



## 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](https://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.*

**March 7, 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. February 1 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 R-4 Multi-Family to MF Multi-Family for approximately 28 acres**

generally located at 800 Marion Pugh Drive. Case #REZ2024-000001 (Note: Final action of this item will be considered at the March 28, 2024 City Council Meeting - Subject to change).

Sponsors: Robin Macias

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

- 5.2. Presentation, discussion, and possible action regarding a recommendation on Planning & Zoning Commission appointments to the BioCorridor Board.

Sponsors: Molly Hitchcock

Attachments: 1. Article 4 BioCorridor Board

## 6. Informational Agenda

- 6.1. Discussion of new development applications submitted to the City.  
New Development Link: [www.cstx.gov/newdev](http://www.cstx.gov/newdev)

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

Sponsors: Michael Ostrowski

Attachments: None

- 6.3. Designation by the Chairperson of the Planning and Zoning Commission of a member to serve on the Design Review Board.

Sponsors: Molly Hitchcock

Attachments: 1. Section 2.5 Design Review Board

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

- A rezoning of approximately two acres of land located in Wellborn Settlement Phase 2 along Wellborn Road from WC Wellborn Commercial to PDD Planned Development District. The Planning & Zoning Commission heard this item on February 1, 2024 and voted (7-0) to recommend approval. The City Council heard this item on February 22, 2024 and voted (7-0) to approve the request.

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

- Thursday, March 14, 2024 ~ City Council Meeting ~ Meeting Canceled
- Thursday, March 21, 2024 ~ P&Z Meeting ~ Meeting Canceled
- Thursday, March 28, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, April 4, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

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

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

**8. Adjourn.**

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

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 1, 2024 at 5:00 p.m.



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Deputy City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email [adaassistance@cstx.gov](mailto: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  
February 1, 2024**

**COMMISSIONERS PRESENT:** Chairperson Melissa McIlhaney, Commissioners Jason Cornelius, Bobby Mirza, Marcus Chaloupka, Aron Collins, Scott Shafer, and Warren Finch

**COUNCILMEMBERS PRESENT:** Councilmember William Wright

**CITY STAFF PRESENT:** Director of Planning & Development Services Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planner Matthew Ellis, Staff Planners Robin Macias and Ashley Klein, Engineer I Lucas Harper, Deputy City Attorney Leslie Tipton-Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Bransom

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

Chairperson Melissa McIlhaney 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 21 2023
- January 4 2024

**Commissioner Cornelius motioned to approve the Consent Agenda, Commissioner Chaloupka seconded the motion, the motion passed 7-0.**

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

No items were removed from the Consent Agenda for discussion.

## 5. **Regular Agenda**

- 5.1 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 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 FM2154. Case #REZ2023-000066 (Note: Final action of this item will be considered at the February 22, 2024 City Council Meeting - Subject to change).

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

Crissy Hartl, Applicant, Mitchell & Morgan Engineers, presented to the Commission and was available for questions.

Commissioner Mirza asked for clarification on staff's recommendation and the development's utilities.

Staff Planner Macias confirmed that staff is recommending approval on the rezoning.

Engineer Harper clarified that the property is serviced by the Wellborn Special Utility District for water, Bryan Texas Utilities for electric, and the City of College Station for sanitary sewer.

Commissioner Collins asked why a commercial zoning would not be appropriate on this property.

Staff Planner Macias clarified that the current zoning limits the total floor area of commercial retail to 10,000 square feet, further clarifying that a Planned Development District (PDD) would allow the applicant to develop a 13,000 square foot product.

Commissioner Cornelius asked how Wellborn Settlement Phase II would develop with the change in zoning.

Staff Planner Macias stated that Wellborn Settlement Phase II will be required to submit a concept plan amendment with a building layout and parking plan for review.

Commissioner Collins asked if there will be sufficient right-of-way for a grocery store development and large delivery trucks.

Staff Planner Macias clarified that right-of-way design will be reviewed with the site plan.

Commissioner Shafer asked if housing developments adjacent to the site will be affected.

Staff Planner Macias stated that the subdivision is currently under development and no building permits have been submitted on the adjacent properties.

Commissioner Shafer clarified that adjacent building permits will presumably be issued after this store is built.

Staff Planner Macias confirmed that building permits on the adjacent lots will likely be issued after this development is completed.

Commissioner Shafer asked for clarification that the final product is a Dollar General.

Ms. Hartl confirmed that the final product is a grocery store under the Dollar General company.

Commissioner Shafer expressed support for the connectivity and lighting proposed on the development.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

**Commissioner Cornelius motioned to recommend approval of the rezoning, Commissioner Mirza seconded the motion, the motion passed 7-0.**

## **6. Informational Agenda**

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

New Development Link: [www.cstx.gov/newdev](http://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.

Chairperson McIlhaney asked for clarification on how staff is notifying neighborhoods about public engagement meetings for City-initiated phase two rezonings.

Director Ostrowski stated that staff will send letters to property owners within the proposed rezoned area and property owners within 200 feet.

### 6.3 Presentation regarding an update on items heard:

- A conditional use permit for a wireless telecommunication facility on approximately 5.5 acres of land locates 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.

There was no discussion.

### 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.

There was general discussion regarding the cancellation of the February 15, 2024 Planning & Zoning Commission meeting.

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 6:22 p.m.

**Approved:**

**Attest:**

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Melissa McIlhaney, Chairperson  
Planning & Zoning Commission

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Kristen Hejny, Board Secretary  
Planning & Development Services

**March 7, 2024**  
**Item No. 5.1.**  
**800 Marion Pugh Rezoning**

**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 R-4 Multi-Family to MF Multi-Family for approximately 28 acres generally located at 800 Marion Pugh Drive. Case #REZ2024-000001 (Note: Final action of this item will be considered at the March 28, 2024 City Council Meeting - Subject to change).

**Relationship to Strategic Goals:**

Diverse and Growing Economy

**Recommendation(s):** Staff recommends approval of the rezoning request as it is in line with the Comprehensive Plan and is compatible with the surrounding area.

**Summary:** This request is to rezone approximately 28 acres of land generally located at 800 Marion Pugh Drive from R-4 Multifamily to MF Multifamily. The subject property is currently developed as an apartment complex. It is the applicant's intent to add additional dwelling units to the property, some of which would be a Shared Housing use. The current zoning district is a retired district and does not allow for Shared Housing without a HOO High Occupancy Overlay. The MF Multifamily zoning allows Shared Housing by right.

**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 Neighborhood Center. For the Neighborhood Center land use, the Comprehensive Plan provides the following:

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

The intent of the Neighborhood Center land use is to create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses. Developments should accommodate a mix of building types that frame attractive pedestrian spaces and encourage shared surface parking located behind or to the side of buildings.

The zoning districts that are generally appropriate within this land use include: mixed-use or commercial and multi-family zoning may be considered in some circumstances if designed in an integrated manner through a Planned Development District with a preferred emphasis on urban form.

The Comprehensive Plan states that with the continued population growth there is a demand for

additional housing. This additional housing should include a variety of housing types to meet the needs and demands of all residents including students, young professionals, and renters. This additional housing could come from a combination of infill development, redevelopment projects in existing areas, and new developments.

The proposed zoning district is in line with the Comprehensive Plan as it meets the intent of creating more density for the growing population. The subject property is in a core area designated as Neighborhood Center and is within walking distance to several commercial areas, located along a Texas A&M bus route and adjacent to John Crompton Park. Furthermore, the rezoning to MF Multifamily will eliminate the retired zoning district currently on this property, while essentially keeping the same use on the site.

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

The subject property is bordered by Holleman Dr. W, Jones Butler Rd., Luther St. W and Marion Pugh Drive. Adjacent properties are zoned R-4 Multi-Family to the east, MU Mixed Use and R-4 Multi-Family to the west, C-U College and University to the north and GS General Suburban to the south. The subject property is surrounded by existing apartment complexes to the north, east and west and John Crompton Park to the south.

In 2014, based on the direction of the 2009 Comprehensive Plan and a subcommittee of the Planning and Zoning Commission, the R-4 district was retired by City Council and the MF Multifamily zoning district adopted to help meet the new expectations of multifamily development. The proposed zoning district would be compatible with the surrounding area as the majority of the area is currently developed as multi-family apartment complexes.

**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 multi-family development allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the 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 surrounding the site is adequate to support the needs of this zoning change. Site specific improvements necessary to support the development such as sanitary sewer connections, 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 is bordered by Holleman Dr. W, Jones Butler Rd., Luther St. W and Marion Pugh Dr. The site will have access from Holleman Dr. W, Luther St. W and Marion Pugh Dr. The change in proposed use is expected to generate an increase of less than 150 trips in any peak hour; therefore, a TIA was not required.

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

The uses allowed by the proposed zoning district are generally marketable for the area.

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

**Attachments:**

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

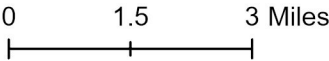
VICINITY MAP

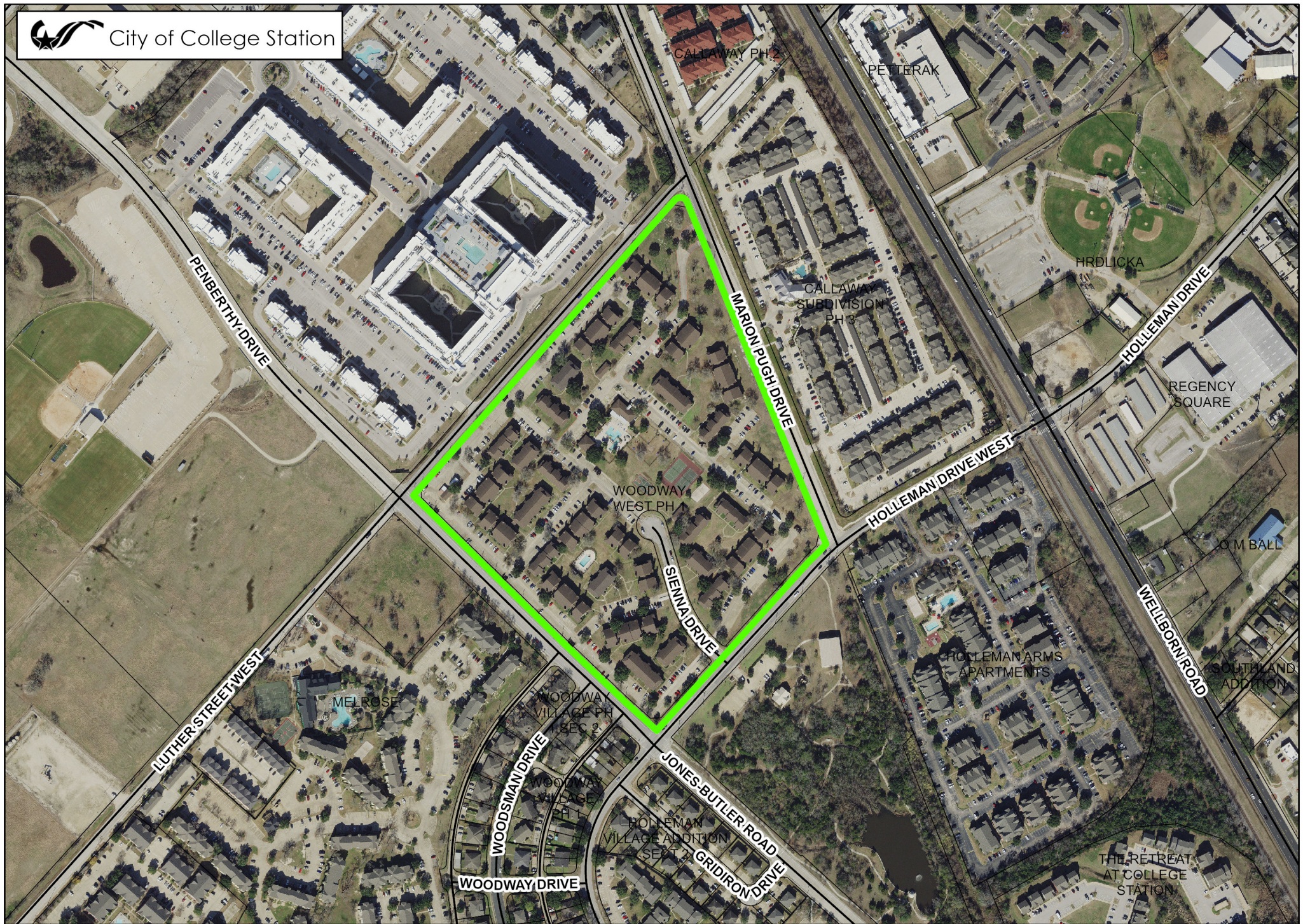
THE LANDING  
REZ2024-000001

HARVEY ROAD  
ROCK PRAIRIE ROAD  
STATE HIGHWAY 6 S  
DITCH PARKWAY  
WYTIEM

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



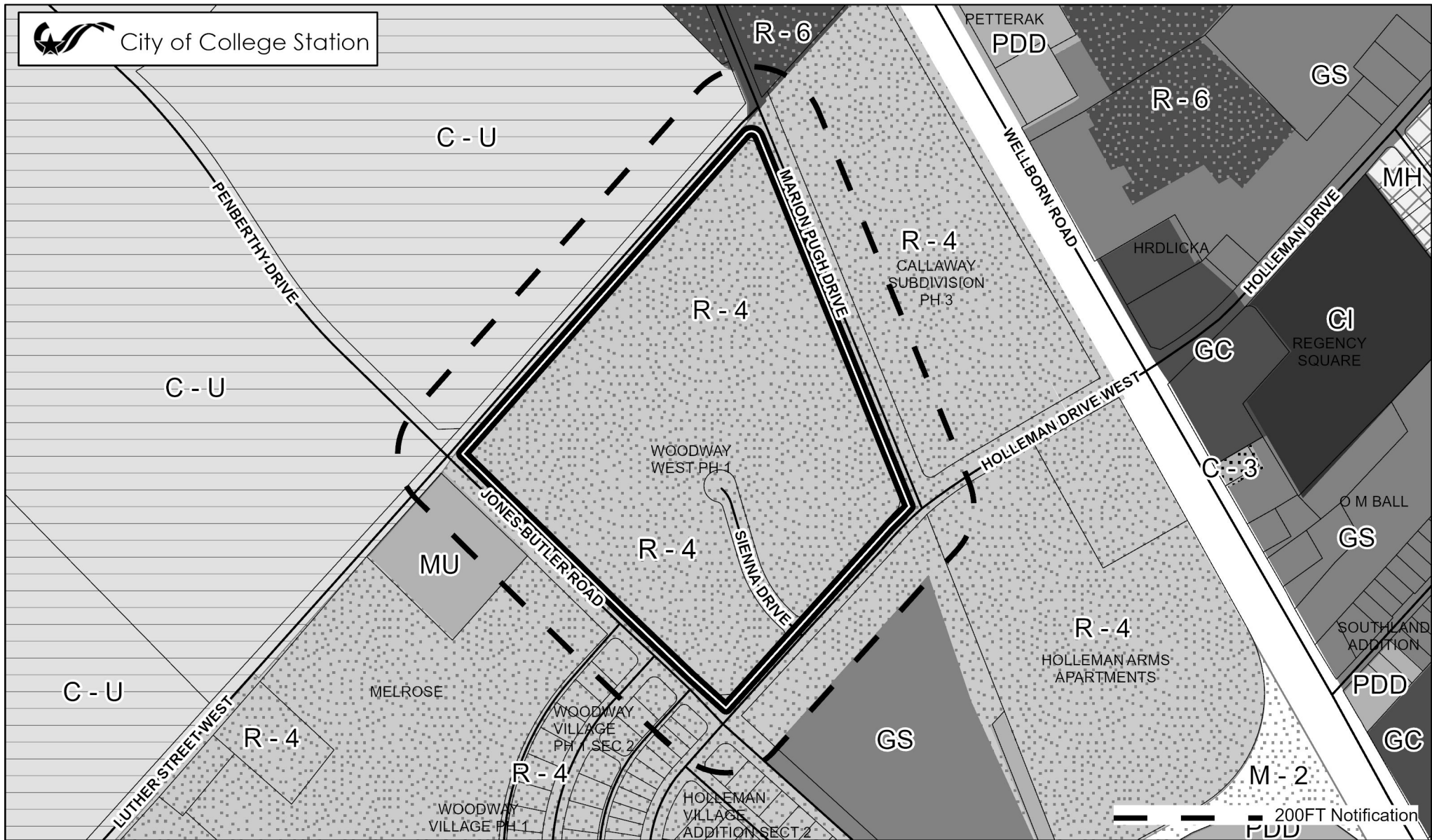


0 410 820 Feet

**THE LANDING**

Case:  
REZ2024-000001

**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          |

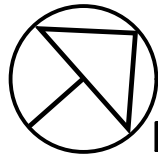


0 420 840 Feet

**THE LANDING**

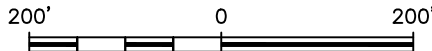
Case:  
REZ2024-000001

**REZONING**



**NORTH**

SCALE: 1" = 200'

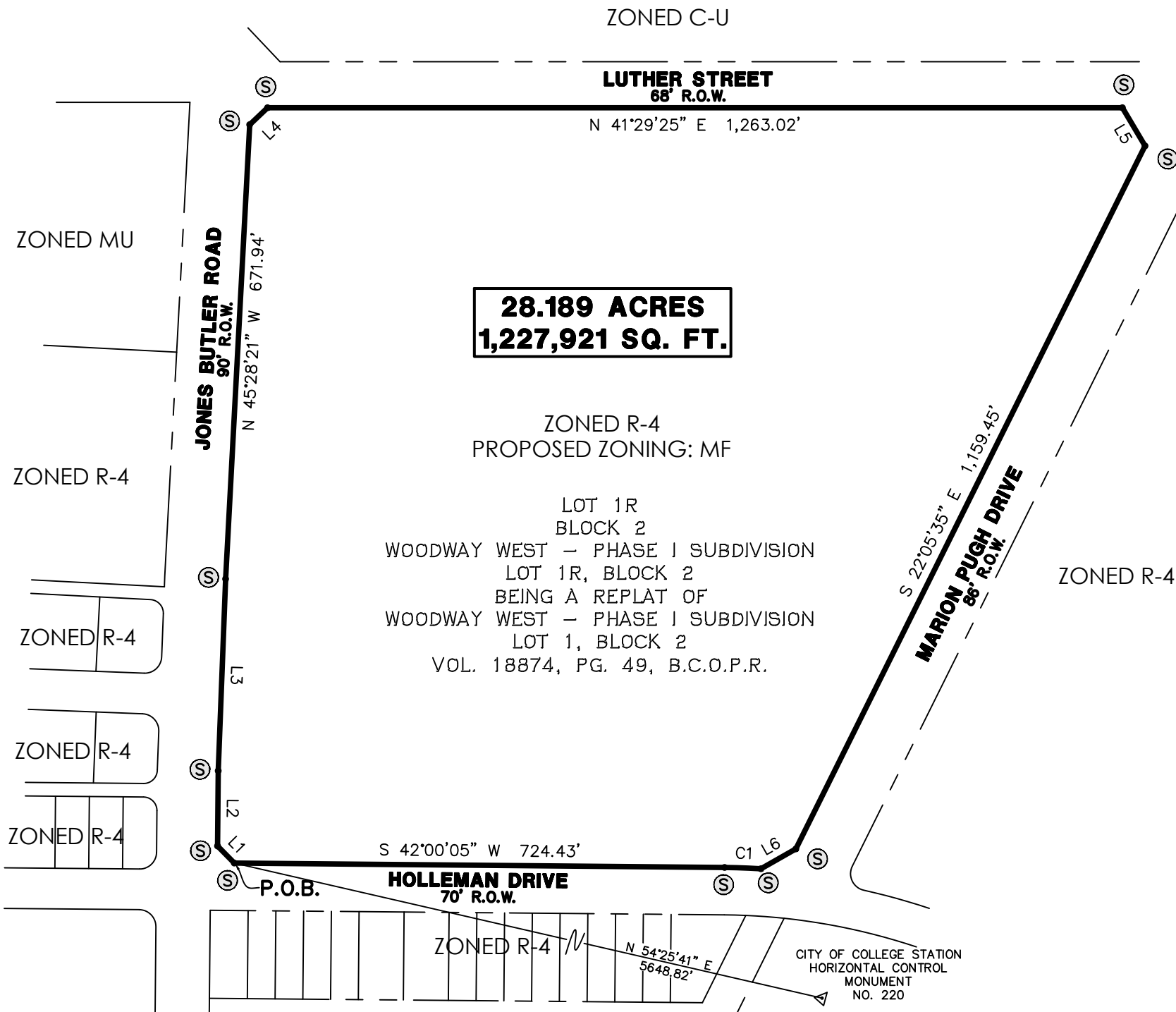


**LEGEND**

- P.O.B. - POINT OF BEGINNING  
B.C.O.P.R. - BRAZOS COUNTY OFFICIAL PUBLIC RECORDS  
R.O.W. - RIGHT-OF-WAY
- Ⓢ - SET 5/8" CAPPED IRON ROD STAMPED "WINDROSE"

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 87°00'05" W | 35.36'   |
| L2         | N 47°59'55" W | 111.03'  |
| L3         | N 46°17'42" W | 283.66'  |
| L4         | N 01°59'28" W | 36.28'   |
| L5         | S 79°10'26" E | 65.46'   |
| L6         | S 11°51'36" W | 59.38'   |

| CURVE CHART |         |          |        |               |        |
|-------------|---------|----------|--------|---------------|--------|
| CURVE       | RADIUS  | DELTA    | LENGTH | BEARING       | CHORD  |
| C1          | 994.93' | 3°05'33" | 53.70' | S 43°32'52" W | 53.70' |



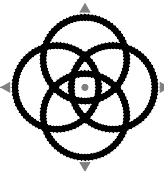
**GENERAL NOTES**

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD83); DISTANCES ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO STATE PLANE GRID DISTANCES BY APPLYING THE COMBINED SCALE FACTOR OF 0.999896579.
- THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
- THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

EXHIBIT  
METES AND BOUNDS DESCRIPTION  
28.189 ACRES  
SITUATED IN THE  
CRAWFORD BURNETT LEAGUE, A-7  
BRAZOS COUNTY, TEXAS

|               |                  |
|---------------|------------------|
| FIELD BY:     | DATE: 02-02-2024 |
| DRAWN BY: JMD | REV: 02-13-2024  |
| CHECKED BY:   | REV:             |
| JOB NO.       | REV:             |
| SHEET 1 OF 2  | REV:             |

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**WINDROSE**  
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## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: March 7, 2024  
Advertised Council Hearing Date: March 28, 2024

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: 17

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     | Texas A&M University | C-U College and University        | Luther St W (2-lane major collector)                          |
| South     | Parks and Greenways  | GS General Suburban               | Holleman Dr W (2-lane major collector) and John Crompton Park |
| East      | Neighborhood Center  | R-4 Multi-Family                  | Marion Pugh Dr (2-lane major collector)                       |
| West      | Neighborhood Center  | R-4 Multi-Family and MU Mixed Use | Jones Butler Rd (4-lane minor arterial)                       |

### DEVELOPMENT HISTORY

**Annexed:** February 1970  
**Zoning:** R-1 Single Family Residential (upon annexation 1970)  
R-3 (1976 & 1981)  
R-1A (1982)  
R-4 (1983)  
**Final Plat:** Woodway West Phase 1  
**Site Development:** Multi-family residential



## REZONING APPLICATION SUPPORTING INFORMATION

**Name of Project:** THE LANDING (REZ2024-000001)

**Address:** 800 MARION PUGH DR

**Legal Description:** WOODWAY WEST PH 1, BLOCK 2, LOT 1 REPLAT, ACRES 28.12 & ASSOCIATED BPP

**Total Acreage:** 28.189

**Applicant::** ADAMS AND REESE LLP

**Property Owner:** Tailwind College Station LLC

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

Since the property first received an R-4 zoning classification, College Station's population has exploded, due in large part to the continued growth of Texas A&M University. Student-oriented housing surrounds the property on three sides, including the U Club Townhomes, Park West, and the London. Even so, the city has an acute need for more student-oriented housing. A zone change from R-4 to MF will allow the property to build housing that falls within the "Shared Housing" use, and to take advantage of higher dwelling-unit-per-acre density rules.

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

A zone change to MF is in accordance with the Comprehensive Plan. The Comprehensive Plan estimates that College Station will face a 10,000-dwelling-unit shortfall by 2030, and recognizes that "demand for student-oriented housing will continue to be a significant factor" in the city. A zone change to MF will allow the construction of Shared Housing, townhome-style apartments on the property, which will maximize available housing space while providing high quality housing options to students.

**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 R-4 and MF zoning districts overlap to some degree. However, for purposes of this rezoning request, the critical distinction is that the R-4 zoning district does not allow for Shared Housing while the MF zoning district does. The R-4 zoning district is thus unsuitable for the construction of townhome-style apartments intended to house more than four people.

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

Student-oriented housing surrounds the property on three sides, including the U Club Townhomes, Park West, and the London. Rezoning the property to an MF zoning district will allow the property to continue to provide student-oriented housing of the same types currently on the property, while also providing flexibility to build new student-oriented housing that takes advantage of the Shared Housing use permitted by MF.

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

Student-oriented housing surrounds the property on three sides, including the U Club Townhomes, Park West, and the London. Rezoning the property to an MF zoning district will allow the property to continue to provide student-oriented housing of the same types currently on the property, while also providing flexibility to build new student-oriented housing that takes advantage of the Shared Housing use permitted by MF.

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

The property is marketable for the types of student-oriented housing allowed in an R-4 zoning district. However, the R-4 zoning district does not allow for Shared Housing.

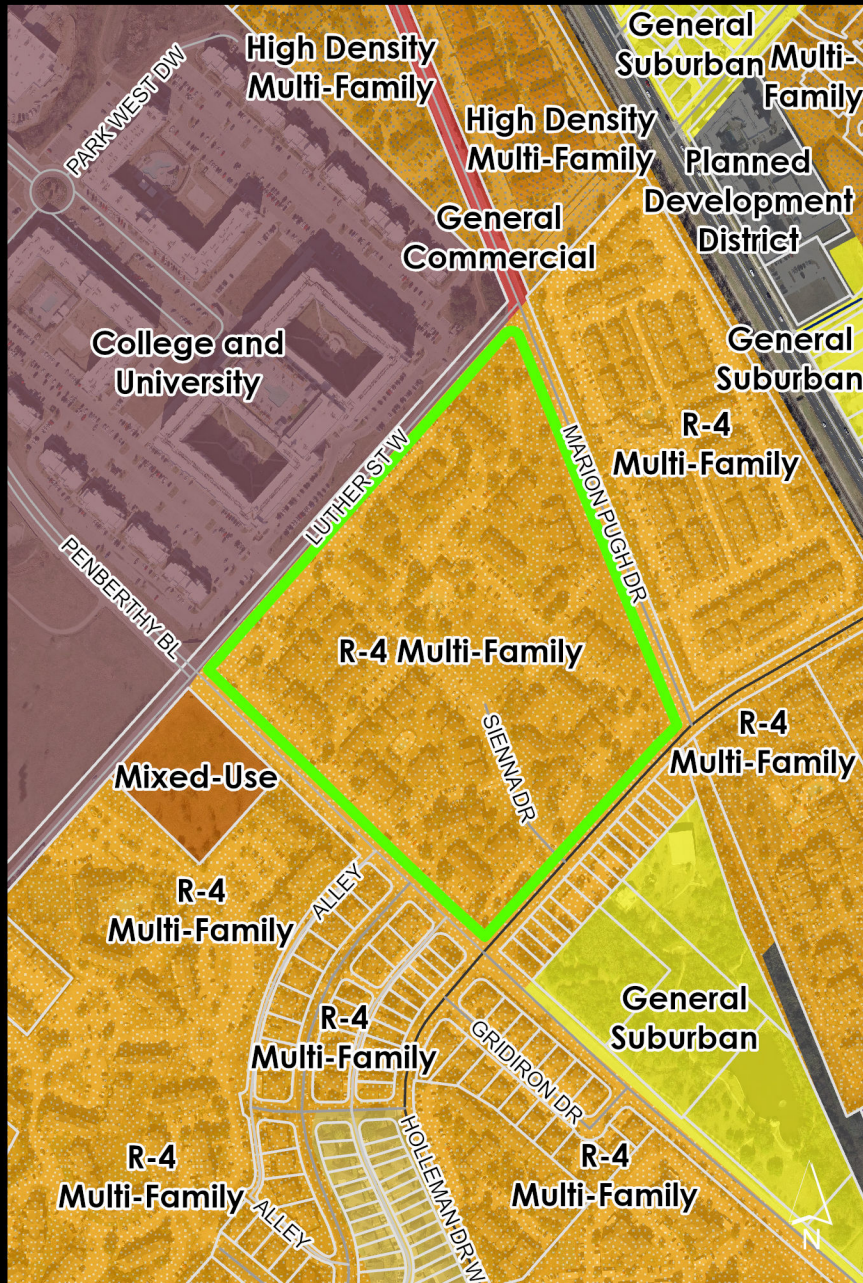
**List any other reasons to support this zone change.**

n/a

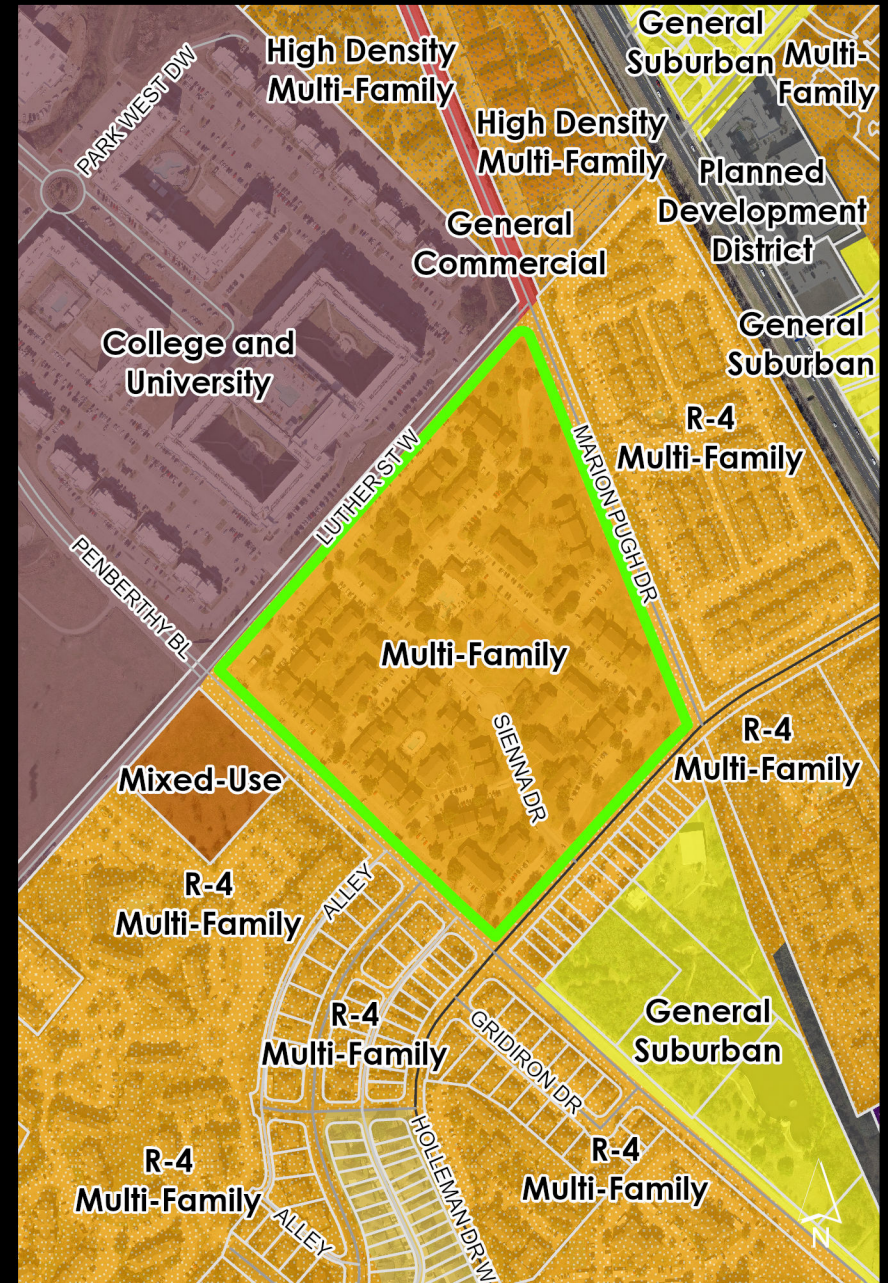
# EXISTING Future Land Use



# EXISTING Zoning



# PROPOSED Zoning



**March 7, 2024**  
**Item No. 5.2.**  
**BioCorridor Board Appointment Recommendations**

**Sponsor:** Molly Hitchcock, Assistant Director of Planning and Development

**Reviewed By CBC:** N/A

**Agenda Caption:** Presentation, discussion, and possible action regarding a recommendation on Planning & Zoning Commission appointments to the BioCorridor Board.

**Relationship to Strategic Goals:**

- Good Governance
- Diverse Growing Economy

**Recommendation(s):** For the Planning and Zoning Commission to recommend two members from the Commission to the City Council for consideration to serve on the BioCorridor Board.

**Summary:** The zoning and development ordinance for the BioCorridor Planned Development District establishes a BioCorridor Board as a body of representatives from the cities and the Texas A&M University System that would be able to make subjective decisions regarding specific requests in the area (such as appeals to site plan requirements and parking waivers) and recommendations to other decision-making bodies (such as subdivision waiver requests to the Planning & Zoning Commission).

The ordinance calls for the City Council to appoint three representatives from the City of College Station to the Board. Membership requires that:

- One be a member of the City Council and
- Two be members of the Planning and Zoning Commission

The role of the Board is to provide recommendations:

- To City P&Z regarding subdivision waivers
- To City P&Z regarding amendments to the BioCorridor PDD

The Board has the power to take final action on:

- Special District Identification Signs
- Temporary signs promoting positive community communications
- Works of art on public land
- Appeals to Staff's determination of platting requirements
- Appeals to Staff's denial of a site plan
- Appeal of Staff's denial of an alternative parking plan
- Waivers related to parking
- Alternatives to Highway Buffer Standards
- Appeals to Highway Buffer Standards

The Board meets on an as-needed basis, the dates and times coordinated by staff with the applicant and the Board members. The Board last met in February of 2019, when they recommended changes to the BioCorridor PDD that ultimately eliminated the need for waivers to problematic site planning

requirements. The Board has not had to meet since the College Station and Bryan city councils adopted the revised PDD in 2019.

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

**Attachments:**

1. Article 4 BioCorridor Board

**ARTICLE 4. BIOCORRIDOR BOARD**

**4.1 Creation.**

A BioCorridor Board is hereby created for the purpose of enhancing the community's ability to consistently review subdivision, building, and site design issues of the unique, multi-jurisdictional BioCorridor Planned Development District. The BioCorridor Board shall bring governing expertise from each City and a representative of Texas A&M University to bear on these issues within the BioCorridor area.

**4.2 Membership and Terms.**

**A. Number, Appointment.**

A BioCorridor Board is hereby created to consist of seven (7) members as follows:

1. Appointment of three (3) members shall be made by the College Station City Council. Two (2) of these appointments shall be members of the City of College Station's Planning and Zoning Commission. One (1) appointment shall be a member of the College Station City Council.
2. Appointment of three (3) members shall be made by the Bryan City Council. Two (2) of these appointments shall be members of the City of Bryan's Planning and Zoning Commission. One (1) appointment shall be a member of the Bryan City Council.
3. Appointment of one (1) member shall be made by the President of Texas A&M University or his designee. This appointment shall be an employee of Texas A&M University in College Station.

**B. Terms.**

1. Terms of members of the BioCorridor Board shall be for two (2) years or until their successors are appointed.
2. Should a BioCorridor Board member no longer qualify for his or her position, that member's term shall be ended immediately upon such qualifying event. For example, if an appointed Planning and Zoning Commissioner is no longer a Commissioner for the City.

**C. Vacancies.**

Vacancies shall be filled by the governing entity/person responsible for the appointment.

**4.3 Officers, Meetings, Quorum.**

**A. Officers.**

A Chairperson and a Vice-Chairperson shall be selected every two years from among its members. The Chairperson and Vice-Chairperson shall be municipal representatives and shall not be appointees from the same municipality. The Vice-Chairperson may act as Chairperson when the Chairperson is not available.

**B. Meetings.**

Members of the BioCorridor Board shall meet as needed and the Chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public. The BioCorridor Board shall comply with the Open Meetings Act.

**C. Quorum.**

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendations advanced to a different regulatory entity without a majority of positive votes from those members present shall be deemed a negative recommendation.

**D. Rules of Proceeding.**

The BioCorridor Board may adopt its own rules of procedure consistent with this Ordinance.

**E. Minutes.**

The BioCorridor Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating that fact and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Planning and Development Services office of the City of Bryan and shall be a public record. A copy of all such records shall be delivered to the Planning and Development Services office of the City of College Station by the City of Bryan within ten (10) working days of filing.

**4.4 Powers and Duties.**

The BioCorridor Board shall have the following powers and duties:

**A. Recommendations.**

1. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding Waivers of the standards in the Subdivision Design and Improvements article of the BioCorridor Planned Development District ordinance.
2. The BioCorridor Board shall review and make recommendations to the City's Planning and Zoning Commission regarding amendments to the BioCorridor Planned Development District ordinance.

**B. Final Action.**

The BioCorridor Board shall hear and take final action on the following:

1. Special District Identification Signs as set forth in the BioCorridor Planned Development District ordinance;
2. Temporary signs promoting positive communications as set forth in the BioCorridor Planned Development District ordinance;
3. Works of art and their locations when located in public right-of-way or other public area as set forth in the BioCorridor Planned Development District ordinance;
4. Appeal of the BioCorridor Review Committee's determination regarding applicability of plat requirements;
5. Appeal of the BioCorridor Review Committee's denial of a site plan as set forth in the Site Plan Review section of the BioCorridor Planned Development District ordinance;
6. Waivers to the dimensional requirements and number of parking spaces required in the Off-Street Parking Requirements section of the BioCorridor Planned Development District ordinance;
7. Appeal of the BioCorridor Review Committee's denial of an alternative parking plan;
8. Alternative Highway Buffers Standards as allowed in the BioCorridor Planned Development District ordinance; and
9. Appeal of the terms of the Highway Buffer Standards as set forth in the BioCorridor Planned Development District ordinance.

**4.5 Staff.**

The City of College Station and the City of Bryan shall provide staff support, as needed, to the BioCorridor Board.

**A. BioCorridor Review Committee.**

The BioCorridor Review Committee will provide background information and recommendations to the Board as set forth in the BioCorridor Planned Development District ordinance.

**B. Administrative Support.**

The City of College Station and/or the City of Bryan shall provide administrative support functions for each meeting, such as agenda posting and the filing of minutes.

**C. Planning Representative.**

Where ministerial acts have not been completed, the City's planning representative shall ensure that the changes to plats and/or plans are completed as approved by the BioCorridor Board.

**March 7, 2024**  
**Item No. 6.3.**  
**Design Review Board Member Designation**

**Sponsor:** Molly Hitchcock, Assistant Director of Planning and Development

**Reviewed By CBC:** N/A

**Agenda Caption:** Designation by the Chairperson of the Planning and Zoning Commission of a member to serve on the Design Review Board.

**Relationship to Strategic Goals:**

- Good Governance

**Recommendation(s):** N/A

**Summary:** Per the UDO, the Chairperson of the Planning and Zoning Commission or their designee shall serve as a member of the Design Review Board. This item is for notification of the designation by the Chairperson for this member.

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

**Attachments:**

1. Section 2.5 Design Review Board

## Unified Development Ordinance

### Sec. 2.5. - Design Review Board.

#### A. **Creation.**

A Design Review Board is hereby established by the City of College Station for the purpose of enhancing the City's ability to review sign, building, and site design issues, including architectural issues as specified in this UDO, by bringing expertise from the community to bear on these issues in designated design districts.

#### B. **Membership and Terms.**

1. The Design Review Board shall consist of seven (7) members. Six (6) of the members shall be appointed by the City Council.
  - a. The City Council shall appoint a representative with expertise from each of the following disciplines or groups:
    - 1) Architecture;
    - 2) Landscape architecture;
    - 3) Business; and
    - 4) Design district connection (e.g., developer, land owner, business owner, resident, or employee within a design district).
  - b. The City Council shall appoint two members that are citizens-at-large.
  - c. The seventh regular member shall be the Chairperson of the Planning and Zoning Commission or his/her designee.
2. With the exception of the Chairperson of the Planning and Zoning Commission or his/her designee who shall serve on this Board as long as the Chairperson serves as chair of the Planning and Zoning Commission, the term of office is three years, provided, however, that one (1) of the three members whose terms expire January 2020 shall be appointed to a two year term and two of the three members whose terms expire January 2022 shall be appointed to a two year term. Thereafter, all appointments shall be for three years.
3. The Design Review Board is a governmental body and shall comply with the Open Meetings Act.

#### C. **Officers, Meetings, Quorum.**

##### 1. **Officers.**

A Chairperson shall be appointed annually by the City Council. The Board shall select a Vice-Chair from among its members as needed.

##### 2. **Meetings.**

Members of the Design Review Board shall meet regularly and the Chairperson shall designate the time and place of such meetings. All meetings of the Board where a quorum is present shall be open to the public.

##### 3. **Quorum.**

Four (4) members shall constitute a quorum for the transaction of any business. Any recommendation or decision which does not receive a majority of positive votes from those members present shall be deemed a negative report.

##### 4. **Rules of Proceeding.**

The Design Review Board shall adopt its own rules of procedure.

5. **Minutes.**

The Design Review Board shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Administrator and shall be a public record.

D. **Powers and Duties.**

The Design Review Board has the following powers and duties:

1. **Wolf Pen Creek District Review**

The Design Review Board shall hear and decide requests for waivers from the standards in the Wolf Pen Creek (WPC) subsection of the Design Districts Section of Article 5 of this UDO as limited to the possible waivers authorized by that subsection.

2. **Wolf Pen Creek Parking Waivers.**

The Design Review Board shall hear and decide requests to vary from the amount of required parking in the Wolf Pen Creek District (WPC).

3. **Northgate District Standards Waivers.**

The Design Review Board shall hear and decide requests to vary from the standards in the Northgate Districts (NG) subsection of the Design Districts Section of Article 5 of this UDO as limited to the possible Waivers authorized by that subsection.

4. **Driveway Appeals.**

The Design Review Board shall hear appeals to decisions of the Development Engineer regarding driveway appeals.

5. **Appeal of Requirement Based on Site Plan Review Criteria.**

The Design Review Board shall hear and decide appeals of the Administrator's application of site plan requirements to assure compliance with Sections 3.6.E, Site Plan Review Criteria, and 3.7.D, Additional Review Criteria for the WPC District.

6. **Buffer Appeals.**

The Design Review Board shall hear appeals of buffer requirements listed in Section 7.7, Buffer Requirements.

7. **Non-Residential Architectural Standards Appeals.**

The Design Review Board shall hear and decide waiver requests as specified in the Non-Residential Architectural Standards Section.

8. **Non-Residential Architectural Standards Alternative Compliance.**

The Design Review Board shall hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards.

E. **Staff.**

The Administrator shall provide staff, as needed, to the Design Review Board.

(Ord. No. [2013-3471](#), Pt. 1(Exh. A), 1-10-2013; Ord. No. [2015-3663](#), Pt. 1(Exh. A), 5-28-2015; Ord. No. [2016-3835](#), Pt. 1(Exh. A), 11-10-2016; Ord. No. [2018-3985](#), Pt. 1(Exh. A), 2-8-2018; Ord. No. [2018-4001](#), Pt. 1(Exh. B), 4-12-2018; Ord. No. [2018-4030](#), Pt. 1(Exh. C), 7-26-2018; Ord. No. [2019-4089](#), Pt. 4(Exh. C), 4-25-2019)