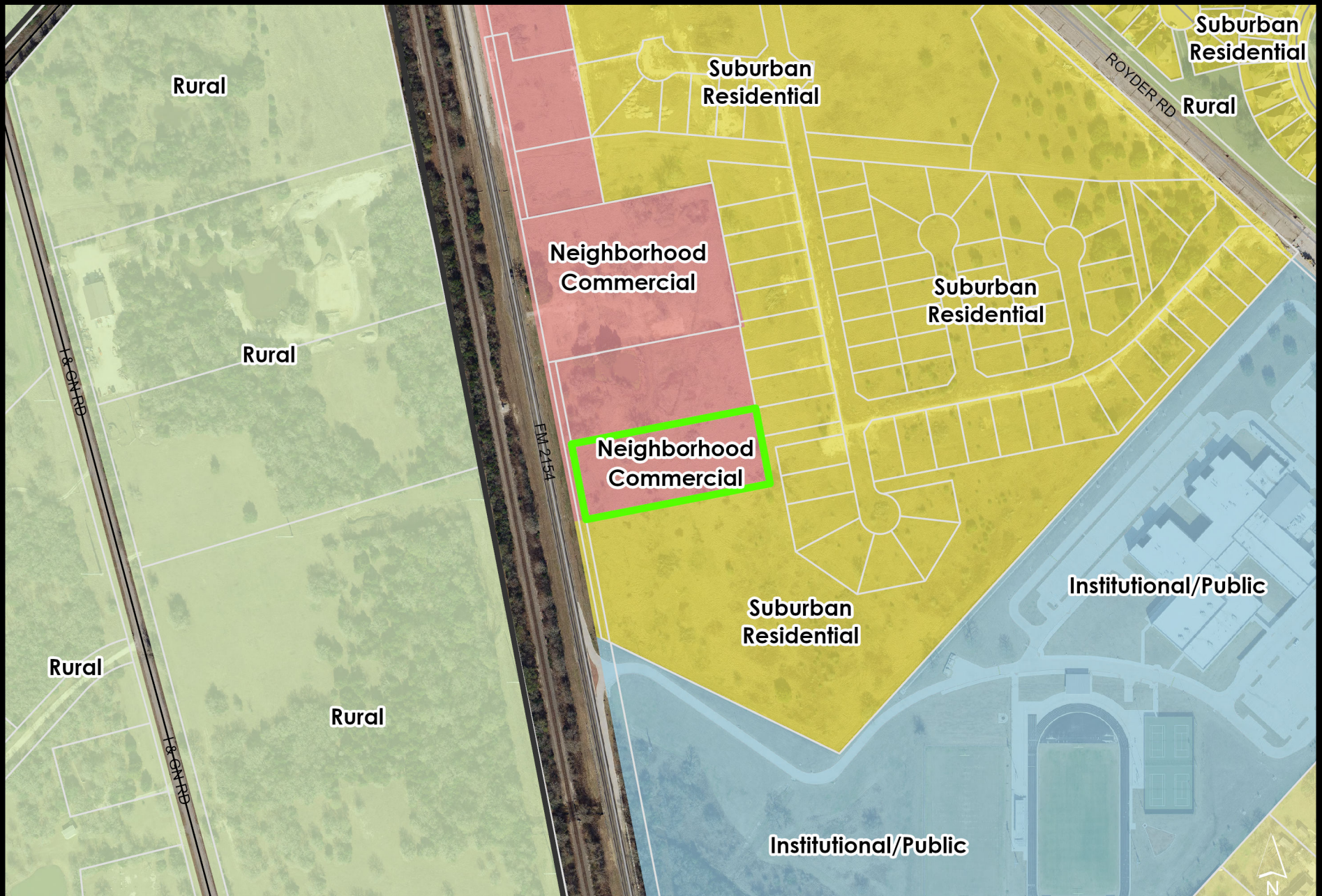
WELLBORN ROAD GROCERY STORE

Case:
REZ2023-000066

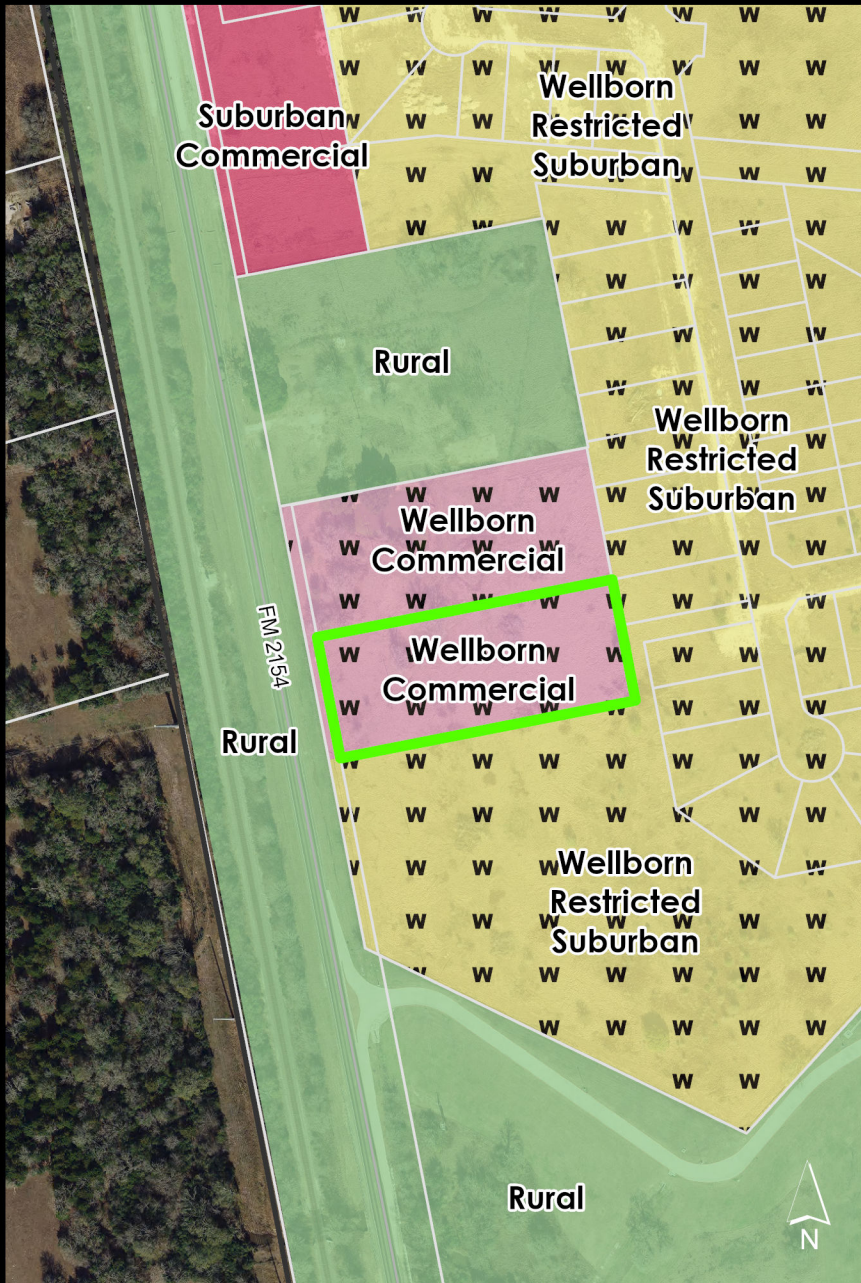
REZONING

EXISTING

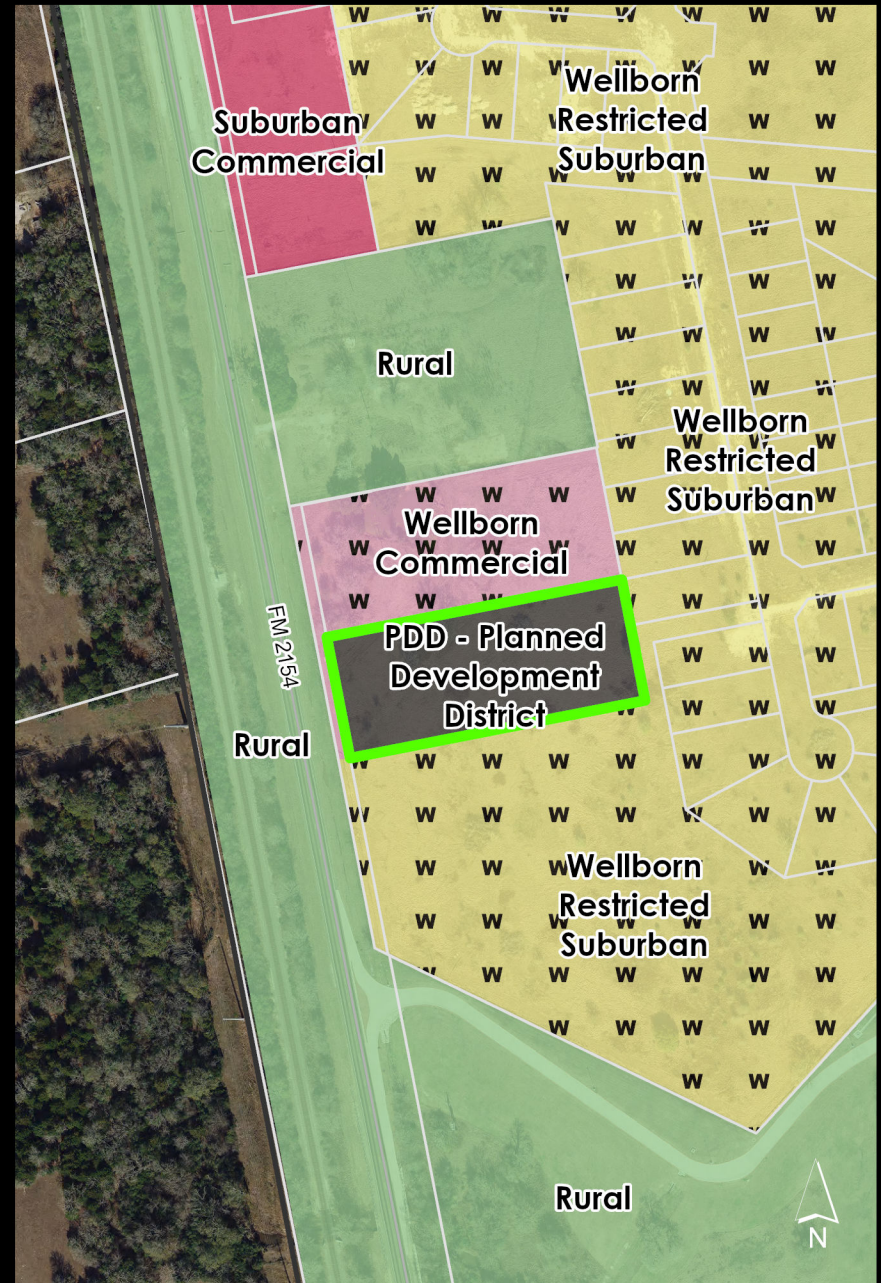
Future Land Use

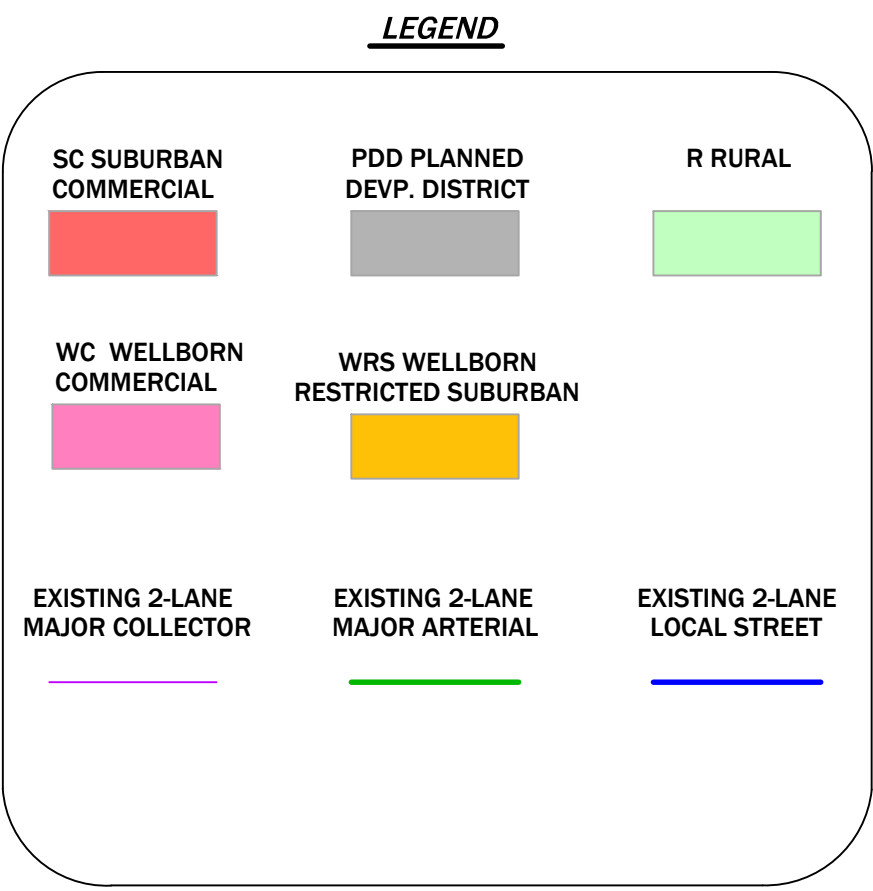
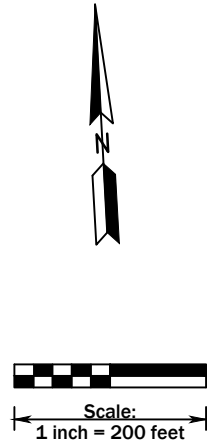
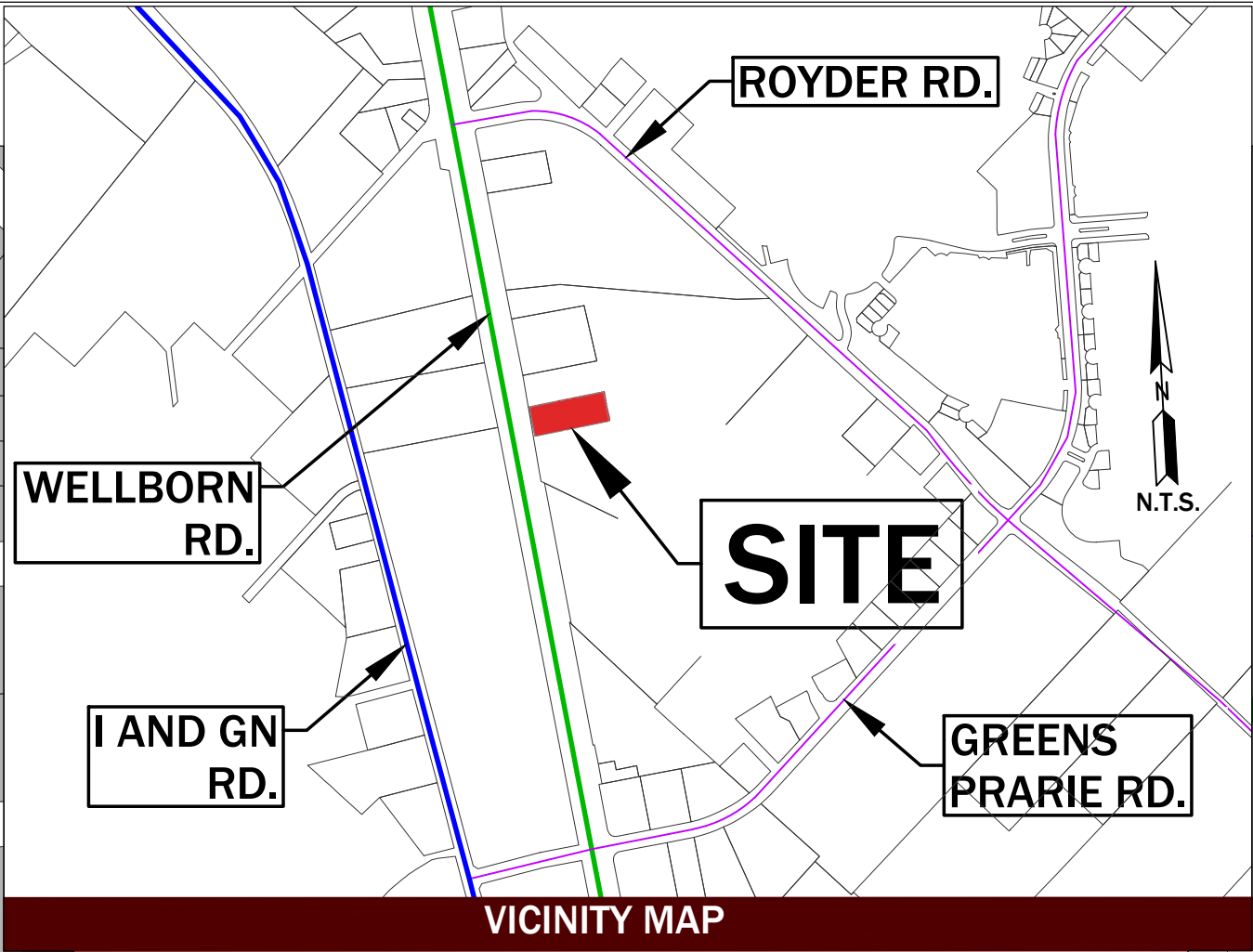
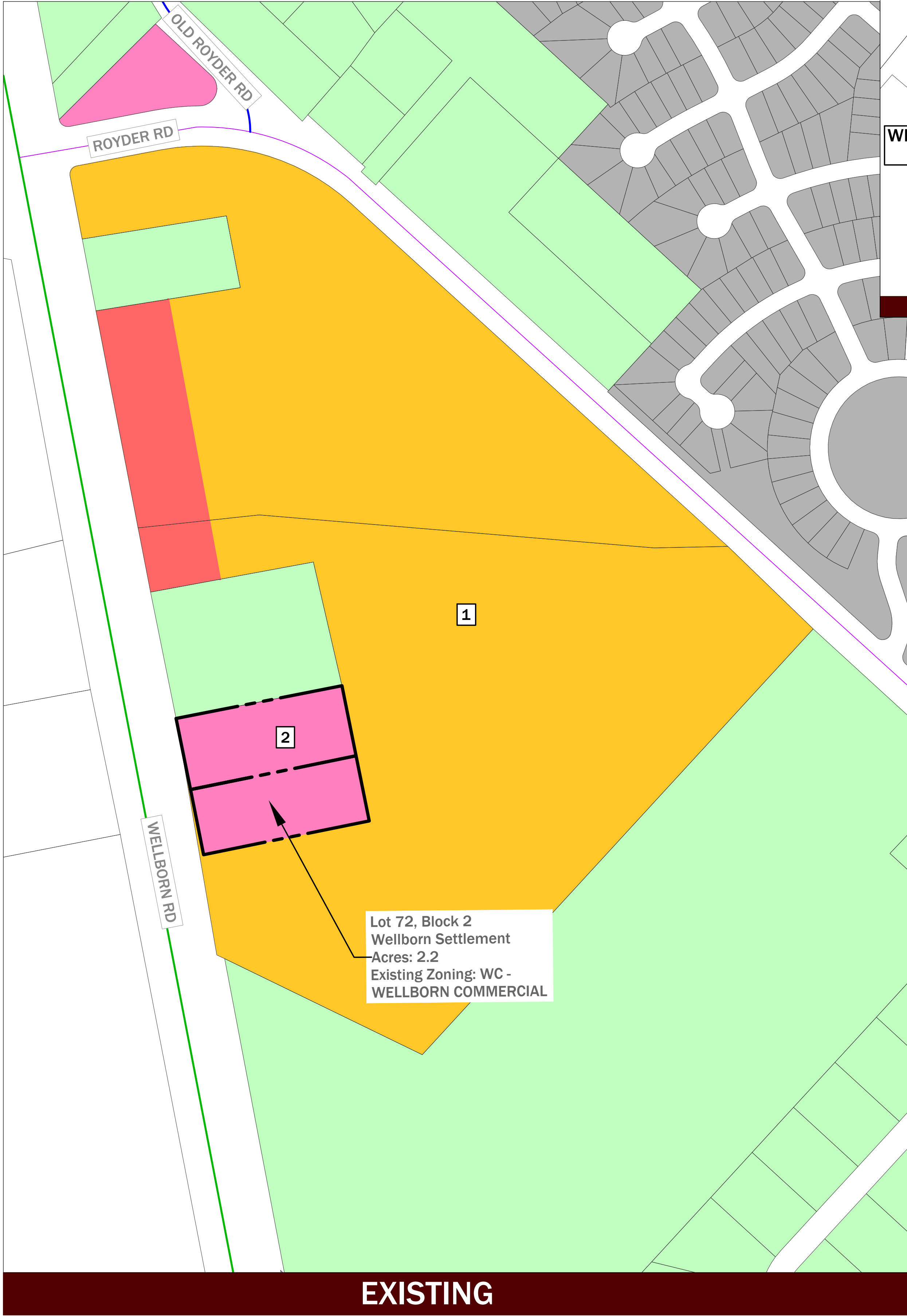


EXISTING Zoning



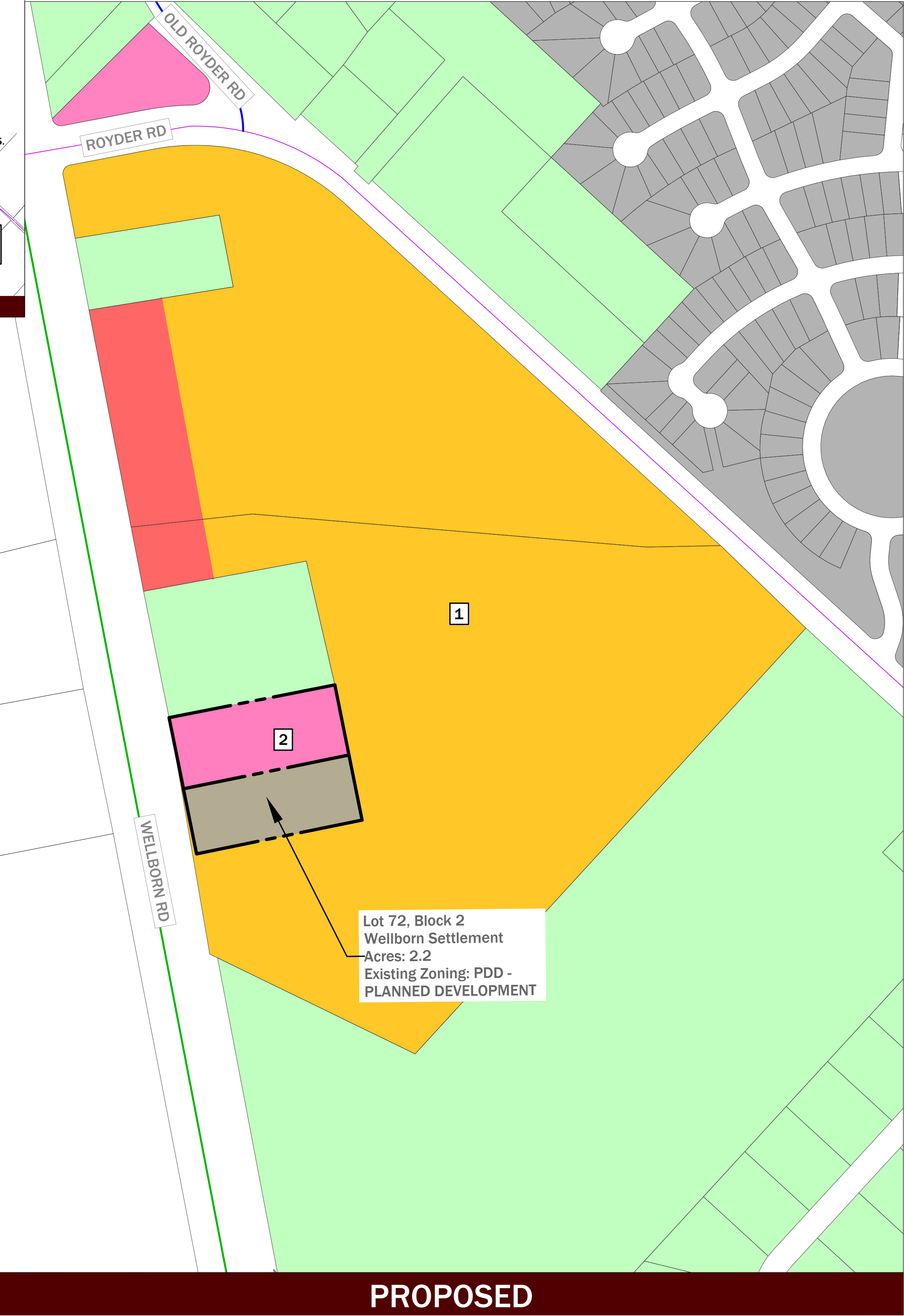
PROPOSED Zoning





NOTES:

1. In accordance with FEMA'S FLOOD INSURANCE RATE MAP panel 48041C0325E, the site does not lie within the 100-year floodplain boundary, Effective Date : 5/16/2012



Number	Owner	Legal Description	Existing Zoning
1	TDG MANAGEMENT LP	A001301, SAMUEL DAVIDSON (ICL), TRACT 24	WRS - Wellborn Restricted Suburban
2	TDG MANAGEMENT LP	LOT 71, BLOCK 2 WELLBORN SETTLEMENT	WC - Wellborn Commercial

MITCHELL
M&M
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY, S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

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Intended for construction,
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Not for final construction.
Version No. 7/2023

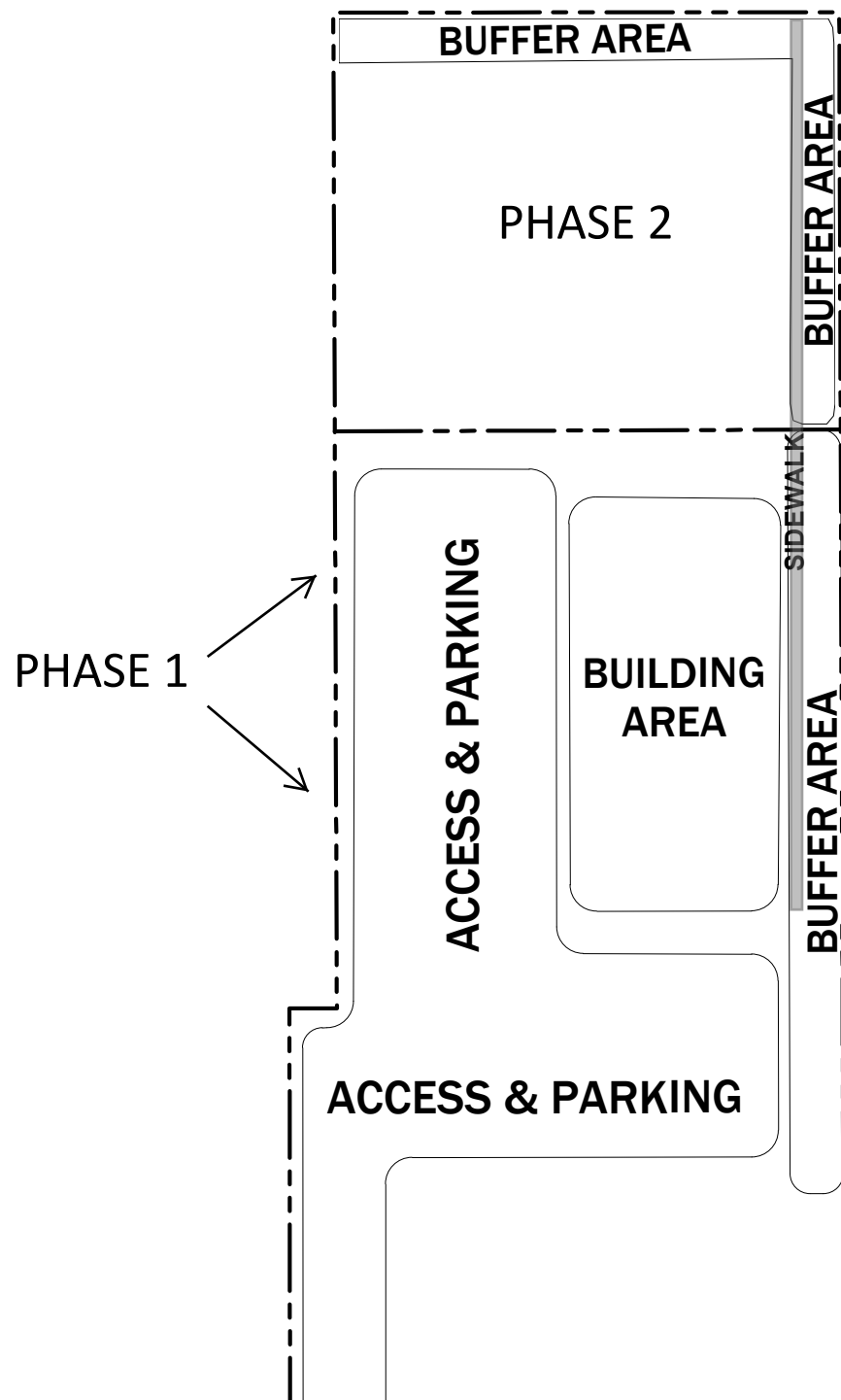
DECEMBER 2023
Designed by: VJBM
Checked by: VJBM

Prepared For:
JOE PEGRAM

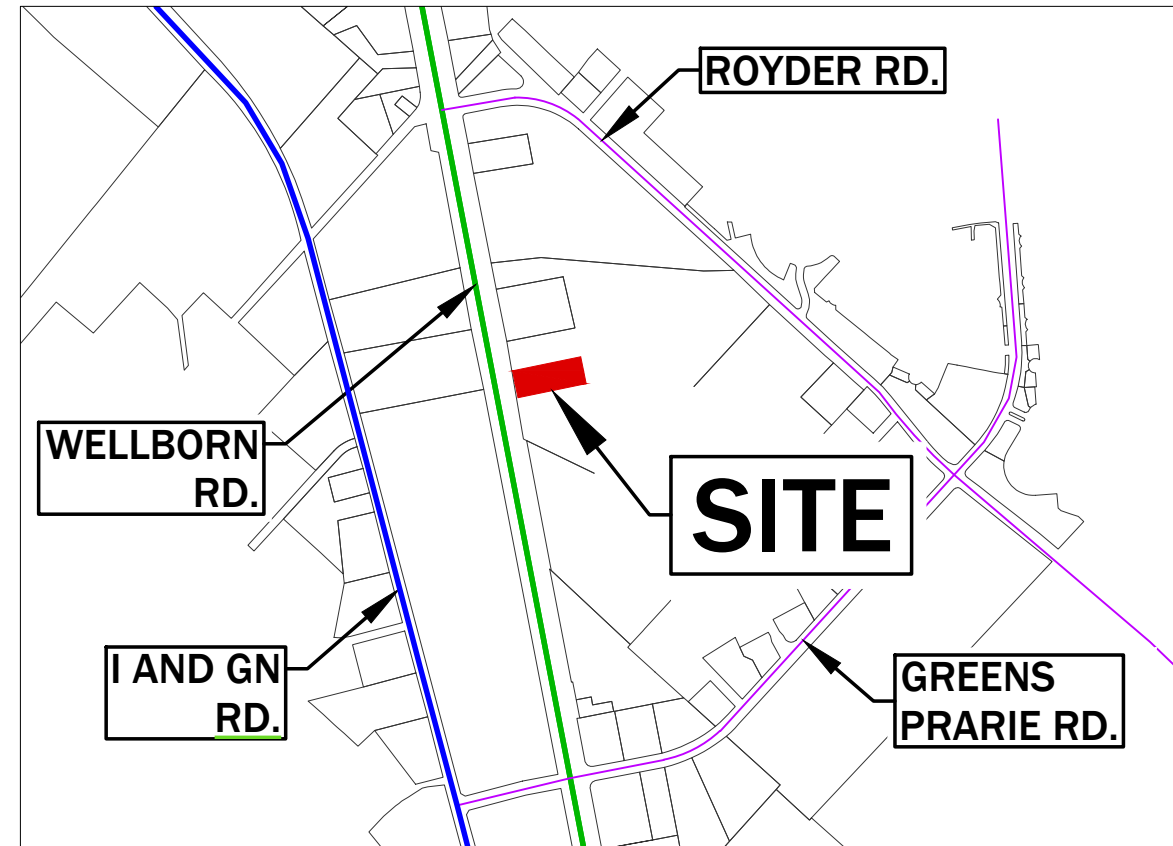
Revisions

REZONING MAP
STREAMLINE DEVELOPMENT PARTNERS
2.2 ACRE TRACT

Page 27 of 31



WELLBORN RD



NTS

NOTES:

1. TOTAL SITE AREA: 2.021 AC
2. THERE IS NO FEMA REGULATED 100-YEAR FLOODPLAIN ON THIS SITE PER FEMA MAP PANEL #48041C0325E DATED MAY 16, 2012.
3. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, SCHOOLS, OR TRAILS.
4. ALL SITE LIGHTING AND BUFFER STANDARDS WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
5. SEE BULK VARIANCES LETTER FOR MERITORIOUS MODIFICATIONS.

For Interim Review Only
These documents are not
intended for construction,
bidding, or permit purposes.
Prepared by:
Veronica J.B. Morgan, P.E.
No. 77689

JANUARY, 2024
Designed by: VJBM
Drawn By: TAM
Checked By: VJBM

Revisions



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SITE PLANS • SUBDIVISIONS

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CONCEPT PLAN

NEIGHBORHOOD RETAIL CENTER

CP



Robin Macias
Staff Planner
Planning & Development Services
City of College Station
P.O. Box 9960
College Station, TX 77842

January 19, 2024

Re: Wellborn Road Grocery Store (PDD Rezoning)

Dear Robin,

Understanding that we must choose a base zoning district for the grocery store retail development upon which we base all variance requests, we have chosen WC Wellborn Commercial. We request the following bulk variances to the WC Wellborn Commercial development standards:

1. Waiver from Section 7.10.C.3.d.2 Non-Residential Architectural Standards-Other Mass and Design Requirements

The Unified Development Ordinance states that for all properties zoned WC Wellborn Commercial, the gross floor area of a single structure shall not exceed 10,000 sf. We request the ability to construct a building with a maximum size of 13,000 sf.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired development opportunity and its community benefits outweigh modifications being requested. These community benefits are as follows:

1. Understanding that the City of College Station has made the Wellborn Road corridor a Primary Image Corridor, our goal is to present our development with a rural aesthetic that complements the rural nature of the Wellborn community. The building will be constructed using fiber cement siding that will simulate wood planks using a neutral color palette based around various shades of brown, similar to the elevations presented in Exhibit A, which will be subject to a Non-Residential Architectural standards review. The combination of materials and the color palette will create a rustic rural theme that is favorable to the Wellborn District architectural standards.
2. In order to promote the convenience of a community store to the adjoining neighborhood, we will construct a sidewalk from the grocery store to the Wellborn Settlement residential lots adjacent to the rear property line as well as to the recreation area to the south of the store. Having pedestrian access between the store and the residential and recreation

areas will be of great benefit and service to the neighborhood. Providing a pedestrian accessible community store also reduces vehicular trips and promotes physical activity.

3. The Unified Development Ordinance requires buffering between residential and non-residential areas in the Wellborn District through the use of plantings and a fence. We intend to plant a 20' buffer and construct a 6-foot fencecrete wall that will simulate a wooden fence, which will offer greater buffer protection and maintain the rural aesthetic.
4. Because a planted buffer and wall are required along the property line adjacent to the recreation area, we intend to install bollard lighting that will complement the Wellborn district design standards as determined by the Administrator to provide and promote safety and security along the sidewalk during the evening hours.
5. Lastly, in an effort to reduce light pollution, we will install lights that are externally lit so that the lighting can be directly pointed at the signage rather than internally lit cabinet signage.

We believe we are offering a development that is both compatible and sensitive to the surrounding area in use and design. The proposed uses for this development are friendly uses to any adjacent property, including the residence to the west and will bring many long-term benefits to this growing area of College Station and to the city as a whole.

Thank you very much. If you have any questions, please do not hesitate to call.

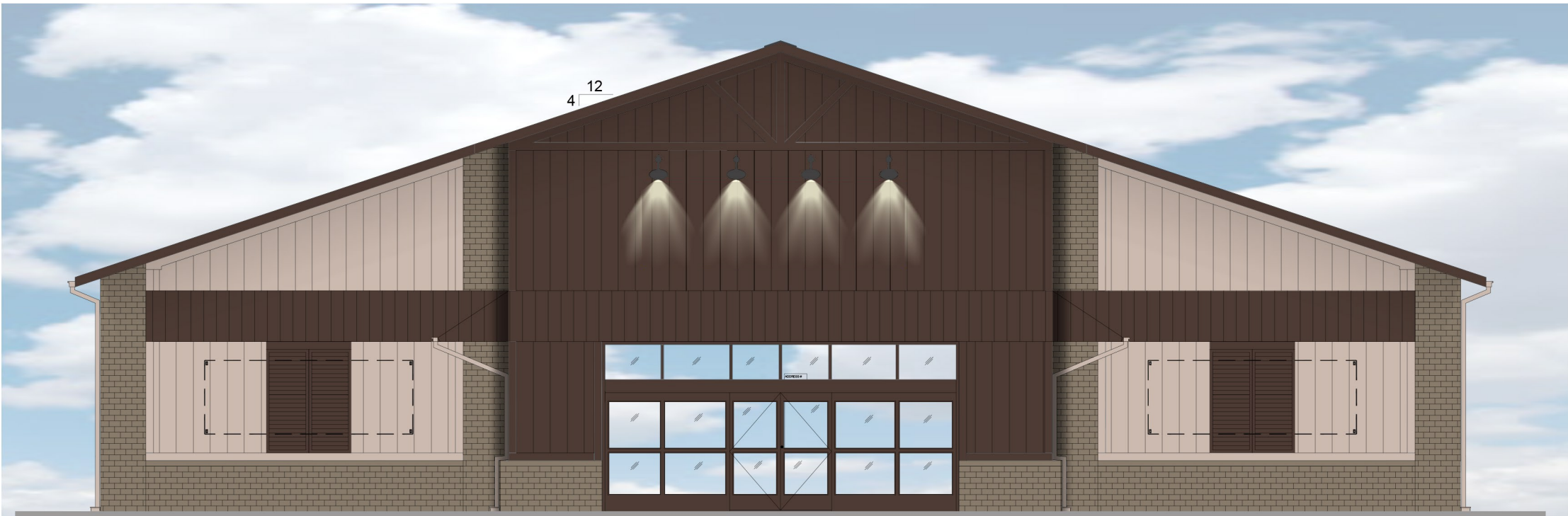
Sincerely,

Crissy Hartl

Crissy Hartl, AICP
Staff Planner

Cc: File

USE OF MATERIALS ON FRONT ELEVATION		
TOTAL SQUARE FOOTAGE OF THE FRONT ELEVATION: 1,630 S.F.		
MATERIALS	FACADE AREA IN SQUARE FEET	PERCENT OF FACADE
BRICK	328 S.F.	20%
FIBER CEMENT SIDING	980 S.F.	52%
VINYL SHUTTERS	60 S.F.	3%
CANOPY	224 S.F.	13%
STOREFRONT	211 S.F.	12%



1
A04 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

USE OF MATERIALS ON REAR ELEVATION		
TOTAL SQUARE FOOTAGE OF THE REAR ELEVATION: 1,630 S.F.		
MATERIALS	FACADE AREA IN SQUARE FEET	PERCENT OF FACADE
BRICK	400 S.F.	25%
FIBER CEMENT SIDING	1,234 S.F.	75%



2
A04 REAR ELEVATION
SCALE: 1/8" = 1'-0"

	SANDSTONE
	BRONZE
	WARM STONE

EXTERIOR FINISHES	SANDSTONE	PANT OR PREFINISH WILLIAMS SW 7032 "WARM STONE"	BRONZE
EXTERIOR FINISHES TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.			
GUTTERS	•		
DOWN SPOUTS	•		
HARDIE BOARD-VESTIBULE			•
HARDIE BOARD-FRONT:	•		
HARDIE BOARD-SIDE & REAR	•		
BRICK		•	
AWNINGS/CANOPIES			•
COPING & ROOF TRIM			•
STOREFRONT SYSTEM			•
RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)	•		



3
A04 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

USE OF MATERIALS ON RIGHT ELEVATION		
TOTAL SQUARE FOOTAGE OF THE RIGHT ELEVATION: 2,300 S.F.		
MATERIALS	FACADE AREA IN SQUARE FEET	PERCENT OF FACADE
BRICK	679 S.F.	30%
FIBER CEMENT SIDING	1,384 S.F.	60%
VINYL SHUTTERS	120 S.F.	5%
CANOPY	89 S.F.	4%
DOOR	24 S.F.	1%



4
A04 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

USE OF MATERIALS ON LEFT ELEVATION		
TOTAL SQUARE FOOTAGE OF THE LEFT ELEVATION: 2,300 S.F.		
MATERIALS	FACADE AREA IN SQUARE FEET	PERCENT OF FACADE
BRICK	670 S.F.	29%
FIBER CEMENT SIDING	1,384 S.F.	60%
VINYL SHUTTERS	120 S.F.	5%
CANOPY	89 S.F.	4%
DOOR	53 S.F.	2%



DOLLAR GENERAL
COLLEGE STATION, TX