



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.

April 18, 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. March 7 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 Rural to PDD Planned to Development District for approximately

19 acres located southeast of the intersection of Rock Prairie Road and Calaveras Court. Case #REZ2023-000076 (Note: Final action of this item will be considered at the May 9, 2024 City Council Meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Vicinity, Aerial, and Small Area Maps
2. Proposed Concept Plan
3. Background Information
4. Applicants Supporting Information Pt. 1
5. Applicants Supporting Information Pt. 2

- 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 GS General Suburban and ROO Restricted Occupancy Overlay on approximately 21.15 acres being 49 lots and a common area within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision, generally located between Brazoswood Drive and Dominik Drive. Case #REZ2024-000002 (Note: Final action of this item will be considered at the May 9, 2024 City Council meeting – Subject to change).

Sponsors: Jeff Howell

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Rezoning Map
4. Future Land Use Map
5. Original Subdivision Plats
6. Applicant's Supporting Information
7. Petition Committee Members
8. Neighborhood Meeting Materials
9. Petition Signatures

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural to T Townhouse for approximately 16 acres generally located at 3700 Rock Prairie Road West. Case #REZ2024-000004 (Note: Final action of this item will be considered at the May 9, 2024 City Council Meeting - Subject to change).

Sponsors: Gabriel Schrum

Attachments:

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

- 5.4. Public Hearing, 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 of Southeast College Park Lot 5A & Lot 5B Block 3, being a Replat of Southeast College Park Lot 5 Block 3 on approximately 0.608 acres, generally located at the corner of Winding Road and South Dexter Drive. Case #FP2023-000007.

Sponsors: Jeff Howell

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

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 rezoning of approximately 28 acres of land located at 800 Marion Pugh Drive from R-4 Multi-Family to MF Multi-Family. The Planning & Zoning Commission heard this item on March 7, 2024 and voted (7-0) to recommend approval. The City Council heard this item on March 28, 2024 and voted (7-0) to approve the request.
- Appointments of Planning & Zoning Commission members to serve on the BioCorridor Board. The Planning & Zoning Commission heard this item on March 7, 2024 and voted (7-0) to recommend Commissioners Collins and Mirza to serve on the BioCorridor Board. The City Council heard this item on March 28, 2024 and voted (7-0) to approve the recommended Commissioners.

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

- Thursday, April 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 2, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 9, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 16, 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 April 12, 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
March 7, 2024**

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

COUNCILMEMBERS PRESENT: Councilmembers Dennis Maloney and Elizabeth Cunha (via Teams)

CITY STAFF PRESENT: Chief Development Officer Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, 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 Whitten, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Bransom

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

Chairperson 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.

- February 1, 2024

Commissioner Cornelius motioned to approve the Consent Agenda, Commissioner Shafer 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 R-4 Multi-Family to MF Multi-Family on 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).

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

Commissioner Finch asked why the zoning is being changed from R-4 Multi-Family to MF Multi-Family.

Staff Planner Macias clarified that the R-4 Multi-Family zoning district is a retired district, and shared housing is not permitted in the R-4 Multi-Family zoning district.

Commissioner Finch asked if the developer is adding more buildings, and their location.

Staff Planner Macias confirmed that the developer is adding more buildings, adding townhome-style units and another multiplex-style unit along the border of the property and in the middle of the development, which will be reviewed with a site plan submittal.

Commissioner Shafer asked if there are requirements that a site plan be presented to the Commission for approval.

Staff Planner Macias clarified that a site plan would be approved at staff level.

Commissioner Shafer asked why this change is helpful to the development.

Staff Planner Macias clarified that the change in zoning will allow more density within the complex and allow five-bedroom units.

Commissioner Cornelius asked if there were any plans to rezone the surrounding R-4 Multi-Family zoned properties.

Staff Planner Macias clarified that rezoning applications would be submitted to staff as needed, for new development.

Commissioner Mirza stated that utilities are existing on the property, and asked if the developer would have to develop sidewalks or provide improvements.

Staff Planner Macias clarified that a final plat application would have sidewalk requirements for the development.

Chairperson McIlhaney opened the public hearing.

Amy Brewer, Woodway Village Phase 1, College Station, addressed the Commission expressing concerns for traffic.

Kyle Steinberg, Applicant, stated that the corners of the square have been deeded to the City of College Station to create roundabouts for traffic mitigation. Mr. Steinberg also stated that a traffic study was done for the development and the proposal falls below the threshold for conducting a new traffic study.

Chairperson McIlhaney closed the public hearing.

Commissioner Finch asked for the impacts that the FM 2818 (Harvey Mitchell Parkway) construction completion will have on this property.

Administrator Armstrong stated that the Harvey Mitchell Parkway construction is a super street project that is projected to increase traffic flow through the area. Mr. Armstrong further stated that mitigation will also take place with an interchange at George Bush Drive and Wellborn Road.

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

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

Assistant Director Hitchcock presented the item to the Commission, asking for the Commission to recommend to City Council two Commissioners for appointment to the Board.

Chairperson McIlhaney stated that Commissioners Collins and Mirza have agreed to serve on the BioCorridor Board.

Commissioner Cornelius motioned to recommend Commissioners Collins and Mirza to serve on the BioCorridor Board, Commissioner Chaloupka 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

There was no discussion.

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

Chief Development Officer Ostrowski presented an update on MH Middle Housing zoning requests.

Chairperson McIlhaney asked if out-of-town property owners joined the virtual public engagement meetings for the second phase of City-initiated rezoning.

Chief Development Officer Ostrowski stated that virtual meetings provided an opportunity for out-of-town property owners to join, a few people joined each virtual meeting opportunity.

Commissioner Cornelius asked for the date in which the City-initiated rezoning public engagement meetings letters were mailed.

Chief Development Officer Ostrowski confirmed that the letters were mailed out three weeks prior to the initial public engagement meeting.

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

Chairperson McIlhaney designated Commissioner Cornelius to serve on the Design Review Board.

There was no discussion.

- 6.4 Presentation 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.

There was no discussion.

- 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.

There was no discussion.

- 6.6 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 6:19 p.m.

Approved:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

April 18, 2024
Item No. 5.1.
Midtown PDD Rezoning

Sponsor: Jesse Dimeolo

Reviewed By CBC: Parks & Recreation Board

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 Rural to PDD Planned to Development District for approximately 19 acres located southeast of the intersection of Rock Prairie Road and Calaveras Court. Case #REZ2023-000076 (Note: Final action of this item will be considered at the May 9, 2024 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Neighborhood Integrity

Recommendation(s): The Parks and Recreation Advisory Board voted unanimously to recommend support of the proposed parkland dedication at their meeting on April 9, 2024. Staff recommends approval of the rezoning request.

Summary: This project can be summarized into three main components.

1. Design of a residential subdivision expansion to the existing Midtown Reserve development
2. Building a multi-use path according to Bicycle, Pedestrian and Greenways Master Plan
3. Dedicating parkland

The subject property, around 19 acres, was acquired by the Midtown Reserve Subdivision developer in November 2022 and has not yet been added to the preliminary plan. A revised preliminary plan will be applied for upon approval of this current rezoning request. The design and subdivision of the land into lots for single-family residential development is shown in the attached Concept Plan and further detailed in the modifications section. Two future streets and one future alley will be built on the property to provide access to the new residential lots. The future alley specifically provides rear-parked cottage green structures that front the adjacent Southeast Park.

An adjacent multi-use path in Phase 109 is stubbed to this tract and is proposed to continue through and be built in accordance with the route established in the Bicycle, Pedestrian and Greenways (BPG) Master Plan. This is an important segment as the trail continues to extend southward towards the greater Lick Creek Trail system. The developer proposes to construct more than the required length of path in order to fulfill the connection to the Lick Creek system. According to the BPG Master Plan, the developer is only required to continue the alignment diagonally across the tract and stub to the Southeast Park; but the extension is offered as a community benefit that will help balance the modifications they are requesting with the PDD rezoning. This additional length of pathway, around 850 feet will be constructed on City parkland and will be generally located along the shared property line, as determined through the platting process.

The applicant is also requesting that the area through which the multi-use path traverses be dedicated as City parkland. Originally, this area was designed as a common area for the Midtown subdivision but is now being proposed to be City parkland. This proposed land dedication will be

contiguous to the land already owned by the City in the future Southeast Park. As shown on the Parkland Exhibit on page 9 of the attached Applicant's Supporting Information Pt. 2, 2.23 acres from the adjacent Phase 109 and 3.08 acres from the subject tract are proposed to be dedicated. As this request (the subject tract and Phase 109 combined) proposes parkland dedication of more than five acres, it was required to go before the Parks and Recreation Advisory Board for their recommendation. The Parks Board heard this proposal at their meeting on April 9 and voted unanimously to recommend approval of the dedication.

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 Mixed Residential and Natural and Open Areas. The Comprehensive Plan generally describes the land uses as follows:

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

Natural and Open Areas - areas that represent a constraint to development and that should be preserved for their natural function or open space qualities. These areas include floodplains and riparian buffers, as well as recreation facilities.

The applicant is proposing a base zoning of GS General Suburban which is consistent with the land uses identified in the Comprehensive Plan's Future Land Use and Character Map. The General Suburban portion is appropriate for high-density single-family lots, townhomes, and cottage green single-family structures that will incorporate specific design criteria further outlined below in the modifications section.

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

The subject property is adjacent to PDD Planned Development District zoning to the west, R Rural to the north across Rock Prairie Road, and City parkland to the east. Half of the surrounding property is owned by Midtown Subdivision and the other half is owned by the City of College Station as parkland. The proposed PDD zoning is compatible with the neighboring PDD's residential land uses and supports connectivity with the adjacent parkland through the proposal of several path connections as shown on the concept plan.

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

The applicant is proposing to rezone approximately 19 acres. The subject property is bisected by a tributary of Lick Creek, which is being proposed to be dedicated as city parkland and will provide space for a multi-use path alongside the tributary. The tract of land north of the tributary will take access from Rock Prairie Road and the southern half will take access from internal residential streets

in the Midtown development that lead towards Double Mountain Road and Town Lake Drive. The subject tract will be part of the larger Midtown development and is suitable for development of single family and parks.

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

Water and sewer service will be provided by the City of College Station. There is an existing water line along Rock Prairie Rd. Additional water lines, and sewer lines will be projected to this property from the existing Midtown PDD and will be shown in an updated Preliminary Plan. There is adequate capacity of both water and sewer for this development based on the anticipated demand provided by the developer. Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject tract has frontage to Rock Prairie Road which is designated as a future 4-lane Major Arterial and currently constructed as a 2-lane rural collector in this section. Traffic will flow out of this site in two different directions depending on what side of the tributary you are located on. The most recent traffic impact analysis (TIA) performed for Midtown has been updated to include the additional single-family uses proposed within the boundary of this rezoning request. The updated TIA determined that additional mitigation beyond what was already identified in the original TIA is not needed.

5. The marketability of the property:

The property can be marketed under the current zoning of R Rural which allows for large-lot residential uses. However, the marketability of the property would increase if rezoned for dense single-family residential, as proposed.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed residential areas, parkland dedication, multi-use path, and connections from the residential areas to the multiuse path and park. 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. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD concept plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and

7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose, Intent and Community Benefit: The City's Medical District Master Plan recognizes the importance of developing this area as an urban environment with both the density and the mix of uses to serve the area with offices, services, and retail, as well as living opportunities for employees and patrons of the area. The intent is for this area to serve as a Health and Wellness District that would provide a Live-Work-Play environment with enhanced pedestrian facilities and destinations.

In order to construct a more urban environment, some of the City's existing development standards must be modified. In general, structures are proposed to have minimal setbacks, few height limitations, and no buffers between uses. Additionally, availability of public parking is considered very important to the success of the development.

To encourage a healthy lifestyle, site enhancements will be made throughout to provide pedestrian traffic within and through the site for both recreation and commuting. This will be accomplished in part by providing trail connections to the Lick Creek hike and bike trail and enhanced recreational amenities around the existing pond within the development.

To provide walkable vibrant urban environment, the public realm should be supported by landscape, site furniture, outdoor plazas and art. The urban design and mixed-use nature of the Midtown development will create the need for enhanced urban amenities such as benches and other site furniture, street trees, enhanced paving materials, and wide sidewalks. All street furniture and amenities as well as placement will be standardized according to the district's architectural guidelines. Street light standards are proposed to be distinct to the District and will be coordinated between the City and the District.

Base Zoning Districts: The PDD Planned Development District zoning includes the following base zoning districts and all requirements associated with those base zoning districts shall apply except where specifically modified herein. The PDD Planned Development District zoning includes base zoning districts GS General Suburban with modifications for the area described as "Town Center Residential" in the Concept Plan and NAP Natural Areas Protected for the area described as "Natural Areas" in the Concept Plan.

The PDD includes a number of modifications, listed below, to realize the urban proposal. In addition, amendments to Preliminary Plans and their associated Final Plats are proposed to be taken through the review process concurrently, and concurrently to the Planning and Zoning Commission (when required), at the request of the developer.

Permitted Uses:

Town Center Residential: GS General Suburban uses with the following additional uses, as defined in the Unified Development Ordinance:

- Boarding and Rooming House
- Duplex
- Multi-family (maximum of four (4) units)
- Townhouse

- Single-unit dwelling
- Two-unit dwelling
- Cottage Green Single-Family (**as defined below)

** Cottage Green is defined as a grouping of detached single-family dwelling units clustered around a common open space developed with a common plan for the site. Residential lots may front on an alley (no street frontage) so long as fire protection is maintained. Green clusters will have parking associated with the common development, but not necessarily with each lot.

** Where Cottage Green Structures are adjacent to City of College Station parkland, the Cottage Green Structures shall front the parkland and be alley parked.

Modifications: The requested modifications are as follows:

- Section 12-5.2 Residential Dimensional Standards
 - o Variances to the General Suburban standards for the Town Center Residential area.

Average Lot Area per Dwelling Unit (DU)	No Minimum
Absolute Min. Lot Area per Dwelling Unit (DU)	1500 SF
Min. Lot Width	No Minimum
Min. Lot Depth	No Minimum
Min. Front Setback(H)	10'
Min. Side Setback	5'(A)
Min. Side Street Setback	10'
Min. Side Setback between Structures	10'
Min. Rear Setback	No Minimum
Max. Height	35'
Max. Dwelling Units/Acre (Subdivision Gross)	16

(A) Zero lot line construction is allowed so long as a minimum distance of 10' between structures is maintained.

- **Section 12-7.3 Off-Street Parking Standards** – Parking space requirements for the residential uses will be:
 - o One (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom
- **Section 12-7.6 Landscape and Tree Protection** - The following modifications are proposed:
 - o Section 12-7.6.B.2.a - As denser urban conditions are requested in the residential areas, a minimum of one tree (canopy or non-canopy) is required in the front yard of townhouse or single-family residential. This is a variance from the General Suburban requirement of 2 trees canopy trees (or one minimum 4" canopy tree) for each lot.
- **Section 12-8.3 General Requirements & Minimum Standards of Design for Subdivisions within the City Limits.** Enjoyable, well-designed streets define the character of the district.

They should support high levels of walking and bicycling, as well as vehicular traffic and parking. Modifications are requested to the following sections of the Subdivision Regulations.

- o 12-8.3.E.8.a Geometric Standards, Street Design Criteria (exceptions noted below in “Optional Modifications to Street Design Standards”)
- o 12-8.3.E.7.a.1) Cul-de-Sacs in this zoning expansion shall be a maximum of 1,500 feet.
- o 12-8.3.E.7.c Cul-de-Sacs may have more than 30 lots, if a secondary access point is provided for the more than 30 lots.
- o 12-8.3.H.1.h Lot frontage on a public street
 - ☐ Residential lots that front on a common courtyard or access lot will have access to public streets through alleys.

Optional Modifications to Street Design Standards in Town Center Residential: The following options for alternative street design may be used in lieu of other applicable requirements. If the following described street design is used, then all listed modifications should be included in the design:

- Right-of-Way & Easements

- o Standard street Right-of-Way (ROW) widths.
- o As bicycle facilities are standard on thoroughfares, if parking is desired, then additional ROW width is needed to accommodate separated bike lanes and parking.
- o Ten (10) foot Public Utility Easements (PUE) provided adjacent to each side of the ROW and within proposed ten (10) foot building setback.
- o Utilities will be located within the ROW or PUE with no additional width of ROW or PUE dedication required.
- o Utilities may not be located under vehicular pavement, with the exception of crossings. Utilities can be located in other areas within the ROW or PUE such that they will not affect the building setback.
 - ☐ Utilities are permitted under sidewalks.
 - ☐ Storm sewer is permitted under the street.
- o Additional PUE will not be required if depth of utility exceeds the standard depth. Maximum 10-foot PUE.
- o Water and wastewater lines will be located at least 15 feet from the permitted setback of structures (or at least five (5) feet inside of the ROW).
- o Exceptions may be made to the standard 15' building separation from a pressurized water line and/or wastewater line for minor conflicts to ensure the 10' building setback is not affected.

- Building Setbacks from Right-of-Way

- o A minimum of ten (10) foot building setbacks from the property line/ROW line.
- o Utility placement will be such that structures may be erected at the ten (10) foot setback line.

- Pavement Width and Parking

- o On-street parking is permitted at the time of development. As public streets, if the City desires to remove parking in the future for public safety or other reasons, it may do so at its discretion with approval of a parking removal ordinance.
- o Minimum pavement width is 27 feet (back of curb) and meeting all other standards.

- o Phases of development with all pavement widths of at least 30 feet (back of curb) do NOT have to comply with “Single-Family Residential Parking Requirements for Platting” (Unified Development Ordinance Section 12-8.3.W).
- o Residential sidewalks will be a minimum of six (6) feet in width.

- Tree Placement

- o Canopy and non-canopy trees may be planted in residential front yards within the 10-ft setback/PUE so long as canopy trees are not located over water or wastewater lines.

Floodplain & Detention: A drainage analysis is required to determine the extent of detention needed on site, as required by the Unified Development Ordinance. The developer or the Municipal Management District is responsible for providing all storm water detention facilities. After construction, all storm water detention facilities will be maintained by the Rock Prairie Municipal Management District Number 2 MMD.

Floodplain mitigation may be appropriate in areas designated as Natural Areas if located inconspicuously and approved by the City Engineer.

Parkland: Community and Neighborhood Parkland and Park Development will be provided in the existing Midtown Development. The exact acreage required for dedication will be based on the number of dwelling units developed. All park and public spaces will be maintained by MMD.

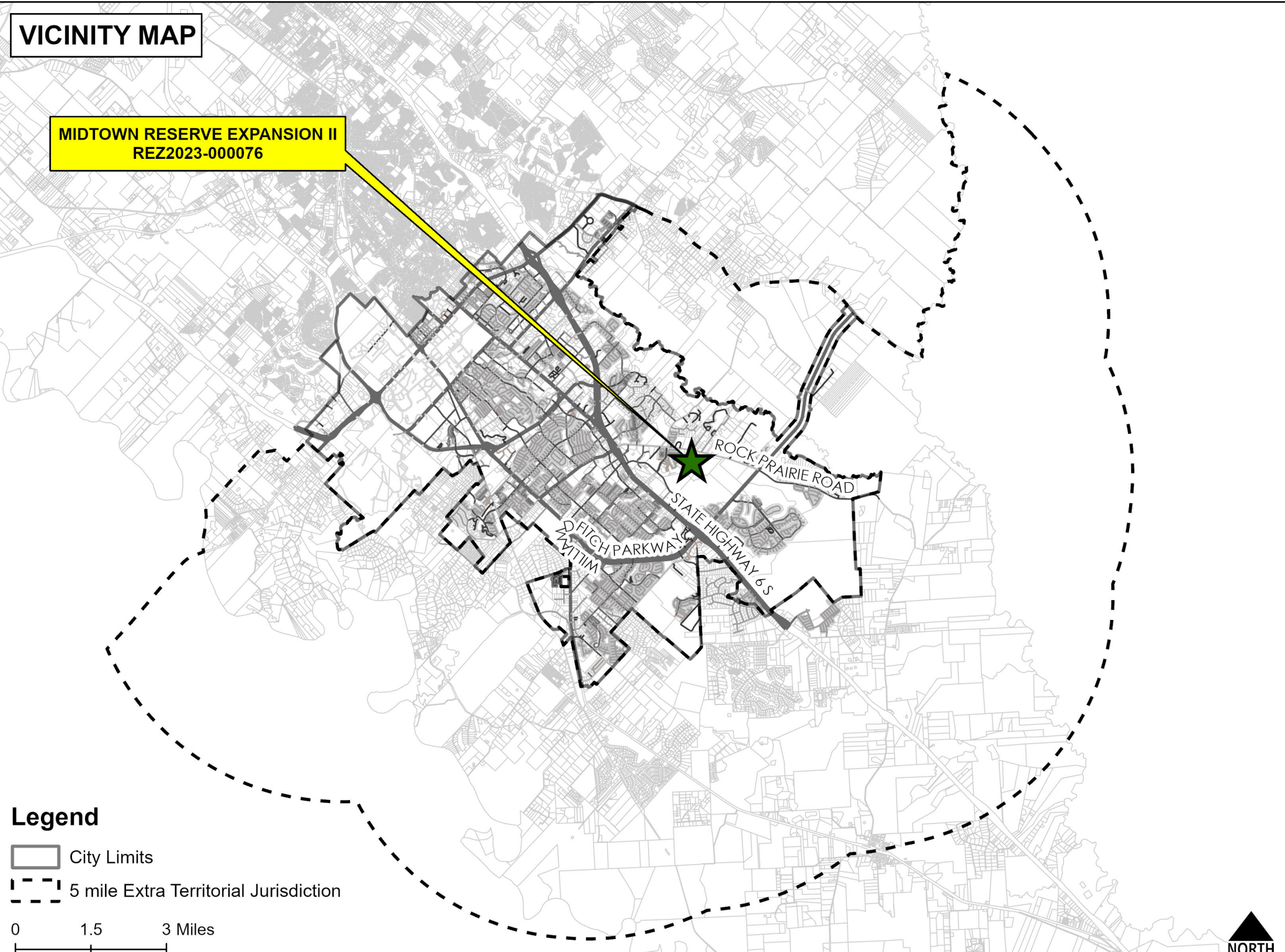
Budget & Financial Summary: N/A

Attachments:

1. Vicinity, Aerial, and Small Area Maps
2. Proposed Concept Plan
3. Background Information
4. Applicants Supporting Information Pt. 1
5. Applicants Supporting Information Pt. 2

VICINITY MAP

MIDTOWN RESERVE EXPANSION II
REZ2023-000076



Legend

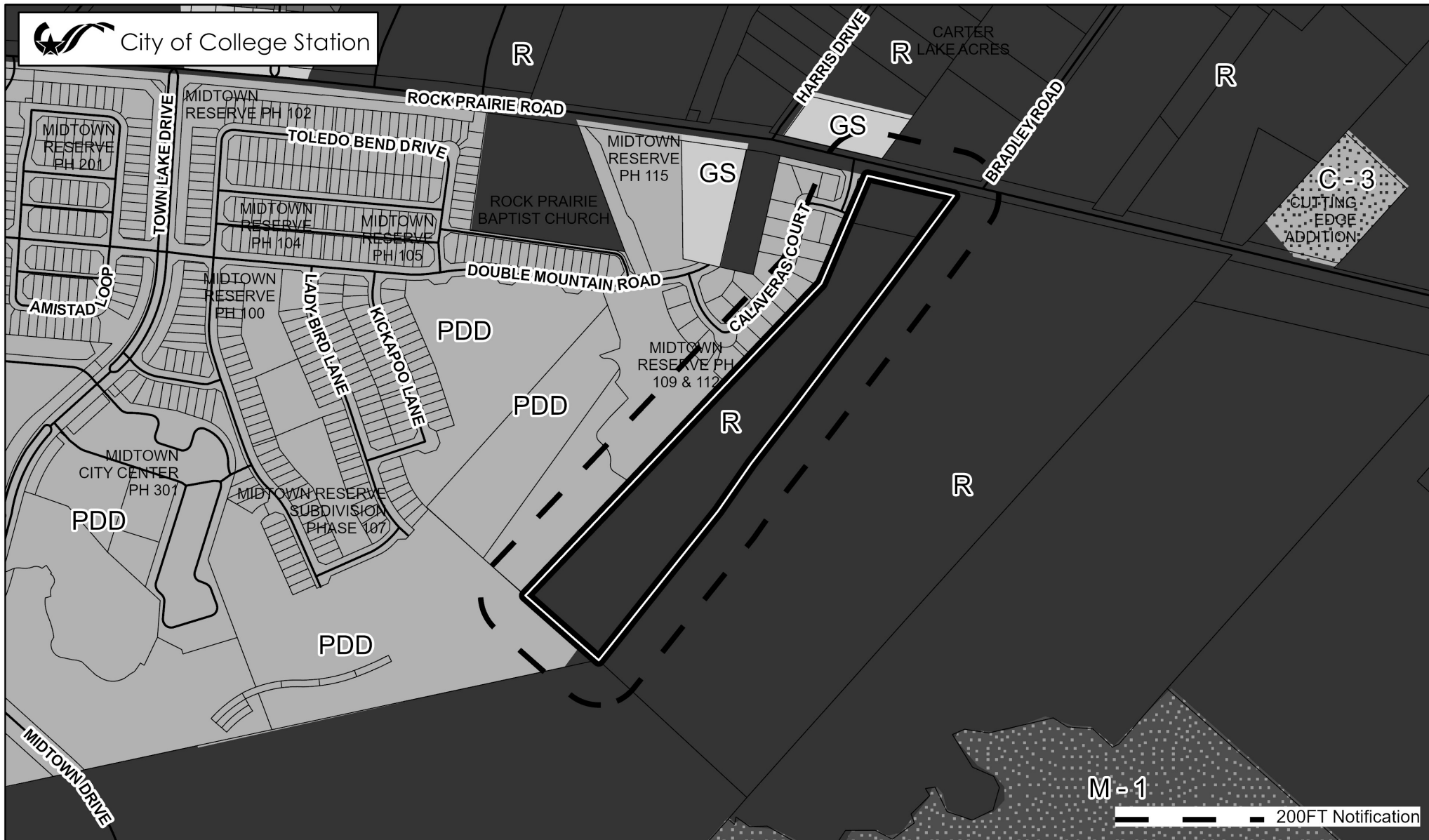
- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles





REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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

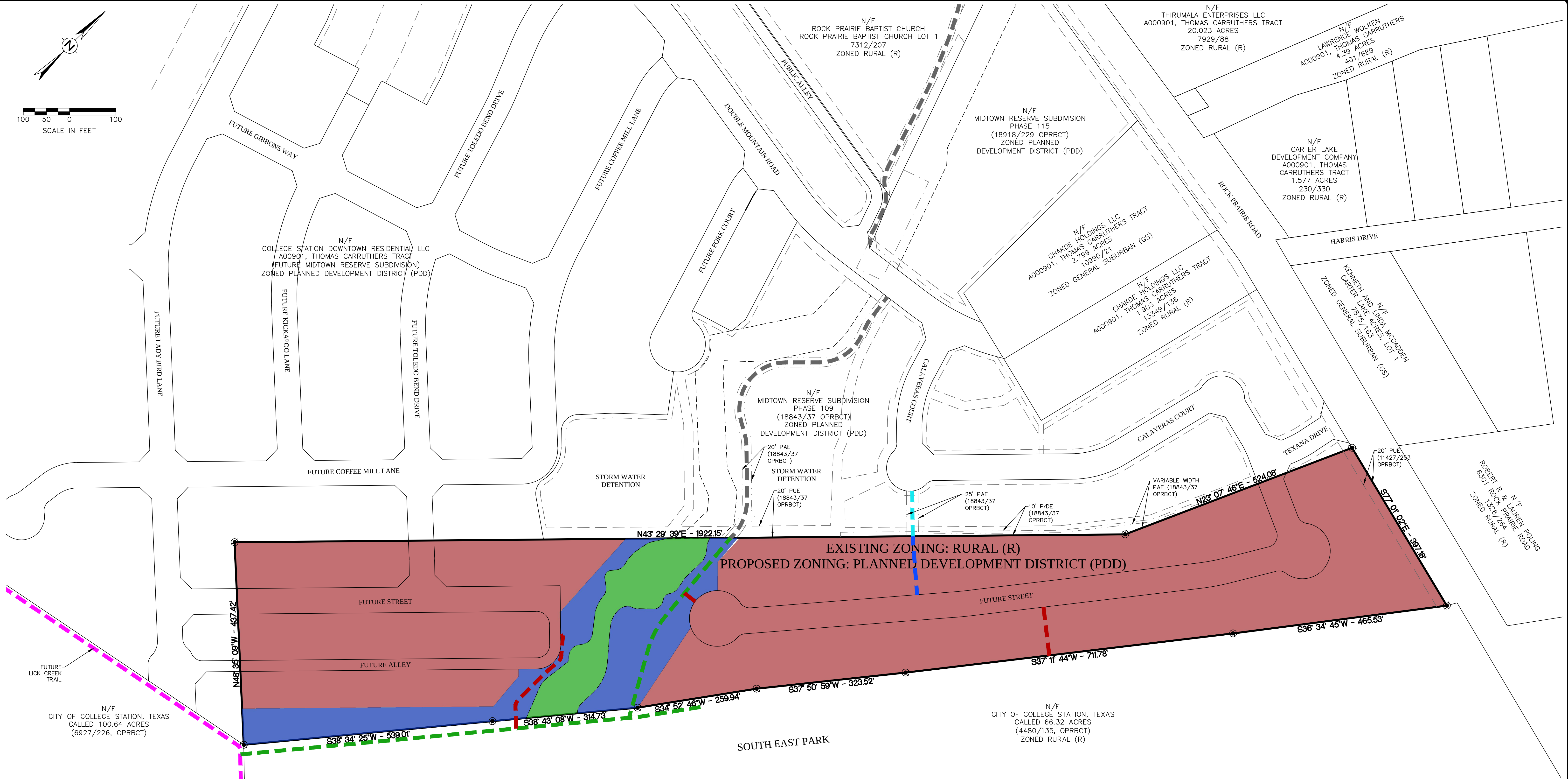
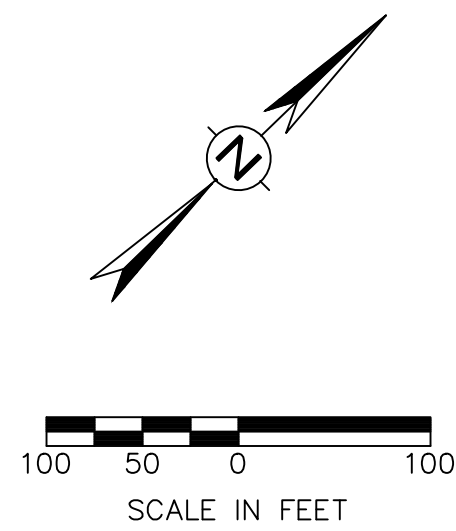


0 500 1,000 Feet

MIDTOWN RESERVE EXPANSION II

Case:
REZ2023-000076

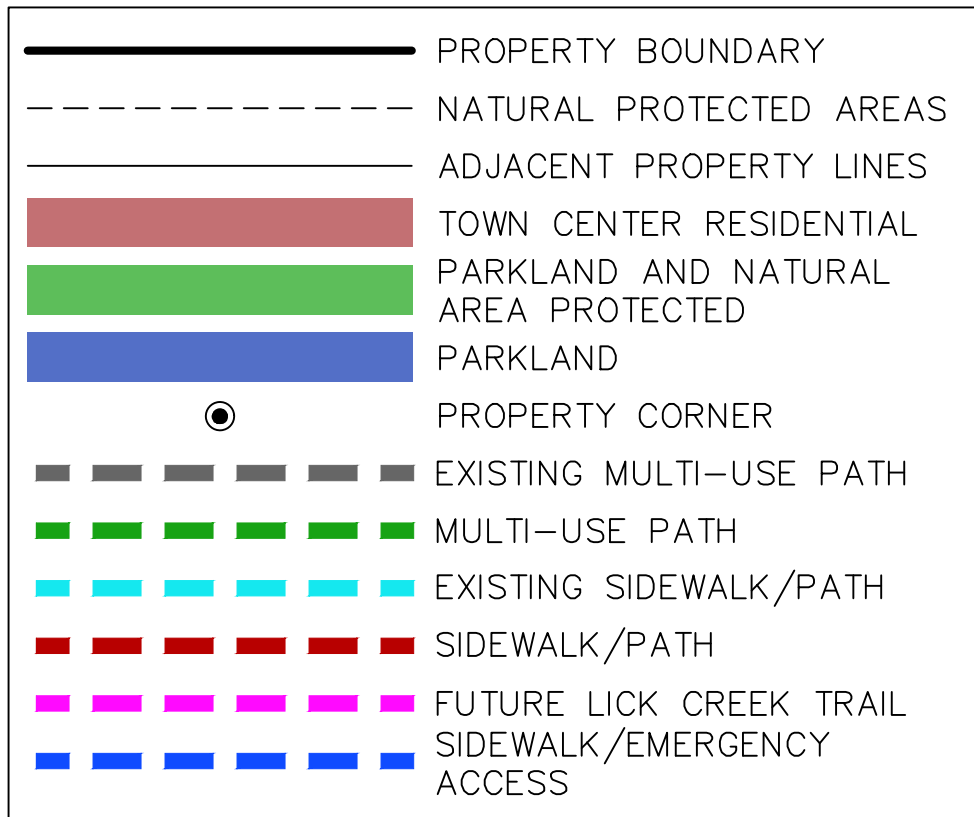
REZONING



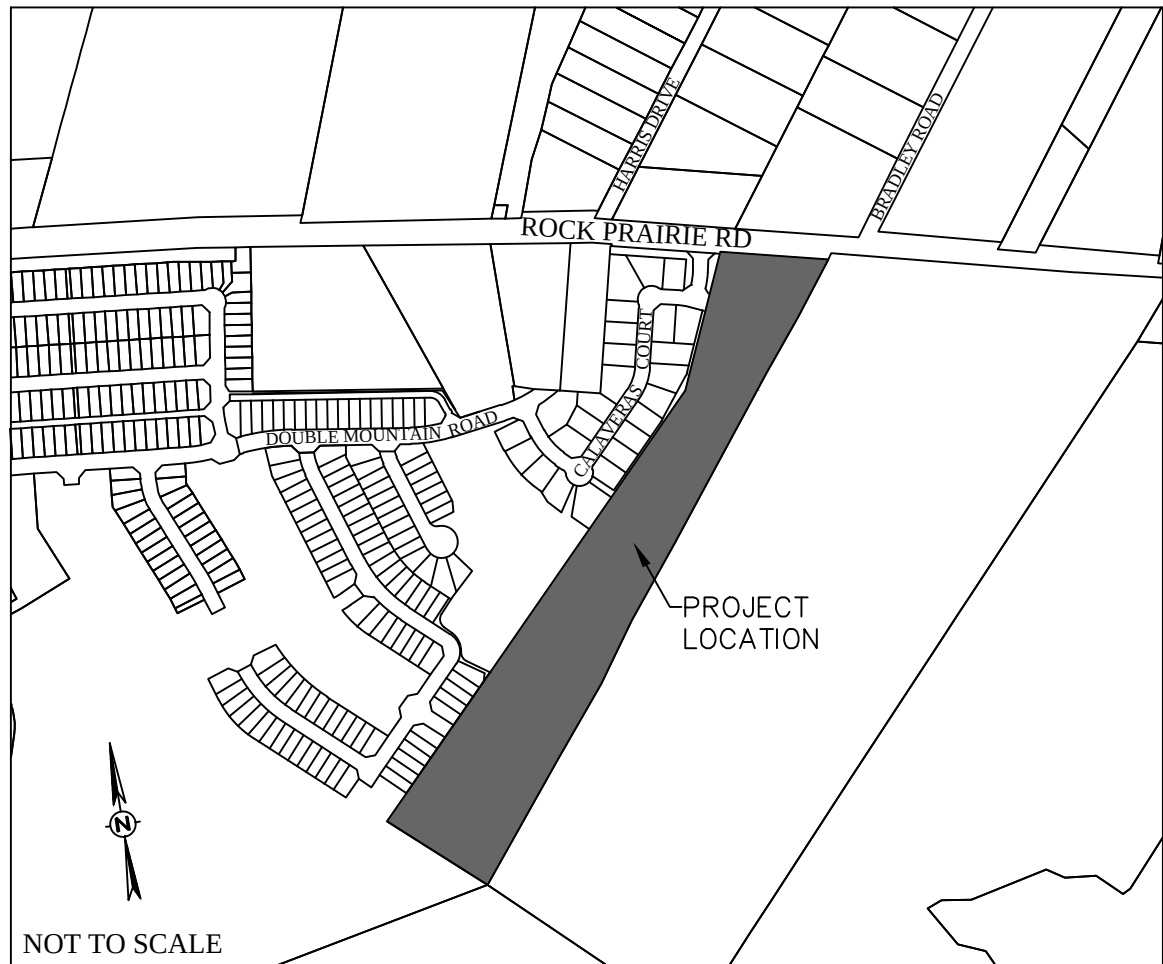
NOTES:

1. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
2. THE PRELIMINARY PLAN WILL NEED TO BE REVISED TO DEPICT THE EMERGENCY ACCESS CONNECTION TO CALAVERAS COURT AND PUBLIC STREET AND ALLEY CONNECTION TO LADY BIRD LANE.
3. OFF-SITE CONSTRUCTION OF EMERGENCY ACCESS TO CALAVERAS COURT SHALL OCCUR WITH THE FINAL PLAT.
4. EXACT MULTI-USE PATH ACCESS WAY LOCATIONS ARE SUBJECT TO CHANGE AT THE FINAL PLAT STAGE.
5. THE MULTI-USE PATH WILL BE CONSTRUCTED AND MAINTAINED BY THE MIDTOWN RESERVE SUBDIVISION DEVELOPER OR THE ROCK PRAIRIE MANAGEMENT DISTRICT No. 2.
6. FENCES ALONG ALL LOT LINES ADJACENT TO CITY PARKLAND SHALL BE OPEN STYLE TO ALLOW VISIBILITY BETWEEN THE PARK AND THE ADJACENT LOTS.
7. LOCATION OF THE ACCESS WAY AND MULTI-USE PATH STUBS TO THE ADJACENT SOUTH EAST PARK WILL BE FINALIZED ONCE CITY PARK PLANS HAVE BEEN PROVIDED TO THE DEVELOPER.

LEGEND



VICINITY MAP



CONCEPT PLAN
MIDTOWN RESERVE EXPANSION II
19.44 ACRES
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS
RURAL (R) TO
PLANNED DEVELOPMENT
DISTRICT (PDD)

OWNER/DEVELOPER:

PHILLIPS 3 LAND
HOLDINGS, LLC
1141 MIDTOWN DRIVE
COLLEGE STATION, TX 77845
(979) 690-7250

SCALE: AS SHOWN
MARCH 2024

SURVEYOR:

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 18, 2024

Advertised Council Hearing Date: May 9, 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:

Carter Lake HOA

Property owner notices mailed: 10
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate Residential	R Rural	Rock Prairie Road
South	Parks & Greenways Natural & Open Areas	R Rural	Future City Park
East	Parks & Greenways Natural & Open Areas	R Rural	Future City Park
West	Mixed Residential Natural & Open Areas	PDD Planned Development District	Midtown Reserve Residential Subdivision

DEVELOPMENT HISTORY

Annexation: Frontage along Rock Prairie Road was annexed in 1983. The remainder of the subject tract was annexed in 1995.

Zoning: A-O Agricultural Open upon annexation
A-O renamed R Rural (2013)

Final Plat: Unplatted

Site development: Undeveloped



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: MIDTOWN RESERVE EXPANSION II (REZ2023-000076)

Address: N/A

Legal Description: A000901, THOMAS CARRUTHERS (ICL), TRACT 51.11, 17.45 ACRES
A000901, THOMAS CARRUTHERS (ICL), TRACT 51.1, 2.002 ACRES

Total Acreage: 19.44

Applicant: SCHULTZ ENGINEERING

Property Owner: PHILLIPS 3 LAND HOLDINGS, LLC

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

There is a demand for single family housing in College Station and the zone change is necessary for development of the property.

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

The zone change is in accordance with the Comprehensive Plan.

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

The current zoning would only allow for approximately 15 large single-family lots.

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

The requested zoning district will allow the expansion of the Midtown Development Residential.

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

The requested zoning district will allow the expansion of the Midtown Development Residential.

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

There is no marketability for the property permitted by the current zoning district since the land value would have to be very minimal in order to develop large residential lots.

List any other reasons to support this zone change.

Development of this property will allow the Midtown Residential Development to have additional access to Rock Prairie Road.

Maximum Building Height.

10 – 35'

Proposed Drainage.

The drainage from this development flows onto the adjacent property and will be designed in accordance with the Unified Development Ordinance and the B/CS Unified Development Guidelines.

Variations Sought.

These are provided in Meritorious Modifications Exhibit.

Community Benefits.

As an expansion of the Midtown Development this property will have access to the parks, trails and other amenities to be provided in Midtown. It will provide the urban walkable residential environment to support the commercial part of Midtown.

Sustained Stability.

This plan is for an expansion of the existing Midtown Reserve development and will have the same standards and will create an environment of stability and harmony with that development.

Conformity.

This development will provide single family residential lots which is in conformance with the General Suburban land use for this area.

Compatibility with use.

The abutting land on the west has the same zoning and use so it is compatible. The adjacent tracts on the south and east side are parkland and will not be developed. This zoning request does not adversely affect their development.

Access to Streets.

Dwelling units that do not front on a public street may front on an Alley so long as fire protection is maintained.

Public Improvements.

This development will construct the public infrastructure necessary for the subdivision. It is an expansion of Midtown Reserve which will provide park land and park improvements for this area also.

Public Health.

The subdivision will be constructed in accordance with the requirements of this PDD zoning and the UDO which will ensure that is it no detrimental to anyone or any surrounding property.

Safety.

This development is an expansion of an existing residential subdivision and will provide adequate vehicular, bicycle and pedestrian facilities so that it will not adversely affect the safety and convenience of the residents.

MIDTOWN RESERVE SUBDIVISION

EXPANSION II

March 2024



Prepared by:

Schultz Engineering, LLC
TBPE Firm #12327
911 Southwest Parkway East
College Station, Texas 77840
(979) 764 – 3900
SE Job No. [22-066](#)

Contents

Summary	2
---------------	---

Exhibits

Exhibit A: Preliminary Plan	3
Exhibit B: Rezoning	4
Exhibit C: Parkland	5

Photos

Photo 1: Tall Lighting	6
Photo 2: Bollard Lighting for Sidewalks	7
Photo 3: Trash Receptacle and Bench	8
Photo 4: Exercise Station	9
Photo 5: Exercise Station	10
Photo 6: Exercise Station	11

Midtown Reserve Subdivision Expansion II

The Midtown Reserve Subdivision is expanding to include the 19.44 acres of land adjacent to the Southeast Park. The Preliminary Plan of the Midtown Reserve and Midtown City Center Subdivision is attached. This Plan shows the parkland for the development. The PDD Zoning Concept Plan for the 19.44 acre tract and a Parkland Exhibit are attached. The Exhibits show the layout of the residential subdivision streets with sidewalks, alley, the multi-use path, pedestrian and bike connections. Also shown is the 3.08 acres of proposed parkland dedication for the 19.44 acres. 0.96 acres of the 3.08 acres parkland is “Natural Area Protected” land use which is the approximate limits of the 100-year floodplain and will be left as a natural area without development.

Also, 2.23 acres in Phase 109 of the development is proposed for parkland. 1.19 acres of 2.23 acres parkland is “Natural Area Protected” land use. Along the east side of the proposed parkland is an existing multi-use path. This path starts at Rock Prairie Road and will be extended to the Southeast Park and then through a portion of the park as shown on the Exhibit. Parkland dedication in Phase 109 was not requested prior to its development since it appeared unlikely that the 19.44 acres would get added to the development. Now we can create a continuous parkland as shown in the parkland exhibit.

Development of the proposed parkland may include sidewalks, paths, parking, lighting, benches, trash receptacles, exercise stations and other amenities. All development within the parkland will go through Development Services and the Parks Department for review and approval and will be built to City Standards. All parkland and public spaces in the Midtown Reserve Subdivision will be maintained by the Rock Prairie Management District No. 2, as specified in the Development Agreement.

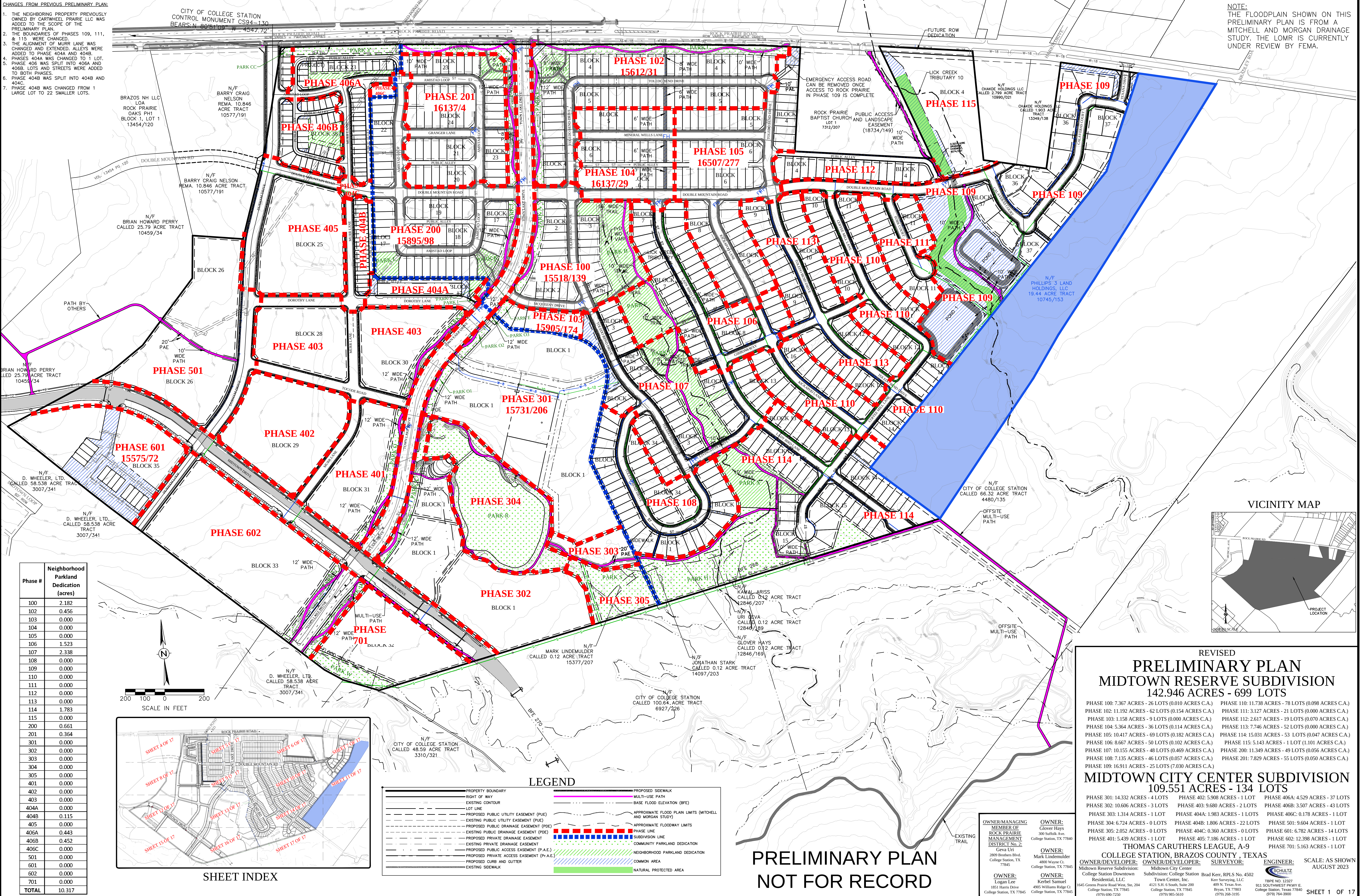
Attached are photos of some of the existing park improvements in the Midtown Reserve Subdivision. Also, photos of the exercise stations in the Castlegate II Park. This equipment or similar equipment may be utilized in the proposed parkland.

EXHIBIT A
PRELIMINARY PLAN

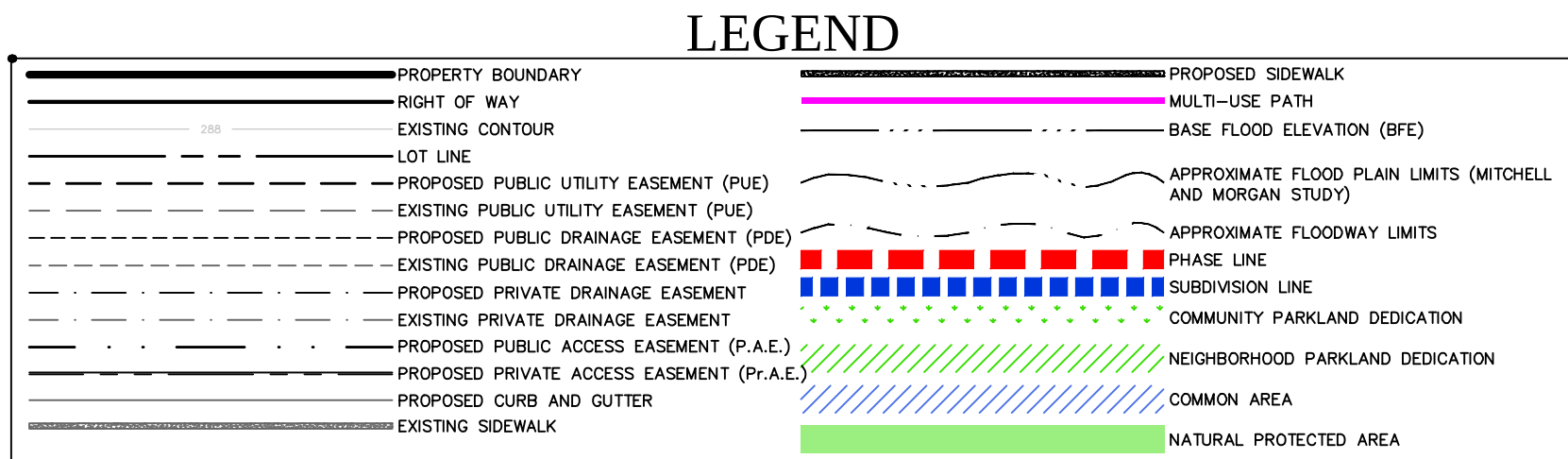
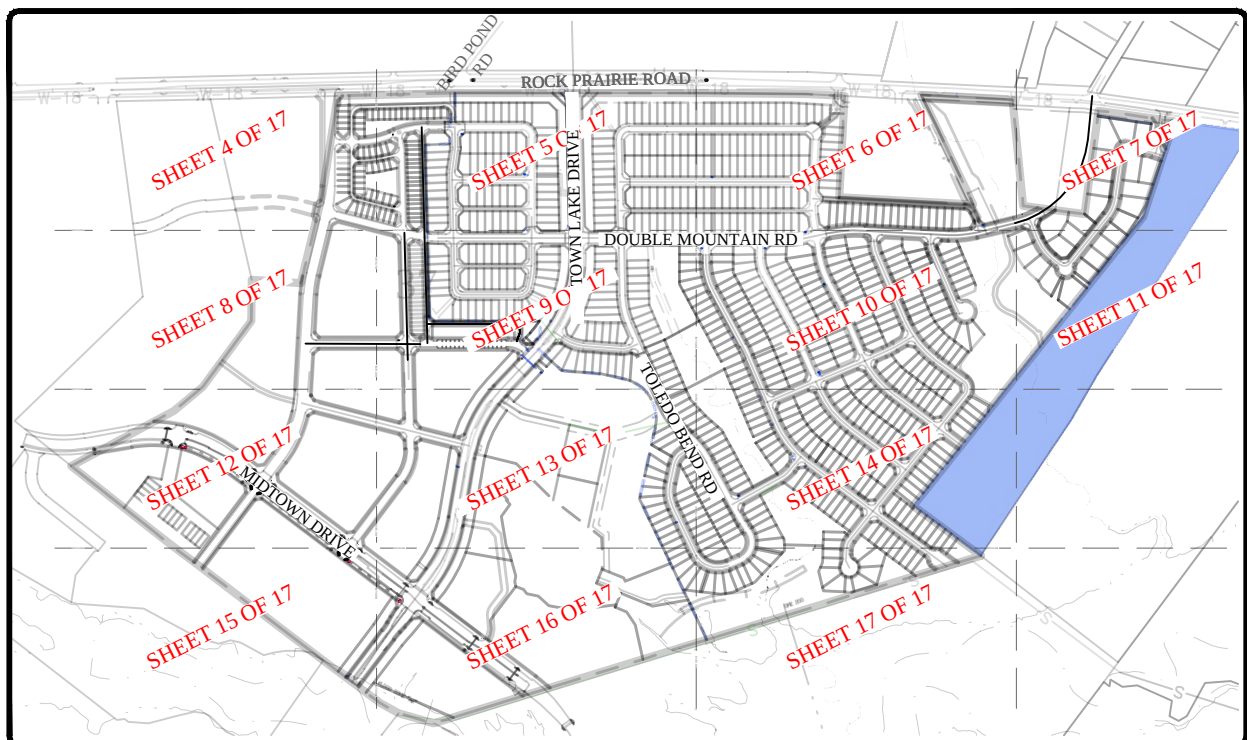
CHANGES FROM PREVIOUS PRELIMINARY PLAN:

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

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



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



PRELIMINARY PLAN
NOT FOR RECORD

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 699 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 11.738 ACRES - 78 LOTS (0.098 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 3.127 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 2.617 ACRES - 19 LOTS (0.070 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 5.143 ACRES - 1 LOT (1.101 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.469 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.056 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.057 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)
PHASE 109: 16.911 ACRES - 25 LOTS (7.030 ACRES C.A.)	

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 134 LOTS

PHASE 301: 14.332 ACRES - 4 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406A: 4.529 ACRES - 37 LOTS
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.680 ACRES - 2 LOTS	PHASE 406B: 3.507 ACRES - 43 LOTS
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404A: 1.983 ACRES - 1 LOT	PHASE 406C: 0.178 ACRES - 1 LOT
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404B: 1.806 ACRES - 22 LOTS	PHASE 501: 9.604 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 404C: 0.360 ACRES - 0 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 401: 5.439 ACRES - 1 LOT	PHASE 405: 7.186 ACRES - 1 LOT	PHASE 602: 12.398 ACRES - 1 LOT
		PHASE 701: 5.163 ACRES - 1 LOT

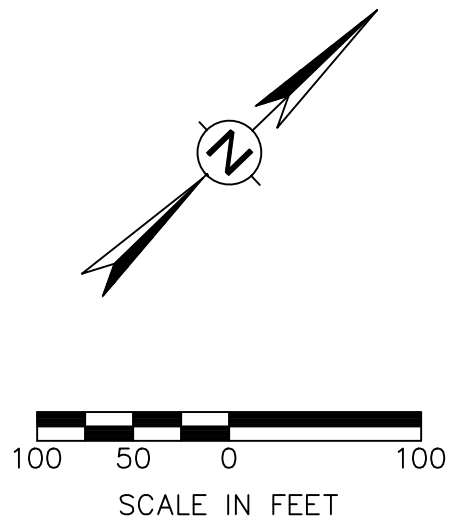
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER: Clayton Hays 300 Suffolk Ave. College Station, TX 77840	OWNER: Mark Lindemulder 4800 Wayne Ct. College Station, TX 77845	OWNER: Kerbel Samuel 4900 Williams Ridge Ct College Station, TX 77845	OWNER: Logan Lee 1851 Harris Drive College Station, TX 77845	OWNER/DEVELOPER: Midtown City Center Town Center, Inc. 4121 S.H. 6 South, Suite 200 Bryan, TX 77803 (979) 764-5610	ENGINEER: Ken Surveying, LLC 409 N. Texas Ave. College Station, Texas 77840 (979) 764-9900	SCALE: AS SHOWN AUGUST 2023
---	---	---	--	---	---	--	--------------------------------

SHEET 1 OF 17

EXHIBIT B

REZONING



N/F
CITY OF COLLEGE STATION, TEXAS
CALLED 100.64 ACRES
(6927/226, OPRBCT)

FUTURE
MULTI-USE
PATH

FUTURE GIBBONS WAY

FUTURE TOLEDO BEND DRIVE

FUTURE COFFEE MILL LANE

FUTURE FORK COURT

DOUBLE MOUNTAIN ROAD

N/F
ROCK PRAIRIE BAPTIST CHURCH
ROCK PRAIRIE BAPTIST CHURCH LOT 1
7312/207
ZONED RURAL (R)

N/F
MIDTOWN RESERVE SUBDIVISION
PHASE 115
(18918/229 OPRBCT)
ZONED PLANNED
DEVELOPMENT DISTRICT (PDD)

N/F
CHAYDE HOLDINGS LLC
A000901, THOMAS CARRUTHERS TRACT
2.799 ACRES
10990/21
ZONED GENERAL SUBURBAN (GS)

N/F
CHAYDE HOLDINGS LLC
A000901, THOMAS CARRUTHERS TRACT
1.903 ACRES
13349/138
ZONED RURAL (R)

N/F
THIRUMALA ENTERPRISES LLC
A000901, THOMAS CARRUTHERS TRACT
20.023 ACRES
7929/88
ZONED RURAL (R)

N/F
LAWRENCE WOLVEN
A000901, THOMAS CARRUTHERS TRACT
4.39 ACRES
401/689
ZONED RURAL (R)

N/F
CARTER LAKE
DEVELOPMENT COMPANY
A000901, THOMAS CARRUTHERS TRACT
1.577 ACRES
230/330
ZONED RURAL (R)

HARRIS DRIVE

N/F
KENNETH AND LINDA MCCADDEN
CARTER LAKE ACRES, LOT 1
ZONED GENERAL SUBURBAN (GS)

N/F
ROBERT R. & LAUREN POLING
ROCK PRAIRIE ROAD
60.1 ACRES
ZONED RURAL (R)

N43° 29' 39"E - 1922.15'

EXISTING ZONING: RURAL (R)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PDD)

FUTURE STREET

FUTURE STREET

FUTURE ALLEY

FUTURE STREET

S37° 11' 44"W - 711.78'

S36° 34' 45"W - 465.53'

S27° 01' 02"E - 397.18'

SOUTH EAST PARK

N/F
CITY OF COLLEGE STATION, TEXAS
CALLED 66.32 ACRES
(4480/135, OPRBCT)
ZONED RURAL (R)

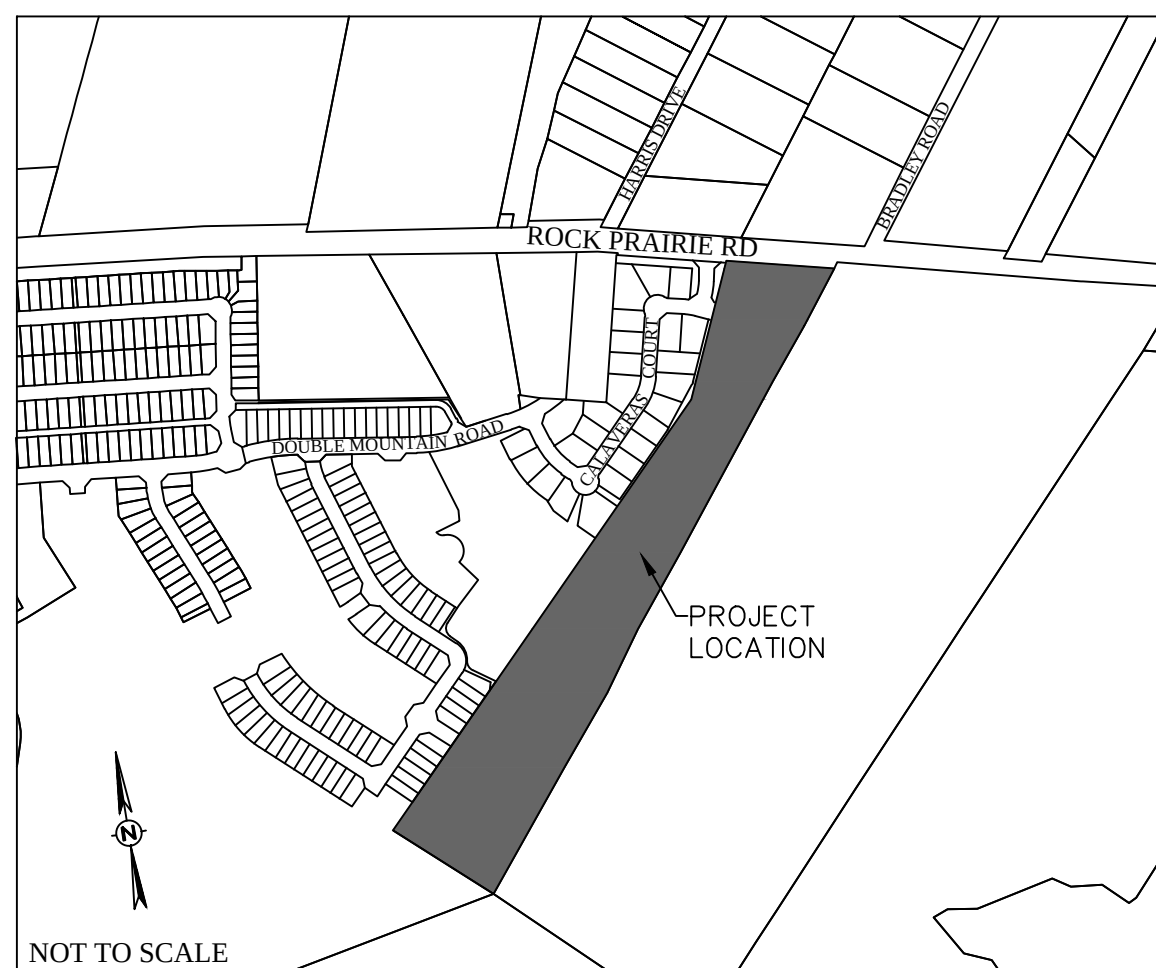
LEGEND

	PROPERTY BOUNDARY
	NATURAL PROTECTED AREAS
	ADJACENT PROPERTY LINES
	TOWN CENTER RESIDENTIAL
	PARKLAND AND NATURAL AREA PROTECTED
	PARKLAND
	PROPERTY CORNER
	EXISTING MULTI-USE PATH
	MULTI-USE PATH
	EXISTING SIDEWALK/PATH
	SIDEWALK/PATH

NOTES:

1. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 4804100310F, EFFECTIVE DATE: APRIL 2, 2014.
2. THE PRELIMINARY PLAN WILL NEED TO BE REVISED TO DEPICT THE EMERGENCY ACCESS CONNECTION TO CALAVERAS COURT AND PUBLIC STREET AND ALLEY CONNECTION TO LADY BIRD LANE.
3. OFF-SITE CONSTRUCTION OF EMERGENCY ACCESS TO CALAVERAS COURT SHALL OCCUR WITH THE FINAL PLAT.
4. EXACT MULTI-USE PATH ACCESS WAY LOCATIONS ARE SUBJECT TO CHANGE AT THE FINAL PLAT STAGE.
5. THE MULTI-USE PATH WILL BE CONSTRUCTED AND MAINTAINED BY THE MIDTOWN RESERVE SUBDIVISION DEVELOPER OR THE ROCK PRAIRIE MANAGEMENT DISTRICT No. 2.
6. FENCES ALONG ALL LOT LINES ADJACENT TO CITY PARKLAND SHALL BE OPEN STYLE TO ALLOW VISIBILITY BETWEEN THE PARK AND THE ADJACENT LOTS.

VICINITY MAP



CONCEPT PLAN

MIDTOWN RESERVE EXPANSION II

19.44 ACRES

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

RURAL (R) TO PLANNED DEVELOPMENT DISTRICT (PDD)

SCALE: AS SHOWN
FEBRUARY 2024

OWNER/DEVELOPER:

PHILLIPS 3 LAND
HOLDINGS, LLC
1141 MIDTOWN DRIVE
COLLEGE STATION, TX 77845
(979) 690-7250

SURVEYOR:

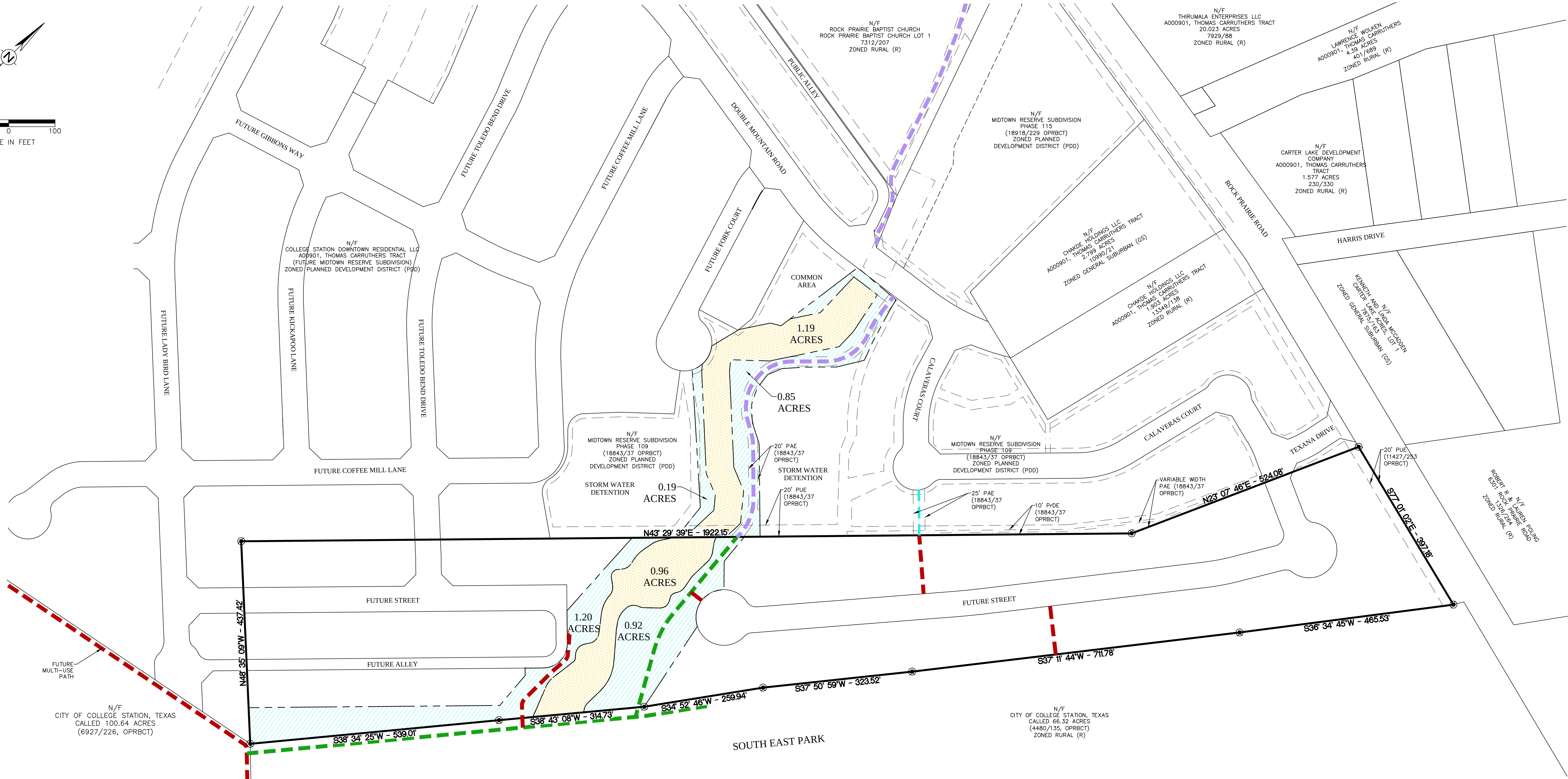
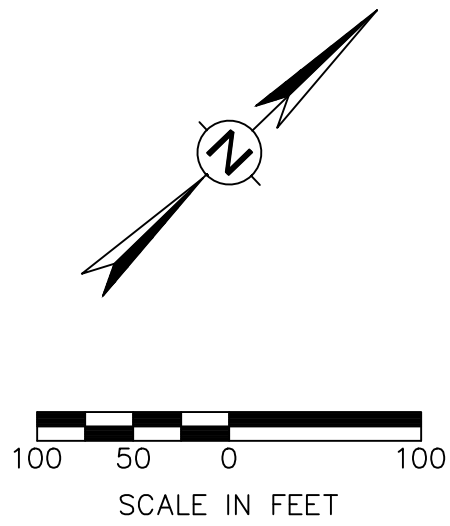
Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

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

EXHIBIT C

PARKLAND



LEGEND

PROPERTY BOUNDARY

ADJACENT PROPERTY LINES

PARKLAND AND NATURAL AREA PROTECTED

PARKLAND

PROPERTY CORNER

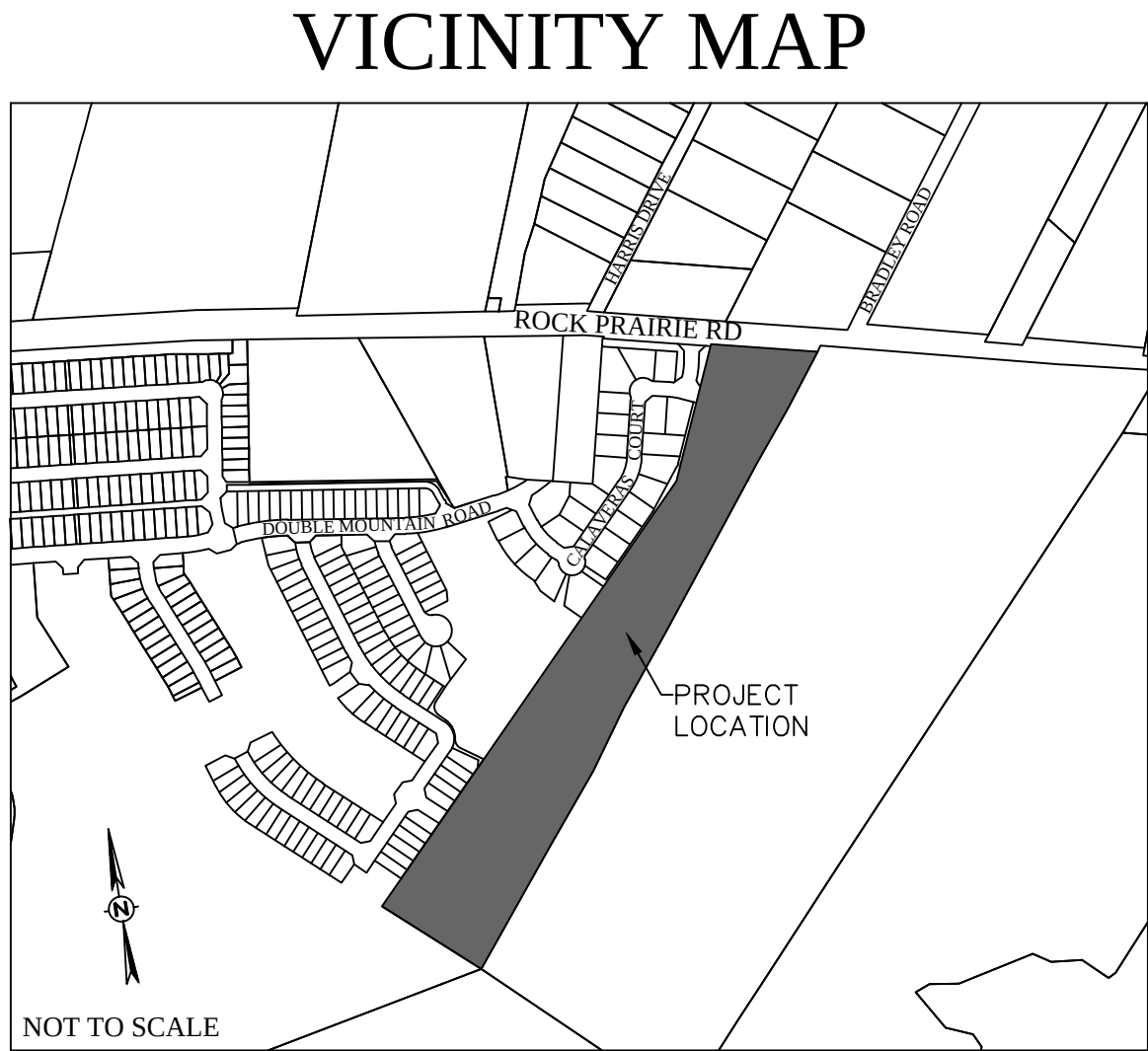
EXISTING MULTI-USE PATH

MULTI-USE PATH

EXISTING SIDEWALK/PATH

SIDEWALK/PATH

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTIONS 2 (MYCS2).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: 04-02-2014.
 - THE PARKLAND AND PUBLIC SPACES WILL BE MAINTAINED BY THE ROCK PRAIRIE MANAGEMENT DISTRICT No. 2.
 - THE "NATURAL AREA PROTECTED" LAND IS THE APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN.



PARKLAND EXHIBIT

MIDTOWN RESERVE EXPANSION II

19.44 ACRES

THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

PHILLIPS 3 LAND HOLDINGS, LLC
1141 MIDTOWN DRIVE
COLLEGE STATION, TX 77845
(979) 690-7250

SURVEYOR:

Nathan Paul Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

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

Photo 1: Tall Lighting



Photo 2: Bollard Lighting for Sidewalks



Photo 3: Trash Receptacle and Bench



Photo 4: Exercise Station



Photo 5: Exercise Station



Photo 6: Exercise Station



**April 18, 2024
Item No. 5.2.**

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 21.15 acres being 49 lots and a common area within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision, generally located between Brazoswood Drive and Dominik Drive. Case #REZ2024-000002 (Note: Final action of this item will be considered at the May 9, 2024 City Council meeting – Subject to change).

Relationship to Strategic Goals:
Neighborhood Integrity

Recommendation(s): N/A

Summary: This request is to rezone a total of approximately 21.15 acres from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay, being approximately:

- 17.35 acres being 39 lots and a common area within Cat Hollow Phase 1; and
- 3.80 acres being 10 lots within Glenhaven Estates Phase 8

This request is to add the ROO, which is a single-family overlay zoning district, to the existing base zoning within these contiguous subdivision boundaries. The ROO is intended to provide subdivision-specific occupancy regulations – not to exceed two unrelated persons per single-family dwelling or accessory living quarter. The ROO Petition Committee, comprised of property owners from each original subdivision, has met all requirements of the ROO application process. The Petition Committee submitted the application materials including the ROO petition for each subdivision. When submitting an application with contiguous subdivisions applying jointly within one application, the fifty (50) percent plus one (1) petition signature threshold of property owners in support of the overlay must be met for each of the original subdivisions that apply jointly. City staff were able to verify that each original subdivision has met the petition signature threshold in support of the requested ROO.

REZONING REVIEW CRITERIA

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

The subject areas are designated as Neighborhood Conservation and Natural & Open Areas on the Comprehensive Plan Future Land Use & Character Map. The Natural & Open Areas are tributaries that lead to Carters Creek and the associated floodplain. The surrounding areas to the north are designated as Neighborhood Conservation, Parks and Greenways at the location of Richard Carter Park, and Neighborhood Commercial with a church. The subject properties are also surrounded by Neighborhood Conservation and Natural & Open Areas (the Carters Creek tributaries) to the south, east, and west. These subject areas are generally bounded by Brazoswood Drive to the north and Dominik Drive to the south which are both existing 2-lane minor collectors and are shown on the Comprehensive Plan’s Thoroughfare Plan.

The Comprehensive Plan discusses single-family overlay zoning districts in both Chapter 3, Strong Neighborhoods and Chapter 9, Collaborative Partnerships. The plan states that, “various single-family overlay zoning districts have been created to help mitigate the issues associated with tear-downs in established neighborhoods. These include the Neighborhood Conservation Overlay, the Restricted Occupancy Overlay, and the Historic Preservation Overlay.” The plan goes on to state that collaboration between the City and Texas A&M University is vital to proactively address issues caused by the rapid growth of the university and the stressors and potential changes that places on nearby neighborhoods. Single-family overlay zoning is a tool that a neighborhood can choose for itself to help address and mitigate perceived, anticipated, and actual changes within an established single-family neighborhood. While the NCO Neighborhood Conservation and HP Historic Preservation overlays address and mitigate changes to physical property characteristics, the intent of a ROO is to address and mitigate issues associated with over-occupancy. As a tool that a neighborhood can pursue for itself to address issues of over-occupancy and preserve neighborhood character, the request is aligned 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 subject areas are surrounded by GS General Suburban zoned single-family homes, except to the north across Glenhaven Drive, which is zoned T Townhouse and is currently developed with single-family housing and a park. The single-family uses allowed by the GS General Suburban zoning district will remain and the addition of the ROO solely restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

As stated in the Unified Development Ordinance (UDO):

Single-family overlay districts create an additional zoning district that is superimposed over the underlying zoning district. Single-family overlay districts are intended to provide additional standards for College Station neighborhoods. These standards promote residential development patterns and are intended to protect and enhance desirable neighborhood characteristics, livability, and harmonious, orderly, and efficient growth and development. The underlying zoning district establishes the permitted uses and standards and shall remain in effect. The requirements of the overlay district are to be applied in addition to the underlying zoning district standards.

The ROO overlay standard is as follows:

Occupancy of either a detached single-family dwelling or accessory living quarter shall not exceed two unrelated persons per single-family dwelling or accessory living quarter. Related persons are specified in Section 11.2 ‘Defined Terms’ in the definition of ‘Family.’ Accessory living quarter requirements are further specified in Section 6.5 ‘Accessory Uses’ within the standards for ‘Living Quarters.’

UDO sections 3.3 Zoning Map Amendment (Rezoning), 4.1 Establishment of Districts, and 5.11 Single-Family Overlay Districts detail the application process and regulations for single-family overlay districts and the ROO Process Handbook serves as a policy guide for residents. The process requires that a subdivision interested in pursuing a ROO form a Petition Committee. That committee is tasked with leading the effort, organizing their neighbors, hosting a neighborhood-led meeting and notifying all neighbors of the meeting via certified mail, collecting the petition signatures, and submitting the completed application and all required materials. Contiguous subdivisions can choose

to work together and submit a joint application, provided that there is a representative from each original subdivision on the Petition Committee and that each subdivision submits a petition that meets the threshold of fifty (50) percent plus one (1) of signatures in support of the overlay for each subdivision.

The ROO Petition Committee was comprised of six members, with at least one representative from each subdivision: Bill Brown (Cat Hollow Phase 1), Tina Hanna (Cat Hollow Phase 1), Allen Kinley (Cat Hollow Phase 1), Anna Park (Cat Hollow Phase 1), Christine McFarland (Glenhaven Estates Phase 8), and Janet Fanguy (Glenhaven Estates Phase 8). The Petition Committee hosted their neighborhood meeting on December 10, 2023, discussed pursuing the ROO, answered questions from their neighbors, and discussed collecting petition signatures. There were approximately 23 attendees at the meeting--20 were property owners, 1 was on behalf of an owner who was not able to attend, and 2 were other property owners in the surrounding area. City staff were not present at the meeting.

The Petition Committee finished collecting petition signatures and submitted their ROO application on February 2, 2024. City staff verified that the application was complete, that all requirements were met, and that the ROO petition for each original subdivision met the signature threshold. The verified petition signatures in support of the ROO are as follows:

- Cat Hollow Phase 1: 28 of 39 lots in support (71.7%)
- Glenhaven Estates Phase 8: 8 of 10 lots in support (80%)

Staff held a required City-hosted neighborhood meeting for this ROO application request on March 25, 2024. There were approximately 13 attendees, with the majority of questions relating to the overall process, timeline, and enforcement within the ROO.

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

The ROO zoning does not affect any of the physical characteristics of the underlying GS General Suburban zoning district. The existing subdivisions meet the dimensional standards for GS General Suburban zoned properties as set forth in the UDO and are already developed as single-family residential subdivisions.

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, wastewater, stormwater, and transportation infrastructure is adequate to support the needs of these existing developments. No additional development and subsequent impacts are anticipated from the addition of the ROO zoning designation.

5. The marketability of the property:

The single-family uses allowed by the GS General Suburban zoning district will remain and are marketable as single-family residential homes. The ROO only restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

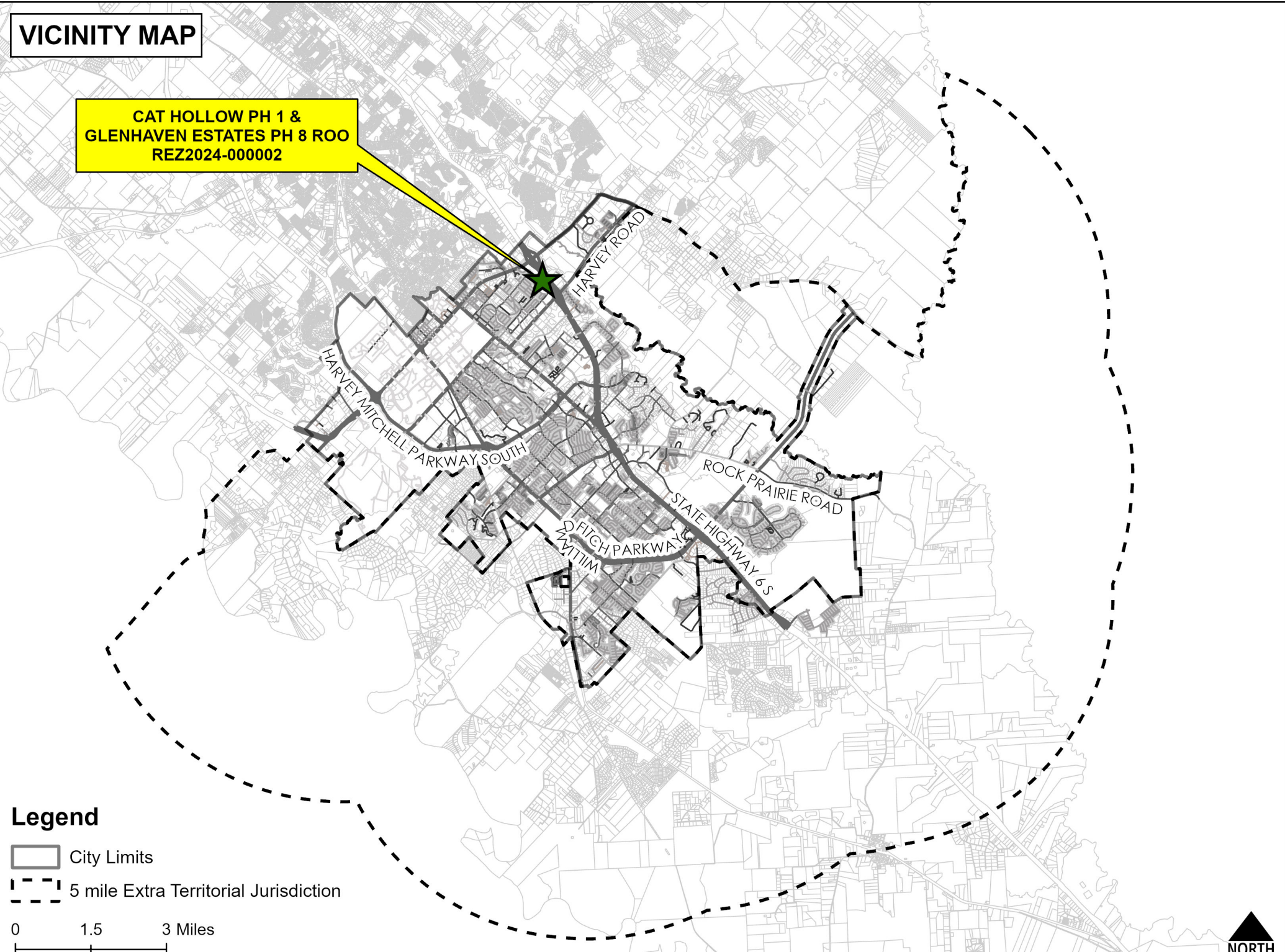
Budget & Financial Summary: N/A

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Rezoning Map
4. Future Land Use Map
5. Original Subdivision Plats
6. Applicant's Supporting Information
7. Petition Committee Members
8. Neighborhood Meeting Materials
9. Petition Signatures

VICINITY MAP

CAT HOLLOW PH 1 &
GLENHAVEN ESTATES PH 8 ROO
REZ2024-000002



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

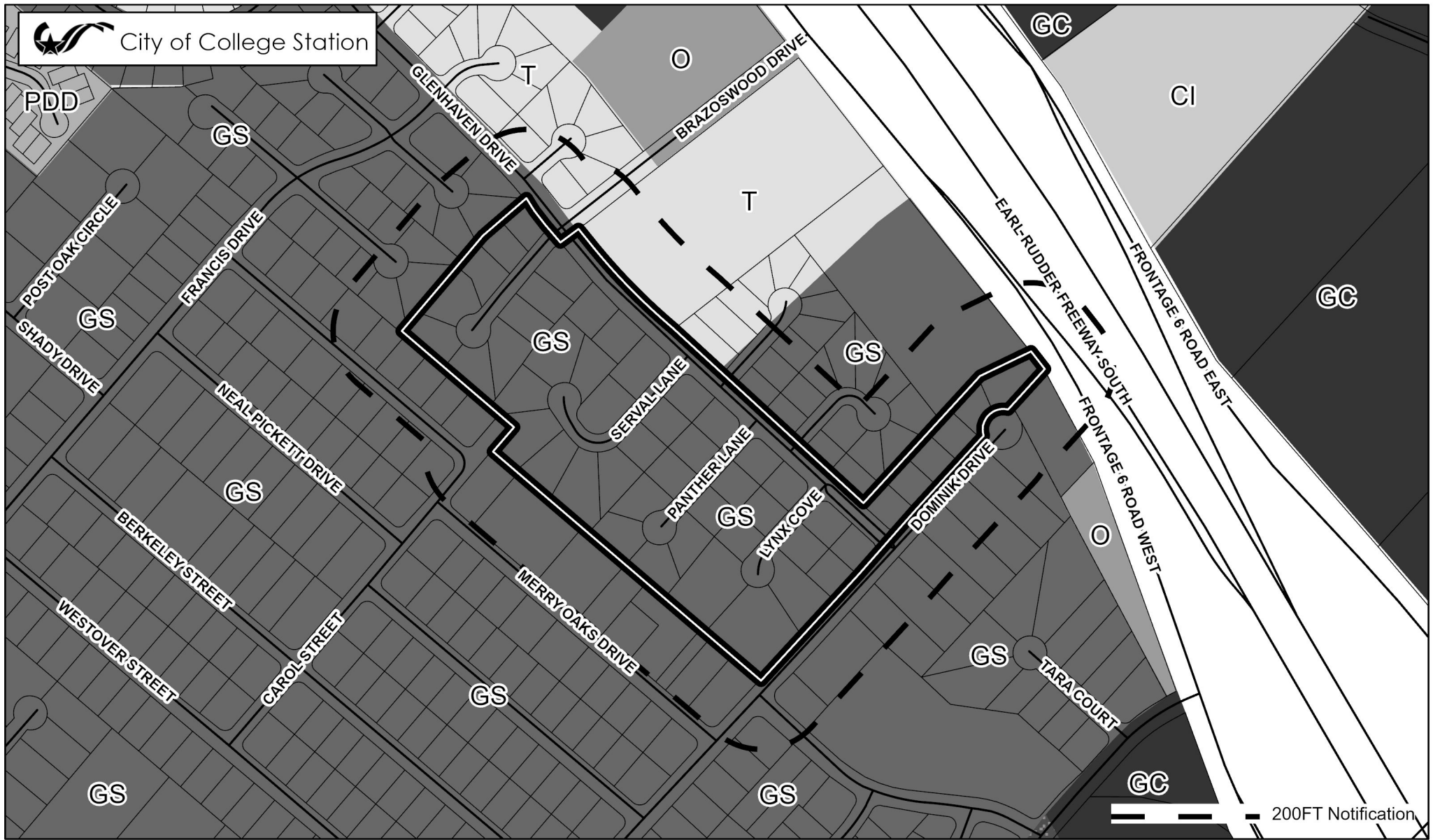
0 1.5 3 Miles





Case:
REZ2024-000002

Page 46 of 95



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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



0 395 790 Feet

**CAT HOLLOW PH 1 &
GLENHAVEN ESTATES PH 8 ROO**

Case:
REZ2024-000002

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 18, 2024
Advertised Council Hearing Date: May 9, 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:

Cat Hollow

Property owner notices mailed: 117

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: One at the time of this report

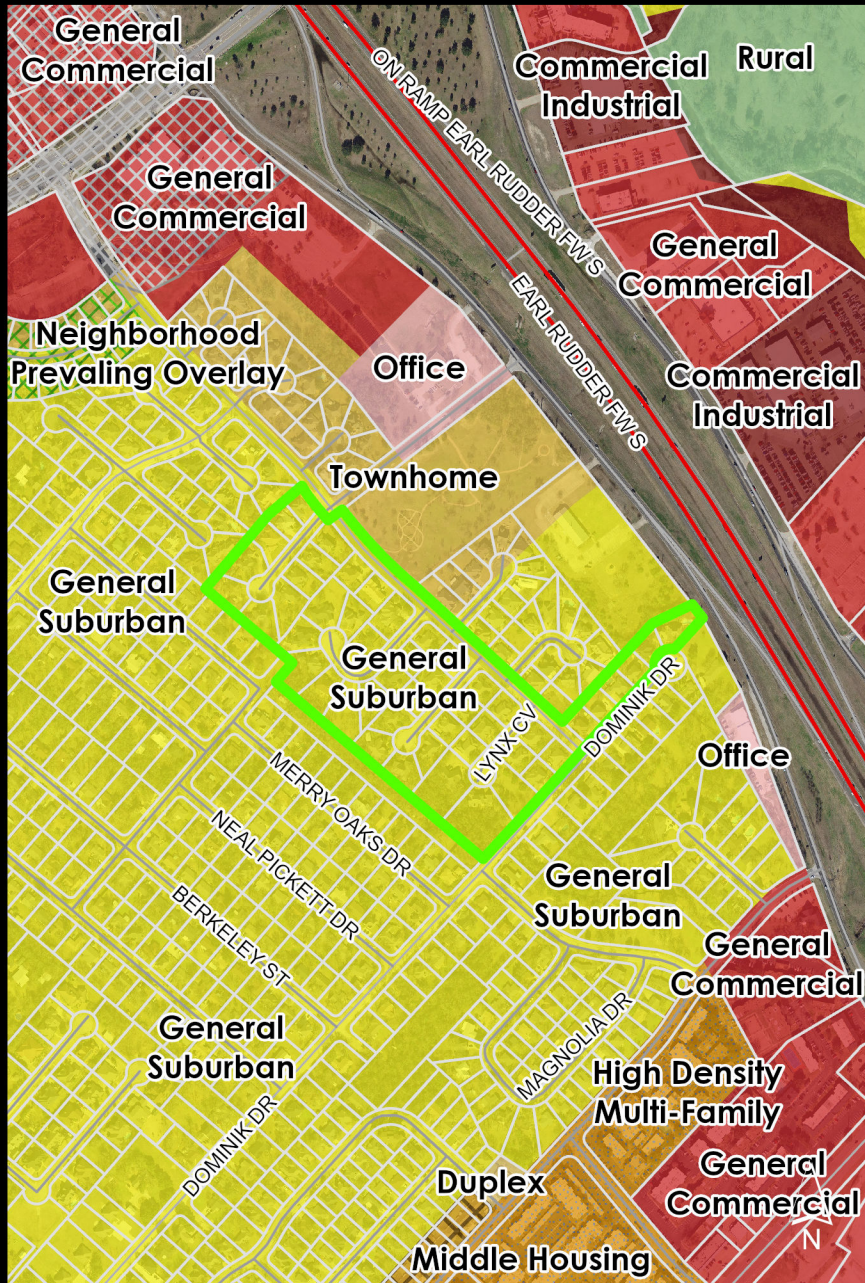
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation, Parks & Greenways, Neighborhood Commercial	GS General Suburban, T Townhouse	Single-family detached, Parkland
South	Neighborhood Conservation, Natural & Open Areas	GS General Suburban	Single-family detached
East	Neighborhood Conservation, Natural & Open Areas	GS General Suburban	Single-family detached
West	Neighborhood Conservation, Natural & Open Areas	GS General Suburban	Single-family detached

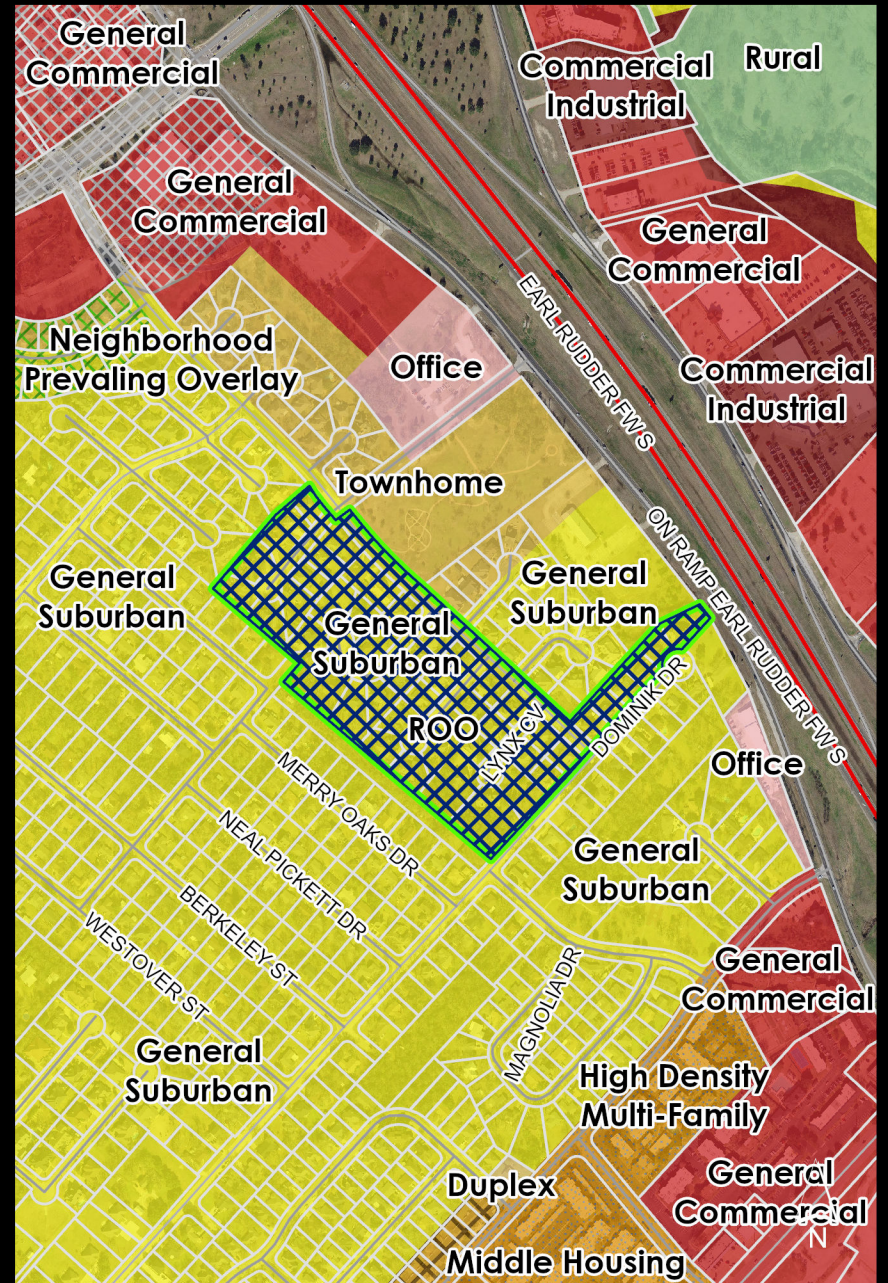
DEVELOPMENT HISTORY

Annexed: August 1958
Zoning: R-1 Single-Family Residential (upon annexation 1958)
R-1 Single-Family Residential renamed to GS General Suburban (2013)
Final Plat: Glenhaven Estates Phase 8 (1993), Cat Hollow Phase 1 (1995)
Site Development: Single-family detached and a common area

EXISTING Zoning

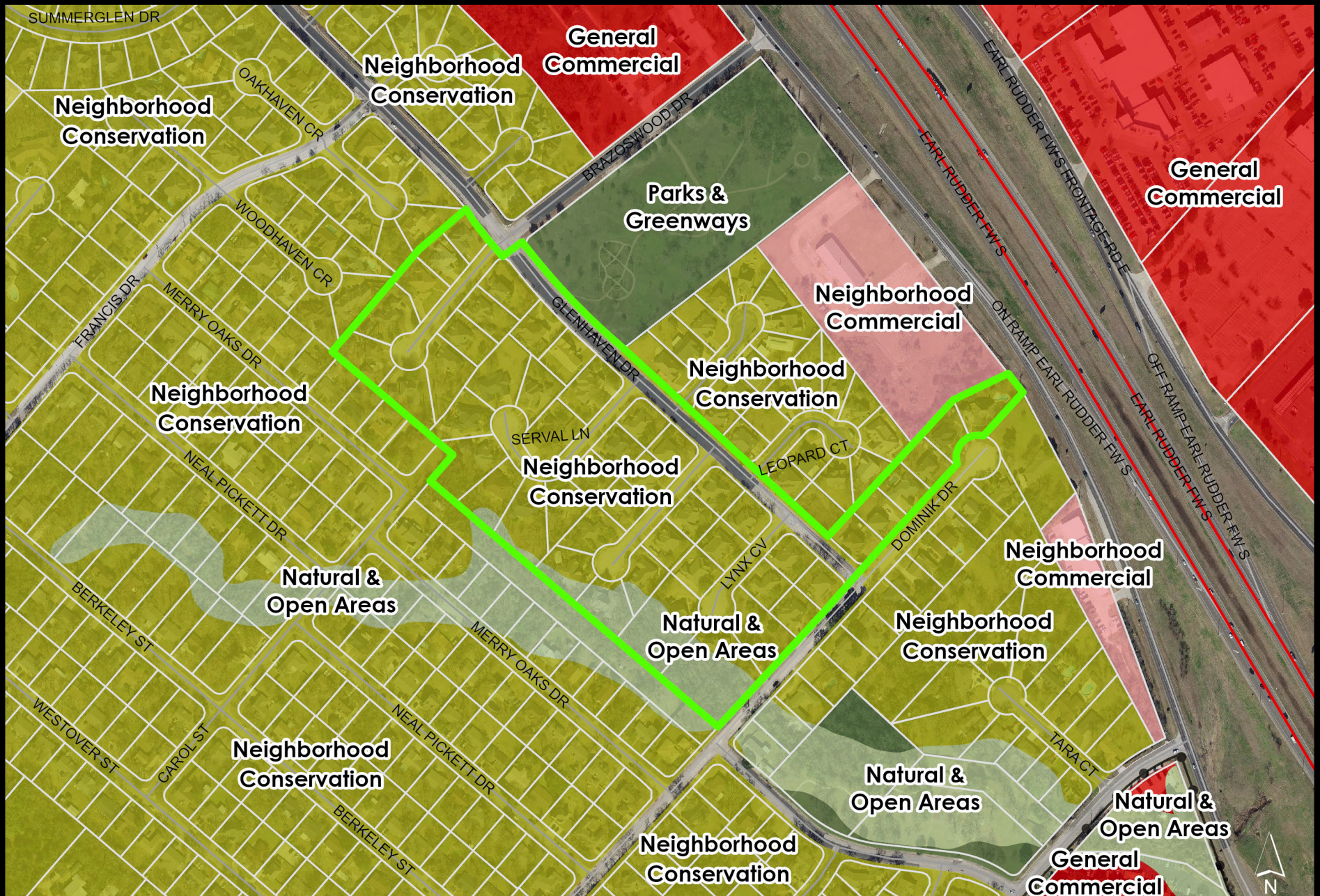


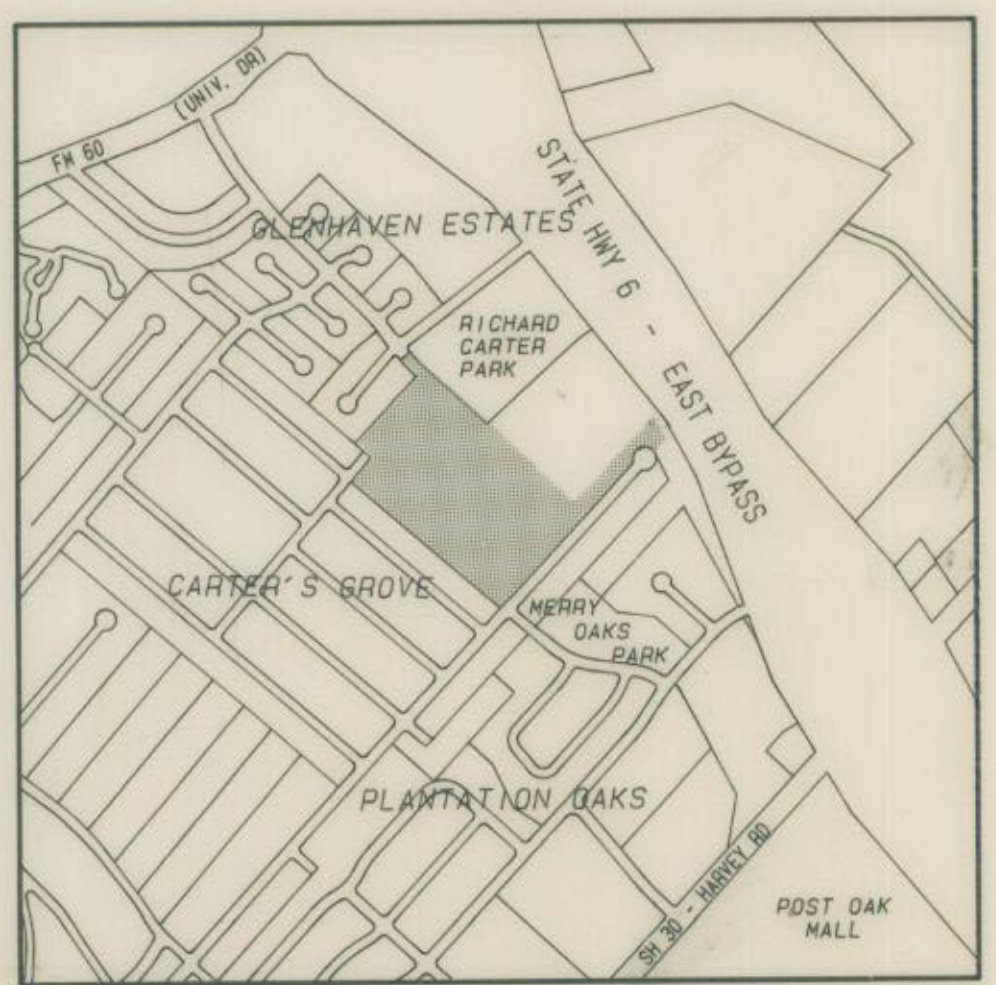
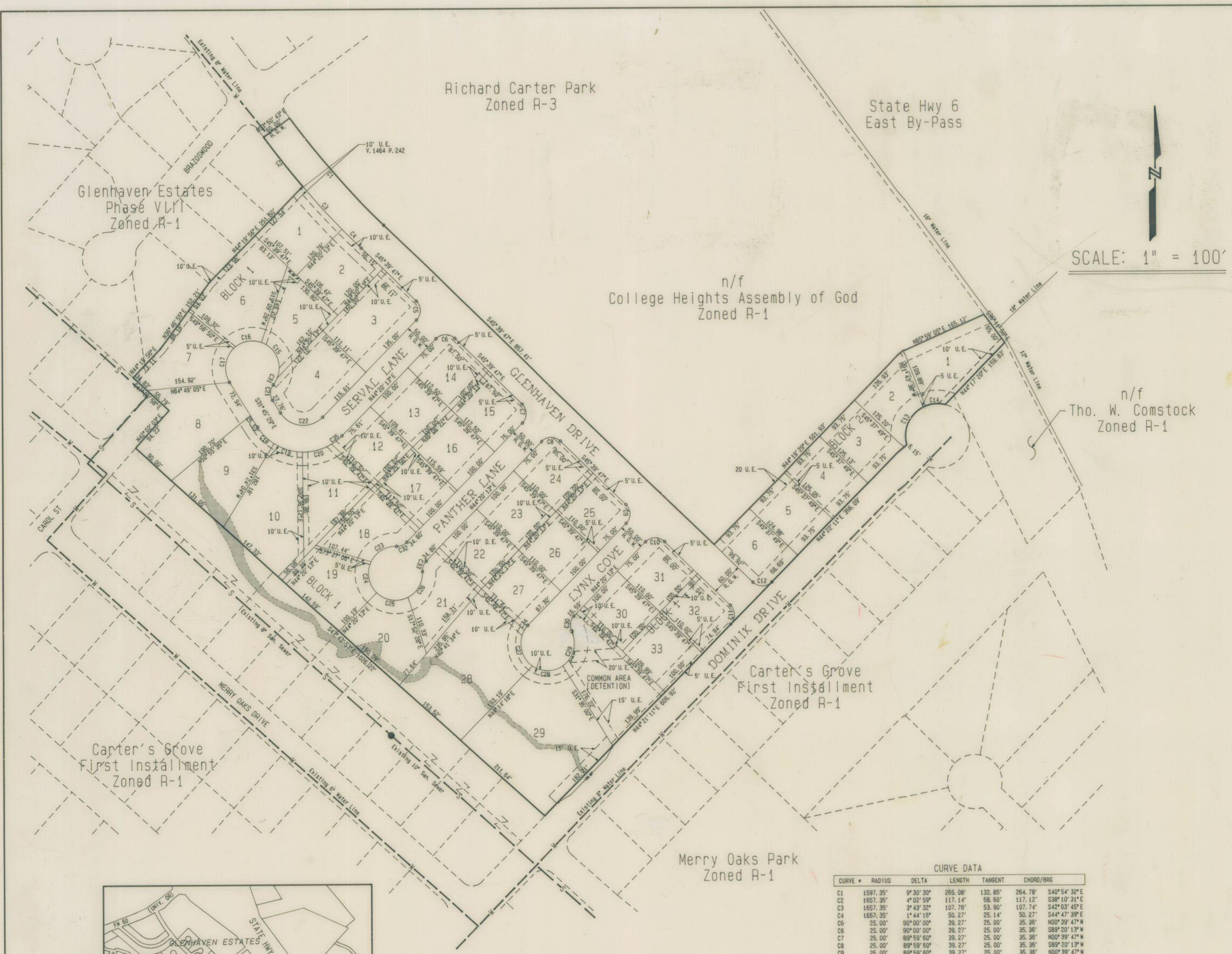
PROPOSED Zoning



EXISTING

Future Land Use





LEGEND
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
= 100 YEAR FLOOD PLAIN

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD/BEG
C1	1597.35'	9°30'30"	265.08'	132.85'	264.78'
C2	1657.35'	4°02'59"	117.14'	58.50'	117.12'
C3	1657.35'	3°43'32"	107.76'	53.90'	107.74'
C4	1657.35'	1°44'18"	50.27'	25.14'	50.27'
C5	25.00'	90°00'00"	39.27'	25.00'	35.36'
C6	25.00'	90°00'00"	39.27'	25.00'	35.36'
C7	25.00'	89°59'59"	39.27'	25.00'	35.36'
C8	25.00'	89°59'59"	39.27'	25.00'	35.36'
C9	25.00'	89°59'59"	39.27'	25.00'	35.36'
C10	25.00'	89°59'59"	39.27'	25.00'	35.36'
C11	25.00'	90°00'15"	39.33'	25.06'	35.40'
C12	25.00'	89°59'59"	39.26'	24.99'	35.35'
C13	60.00'	83°52'52"	87.84'	53.91'	80.20'
C14	60.00'	35°54'47"	37.61'	19.44'	37.00'
C15	50.00'	93°01'41"	81.18'	52.71'	72.55'
C16	50.00'	63°55'52"	55.79'	31.20'	52.94'
C17	50.00'	77°33'54"	67.69'	40.18'	62.64'
C18	100.00'	25°08'22"	43.88'	22.30'	43.53'
C19	100.00'	31°57'34"	55.78'	28.64'	55.06'
C20	100.00'	32°41'30"	57.05'	29.33'	56.29'
C21	25.00'	70°31'44"	30.77'	17.68'	28.87'
C22	50.00'	103°54'18"	90.67'	63.89'	78.75'
C23	50.00'	68°33'30"	58.08'	32.82'	54.87'
C24	50.00'	71°37'53"	62.51'	36.08'	58.52'
C25	50.00'	71°37'54"	62.51'	36.08'	58.51'
C26	48.99'	68°38'30"	58.07'	32.81'	54.86'
C27	50.00'	84°34'55"	73.81'	45.48'	67.29'
C28	50.00'	69°22'21"	60.54'	34.60'	56.91'
C29	50.00'	81°52'21"	71.45'	43.37'	65.52'
C30	25.00'	70°31'44"	30.77'	17.68'	28.87'
C31	50.00'	10°00'17"	13.97'	7.03'	13.92'
C32	25.00'	48°11'23"	21.03'	11.18'	20.41'
C33	25.00'	48°11'23"	21.03'	11.18'	20.41'
C34	50.00'	14°42'50"	12.84'	6.46'	12.80'
C35	100.00'	14°06'52"	24.53'	12.38'	24.57'

FINAL PLAT OF CAT HOLLOW 17.35 ACRES

RICHARD CARTER LEAGUE A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS
APRIL, 1994

PREPARED BY:
URBAN DESIGN GROUP
909 SOUTHWEST PKWY. EAST
SUITE E
COLLEGE STATION, TEXAS 77840

PREPARED FOR:
MYRAD REAL ESTATE
2405 TEXAS AVENUE SOUTH 308
COLLEGE STATION, TEXAS
77840

CERTIFICATE OF THE CITY ENGINEER
I, KENT LAZA, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.
City Engineer
City of College Station
APPROVAL OF THE CITY COUNCIL
The attached plat was approved by the City Council of the City of College Station on April 19, 1994, and conforms to the conditions and requirements imposed by the City of College Station.
ATTEST:
Connie Hooks
City Secretary
CITY OF COLLEGE STATION
CITY CLERK
I, Myra Wood, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 19th day of April, 1994, in the Public Records of Brazos County, Texas, in Volume 2295, Page 71.
WITNESS my hand and official Seal, at my office in Bryan, Texas, this 19th day of April, 1994.
County Clerk
Brazos County, Texas
APPROVAL OF PLANNING AND ZONING COMMISSION
I, Kyle H. Hootch, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the 19th day of April, 1994.
Chairman
ATTEST:
Myra Wood
City Secretary

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Dan Bensimon and Beth Whitley, owner and developers of the land shown on this plat, and designated herein as the Cat Hollow Subdivision, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.
Owner
Owner
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Dan Bensimon and Beth Whitley, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.
1994 Given under my hand and seal on this 19th day of February, 1994.
Notary Public, Brazos County, Texas
My Commission expires 4-14-97.
STATE OF TEXAS
COUNTY OF BRAZOS
I, JOHN NOELL, Registered Public Land Surveyor (License No. 2433), in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.
5-31-94
JOHN NOELL
PROFESSIONAL LAND SURVEYOR

- GENERAL NOTES
- No lot shall take access from Glenhaven Drive with exception of Lots 1 and 2, Block 1, which will be required to have circular driveways.
 - Glenhaven is designated as a bike route.
 - All building setbacks shall be in accordance with the City of College Station Zoning Ordinance, No. 1638.
 - The public drainage and utility easement along Lot 29 shall be readily accessible from roadway. No fence or other structure shall be constructed to inhibit access.
 - Any construction including grading, filling, buildings, fences, etc. on properties adjacent to the creek (Block 1, Lots 7, 8, 9, 10, 19, 20, 28, & 29) shall require a drainage development permit before proceeding with construction.
 - Lots 11, 12, 17, 18, 21, 28, 29, and the common area have additional easements via separate instruments.
 - The maintenance of the common area shall be the responsibility of the Homeowner's Association.

FILED

93 MAR 31

Brazos County Clerk

Brazos County Courthouse

Bryan, Texas

516470

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificate of authentication was filed for record on the 29 day of March, 1992, and duly recorded in Volume 1734, Page 49, of the OFFICIAL RECORDS of Brazos County, Texas.

Mary Ann Ward by Barbara Johnson
County Clerk, Brazos County, Texas

MAINTENANCE RESPONSIBILITIES

NOTE FOR OWNERS OF LOT 3, LOT 4, LOT 6 & LOT 7

THE 30-FOOT WIDE DRAINAGE EASEMENT SHOWN ALONG THE PROPERTY LINE BETWEEN LOT 3 & LOT 4 SHALL BE MAINTAINED BY THE ADJACENT LOT OWNERS. THE 40-FOOT WIDE DRAINAGE EASEMENT BETWEEN LOT 6 & LOT 7 SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS. NO IMPEDIMENTS TO THE OVERLAND FLOW OF STORM RUNOFF SHALL BE ALLOWED IN THE EASEMENT (40-FOOT WIDE) BETWEEN LOT 6 & LOT 7 AS PER THE REQUIREMENTS OF THE CITY OF COLLEGE STATION, TEXAS.

LOCATION MAP
N.T.S.

CERTIFICATE OF THE CITY COUNCIL

The attached plat was approved by the City Council of the City of College Station, Texas, on the 9th day of April, 1992, and conforms to the Conditions and Requirements of imposed by the City of College Station, Texas.

David Pullen
Mayor, City of College Station, Texas

CERTIFICATE OF THE PLANNING COMMISSION

I, Nancy Santelle, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that this plat was duly approved by the Planning and Zoning Commission on the 19th day of March, 1992.

Nancy Santelle
Chairman, Planning and Zoning Commission
City of College Station, Texas

CERTIFICATE OF THE CITY ENGINEER

I, David Pullen, City Engineer of the City of College Station, Texas, hereby declare that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

David Pullen
City Engineer, College Station, Texas

CERTIFICATION OF THE SURVEYOR/ENGINEER

I, Martin L. Riley, Jr., R.P.E. No. 50316 and R.P.L.S. No. 4089, in the State of Texas, hereby declare that this plat was prepared from a survey made on the ground under my supervision and that proper engineering consideration has been given this plat.

Martin L. Riley, Jr.
Martin L. Riley, Jr., R.P.E., R.P.L.S.

SCALE 1" = 50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Hank C. McQuaide, PRESIDENT OF BRAZOSLAND PROPERTIES, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREON AS GLENHAVEN ESTATES, PHASE VIII, SUBDIVISION TO THE CITY OF COLLEGE STATION, TEXAS, HEREBY DEDICATE ALL EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER FOR THE CONSIDERATION AND PURPOSE HEREIN EXPRESSED.

Hank C. McQuaide
HANK C. McQUAIDE, President
Brazosland Properties, Inc.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Hank C. McQuaide, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the will of the Corporation and for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of August, 1991.

Marilyn D. Smith
Notary Public, Brazos County, Texas



FINAL PLAT GLENHAVEN ESTATES PHASE VIII

3.803 ACRES

OWNED AND DEVELOPED BY:
BRAZOSLAND PROPERTIES, INC.
HANK C. McQUAIDE, PresidentPREPARED BY:
RILEY ENGINEERING COMPANY
BRYAN, TEXAS

AUGUST, 1991



COPY

NOTE: Use Copy for all Copying Purposes.



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: CAT HOLLOW PH 1 & GLENHAVEN PH 8 ROO (REZ2024-000002)

Address: 1500 LYNX CV

Legal Description: CAT HOLLOW PH 1, BLOCK 1, LOT 29

Total Acreage: 0

Applicant:: ANNA PARK

Property Owner: ANNA PARK

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

The surrounding neighborhoods are becoming mass housing which bring multiple undesirable consequences. Our neighborhoods seek to maintain our single family living.

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

This zone change is in accordance with the comprehensive plan particularly in regard to distinctive places and strong neighborhoods.

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

Both Cat Hollow Phase One and Glenhaven Estates Phase Eight are single family homes. The overlay would preserve this.

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

These neighborhoods have been overwhelmingly single family neighborhoods since they were developed making sustainability certain.

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

These neighborhoods have been overwhelmingly single family neighborhoods since they were developed making sustainability certain.

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

The overlay would make this neighborhood even more desirable to families who want to live in town, near the university and good public schools. The overlay preserves this pocket of family living in town thus making it attractive to future residents.

List any other reasons to support this zone change.

Our neighborhoods seek the overlay to maintain a family and retirement environment in our neighborhood, maintain property values, preserve in-town living free from mass housing and the consequences that come with it, as well as maintain desirability of the neighborhood.

ROO Petition Committee Members

Representatives from Cat Hollow Phase One:

Bill Brown
1604 Panther Lane
College Station, TX 77840

Tina Hanna
1707 Serval Lane
College Station, TX 77840

Allen Kinley
1702 Serval Lane
College Station, TX 77840

Anna Park
1500 Lynx Cove
College Station, TX 77840

Representatives from Glenhaven Estates Phase Eight:

Christine McFarland
1707 Brazoswood Drive
College Station, TX 77840

Janet Fanguy
1705 Brazoswood Drive
College Station, TX 77840

Cat Hollow Phase One ROO Petition Committee Members

Bill Brown
1604 Panther Lane
College Station, TX 77840
bill_brown@creedeexpl.com
979-220-8732

Tina Hanna
1707 Serval Lane
College Station, TX 77840
katinahanna@gmail.com
979-204-0885

Allen Kinley
1702 Serval Lane
College Station, TX 77840
aKinley@tamu.edu
979-229-7832

Anna Park
1500 Lynx Cove
College Station, TX 77840
annajohnstonpark@gmail.com
512-644-8357

Glenhaven Phase Eight ROO Petition Committee Members

Christine McFarland
1707 Brazoswood Drive
College Station, TX 77840
ctmcfarland@tamu.edu
979-571-6072

Janet Fanguy
1705 Brazoswood Drive
College Station, TX 77840
janet.fanguy@bryanisd.org
979-575-5574

Allen Kinley
1702 Serval Lane
College Station, TX 77840
aKinley@tamu.edu
979-229-7832

Anna Park
1500 Lynx Cove
College Station, TX 77840
annajohnstonpark@gmail.com
512-644-8357

Cat Hollow Homeowners Association
**Cat Hollow Phase One
Neighborhood Meeting RE:
ROO Ordinance**

When:
4:00pm on Sunday, December 10th, 2023

Where:
**the Back Cul-De-Sac on Serval Ln
College Station 77840**

(For GPS: 1702 Serval Ln)

For more information or to contact the Cat Hollow Phase One Neighborhood
Petition Committee, please call or email Association Services BCS
help@associationservicesbcs.com | 979-822-4443



Cat Hollow Homeowners Association

**Cat Hollow Phase One
Neighborhood Meeting
RE: ROO Ordinance**

When:
4:00pm on Sunday,
December 10th, 2023

Where:
Back Cul-De-Sac, Serval Ln
College Station, TX 77840
Inelement Weather Location:
CS Fire Station #6

Please Attend!
Your Vote Matters!

For more information or to contact the Cat Hollow
Phase One Neighborhood Petition Committee,
please call or email Association Services HCH
help@cat-hollow.com or 979-433-4643

Cat Hollow Homeowners Association

1701 Southwest Parkway Ste 209
College Station, TX 77840
help@associationservicesbcs.com
979-822-4443

Copy of
letter sent
to all owners

November 16, 2023

Christopher & Anna Park
1500 Lynx Cove
College Station, TX 77840

Cat Hollow Phase One Property Address: 1500 Lynx Cove, College Station, Texas 77840
Cat Hollow Phase One Legal Description: Phase 1, Block 1, Lot 29
Certified Tracking Number: 9589 0710 5270 0661 4584 69

RE: NEIGHBORHOOD MEETING FOR CAT HOLLOW PHASE ONE RESTRICTED OCCUPANCY OVERLAY

Dear Cat Hollow Phase One Owner,

You are invited to a **Neighborhood Meeting** to discuss rezoning Cat Hollow Phase One subdivision to include a **Restricted Occupancy Overlay (ROO)**.

The ROO is a **single-family overlay zoning district** intended to provide an additional restriction in single-family neighborhoods. A ROO allows us, as property owners in the subdivision, to petition to limit the number of household occupants to no more than two unrelated persons.

The first meeting will take place at **4:00pm on Sunday, December 10th, 2023** at the **back cul-de-sac on Serval Ln, College Station 77840** (for navigational purposes, please utilize **1702 Serval Ln**). The second meeting will follow after a short recess during which a hamburger or hotdog meal with chips, a drink, and dessert will be served.

In the event of inclement weather, the meeting location will move to Fire Station # 6, 610 University Dr E, College Station, TX 77840. The time and date will remain the same.

For additional information regarding this discussion, please contact a representative listed below:

Representative: Anna Park
Property Address: 1500 Lynx Cove
Phone Number: 512-644-8357
Email Address: annajohnstonpark@gmail.com

Representative: Tina Hanna
Property Address: 1707 Serval Ln
Phone Number: 979-204-0885
Email Address: katinahanna@gmail.com

Representative: Allen Kinley
Property Address: 1702 Serval Ln
Phone Number: 979-229-7832
Email Address: akinley@tamu.edu

Representative: Bill Brown
Property Address: 1604 Panther Ln
Phone Number: 979-220-8732
Email Address: bill_brown@creedeexpl.com

Sincerely,

Board of Directors
Cat Hollow Homeowners Association
Association Services BCS

Cat Hollow Homeowners Association

1701 Southwest Parkway Ste 209

College Station, TX 77840

help@associationservicesbcs.com

979-822-4443

Cat Hollow Phase One Subdivision Neighborhood Meeting RE: Restricted Occupancy Overlay (ROO)

AGENDA

I. Introduction and Impact

Introduction

1. Provide sign-in sheet
2. Present handbook materials
3. Discuss ROO handbook and timeline

Discussion

4. Present and discuss restricted occupancy impact on residents
5. Determine if neighborhood will proceed with ROO

Administrative

6. Overview Neighborhood Petition Committee positions
7. Introduction of Neighborhood Petition Committee representatives and determination of Neighborhood Petition Committee positions

Short Recess while meal is served and Neighborhood Petition Committee meets to draft and review petition for presentation. The Committee Secretary will also draft minutes at this time.

II. Petition Collection

Introduction

1. Provide sign-in sheet
2. Overview of meeting one
3. Present previous meeting minutes

Discussion

4. Review ROO
5. Cast anonymous votes on options to pursue ROO
6. Gather vote results
7. Discuss results
8. Begin petition distribution

Administrative

9. Schedule additional meetings, if consensus is not reached
10. Adjourn

Required Sign-In Sheet

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

DATE 12/10/23

MEETING # 122

(#2 followed #1)

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. <u>Katrina Hanna</u>	<u>1701 Serval Ln</u>	<u>katrinahanna@gmail.com</u>	<u>Katrina Hanna</u>
2. <u>Hanna Tolson</u>	<u>1603 Panther Lane</u>	<u>htolson@verizon.net</u>	<u>Hanna Tolson</u>
3. <u>Brad Podkolski</u>	<u>1709 Brazoswood</u>	<u>bradpodkolski@gmail.com</u>	<u>Brad Podkolski</u>
4. <u>Bill Brown</u>	<u>1604 Panther Ln</u>	<u>bill_brown@crdcoexpl.com</u>	<u>Bill Brown</u>
5. <u>DAVID EBBEL</u>	<u>1710 SERVAL LN.</u>	<u>elbel.david76@gmail.com</u>	<u>David Ebbel</u>
6. <u>Luke Morrison</u>	<u>1409 Leopard Ct.</u>	<u>cr.tanusepate@gmail.com</u>	<u>Luke Morrison</u>
7. <u>Anne Stockmoe</u>	<u>1700 Serval LN</u>	<u>lyleds@gmail.com</u>	<u>Eastlodge</u>
8. <u>LESLIE E. MANJIT YADAV</u>	<u>1603 DOMINIK DR.</u>	<u>leslee.yadav@gmail.com</u>	<u>Leslee Yadav</u>
9. <u>Wayne & Carol Cotter</u>	<u>1706 Serval Ln</u>	<u>wayne@landmarkadvisorsinc.com</u>	<u>Wayne Cotter</u>
10. <u>Robert Rose</u>	<u>1501 Lynx Cv</u>	<u>rob.edw@sbcglobal.net</u>	<u>Robert Rose</u>
11. <u>Janet T. Smith</u>	<u>1703 SERVAL LN</u>	<u>JT55SMITH@gmail.com</u>	<u>Janet T. Smith</u>
12. <u>Janet Fanguy</u>	<u>1705 Brazoswood</u>	<u>janet.fanguy@bryanisd.com</u>	<u>Janet Fanguy</u>
13. <u>Desiree Caperton</u>	<u>1507 Dominik Dr.</u>	<u>desiree.caperton@bryanisd.com</u>	<u>Desiree Caperton</u>
14. <u>Emily Rose</u>	<u>1501 Lynx Cove</u>	<u>rob.edw@sbcglobal.net</u>	<u>Emily Rose</u>
15. <u>Wanda Foster</u>	<u>1712 Serval Ln</u>	<u>wkimb@mac.com</u>	<u>Wanda Foster</u>
16. <u>Paul Straight</u>	<u>1704 Serval Ln</u>	<u>wandaj.foster@gmail.com</u>	<u>Wanda Foster</u>
17. <u>Donnie Elbel</u>	<u>1700 Brazoswood Dr</u>	<u>pstraight1@gmail.com</u>	<u>Donnie Elbel</u>
18. <u>Kevin Parker</u>	<u>1710 Serval Lane</u>	<u>elbel3@suddenlink.net</u>	<u>Kevin Parker</u>
19. <u>Jessica Fickey</u>	<u>1602 Panther Ln</u>	<u>aggieparkers@yahoo.com</u>	<u>Jessica Fickey</u>
20. <u>Morgan Elderfield</u>	<u>1708 Serval LN</u>	<u>fickfam12@gmail.com</u>	<u>Morgan Elderfield</u>
21. <u>Morgan Elderfield</u>	<u>1606 Panther Lane</u>	<u>morgan.elderfield@gmail.com</u>	<u>Morgan Elderfield</u>
22. _____	_____	_____	_____
23. _____	_____	_____	_____
24. _____	_____	_____	_____
25. _____	_____	_____	_____
26. _____	_____	_____	_____

Meeting Minutes Template

SUBDIVISION NAME: Cat Hollow Phase One
Glennhaven Estates Phase Eight

DATE: 12/10/23

1. Cat Hollow Phase One - ROD Meeting #1
2. Call meeting to order at 4:13pm - Anna Park (location: 1702 Serval Ln)
3. Presentation of handbook materials - Anna Park.
4. Discussion of ROD: overview, application, fee, timeline - Anna Park
5. Presentation of impact of ROD on neighborhood - Anna Park
6. Introduction of the committee (petition committee) and
7. committee volunteers: Bill Brown, Tina Hanna, Allen Kinley, Anna
8. Park - no other volunteers given. B. Brown - treasurer A. Kinley - chair A. Park -
9. - Question and Answer Forum: secretary
10. Q - Who does ROD affect if we move forward?
11. A - Cat Hollow Phase One.
12. Q - What happens to rentals?
13. A - Cat Hollow Phase One allows rentals, and rentals registered
14. with the city of College Station will be grandfathered.
15. Q - How many signatures does the petition need?
16. A - 50% + 1. Cat Hollow Phase One has 39 homes. To meet the 50%
17. +1 requirement, we need 21 homes to sign.
18. Q - Who enforces the ROD if there is a violation?
19. A - City of College Station Code enforcement.
20. Determine if Cat Hollow Phase One will pursue ROD - no nays
21. or opposition given.
22. Neighborhood will pursue ROD ordinance.
23. Motion to adjourn the meeting made by Bill Brown - Seconded
24. by Will Lamb.
25. Meeting adjourned at 4:42pm - Anna Park
- 26.

Attest: Print:

Anna Park - secretary *Anna Park*
Bill Brown Treasurer *Bill Brown*

Petition committee
member

Meeting Minutes Template

SUBDIVISION NAME: Cat Hollow Phase One
Glenhaven Estates Phase Eight

DATE: 12/10/23

- 1- Cat Hollow Phase One - ROD Meeting #2
- 2- Call Meeting to order at 5:03 pm - Anna Park
- 3- Meeting #1 Minutes are read aloud - Anna Park
- 4- Motion to approve the minutes for ROD Meeting #1 made by
- 5- Robert Rose and seconded by Homer Tolson.
- 6- Overview of ROD and neighborhood impact presented - Anna Park
- 7- Question and Answer Forum:
- 8- Q: Where are we in the process?
- 9- A- Cat Hollow Phase One is in the "gathering consensus"
- 10- section of the process.
- 11- No further questions.
- 12- No nays or opposition given in pursuing ROD ordinance for
- 13- Cat Hollow Phase One.
- 14- Petition Committee: A. Kinley-chair, B. Brown-treasurer,
- 15- A. Park-secretary, T. Hanna-member
- 16- Petition Committee will begin obtaining signatures
- 17- Motion to adjourn the meeting made by Robert Rose and
- 18- seconded by David Elbel
- 19- Meeting adjourned at 5:22 pm - Anna Park
- 20- _____
- 21- _____
- 22- _____
- 23- _____
- 24- _____
- 25- _____
- 26- _____

Attest: Print: Anna Park-secretary Sign: Anna J. Paley Petition committee member
Bill Brown TREASURER Bill Brown

McFARLAND CHRISTINE T
1707 Brazoswood Dr.
College Station, TX 77840-2619

November 24, 2023

Certified Tracking Number: _____

Dear Glenhaven Phase 8 Owner,

You are invited to a **Neighborhood Meeting** to discuss rezoning Cat Hollow Phase One and Glenhaven Phase 8 subdivisions to include a **Restricted Occupancy Overlay (ROO)**.

The ROO is a **single-family overlay zoning district** intended to provide an additional restriction in single-family neighborhoods. A ROO allows us, as property owners in the subdivision, to petition to limit the number of household occupants to no more than two unrelated persons.

The first meeting will take place at **4:00 pm on Sunday, December 10th, 2023**, at the **back cul-de-sac on Serval Ln, College Station 77840** (for navigational purposes, please utilize **1702 Serval Ln**). The second meeting will follow after a short recess during which a hamburger or hotdog meal with chips, a drink, and dessert will be served.

In the event of inclement weather, the meeting location will move to Fire Station # 6, 610 University Dr E, College Station, TX 77840. The time and date will remain the same.

For additional information regarding this discussion, please contact a representative listed below:

Representative: Anna Park
Property Address: 1500 Lynx Cove
Phone Number: 512-644-8357
Email Address: annajohnstonpark@gmail.com

Representative: Christine McFarland
Property Address: 1707 Brazoswood Dr.
Phone Number: 979-571-6072
Email Address: ctmcfarland@tamu.edu

Representative: Allan Kinley
Property Address: 1702 Serval Ln
Phone Number: 979-229-7832
Email Address: akinley@tamu.edu

Representative: Janet Fanguy
Property Address: 1705 Brazoswood Dr.
Phone Number: 979-575-5574
Email Address: janetfanguy@yahoo.com

Sincerely,

Christine McFarland



AGENDA

I. Introduction and Impact

Introduction

1. Provide sign-in sheet
2. Present handbook materials
3. Discuss ROO handbook and timeline

Discussion

4. Present and discuss restricted occupancy impact on residents
5. Determine if neighborhood will proceed with ROO

Administrative

6. Overview Neighborhood Petition Committee positions
7. Introduction of Neighborhood Petition Committee representatives and determination of Neighborhood Petition Committee positions

Short Recess while meal is served and Neighborhood Petition Committee meets to draft and review petition for presentation. The Committee Secretary will also draft minutes at this time.

II. Petition Collection

Introduction

1. Provide sign-in sheet
2. Overview of meeting one
3. Present previous meeting minutes

Discussion

4. Review ROO
5. Cast anonymous votes on options to pursue ROO
6. Gather vote results
7. Discuss results
8. Begin petition distribution

Administrative

9. Schedule additional meetings, if consensus is not reached
10. Adjourn

November 2, 2023

Dear Neighbor,

I apologize for this lengthy letter and thank you in advance for taking a few minutes to read it carefully. So, recently I was approached by two neighbors from the adjacent subdivision, Cat Hollow Phase 1, and asked if our neighborhood, Glenhaven Estates Phase VIII (i.e., Brazoswood Drive) would be interested in joining them to take advantage of a recently passed Residential Occupancy Overlay (ROO) ordinance. This ordinance was passed three years ago and allows each subdivision to limit occupancy to no more than 2 unrelated individuals (family + 1) per household. Having this overlay in place would help keep our family-oriented, well-maintained neighborhood character intact and limit "rent by room" homes.

Features of the ROO ordinance:

- Allows property owners, as a group, the option to limit occupancy of single-family residential dwelling units and accessory structures to no more than 2 unrelated persons within the original subdivision's boundaries. The limit is currently 4 unrelated persons. Any other deed restrictions would not be affected. This option was made available by the City Council in 2021.
- The overlay would allow a family of any size who are related by blood/marriage or otherwise defined as "family" by the city plus one unrelated person. This would allow for caregivers, adoptions, foster children, exchange students, common law marriages, etc. but not clubs, lodges, or a fraternity/sorority house.

A brief summary of the ROO process:

- The process to obtain this overlay includes having at least 1 neighborhood meeting, having 50% +1 property owners sign a petition, submitting the petition, an application, application fee, and other documents to the College Station Planning and Development Department who will then put it on the agendas for both the Planning & Zoning and City Council meetings.
- The application process requirements include: a mailed notice to all property owners in our subdivision followed by a neighborhood meeting and a petition signed by homeowners who agree with the ROO application. After the neighborhood petition & application are complete, the City of College Station will begin the city led portion of the zoning overlay process.
- If City Council approves a ROO it would apply to existing development, new construction, and redevelopment or additions within the subdivision. Those who are already renting to up to 4 unrelated persons would be allowed to continue that practice.
- If, in the future, the subdivision wished to repeal the adopted ROO they could do so by the same application/petition process.

- **The cost to file the ROO with the City is \$1400, BUT Cat Hollow's Phase I HOA has agreed to allow us to join them on their application and share the costs with us.** There are 39 homes in their subdivision and 10 in ours, so we would only have to pay 20% of this application fee or \$280 total. If all 10 homeowners agree, that would amount to \$28 each. We must have 50% + 1 or 6 homes in our subdivision agree to participate. Obviously, it would look better if we had more than 6 homeowners agree.
- The first step is for three or more self-selected owners to form a petition committee to meet with the City of College Station's Long Range Planning Administrator for a brief overview of the ROO application process. They will then begin guiding the subdivision through the process and will be the coordination point for both the city and the owners.

SO, what I need to know first and foremost, is if you are willing to participate in the ROO process. Please respond to this letter (use my email: ctmcfarland@tamu.edu) to confirm your willingness to participate in the ROO, to sign the Petition and to share in our portion of the application fee. (If you do not wish to participate, please let me know that, too.)

Time is of the essence as the Cat Hollow Phase I subdivision intends to move forward with their application. If we want to join them, we need to act quickly.

Thank you for taking the time to read this letter and for giving this proposal your consideration. I really appreciate it and look forward to hearing back from you!

Sincerely,

Christine

Christine McFarland
1707 Brazoswood Drive
College Station, TX 77840
Mobile: 979-571-6072



For additional information on the ROO, you can visit CSTX.GOV/ROO

ROO website

https://www.cstx.gov/departments_city_hall/pds/planning/single_family_overlay_districts

ROO Handbook

https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_12410832/File/Departments/PDS/PUBS/ROO_Handbook.pdf

Planning and Development Map

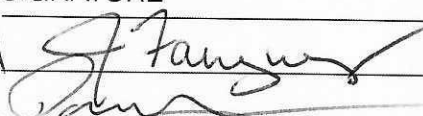
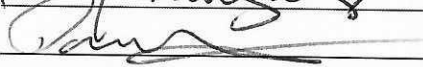
<https://cstx.maps.arcgis.com/apps/webappviewer/index.html?id=1b2d3c188cd5479e9dbc61b6448f714b>

Required Sign-In Sheet

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

DATE 12/10/2023

MEETING # 142

	NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1.	Janet Fanguy	1705 Brazoswood	janet.fanguy@bryanisd	
2.	Paul Straight	1700 Brazoswood Dr	pstraight1@gmail.com	
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				

Meeting Minutes Template

SUBDIVISION NAME: Cat Hollow Phase One
Glennhaven Estates Phase Eight

DATE: 12/10/23

1. Cat Hollow Phase One - ROD Meeting #1
2. Call meeting to order at 4:13pm - Anna Park (location: 1702 Serval Ln)
3. Presentation of handbook materials - Anna Park
4. Discussion of ROD: overview, application, fee, timeline - Anna Park
5. Presentation of impact of ROD on neighborhood - Anna Park
6. Introduction of the committee (petition committee) and
7. committee volunteers: Bill Brown, Tina Hanna, Allen Kinley, Anna
8. Park - no other volunteers given. B. Brown - treasurer A. Kinley - chair A. Park -
9. - Question and Answer Forum: secretary
10. Q - Who does ROD affect if we move forward?
11. A - Cat Hollow Phase One.
12. Q - What happens to rentals?
13. A - Cat Hollow Phase One allows rentals, and rentals registered
14. with the city of College Station will be grandfathered.
15. Q - How many signatures does the petition need?
16. A - 50% + 1, Cat Hollow Phase One has 39 homes. To meet the 50%
17. +1 requirement, we need 21 homes to sign.
18. Q - Who enforces the ROD if there is a violation?
19. A - City of College Station Code enforcement.
20. Determine if Cat Hollow Phase One will pursue ROD - no nays
21. or opposition given.
22. Neighborhood will pursue ROD ordinance.
23. Motion to adjourn the meeting made by Bill Brown - Seconded -
24. by Will Lamb.
25. Meeting adjourned at 4:42pm - Anna Park
- 26.

Attest: Print:

Anna Park - secretary *Anna Park*

Bill Brown TREASURER *Bill Brown*

Petition committee member

Meeting Minutes Template

SUBDIVISION NAME: Cat Hollow Phase One
Glenhaven Estates Phase Eight

DATE: 12/10/23

- 1- Cat Hollow Phase One - ROD Meeting #2
- 2- Call Meeting to order at 5:03 pm - Anna Park
- 3- Meeting #1 Minutes are read aloud - Anna Park
- 4- Motion to approve the minutes for ROD Meeting #1 made by
- 5- Robert Rose and seconded by Homer Tolson.
- 6- Overview of ROD and Neighborhood Impact presented - Anna Park
- 7- Question and Answer Forum:
- 8- Q: Where are we in the process?
- 9- A- Cat Hollow Phase One is in the "gathering consensus"
- 10- section of the process.
- 11- No further questions.
- 12- No nays or opposition given in pursuing ROD ordinance for
- 13- Cat Hollow Phase One.
- 14- Petition Committee: A. Kinley-chair, B. Brown-treasurer,
- 15- A. Park-secretary, T. Hanna-member
- 16- Petition Committee will begin obtaining signatures
- 17- Motion to adjourn the meeting made by Robert Rose and
- 18- seconded by David Elbel
- 19- Meeting adjourned at 5:22 pm - Anna Park
- 20- _____
- 21- _____
- 22- _____
- 23- _____
- 24- _____
- 25- _____
- 26- _____

Attest: Print: Anna Park-secretary Sign: Anna J. Pale Petition committee member
Bill Brown TREASURER Bill Brown

Restricted Occupancy Overlay Petition

RECEIVED

FEB 13 2024

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in (insert subdivision name). I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval. A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

Date: December 11, 2023

Full Legal Subdivision Name: CAT HOLLOW PHASE ONE

Address	Legal Description	Property Owner Name	Signature	Date
1- 1507 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 33	Randal Caperton	[Signature]	1/18/24
2- 1509 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 32			
3- 1605 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 2 Lot 6			
4- 1607 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 2 Lot 5	Rebecca S. Mundiner	[Signature]	12/11/23
5- 1609 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 2 Lot 4	Rebecca S. Mundiner (Rebecca)	[Signature]	12/11/23
6- 1611 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 2 Lot 3			
7- 1613 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 2 Lot 2	Manjit Yadav	[Signature]	12/17/23
8- 1615 Dominik Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 2 Lot 1			
9- 1200 Glenhaven Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 1	Elena Castell-Perez	[Signature]	01-23-24
10- 1202 Glenhaven Dr. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 2	Bhonda Greer	[Signature]	12/17/23
11- 1500 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 29	Christopher Paul Park	[Signature]	12/11/23
12- 1501 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 28	Emily Rose Robert Rose	[Signature]	12-11-2023 12-1-2023
13- 1502 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1	Cat Hollow Owners Association, Inc.	[Signature]	12/18/23
14- 1503 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 27	Heather Ramsey	[Signature]	12/11/23
15- 1504 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 30	AURELIO CADEIRA	[Signature]	12-11-23
16- 1505 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 26	BRANDON WILLIAMS	[Signature]	1/19/24
17- 1506 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 31			
18- 1507 Lynx Cove College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 25	Jeffrey Daniel Pace	[Signature]	12/11/2023
19- 1600 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 20	Michael Rowl	[Signature]	12/23/2023
20- 1601 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 19	CHARLES M. McANAGHAN Sr	[Signature]	12/20/23
21- 1602 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 21	Kevin Parker	[Signature]	12/20/23
22- 1603 Panther Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 18	HOMER TOLSON	[Signature]	12/31/23
23- 1604 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 22	William RBrow	[Signature]	12/11/2023
24- 1605 Panther Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 17	Jacob L Smith	[Signature]	1/4/23
25- 1606 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 23	Borgan Reterra Ekkehi	[Signature]	12/30/2023
26- 1607 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 16	Dorothy Giese	[Signature]	12/30/2023
27- 1608 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 24			
28- 1609 Panther Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 15			
29- 1700 Serval Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 7	ELIZABETH A. STOCKMOE	[Signature]	12/19/23
30- 1701 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 6	HEDELHEID TRAUT	[Signature]	12/19/23
31- 1702 Serval Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 8	KAREN KINLEY	[Signature]	12/19/23
32- 1703 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 5	JEAN T. SMITH	[Signature]	12/19/2023
33- 1704 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 9			
34- 1705 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 4	Frick Moreno Centeno	[Signature]	12/19/23
35- 1706 Serval Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 10	ROBERT W. COLLIER	[Signature]	12/19/23
36- 1707 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 3	JAMES T. HANNA	[Signature]	12/17/2023
37- 1708 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 11	Adam L. Fickey	[Signature]	12/19/2023
38- 1710 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 12	DAVID W. ELBEL	[Signature]	12/19/2023
39- 1712 Serval Ln. College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 13	William M Land	[Signature]	12/19/2023
40- 1714 Serval Ln College Station, TX 77840	Cat Hollow Ph 1 Block 1 Lot 14			

MAR 07 2024

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in (insert subdivision name). I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval. A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

DATE: March 3, 2024

FULL LEGAL SUBDIVISION NAME: Cat Hollow Phase One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>1601 Panther Lane College Station, TX 77840</u>	<u>Cat Hollow Ph 1 Block 1 Lot 19</u>	<u>John William McAdams</u>	<u>John William McAdams</u>	<u>3/3/24</u>
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____
9. _____	_____	_____	_____	_____
10. _____	_____	_____	_____	_____
11. _____	_____	_____	_____	_____
12. _____	_____	_____	_____	_____
13. _____	_____	_____	_____	_____
14. _____	_____	_____	_____	_____
15. _____	_____	_____	_____	_____
16. _____	_____	_____	_____	_____
17. _____	_____	_____	_____	_____
18. _____	_____	_____	_____	_____

FEB 13 2024

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in (insert subdivision name). I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval. A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

DATE: 12/13/23
 FULL LEGAL SUBDIVISION NAME: Glenhaven^{Estates} Phase 8, Block 18

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>1707 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 2</u>	<u>Christine McFarland</u>	<u>Christine McFarland</u>	<u>12/13/23</u>
2. _____	_____	_____	_____	_____
3. <u>1705 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 3</u>	<u>Janet Fanguy</u>	<u>J Fanguy</u>	<u>12/13/23</u>
4. _____	_____	_____	_____	_____
5. <u>1704 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 8</u>	<u>JOHN L. COLE</u>	<u>John L. Cole</u>	<u>12/15/23</u>
6. _____	_____	_____	_____	_____
7. <u>1708 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 10</u>	<u>Karen Sullivan/Shelley</u> <u>Wachsman</u>	<u>Shelley Wachsman</u>	<u>16 DEC 23</u>
8. _____	_____	_____	_____	_____
9. <u>1700 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 6</u>	<u>Paul Straight</u>	<u>Paul Straight</u>	<u>19 DEC 23</u>
10. _____	_____	_____	_____	_____
11. _____	_____	_____	_____	_____
12. <u>1701 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 5</u>	<u>Laverne Hawkins + James</u> <u>Hawkins</u>	<u>Laverne Hawkins</u>	<u>19 Dec 23</u>
13. _____	_____	_____	_____	_____
14. _____	_____	_____	_____	_____
15. <u>1706 Brazoswood Dr.</u>	<u>Glenhaven Estates, Phase 8</u> <u>Block 18, Lot 9</u>	<u>Landsberg, Joe & Suil Kong</u>	<u>Joe Landsberg</u>	<u>23/Dec/23</u>
16. _____	_____	_____	_____	_____
17. _____	_____	_____	_____	_____
18. _____	_____	_____	_____	_____

FEB 13 2024

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in (insert subdivision name). I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family." I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration. I understand that submitting an application does not guarantee ROO approval. A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

DATE: 12/13/23

FULL LEGAL SUBDIVISION NAME: GLENHAVEN ESTATES, PH 8, BLOCK 18

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	1702 Brazoswood Dr.	Glenhaven Estates,	Khalil Ibrahim +		04 JAN 2024
2.		PH 8, Block 18, Lot 7	Mariam M. Yousef		
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					
18.					

April 18, 2024
Item No. 5.3.
Rezoning - Mayo Tract

Sponsor: Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural to T Townhouse for approximately 16 acres generally located at 3700 Rock Prairie Road West. Case #REZ2024-000004 (Note: Final action of this item will be considered at the May 9, 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 16 acres of land generally located at 3700 Rock Prairie Rd W from R Rural to T Townhouse. The subject property is currently vacant and it is the applicant's intent to develop this as a townhome subdivision. The current zoning district of R Rural does not allow for the townhome use and density that the applicant is seeking. The proposed T Townhouse zoning district allows that use 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 Mixed Residential. For the Mixed Residential land use, the Comprehensive Plan provides the following:

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

The intent of the Mixed Residential land use is to create a walkable pattern of small lots, small blocks, and well-connected street pattern while accommodating streetscape features such as sidewalks, street trees, and lighting. The development should encourage community facilities, parks, and greenways within neighborhoods. It will further support neighborhoods with a mix of housing types, and where larger or more dense housing is located near community facilities or adjacent to commercial or neighborhood centers.

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

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

The proposed T Townhouse zoning district allows for townhouse developments which 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 subject property is adjacent to the townhome properties to the north and east, a large single family tract to the south along Rock Prairie Road W, bordered by the future extension of Towers Pkwy and a manufactured home park located to the west in the ETJ. This development will extend and connect Towers Pkwy, and also include the extension of Ryans Landing into the property. Adjacent properties are zoned MH Middle Housing with a HOO High Occupancy Overlay to the east, the ETJ to the west, PDD Planned Development District to the north and R Rural to the south.

The uses allowed within the proposed zoning district are appropriate in the context of the surrounding area as they would allow for the continuation of a variety of residential developments near the intersection of Holleman S Dr and Rock Prairie W.

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 the proposed zoning district. The site has adequate space to meet the minimal lot 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 borders Towers Pkwy Dr with the extension being included in the future development. 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.

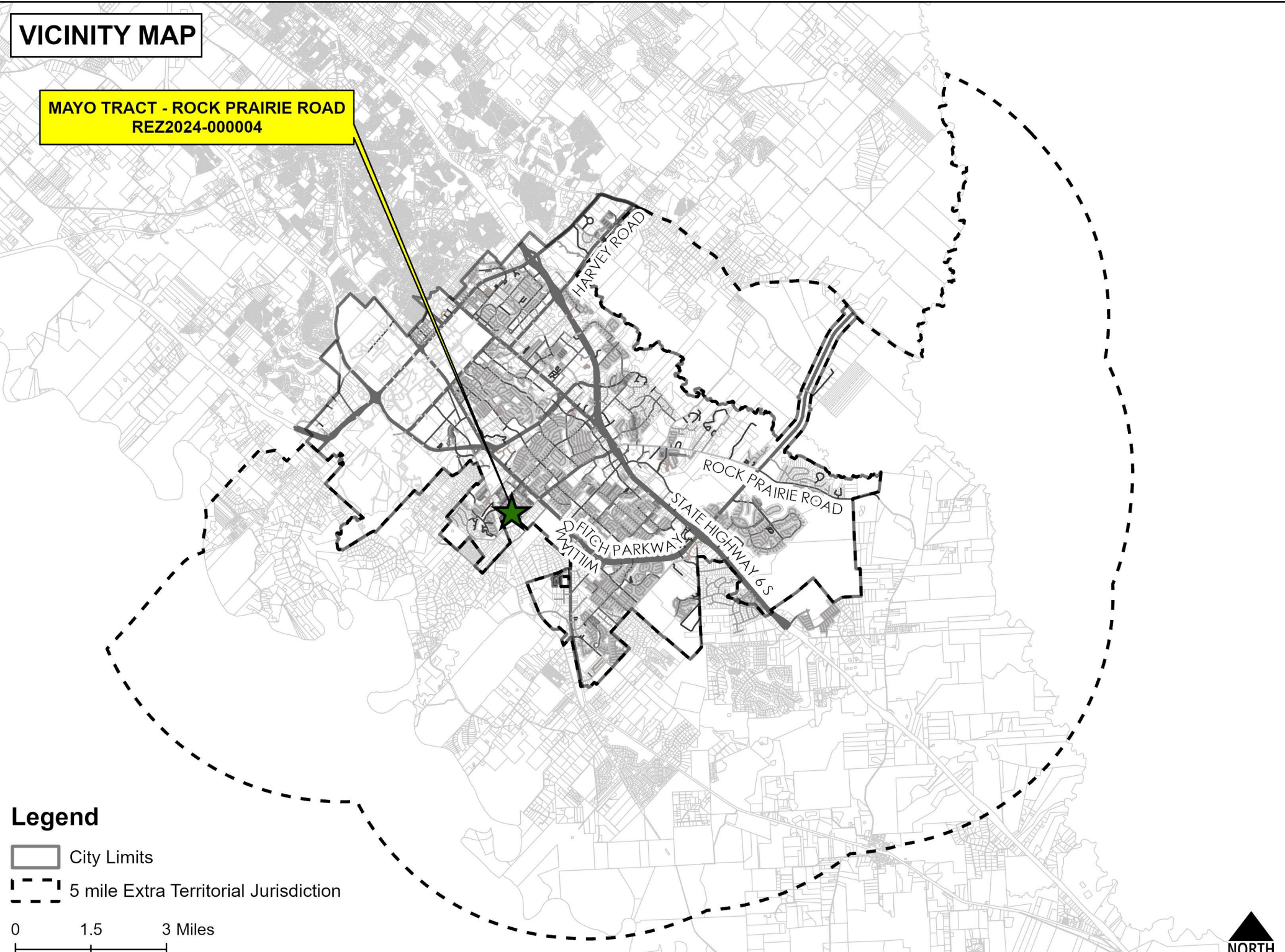
Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

MAYO TRACT - ROCK PRAIRIE ROAD
REZ2024-000004

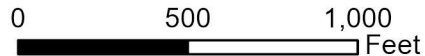
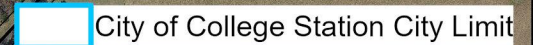


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles





Case:
REZ2024-000004

REZONING



<u>Residential</u>	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		

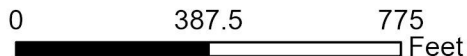
NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

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

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

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.

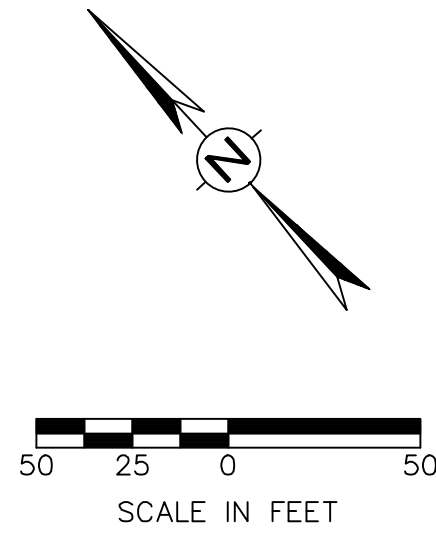
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



MAYO TRACT - ROCK PRAIRIE ROAD

Case:
REZ2024-000004

REZONING



THE BARRACKS
II SUBDIVISION
PHASE 202
(13041/149
OPRBCT)

12 AT ROCK PRAIRIE
SUBDIVISION
PHASE 2
(13156/277 OPRBCT)

RYANS LANDING

12 AT ROCK PRAIRIE
SUBDIVISION
PHASE 3
(13176/209 OPRBCT)

12 AT ROCK PRAIRIE
SUBDIVISION
PHASE 1
(12464/180 OPRBCT)

KATE LN

TOWERS PARKWAY
67' ROW - 38' PAVEMENT
(13041/149)

S47° 44' 51"E - 936.76'

EXISTING ZONING
RURAL - R
PROPOSED ZONING
TOWNHOUSE - TH

16.00 AC

POSSIBLE LOCATION OF
SINCLAIR PIPELINE
EASEMENT (132/110
DRBCT) BASED ON ABOVE
GROUND MARKERS

10' WIDE EASEMENT
(3940/273 OPRBCT)

S24° 45' 10"W - 378.53'

N/F
HENRY P. MAYO AND
SANDRA K. MAYO
CALLED 23.00 ACRES
(1253/878 ORBCT)

S42° 15' 09"W - 325.44'

N47° 44' 51"W - 1039.89'

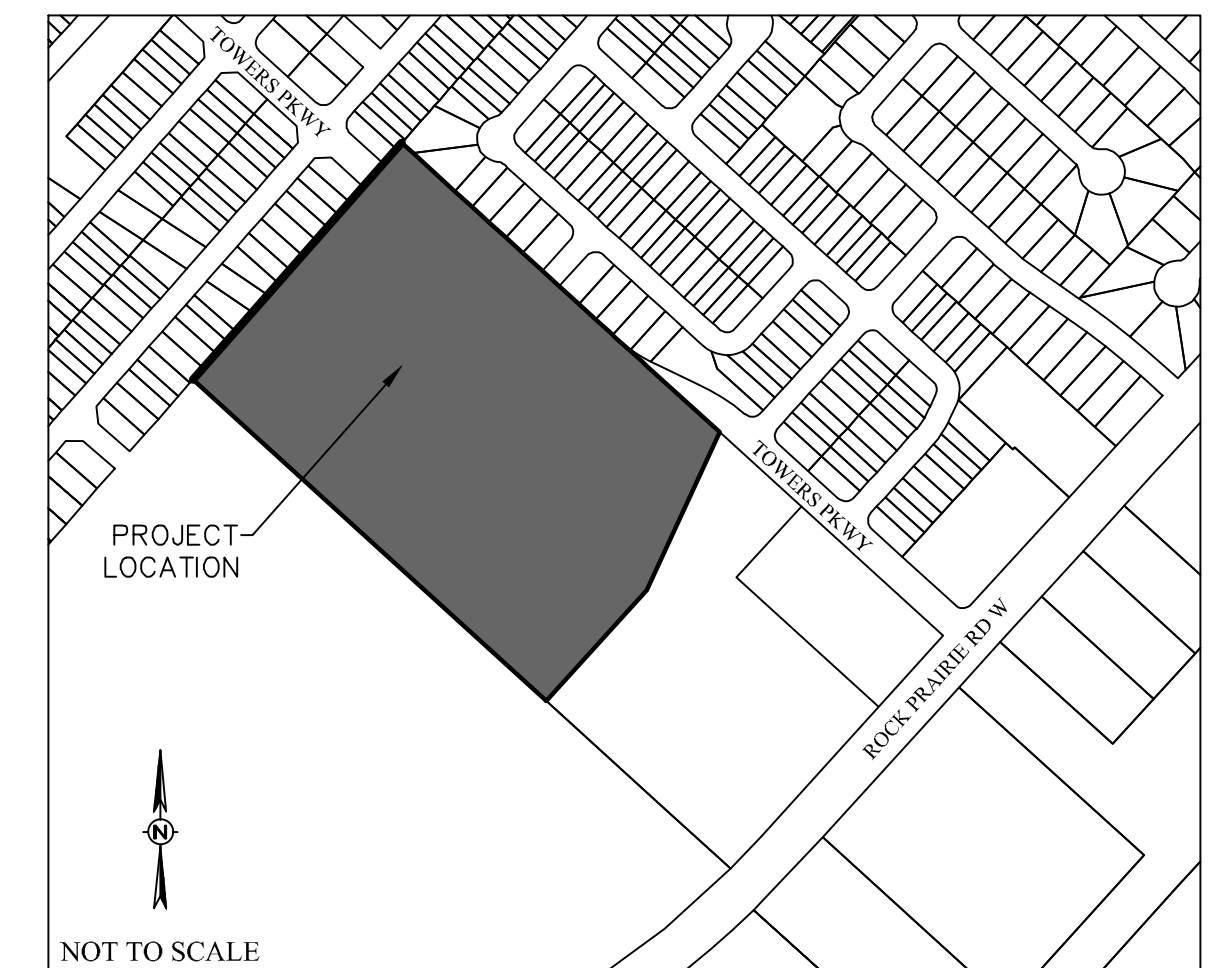
N/F
OAK CREEK, LLP
REMAINDER OF CALLED
58.52 ACRES
(4030/98 OPRBCT)

CITY OF COLLEGE STATION MONUMENT
C394-117 BEARS:
S37°26'47"E - 653.53'

NOTES:

1. THE PROPOSED ZONING FOR THIS PROPERTY WILL BE TOWNHOUSE - TH.
2. THIS TRACT DOES NOT LIE WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0305F, REVISED DATE: 04-02-2014.
3. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED AT SITE PLANNING.

VICINITY MAP



ZONING MAP

16.00 ACRES

EXISTING ZONING - RURAL, R
PROPOSED ZONING - TOWNHOUSE, TH
CRAWFORD BURNETT LEAGUE SURVEY, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

DEVELOPER:
DWS DEVELOPMENT, INC.
1289 NORTH HARVEY
MITCHELL PKWY
BRYAN, TX, 77803

OWNER:
HENRY P & SANDRA K MAYO
PO BOX 9169
COLLEGE STATION, TX 77842

SCALE: AS SHOWN
MARCH, 2024

SURVEYOR:



Michael Konetski, RPLS No. 6531

Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPLS FIRM # 10018500
KERR JOB # 23-1213

ENGINEER:



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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: April 18, 2024
Advertised Council Hearing Date: May 9, 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:

12 at Rock Prairie HOA and Williamsgate HOA

Property owner notices mailed: 75

Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Mixed Residential	PDD Planned Development District	Single-family detached, Townhomes
South	Mixed Residential	R- Rural	Vacant
East	Mixed Residential	MH- Middle Housing with HOO	Single-family detached, Townhomes
West	Mixed Residential	N/A - ETJ	Mobile/Manufactured Home

DEVELOPMENT HISTORY

Annexed: April 2018
Zoning: R- Rural (upon annexation 2018)
Final Plat: Un-platted
Site Development: Single-family detached, Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: MAYO TRACT - ROCK PRAIRIE ROAD (REZ2024-000004)

Address: 3370 ROCK PRAIRIE RD W

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 183.1, 25.0 ACRES

Total Acreage: 16

Applicant:: SCHULTZ ENGINEERING

Property Owner: MAYO HENRY P & SANDRA K

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

Demand for housing in the area

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

The townhome zoning is in accordance with the united residential land use.

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

The current zoning would only allow 5 single family lots. That usage is not appropriate for this location due to the mobile home park and higher density developments adjacent to the property.

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

The property is suitable because the infrastructure in the adjacent development was designed to support the development of the property.

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

The property is suitable because the infrastructure in the adjacent development was designed to support the development of the property.

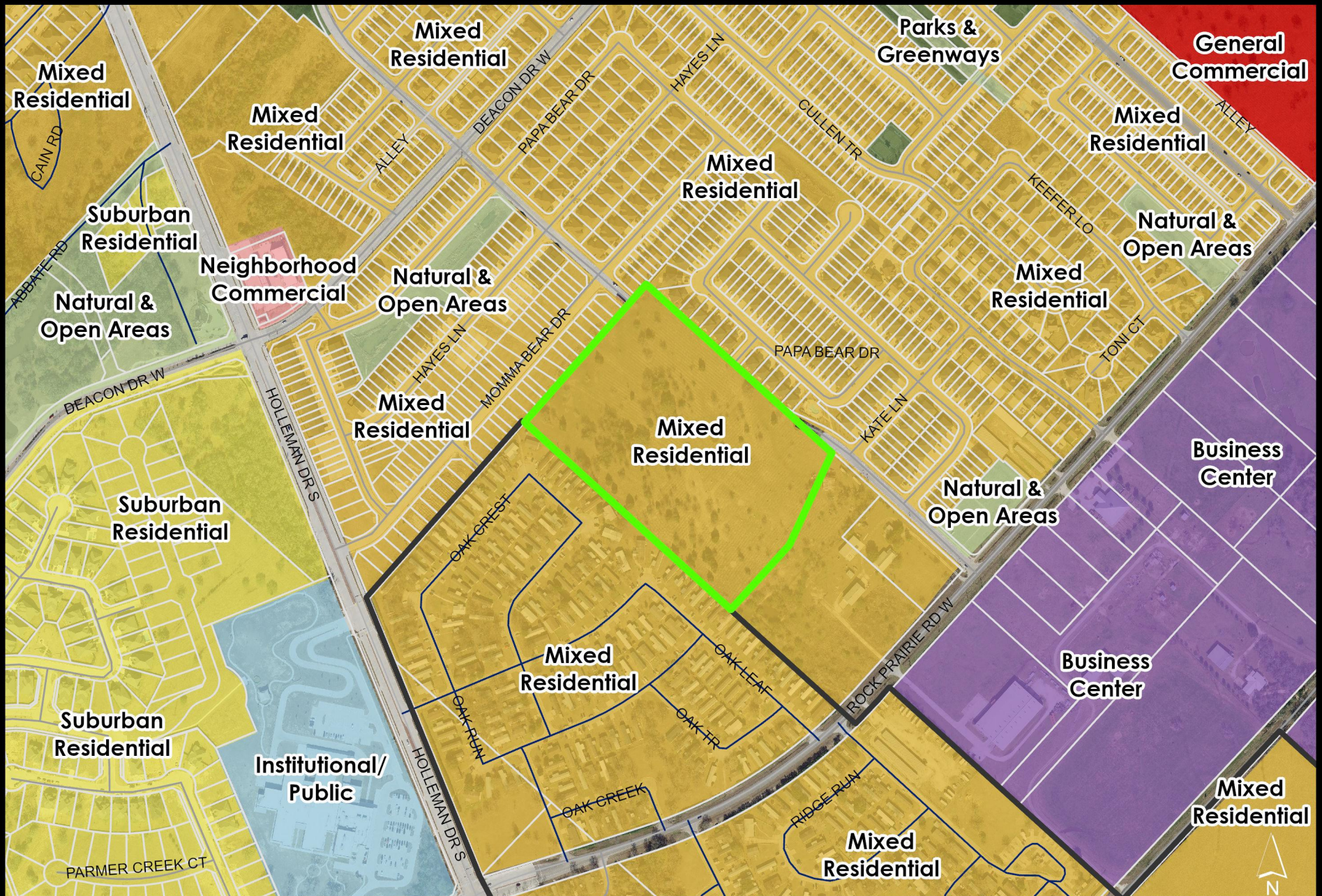
Explain the marketability of the property for uses permitted by the current zoning district.

The property is not marketable with the current zones.

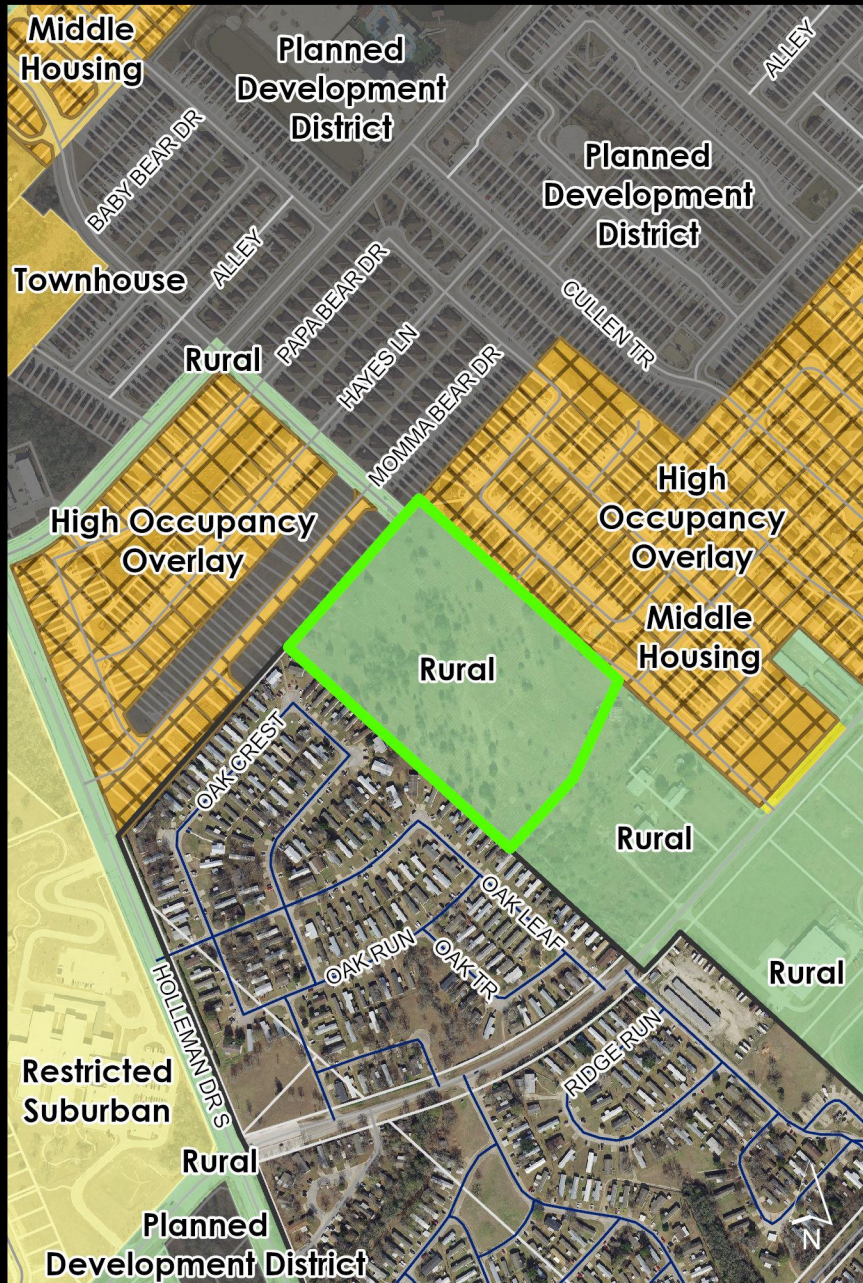
List any other reasons to support this zone change.

The development of this property will complete Towers Parkway from Rock Prairie Road to Cain Road.

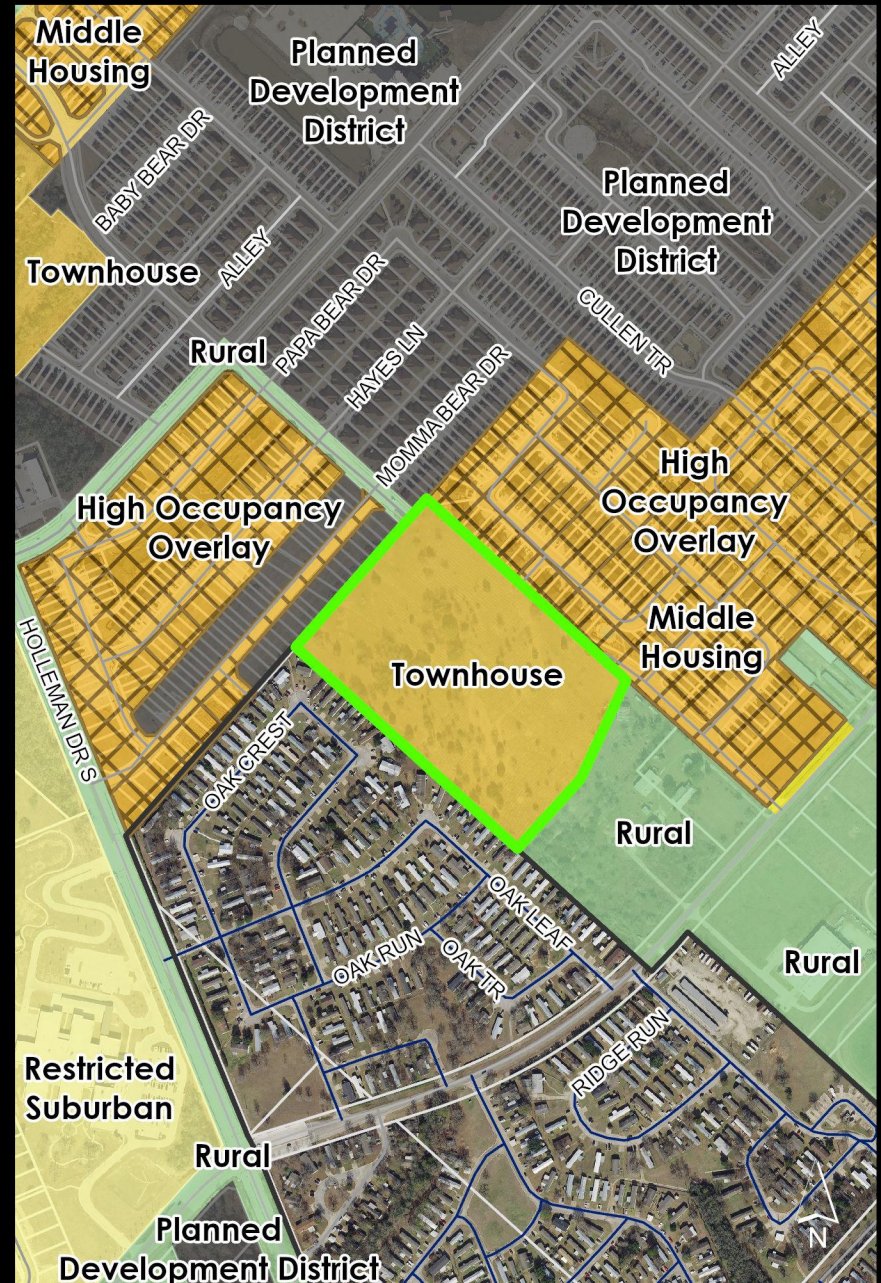
EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning





Final Plat
of
Southeast College Park Lot 5A & Lot 5B Block 3
Being a Replat
of
Southeast College Park Lot 5 Block 3
FP2023-000007

Scale	2 residential lots on approximately 0.608 acres
Location	Generally at the corner of Winding Road and South Dexter Drive in the City of College Station
Property Owner	Keith and Staci Cocanougher
Applicant	ATM Surveying
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	This plat will divide a residential lot into two lots and dedicate right-of-way. The property is located in the City limits and zoned General Suburban. The property is subject to UDO Section 8.3.H.2 'Platting and Replatting within Older Residential Subdivisions' and the applicant has provided the required analysis to demonstrate the proposed lots meet or exceed the average lot width of the lots within the block (88.18'). Lot 5A has frontage of approximately 106.95' and Lot 5B originally had a frontage of 100', which has been reduced to 75' of frontage for the necessary right-of-way dedication. Each lot is also proposed to exceed the minimum lot area of 8,500 s.f. as required by Section 8.3.H.2. with Lot 5A being approximately 14,405 s.f. and Lot 5B being 11,774 s.f. in size. Discretionary approval is requested for single-family residential lot (Lot 5A only) to access on to a collector.
Preliminary Plan	Not required
Public Infrastructure	100 linear feet of sewer line
Parkland Dedication	\$3,154 (one additional single-family lot)
Traffic Impact Analysis	Not required
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes
Compliant with Subdivision Regulations	The proposed plat meets the minimum requirements of the subdivision regulations for lots within the General Suburban zoning district and requirements of UDO Section 8.3.H.2, with two exceptions: 1) the requirement for access for Lot 5A for which the P&Z has been requested

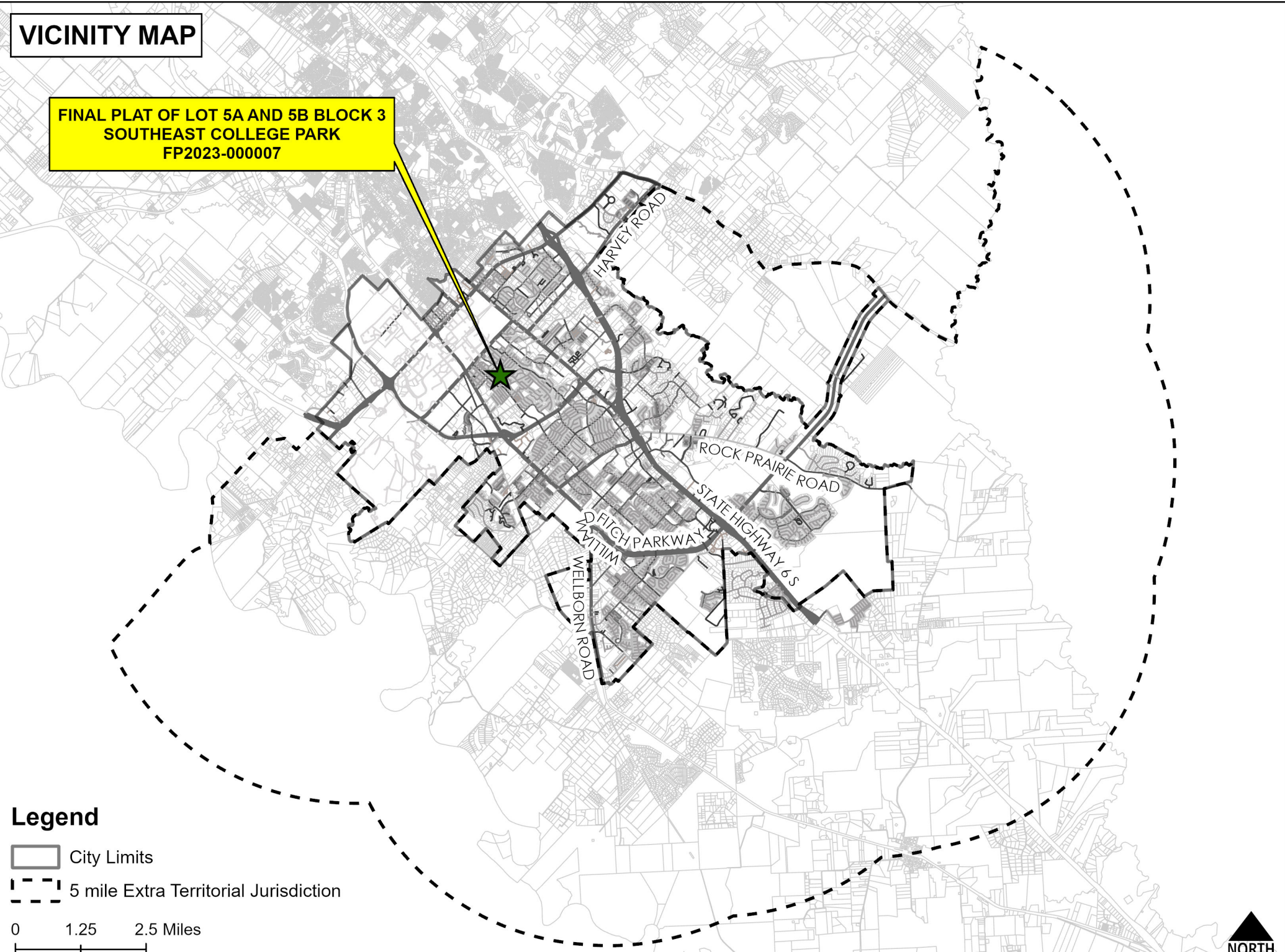
	to allow from a collector and 2) with an existing home on the property, the plat will create encroachments.
Public Input	1 in opposition; 6 of inquiry
Staff Recommendation	Approval of the discretionary item to allow for a direct access of a single-family lot onto a collector (South Dexter Drive) as Lot 5A meets the width requirement along the public right-of-way frontage. Approval of the plat with the condition that the existing structure on the property is removed prior to recording the plat.

Supporting Materials

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

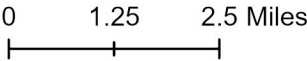
VICINITY MAP

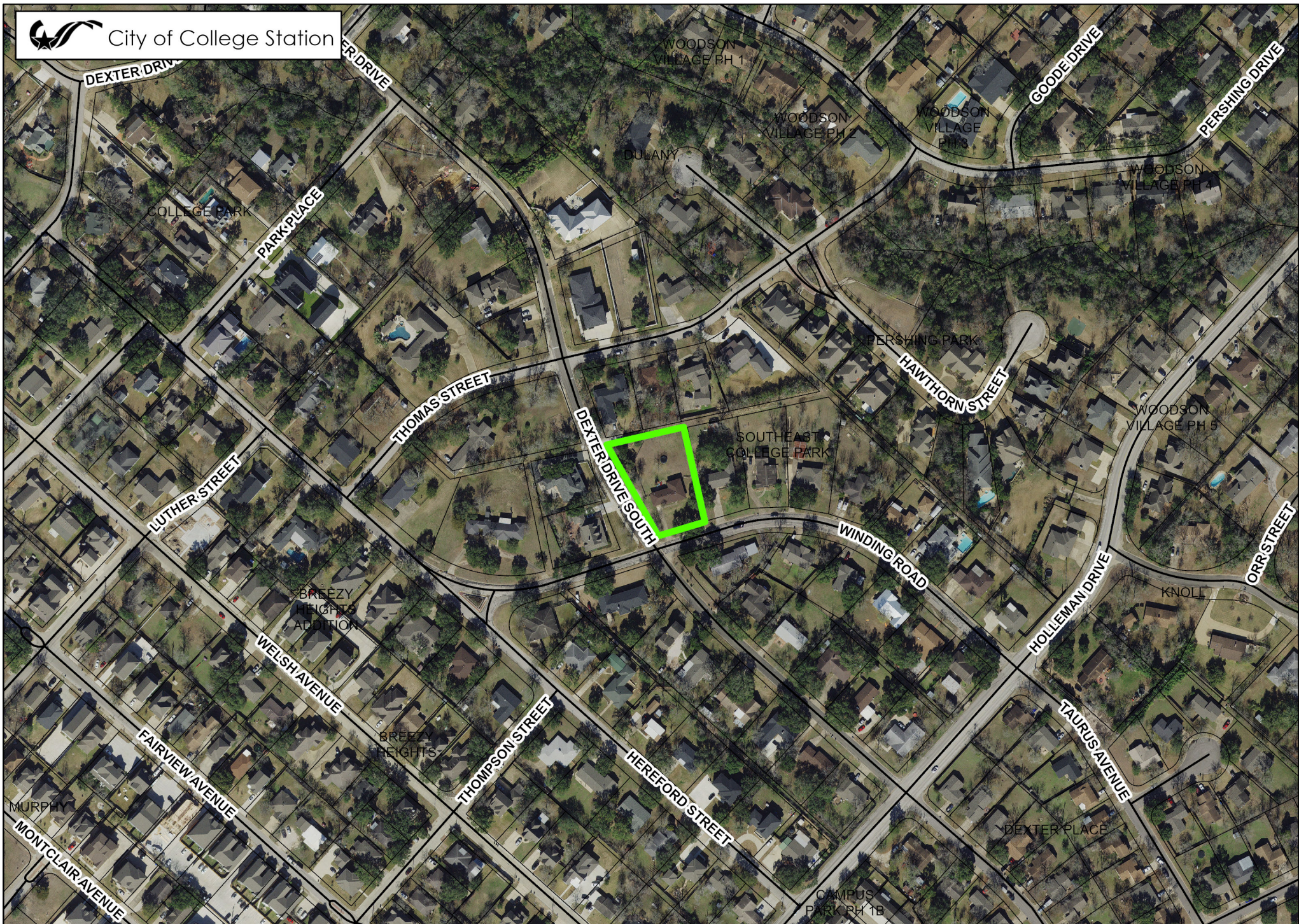
FINAL PLAT OF LOT 5A AND 5B BLOCK 3
SOUTHEAST COLLEGE PARK
FP2023-000007



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



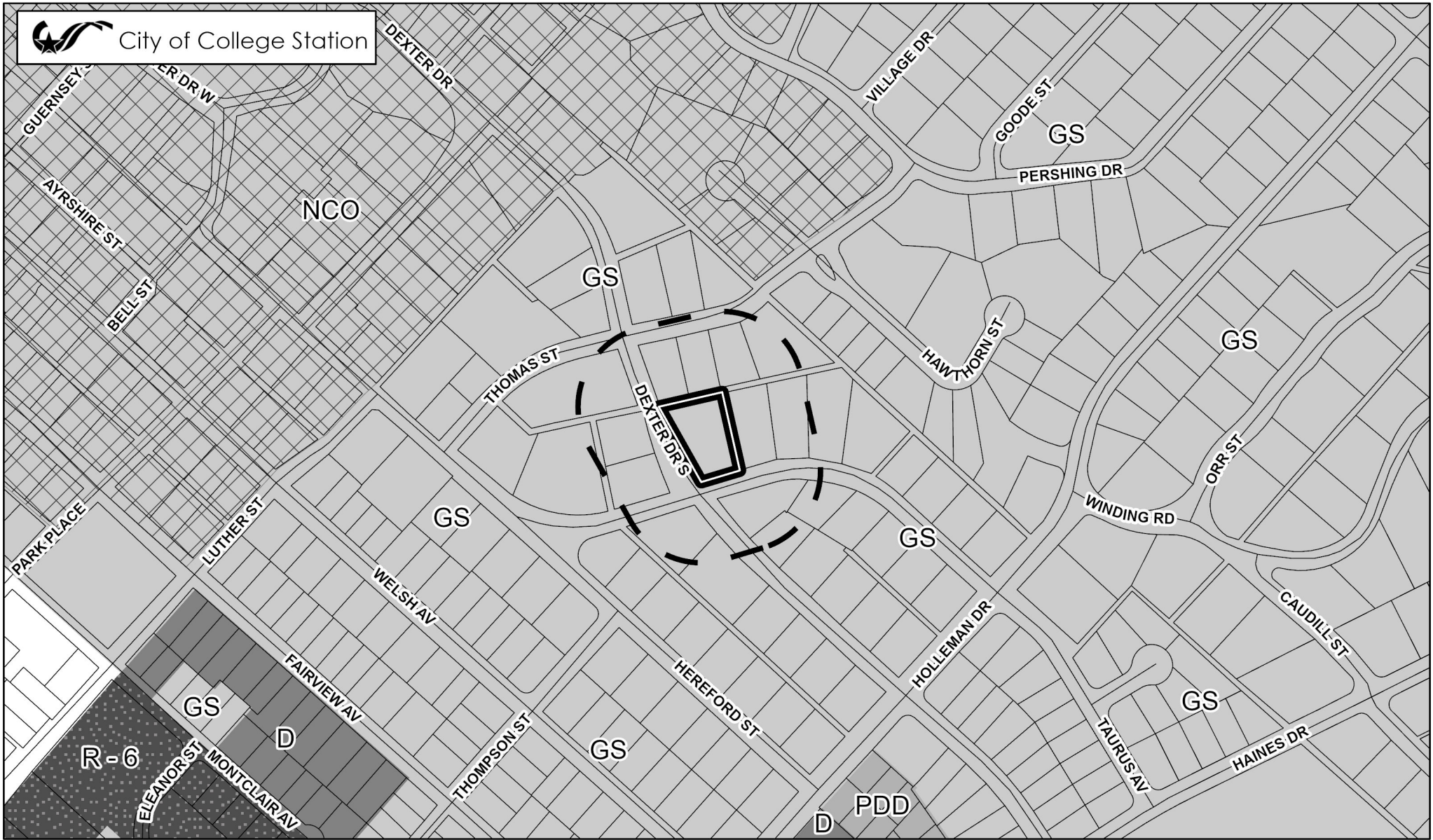


0 250 500 Feet

**FINAL PLAT OF LOT 5A AND 5B BLOCK 3
SOUTHEAST COLLEGE PARK**

Case:
FP2023-000007

FINAL PLAT RESIDENTIAL



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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



0 335 670 Feet

**FINAL PLAT OF LOT 5A AND 5B BLOCK 3
SOUTHEAST COLLEGE PARK**

Case:
FP2023-000007

FINAL PLAT RESIDENTIAL



MEMORANDUM

April 4, 2024

TO: Members of the Planning & Zoning Commission

FROM: Jeff Howell
Senior Planner, Planning & Development Services

SUBJECT: UDO Section 8.3.H.1.i regarding general requirements of subdivision of lots

Item:

Public hearing, 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 of Southeast College Park Lot 5A & Lot 5B Block 3, being a Replat of Southeast College Park Lot 5 Block 3 on approximately 0.608 acres, generally located at the corner of Winding Road and South Dexter Drive. Case# FP2023-000007.

Summary:

This final plat is for a residential development along South Dexter Drive, which is classified on the Thoroughfare Plan as a collector. The applicant's intention is to divide the existing single-family lot currently taking access to Winding Road in order to create an additional single family residential lot, which will take access onto South Dexter Drive. The current zoning of the property is GS General Suburban.

This final plat includes a discretionary item related to general requirements of lot subdivision in the UDO Section 8.3.H.1.i 'Lots'. Per this section, no single-family dwelling, townhouse, or duplex lot shall have direct access to an arterial or collector thoroughfare; however, these lots may face toward a thoroughfare if driveway access is provided via a public alley. While the property is adjacent to an existing platted alley, the alley contains utility lines and is unimproved. Notwithstanding the foregoing, single-family detached lots that are at least one hundred (100) feet in width may have direct access with the recommendation of the Administrator and approval of the Planning and Zoning Commission. This subdivision is proposing access to South Dexter Drive only for Lot 5A, which has frontage of approximately 106.95 feet.

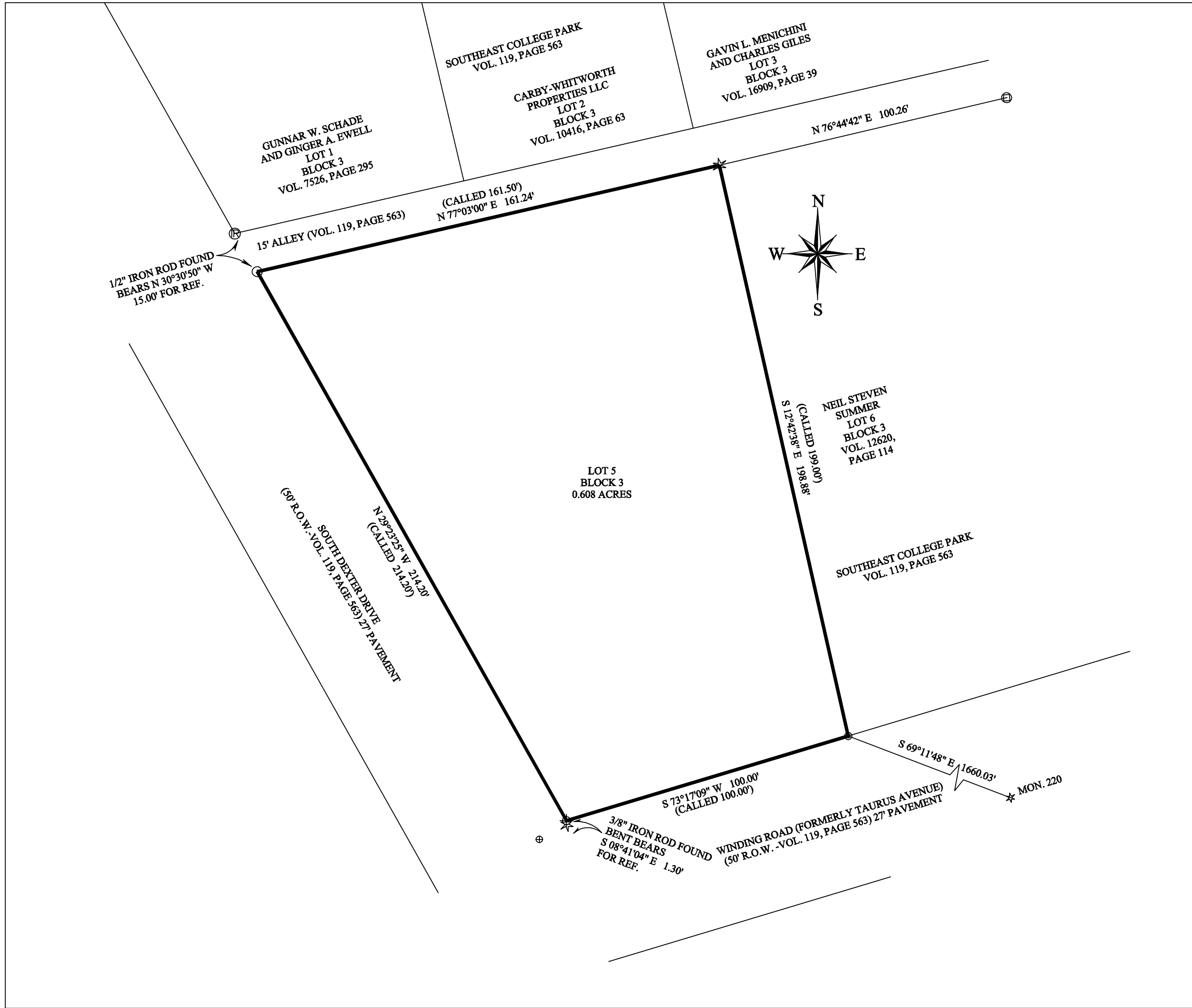
Staff is recommending approval of the discretionary item as Lot 5A meets the width requirement along the public right-of-way frontage.

If the discretionary item is denied, it would be to deny the request based on not allowing direct access onto a collector (Dexter) and that no improved alley exists to take access from.

Planning & Development Services • 1101 Texas Avenue, PO Box 9960 • College Station, TX 77840
Office 979.764.3570 / Fax 979.764.3496

Supporting Materials:

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



ORIGINAL PLAT

VOL. 119, PAGE 563, B.C.D.R.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, KEITH COCANOUGHER & STACI COCANOUGHER, owners and developers of the land shown on this plat, and designated herein as Lot 5A and Lot 5B, Block 3, of the Southeast College Park Subdivision to the City of College Station, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Keith Cocanougher
Owner

Staci Cocanougher
Owner

CERTIFICATE OF PLANNING AND ZONING COMMISSION

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

Chairman

CERTIFICATE OF CITY ENGINEER

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

City Engineer
City of College Station, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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

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

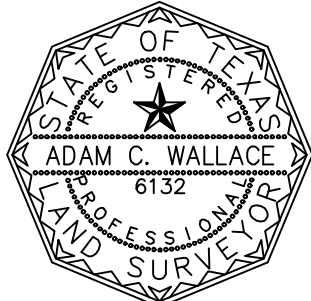
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

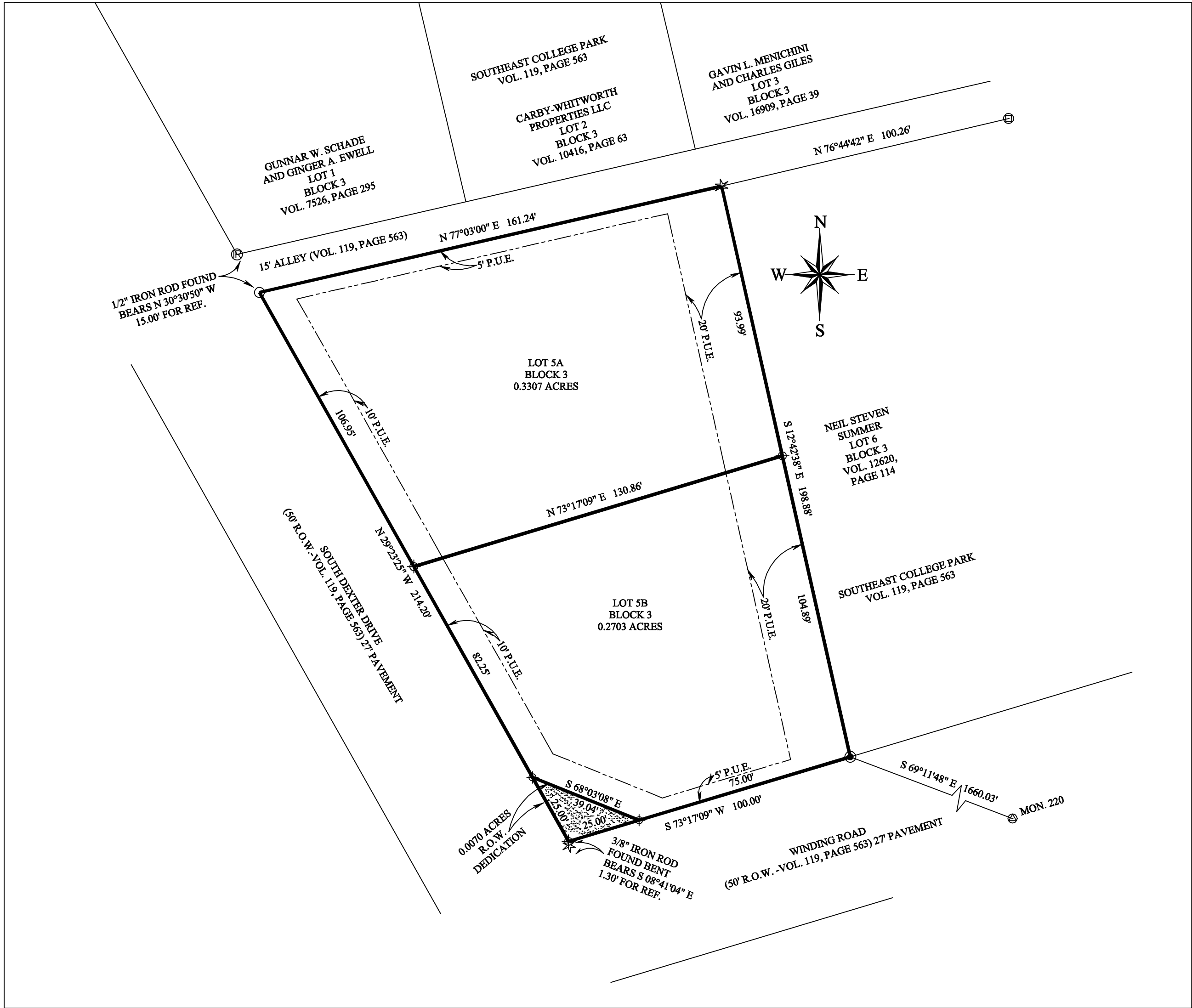
I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

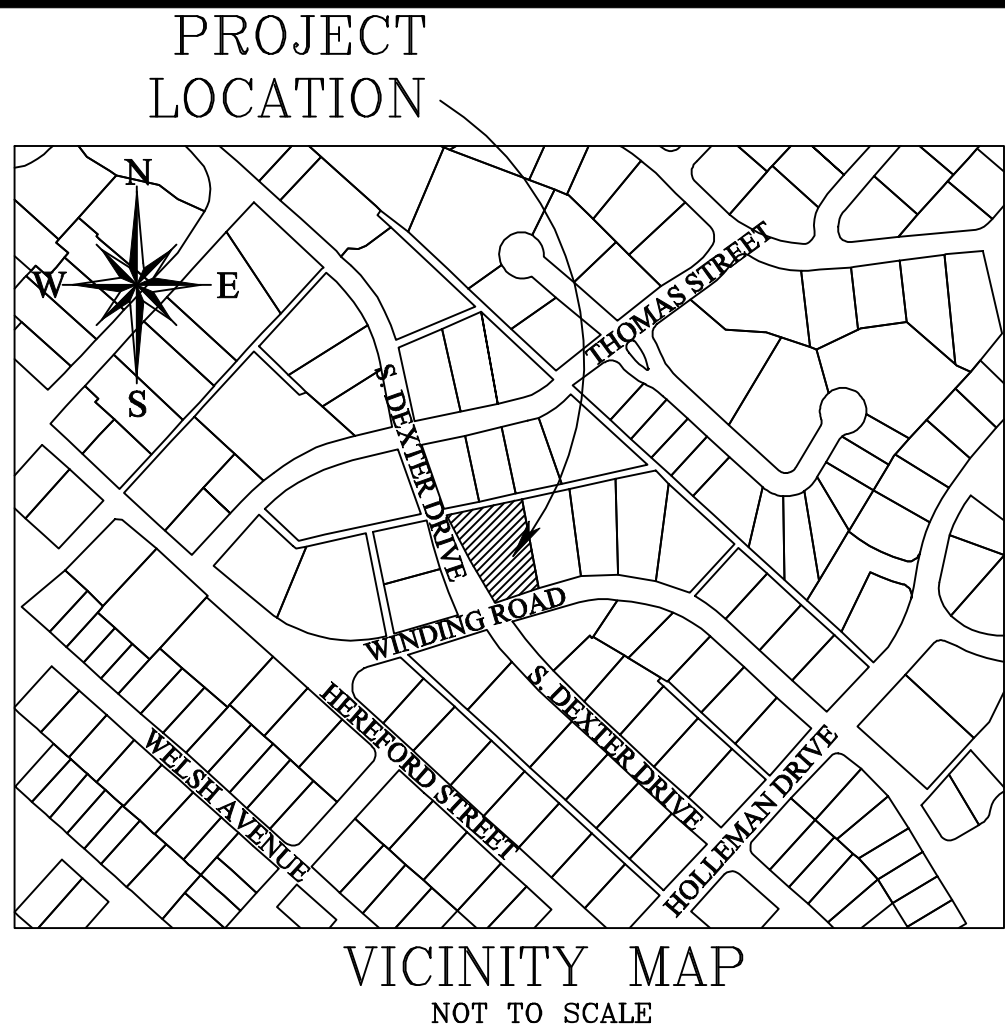


General Notes:

- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" and 5/8" iron rods found and referred to the previous recorded deed.
- 2). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0305F effective date, 04-02-2014
- 3). Restrictions recorded in Vol. 124, Page 522 and Vol. 167, Page 55 of the B.C.D.R. apply to this tract.
- 4). Blanket pipeline easement recorded in Vol. 103, Page 579 of the B.C.D.R. applies to this tract.
- 5). Electric Supplier:
- Electric service and street lighting for this subdivision will be provided by College Station Utilities (CSU).
- 6). Water Supplier:
- The water supplier for this development is College Station. The waterlines will be designed and constructed to City of College Station specifications and standards and will be located in utility easements at the front of the residential lots. These waterlines will provide the required flow to fire hydrants to meet fire protection requirements.
- 7). Lot Setbacks:
- All lots will meet setback and other requirements as specified in the City of College Station Unified Development Ordinance for the zoning classification in which they lay.
- 8). Zoning:
- Zoning for these lots are GS (General Suburban).
- 9). Landscaping:
- A minimum of two trees of at least two inches in caliper or one tree of four-inch caliper shall be planted on each lot with every new single-family home.
- 10). Existing structure will be removed.
- 11). Access to a collector (S. Dexter Drive) for a single-family dwelling on Lot 5A was _____ by the Planning and Zoning Commission on _____, 2023.
- 12). Lot 5A shall take access off of Dexter Drive, while Lot 5B shall take access off of Winding Road.



REPLAT



FINAL PLAT OF SOUTHEAST COLLEGE PARK LOT 5A & LOT 5B BLOCK 3 0.608 Acres Being a REPLAT of LOT 5 BLOCK 3 SOUTHEAST COLLEGE PARK Vol. 119, Page 563, B.C.D.R. Crawford Burnett League, A-7 College Station, Brazos County, Texas

30 0 30 60 90 Feet

NOVEMBER, 2023
SURVEYOR:
Adam Wallace, RPLS 6132
ATM Surveying
1403 Lemon Tree
College Station TX 77840
(979) 209-9291

SCALE: 1"=30'

OWNER/DEVELOPER:
KEITH & STACI COCANOUGHER
5320 CONGRESSIONAL DR
COLLEGE STATION, TX 77845-3784