



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.

May 2, 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. April 18 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 M-1 Light Industrial to SC Suburban Commercial for approximately

2.017 acres, being Lot 11R of the Century Hill Development. Case #REZ2024-000011 (Note: Final action of this item will be considered at the May 23, 2024 City Council Meeting - Subject to change).

Sponsors: Gabriel Schrum

Attachments:

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

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas for approximately 3.25 acres, generally located west of the intersection of Nantucket Drive and State Highway 6 South. Case #CPA2024-000001 (Note: Final action of this item will be considered at the May 23, 2024 City Council Meeting- Subject to change).

Sponsors: Robin Macias

Attachments:

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

- 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 PDD Planned Development District on approximately 3.25 acres being Nantucket Phase 2, Block 13, Lot 2 (229' of) and A021001, SD Smith (ICL) Tract 20.07 generally located west of the intersection of Nantucket Drive and State Highway 6 South. Case #REZ2024-000005 (Note: Final action of this item will be considered at the May 23, 2024 City Council Meeting – Subject to change).

Sponsors: Robin Macias

Attachments:

1. Vicinity Map, Aerial and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Rezoning Exhibit
5. Bulk Variances Letter
6. Proposed Concept Plan
7. Letter to city - fence objection
8. Existing Future Land Use Map
9. Rezoning Map

6. Informational Agenda

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

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

Sponsors: Michael Ostrowski

Attachments: None

6.3. Presentation and discussion regarding a joint meeting with the City of Bryan Planning & Zoning Commission.

Sponsors: Molly Hitchcock

Attachments: None

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

- Monday, May 13, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, May 16, 2024 ~ P&Z and IFAC Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, May 23, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 6, 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 26, 2024 at 5:00 p.m.



Deputy City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
April 18, 2024**

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

COUNCILMEMBERS PRESENT: Councilmembers Elizabeth Cunha and Dennis Maloney

CITY STAFF PRESENT: Chief Development Officer Michael Ostrowski, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Anthony Armstrong, Senior Planner Jeff Howell, Staff Planners Jesse DiMeolo, Gabriel Schrum, and Ashley Klein, Graduate Engineer I Parker Mathews, Graduate Engineer II Katherine Beaman-Jamael, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialists Trey Bransom and Sean Kennedy

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- March 7, 2024

Commissioner Cornelius motioned to approve the Consent Agenda, Commissioner Mirza 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 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).

Staff Planner DiMeolo presented the PDD rezoning and concept plan to the Commission recommending approval.

Commissioner Finch asked for clarification on the proposed emergency access to the cul-de-sac.

Staff Planner DiMeolo clarified that for a development to have more than 30 lots on a single-road connection, a secondary access must be provided for emergency services.

Commissioner Mirza asked if Rock Prairie Road will be widened.

Staff Planner DiMeolo confirmed that Rock Prairie Road is part of a widening project, however, the final design has not yet been approved.

Commissioner Cornelius asked if this development is in line with adjacent developments.

Staff Planner DiMeolo confirmed that the development aligns with adjacent developments.

Joe Schultz, Applicant, Schultz Engineering, was available for questions from the Commission.

Commissioner Mirza asked if the utilities are existing on this property.

Mr. Schultz clarified that the utilities are already existing on this property.

Commissioner Shafer asked if the additional 850 feet of trail is inside the park.

Mr. Schultz confirmed that this would be inside the park and would connect with a trail that went to Rock Prairie Road.

Commissioner Shafer asked if the additional 850 feet could be designed as something other than a straight line.

Mr. Schultz clarified that there is currently a large sewer line and power line in the proposed location, so the area has been cleared and prepared for construction to accommodate the trail as designed.

Chairperson McIlhaney asked for the typical number of lots allowed on a cul-de-sac.

Mr. Schultz clarified that cul-de-sacs are comprised of 30 homes or less.

Commissioner Mirza asked if the developer is planning for single-family homes.

Mr. Schultz confirmed that the development will be comprised of single-family homes, single-family in a cottage green concept, or townhomes.

Chairperson McIlhaney opened the public hearing.

Maureen Riley, Carter Lake Subdivision, College Station, spoke in opposition to the rezoning citing concerns with neighborhood integrity, growth, traffic, mail delivery, garbage, recycling, water, and the Rock Prairie Road widening project.

Luke Warren, Park West, College Station, asked if there are there any protections for the flood plain.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelius asked if this development addition to Midtown was considered with the Rock Prairie Road widening project design.

Coordinator Schubert confirmed that the project currently under design includes all traffic generated from this development addition and future sections.

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

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to 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).

Senior Planner Howell presented the rezoning to the Commission.

Anna Park, Applicant, Cat Hollow Phase 1 Subdivision, was available for questions from the Commission.

Christine McFarland, Applicant, Glenhaven Phase 8 Subdivision, was available for questions from the Commission.

Commissioner Cornelius asked why the applicants have chosen to initiate the ROO rezoning process.

Ms. Park clarified that this is an opportunity provided by the City that the subdivisions wanted to participate in to keep the character of the neighborhood and to build for the future.

Commissioner Shafer commended the applicants on their efforts.

Commissioner Mirza asked for the current demographics within the subdivisions.

Ms. Park confirmed that the subdivisions are comprised of retirees, families, single adults, and students.

Commissioner Cornelius asked why 11 signatures in the Cat Hollow Phase 1 Subdivision and two in the Glenhaven Phase 8 Subdivision were not collected.

Ms. Park clarified that some Cat Hollow Phase 1 Subdivision signatures were unavailable to pursue because of absentee owners, trust owners, and time limits.

Ms. McFarland clarified that two Glenhaven Phase 8 Subdivision signatures were unavailable because one residence is for sale and one property owner was neutral.

Chairperson McIlhaney opened the public hearing.

Robert Averyt, 14695 SH-30, College Station, spoke in opposition to the ROO citing concerns for property rights.

Tiffany York, Manager, Cat Hollow Homeowner's Association (HOA), clarified that all homeowners she has spoken with were in favor of a ROO.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelius asked why occupancy is not restricted by the HOA.

Senior Planner Howell clarified that occupancy could be covered by the HOA covenants; however, the City does not enforce covenants, a City-enforced restriction would only be applicable with a rezoning.

Ms. Park stated that the HOA wants to partner with the City to maintain the ROO.

Commissioner Mirza asked if there are there any deed restrictions on occupancy.

Ms. York clarified that there are restrictions on the number of related occupants and short-term rentals.

Commissioner Cornelius asked why the HOA has decided to pursue a ROO.

Ms. Park stated that this is a modest HOA, and they hope to partner with the City to ensure that the Cat Hollow Phase 1 and Glenhaven Phase 8 Subdivisions keep their character, and that the HOAs cannot financially enforce restrictions.

Commissioner Shafer asked if a ROO changes the occupancy allowance.

Ms. Park responded that occupancy will be limited to a family plus one.

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

- 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).

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

Joe Schultz, Applicant, Schultz Engineering, was available for questions from the Commission.

Commissioner Mirza asked if a site plan had been submitted.

Mr. Schultz confirmed that a site plan has not be submitted.

Commissioner Cornelius asked if this development would be rezoned to a High Occupancy Overlay in the future.

Mr. Schultz confirmed that the development would be a townhome development that they would like to develop under T Townhouse.

Commissioner Finch asked if traffic would exit on to Rock Prairie Road.

Mr. Schultz confirmed that traffic will exit on to Rock Prairie Road, and Towers Parkway would be completed connecting Rock Prairie Road to Cain Road.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

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

- 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.

Senior Planner Howell presented the discretionary item and final plat to the Commission recommending approval for both with the condition that the existing structure on the property is removed prior to recording the plat.

Commissioner Cornelius asked how many structures can be placed on the property.

Senior Planner Howell stated that one single-family structure can be placed on each lot.

Chairperson McIlhaney asked for clarification that the new lots would not have similar depth to adjacent properties.

Senior Planner Howell stated that the property would be split perpendicular to Dexter Drive South, with lot 5A taking access on to Dexter Drive South and lot 5B taking access on to Winding Road.

Commissioner Finch asked for the number of occupants that would be allowed to occupy each structure.

Senior Planner Howell clarified that no more than four unrelated occupants may occupy each structure.

Commissioner Shafer asked for the reasoning against direct access to a collector.

Senior Planner Howell clarified that direct access on to a collector is not allowed because of the higher classification of roadway and the safety issues that have to be considered.

Commissioner Cornelius asked for clarification on the current zoning of the property.

Senior Planner Howell clarified that the current zoning is GS General Suburban.

Commissioner Cornelius asked if the use fits into the existing area.

Senior Planner Howell confirmed that the use fits the existing area.

Commissioner Shafer asked how the average lot frontage is calculated.

Senior Planner Howell clarified that the right-of-way is being dedicated with this plat and the average lot width was calculated using the lots within the block, including the subject property as it exists.

Commissioner Shafer asked if lot 5B will meet the frontage requirements.

Senior Planner Howell clarified that lot 5B did meet frontage requirements prior to dedication of the right-of-way, which is being required by the City.

Commissioner Mirza asked if the properties meet the legal criteria for lot size.

Senior Planner Howell confirmed that the lots meet the legal criteria.

Keith Cocanougher, Property Owner, Pebble Creek Phase 9, College Station, was available for questions from the Commission.

Commissioner Shafer expressed concerns for lot setbacks.

Chairperson McIlhaney opened the public hearing.

Lisa & Mike Williams, Southeast College Park, College Station, spoke in opposition to the replat citing concerns for Ag Shacks, neighborhood character, and tree preservation.

Jacqueline Brown, Southeast College Park, College Station, spoke in opposition to the replat citing concerns for traffic and parking.

Gunnar Schade & Ginger Ewell, Southeast College Park, College Station, spoke in opposition to the replat citing concerns for drainage, impervious area, neighborhood integrity, and frontage area.

Robert Averyt, 14695 SH-30, College Station, spoke citing concerns for property values.

Mr. Cocanougher was available to address the drainage and frontage issues stating that a drainage analysis has been performed and there was no change to the drainage based on a 50% impervious cover, and that the 108 feet of frontage is based upon the survey for the property.

Mr. Schade addressed the Commission on drainage concerns and impervious area.

Carla Elliott, The Knoll, College Station, spoke in opposition to the replat citing concerns for neighborhood integrity and traffic.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelius expressed opposition to the discretionary item and replat.

Commissioner Cornelius motioned to deny the discretionary item and final plat, Commissioner Shafer seconded the motion.

Commissioner Chaloupka expressed support for the motion.

Chief Development Officer Ostrowski clarified that the item is to approve or deny access to the collector via the discretionary item, denial of the discretionary item will then deny the plat. Mr. Ostrowski also clarified that the applicant could take access to the alley if it was improved.

Commissioner Finch asked for additional clarification that the Commission's charge is solely on access to the lots.

Chief Development Officer Ostrowski clarified that the Commission is acting on access to a collector, otherwise the subdivision of the lots meet requirements for approval.

Commissioner Shafer expressed support for the motion.

Chairperson McIlhaney asked why the applicant is choosing to seek approval via the Commission.

Mr. Cocanougher stated that he was not aware of the approval needed to allow access to Dexter Drive South.

Chairperson McIlhaney asked for clarification on access to the alley.

Chief Development Officer Ostrowski clarified that the applicant can choose to provide access to the alley with improvements, and that this would be an approval via the plat, at staff level.

Commissioner Mirza provided comments on neighborhood integrity in the area.

Chairperson McIlhaney asked if there were any advantages to granting access onto Dexter Drive South versus the alley.

Senior Planner Howell clarified that access can be allowed on to the existing substandard alley with improvements, or onto Dexter Drive South with the Commission's permission.

Administrator Armstrong clarified that if access is to be taken from the alley, the alley then becomes public infrastructure and becomes the City of College Station's alley to own and maintain.

Chairperson McIlhaney asked for further clarification that staff would prefer that the access be taken onto Dexter Drive South.

Administrator Armstrong reiterated that staff's recommendation is to allow access from Dexter Drive South.

The motion to deny failed 3-4 with Chairperson McIlhaney and Commissioners Cornelius, Finch, and Mirza voting in opposition.

Commissioner Cornelius motioned to approve the discretionary item and final plat, Commissioner Finch seconded the motion, the motion failed 3-4 with Commissioners Collins, Mirza, Shafer, and Chaloupka voting in opposition.

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.

There was no discussion.

6.3 Presentation 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.

There was no discussion.

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.

There was general discussion amongst the Commission regarding rescheduling the May 9th City Council to Monday, May 13th.

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

- None

There was no discussion.

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

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 7:19 p.m.

Approved:

Attest:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

May 2, 2024
Item No. 5.1.
Century Hill Development Rezoning

Sponsor: Gabriel Schrum

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from M-1 Light Industrial to SC Suburban Commercial for approximately 2.017 acres, being Lot 11R of the Century Hill Development. Case #REZ2024-000011 (Note: Final action of this item will be considered at the May 23, 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 2.017 acres of land from M-1 Light Industrial to SC Suburban Commercial. The subject lot is currently undeveloped/vacant and it is the applicant's intent to develop a medical clinic. Nearby properties include undeveloped and developed light industrial lots, an assisted living facility, a pool supply store, and a medical clinic.

REZONING REVIEW CRITERIA

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Neighborhood Commercial. This rezoning request is aligned with the Comprehensive Plan.

For the Neighborhood Commercial land use, the Comprehensive Plan provides the following:

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

The zoning districts that are generally appropriate within this land use include Suburban Commercial and Office.

The intent of the Neighborhood Commercial land use is to accommodate the pattern of smaller commercial spaces that support the surrounding neighborhood. The proposed SC Suburban Commercial zoning district allows for smaller-scale commercial developments that are in line with the Comprehensive Plan. Commercial developments in this district should provide an appearance that is compatible with the neighborhood character while providing transitions in building height and mass when adjacent to residential neighborhoods. The development standards for SC Suburban Commercial are aligned with that vision.

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

The subject property is surrounded by undeveloped M-1 Light Industrial land to the north and south, an assisted living facility that is zoned PDD with a base zoning of SC Suburban Commercial to the east, and a M-1 Light Industrial property that is a medical clinic to the west.

The subject property's being located in the commercial center of the Century Hill Development and near a single-family neighborhood makes SC Suburban Commercial zoning an appropriate designation for this property and is the intent of the Comprehensive Plan. This rezoning also removes the potential for light industrial uses close to an existing neighborhood.

The UDO defines light industrial as, "A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing."

The proposed zoning of SC Suburban Commercial allows for a variety of neighborhood-friendly uses such as day cares, health clubs, dry cleaners, and personal service shops. These uses are more appropriate for the surrounding area than those of light industrial.

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.

A TIA was not required on this rezoning request as the potential trip rate is below the 150 peak trip threshold.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has indicated that even though the property is marketable for some industrial uses, the lack of outdoor storage and yard space makes it less desirable.

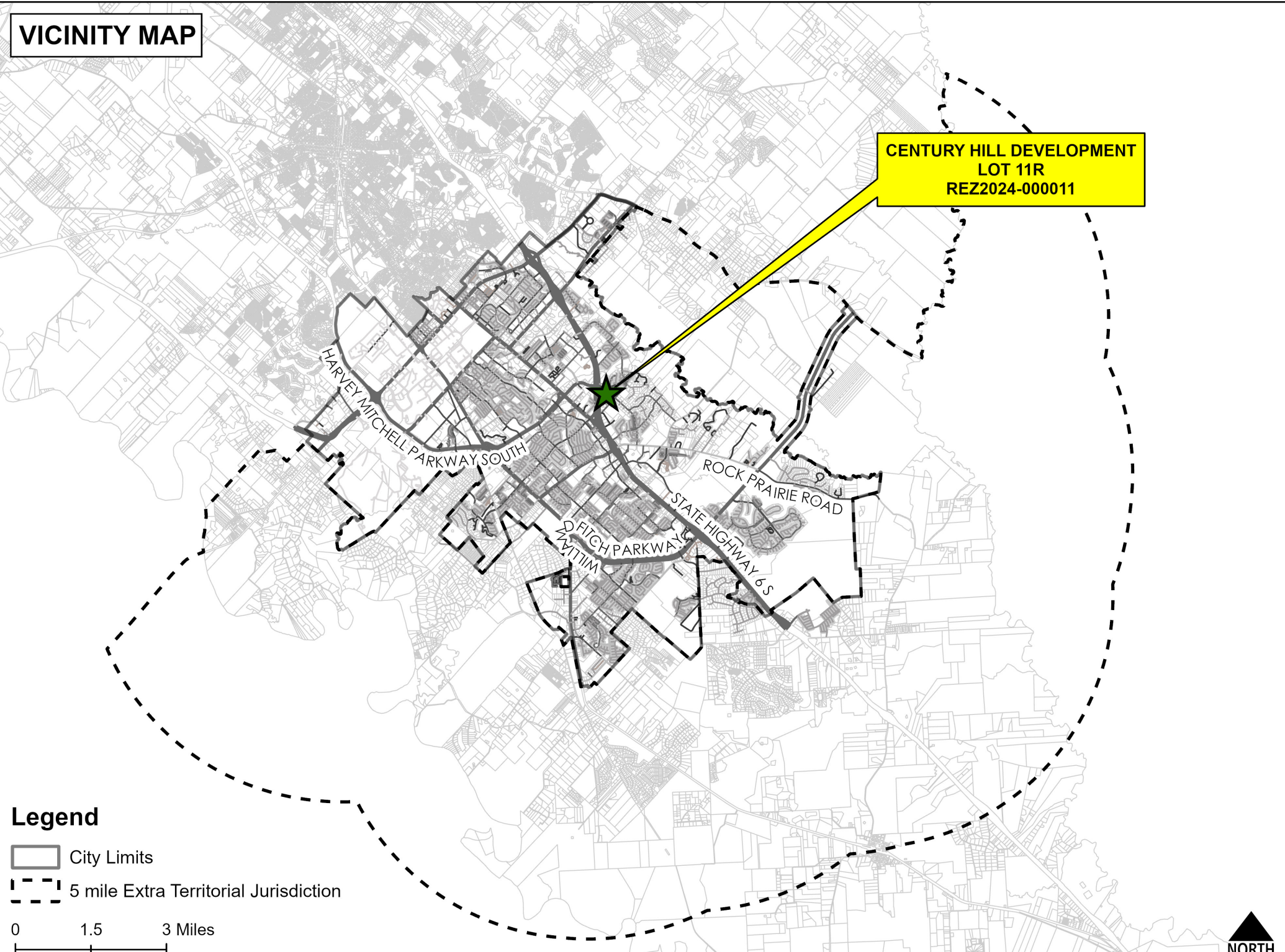
Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

CENTURY HILL DEVELOPMENT
LOT 11R
REZ2024-000011



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles



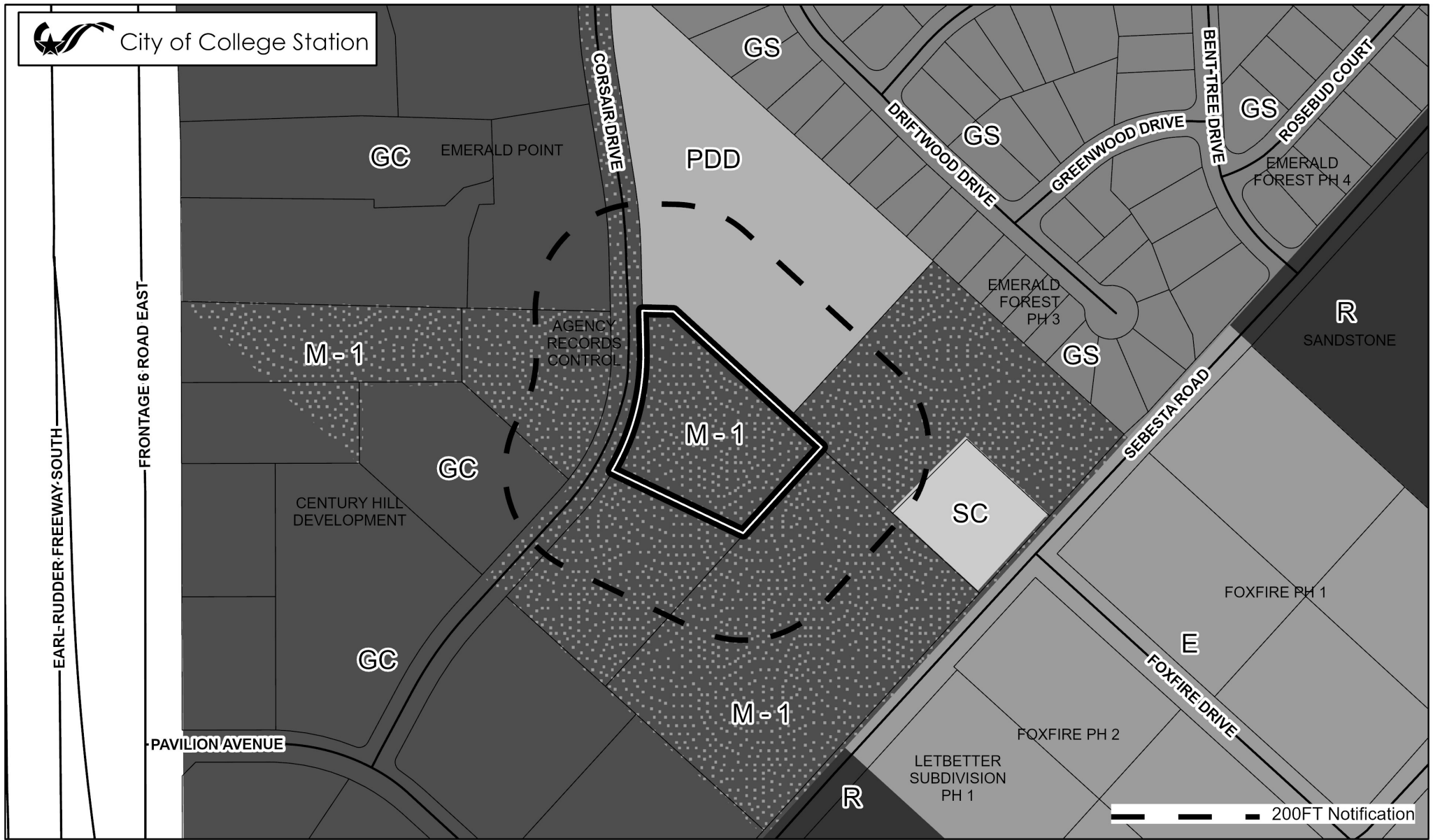


0 265 530 Feet

**CENTURY HILL DEVELOPMENT
LOT 11R**

Case:
REZ2024-000011

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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



0 250 500 Feet

**CENTURY HILL DEVELOPMENT
LOT 11R**

Case:
REZ2024-000011

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 2, 2024
Advertised Council Hearing Date: May 23, 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:

Foxfire HOA and Emerald Forest HOA

Property owner notices mailed: 17

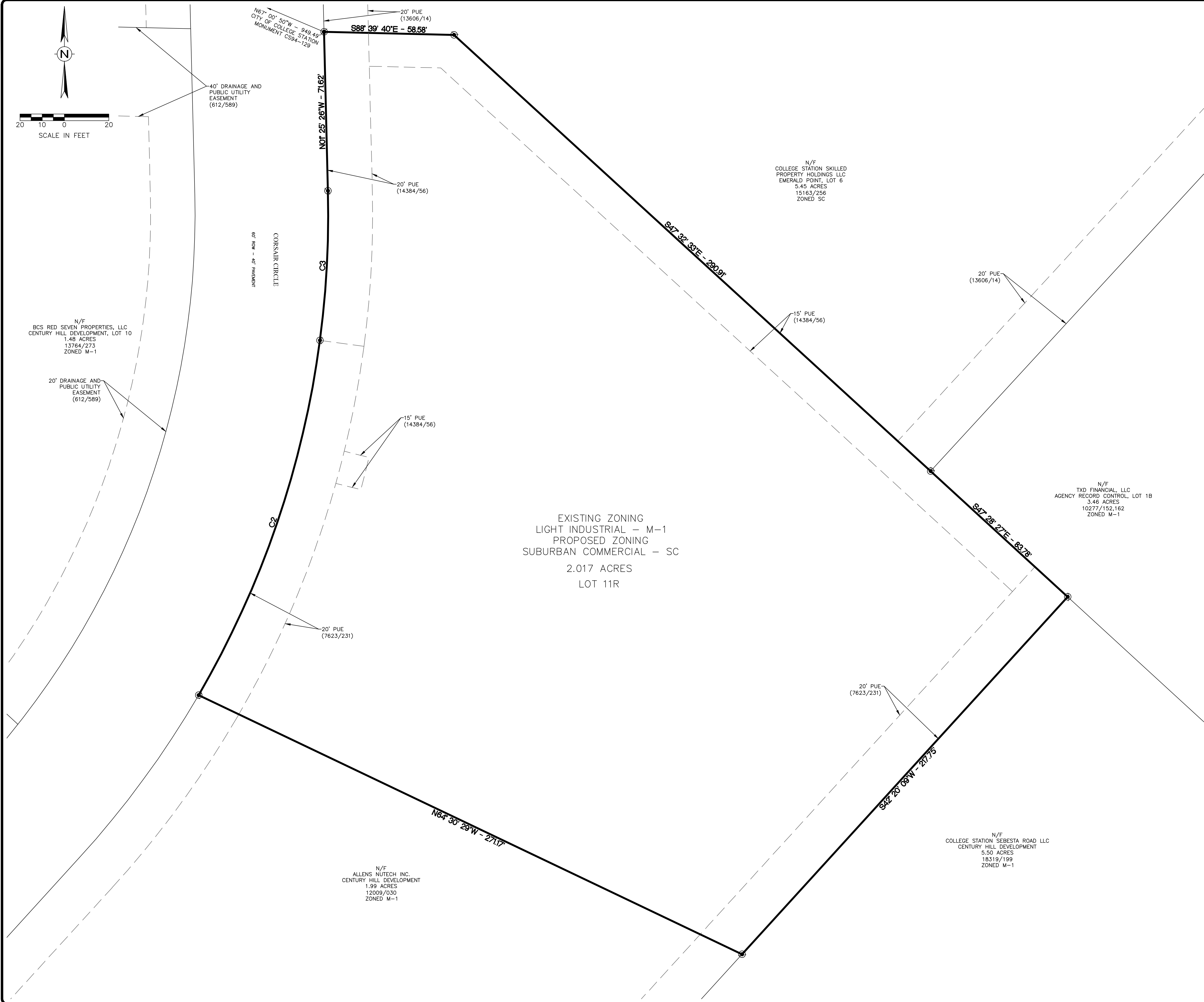
Contacts in support: None at the time of this report
Contacts in opposition: None at the time of this report
Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	M-1 Light Industrial	Undeveloped
East	Neighborhood Commercial	PDD- Planned Development District	Assisted Living Facility
South	Neighborhood Commercial	M-1 Light Industrial	Pool Supply
West	Neighborhood Commercial	M-1 Light Industrial	Medical Clinic

DEVELOPMENT HISTORY

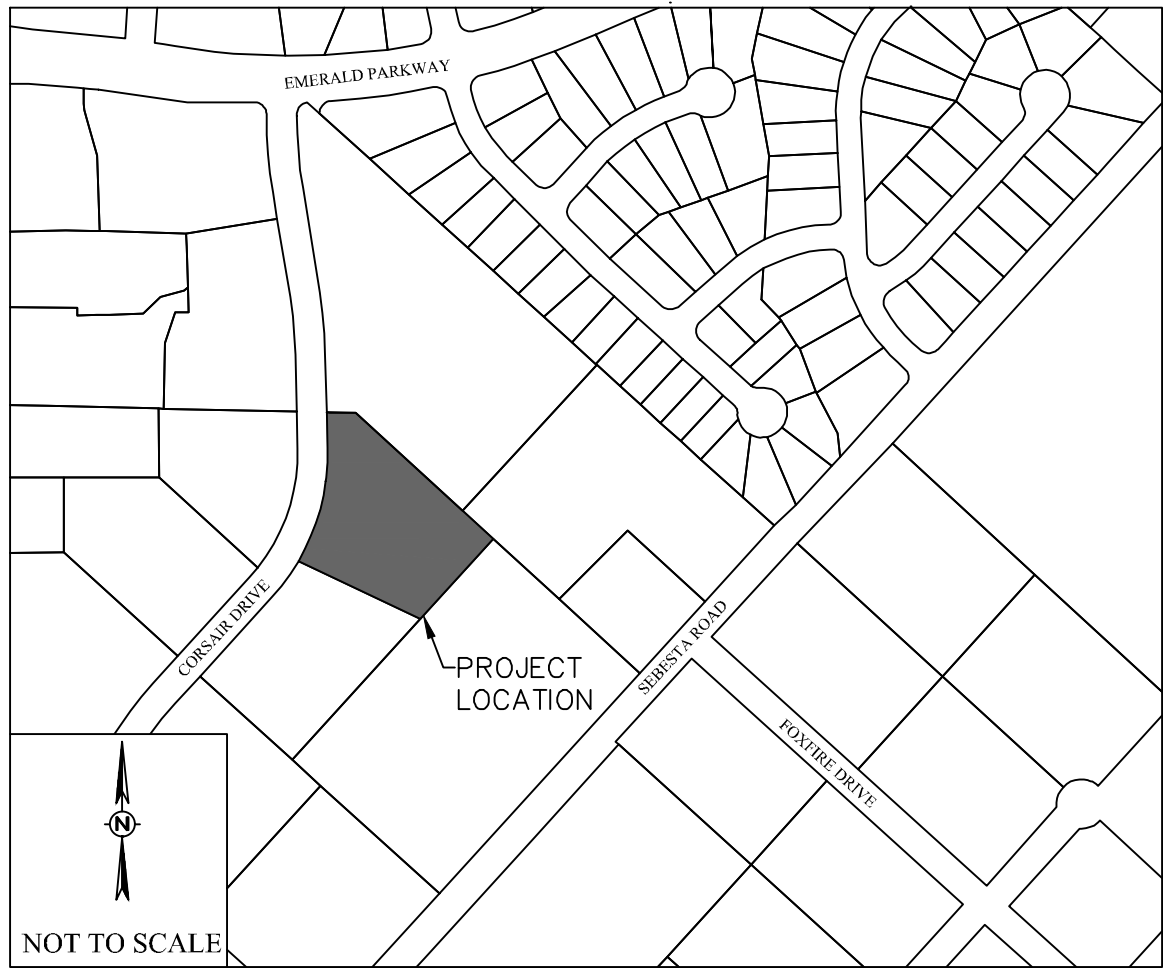
Annexed: September 1977
Zoning: A-O Agricultural Open upon annexation
A-O Agricultural Open to M-1 Light Industrial (1979)
Final Plat: Century Hill Development (2017)
Site Development: Undeveloped



- NOTES:
1. THE PROPOSED ZONING FOR THIS PROPERTY WILL BE SUBURBAN COMMERCIAL – SC.
 2. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'X' SHADED, AND ZONE 'AE' AND DOES PARTIALLY 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. 48041C0310F, REVISED DATE: 04/02/2014.
 3. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED AT SITE PLANNING.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C2	169.90'	429.96'	022°38'26"	86.07'	168.80'	N18°53'25"E
C3	67.49'	429.96'	008°59'37"	33.81'	67.42'	N03°04'23"E

VICINITY MAP



ZONING MAP
CENTURY HILL DEVELOPMENT
LOT 11R
2.017 ACRES
EXISTING ZONING - LIGHT INDUSTRIAL (M-1)
PROPOSED ZONING - SUBURBAN COMMERCIAL (SC)
MORGAN RECTOR SURVEY LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

Eiters Holdings, LLC
2901 E. 29th Street, Suite 117
Bryan, TX 77802
(979) 776-6152

SCALE: 1" = 20'

MARCH, 2024

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

ENGINEER:

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



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: CENTURY HILL DEVELOPMENT - LOT 11R (REZ2024-000011)

Address: 3109 CORSAIR DR

Legal Description: CENTURY HILL DEVELOPMENT, LOT 11R, ACRES 2.017

Total Acreage: 2.017

Applicant:: SCHULTZ ENGINEERING

Property Owner: CORSAIR CONDOS JOINT VENTURE

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

There is a demand for commercial uses such as retail, medical clinic, personal services, and offices in this area. Some of these uses are not permitted in the current industrial zoning.

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.

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

Most industrial uses require outdoor storage and yard space at this lot is not large enough to accommodate the use.

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

The property has all services and access suitable for all neighborhood commercial uses.

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

The property has all services and access suitable for all neighborhood commercial uses.

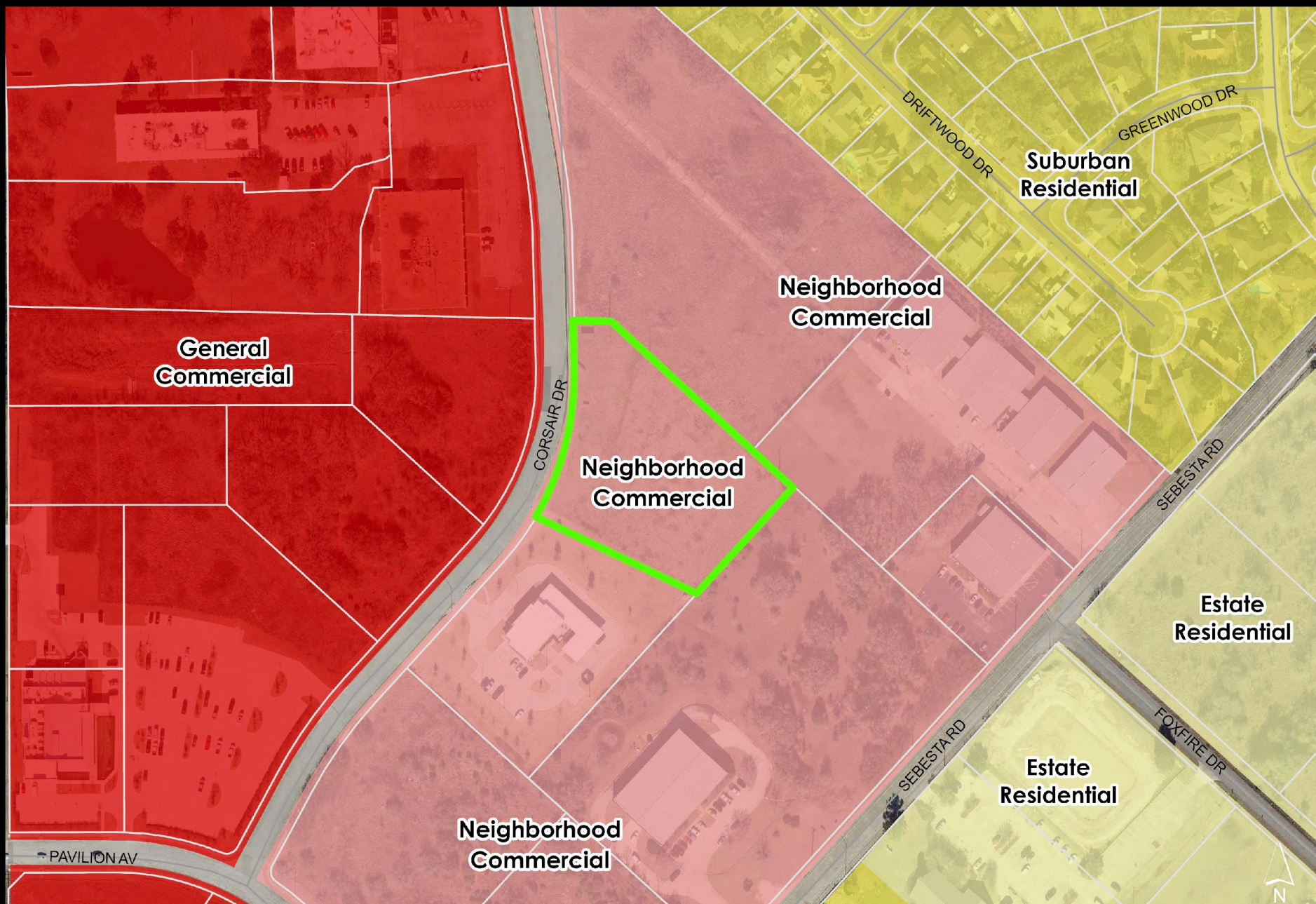
Explain the marketability of the property for uses permitted by the current zoning district.

The property marketable for some industrial uses, but the lack of outdoor storage and yard space makes it less desirable.

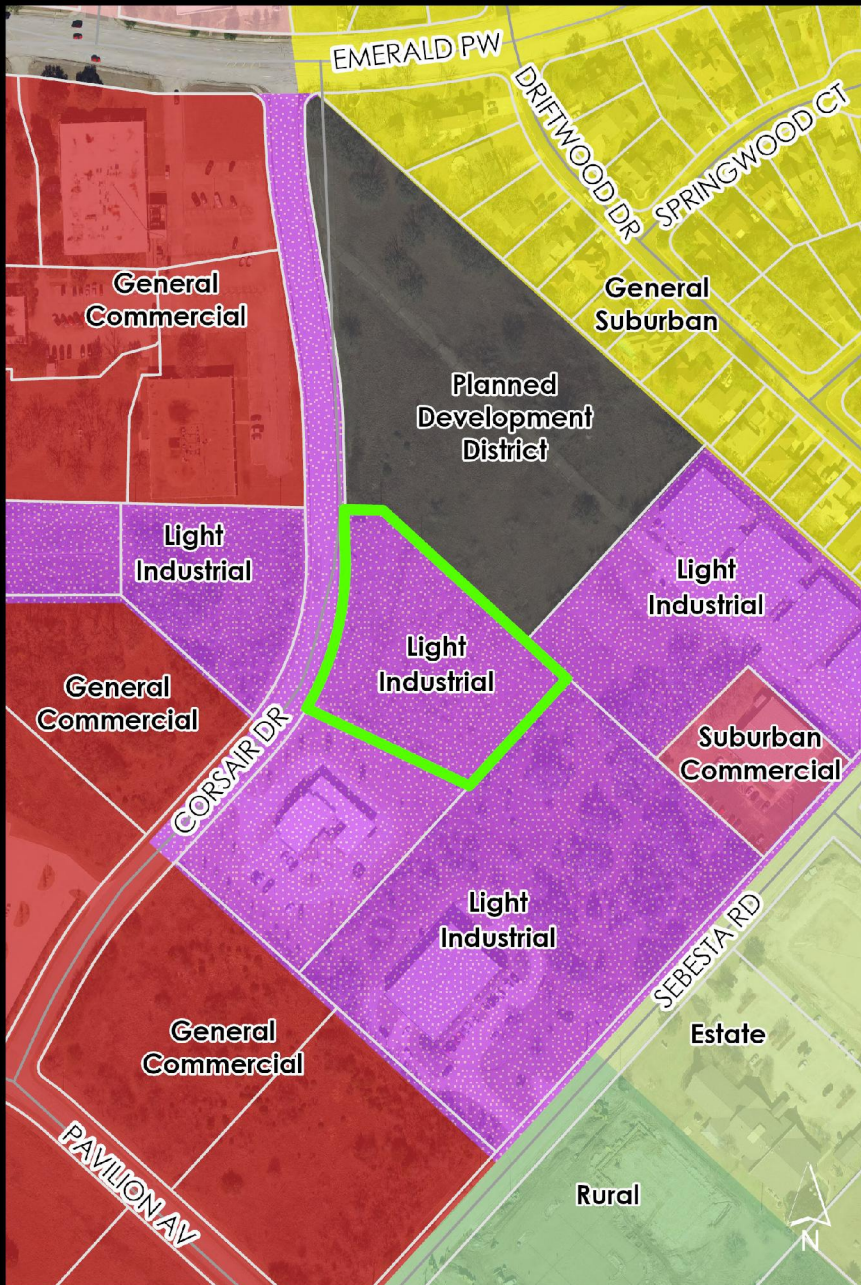
List any other reasons to support this zone change.

Infill commercial development on a lot that has been vacant for more than 15 years.

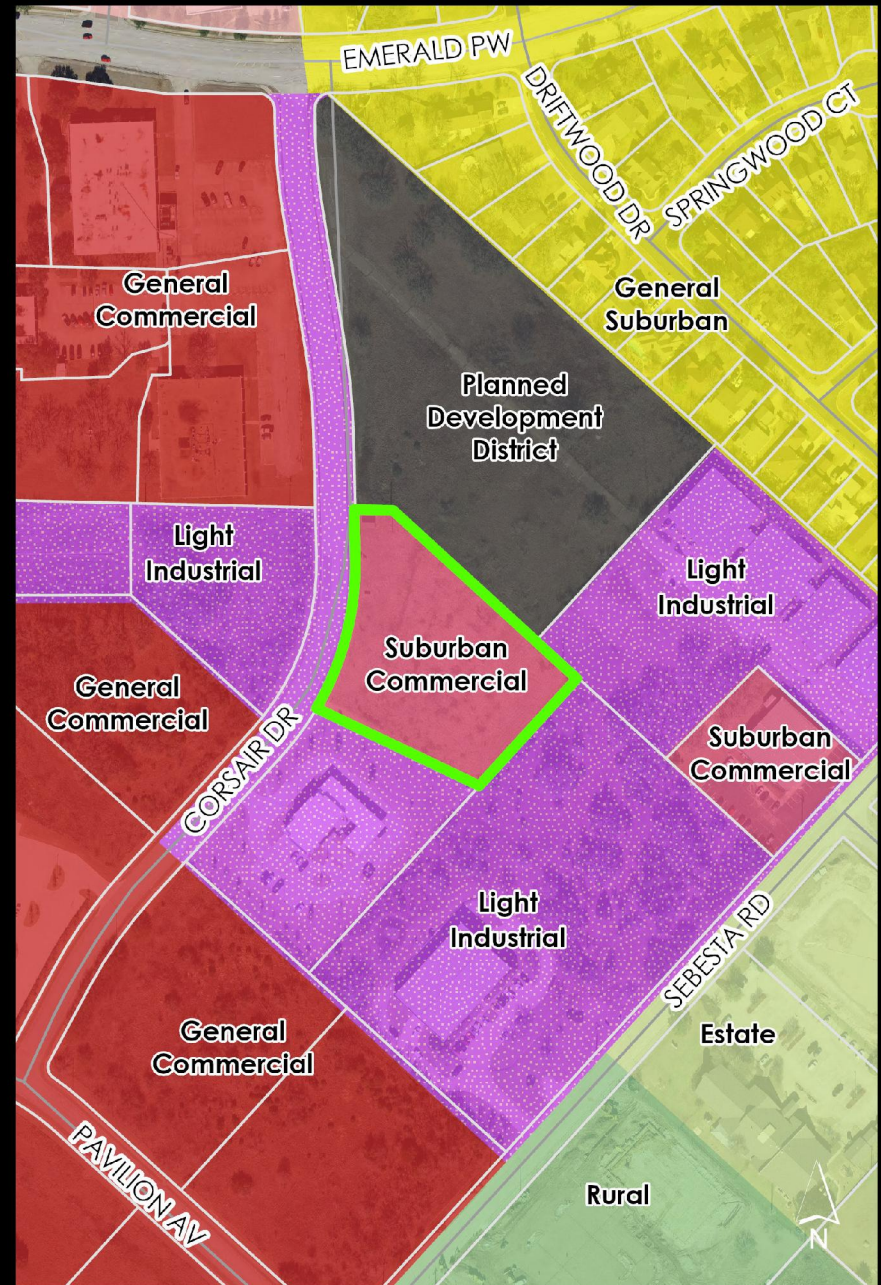
Future Land Use



EXISTING Zoning



PROPOSED Zoning



May 2, 2024
Item No. 5.2.
McPherson Comprehensive Plan Amendment

Sponsor: Robin Macias

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas for approximately 3.25 acres, generally located west of the intersection of Nantucket Drive and State Highway 6 South. Case #CPA2024-000001 (Note: Final action of this item will be considered at the May 23, 2024 City Council Meeting- Subject to change).

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the Comprehensive Plan Future Land Use & Character Map amendment.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use & Character Map from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas for approximately 3.25 acres, generally located west of the intersection of Nantucket Drive and State Highway 6 South. This Comprehensive Plan Amendment is in conjunction with a rezoning request of PDD Planned Development District. It is the applicant's intent to develop the property as office and medical uses.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property and properties to the west and south have a future land use designation of Suburban Residential. The Suburban Residential land use designation is primarily for areas that consist of low- to moderate-density single-family lots. The development types of this designation tend to be consistent within a subdivision of a neighborhood. The intent of the Suburban Residential land use is to accommodate streetscape features such as sidewalks, street trees, and lighting while supporting neighborhoods with a mix of housing types. This area is developed as single family homes to the south and two commercial businesses to the west.

A portion of the subject property and the properties to the north of the subject property are designated as Natural and Open Areas. The Natural and Open Areas land use designation are areas that represent a constraint to development and should be conserved for their natural function or open space qualities. These areas include floodplains, riparian buffers, common areas, and open space. The area to the north of the subject property is Nantucket Lake.

The subject property is along a primary image corridor of the city. Primary image corridors include corridors that carry high volumes of traffic and move travelers through or along some of the City's most significant assets. These corridors give the residents and travelers their first impressions of College Station. A goal of the City's Comprehensive Plan is to create revitalized gateways and corridors and conserved natural areas. With the update to the City's Comprehensive Plan in 2021, the land use designation to the east of the subject property across State Highway 6 S was changed

from General Suburban to General Commercial. Also with this update, the land use designation of properties to the south of the subject property along State Highway 6 S was changed from Suburban Commercial to General Commercial. These changes in land use designation allows for more commercial development along the primary image corridor. This request to change the land use designation of the subject property to Neighborhood Commercial and Natural and Open Areas aligns with the goal of the Comprehensive Plan to revitalize the corridor and protect natural areas while allowing for the development of an undeveloped property with frontage to State Highway 6 S.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole: The applicant is requesting an amendment to the Future Land Use & Character Map to Neighborhood Commercial and Natural and Open Areas and has simultaneously requested a rezoning to PDD Planned Development District with a base zoning of O Office and NAP Natural Areas Protected. The intent of Neighborhood Commercial is to accommodate limited commercial services compared to General Commercial and to support some residential uses that are compatible with the surrounding neighborhood character. The intent of the Natural and Open Areas is to conserve the natural function or open space of areas that represent a constraint to development. The subject property is located at the intersection of Nantucket Drive and State Highway 6 S and has faced development pressures throughout the years as development has continued to move south. This property would be compatible with existing uses, development patterns, and character as Neighborhood Commercial and Natural and Open Areas.

The applicant held a neighborhood meeting on April 2, 2024. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately 13 people were in attendance. While at the meeting, the neighborhood expressed several concerns about permitted uses, lighting and hours of operation. The applicant held a second neighborhood meeting on April 16, 2024 to discuss proposed changes that were made to the rezoning application based on the previous meeting. This meeting had approximately 12 people in attendance. The applicant has worked with the neighborhood to provide a proposed rezoning application that both the property owner and neighborhood are comfortable with. After the second neighborhood meeting, attendees had no expressed concerns regarding the land use change. The proposal is compatible with the character of the area as it allows for small-scale commercial development that is compatible with the residential neighborhood.

3. Impact on environmentally sensitive and natural areas: A small portion of the subject property is designated as FEMA floodplain. The applicant is proposing to expand the Natural and Open Areas beyond the designated floodplain to protect the potential flood area from building development.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Wastewater service will be provided by College Station Utilities. Water and fire flow service will be provided by Wellborn SUD. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property fronts Nantucket Drive which is designated as a local street and State Highway 6 S which is designated as a Freeway/Expressway. The proposed development will have access off of Nantucket Drive.

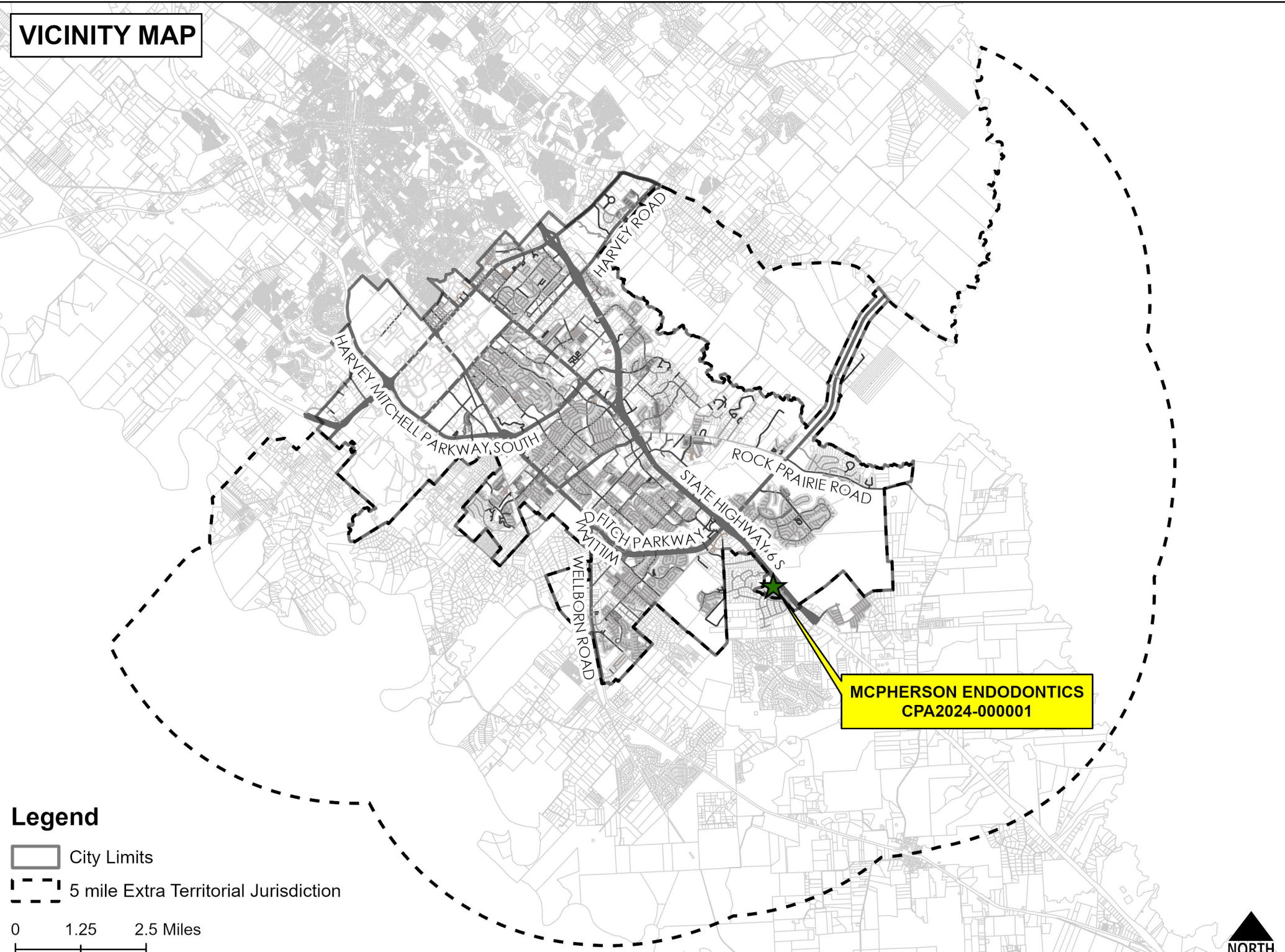
5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to Neighborhood Commercial and Natural and Open Areas, defined as areas appropriate for commercial activities that cater to nearby residents and conserved spaces for natural functions, is appropriate for this property as it provides small scale commercial development to a nearby neighborhood and protection to the natural area near the lake.

Budget & Financial Summary:

Attachments:

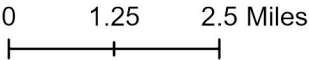
1. Vicinity Map, Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting information
5. Future Land Use Map

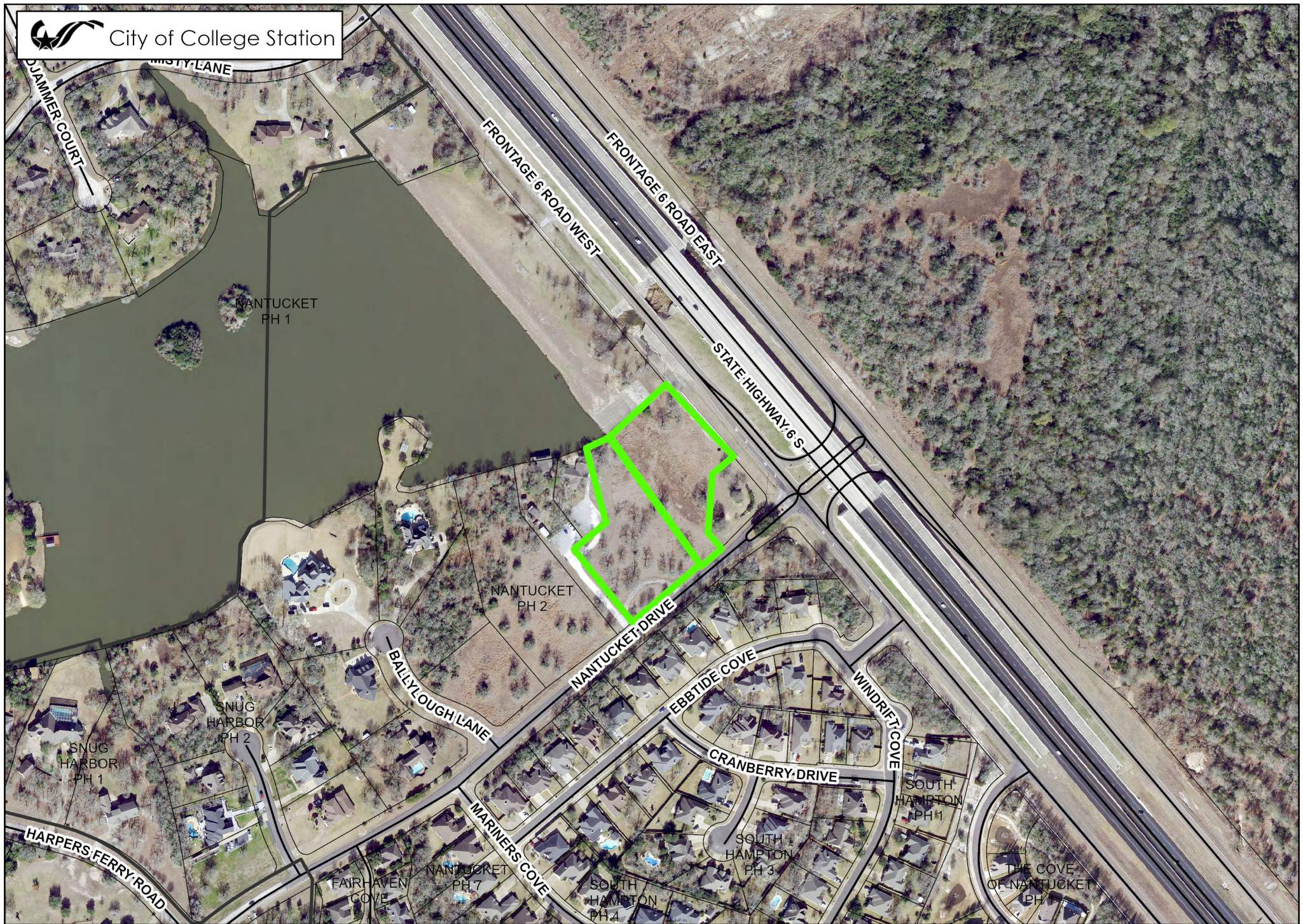
VICINITY MAP



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





0

312.5

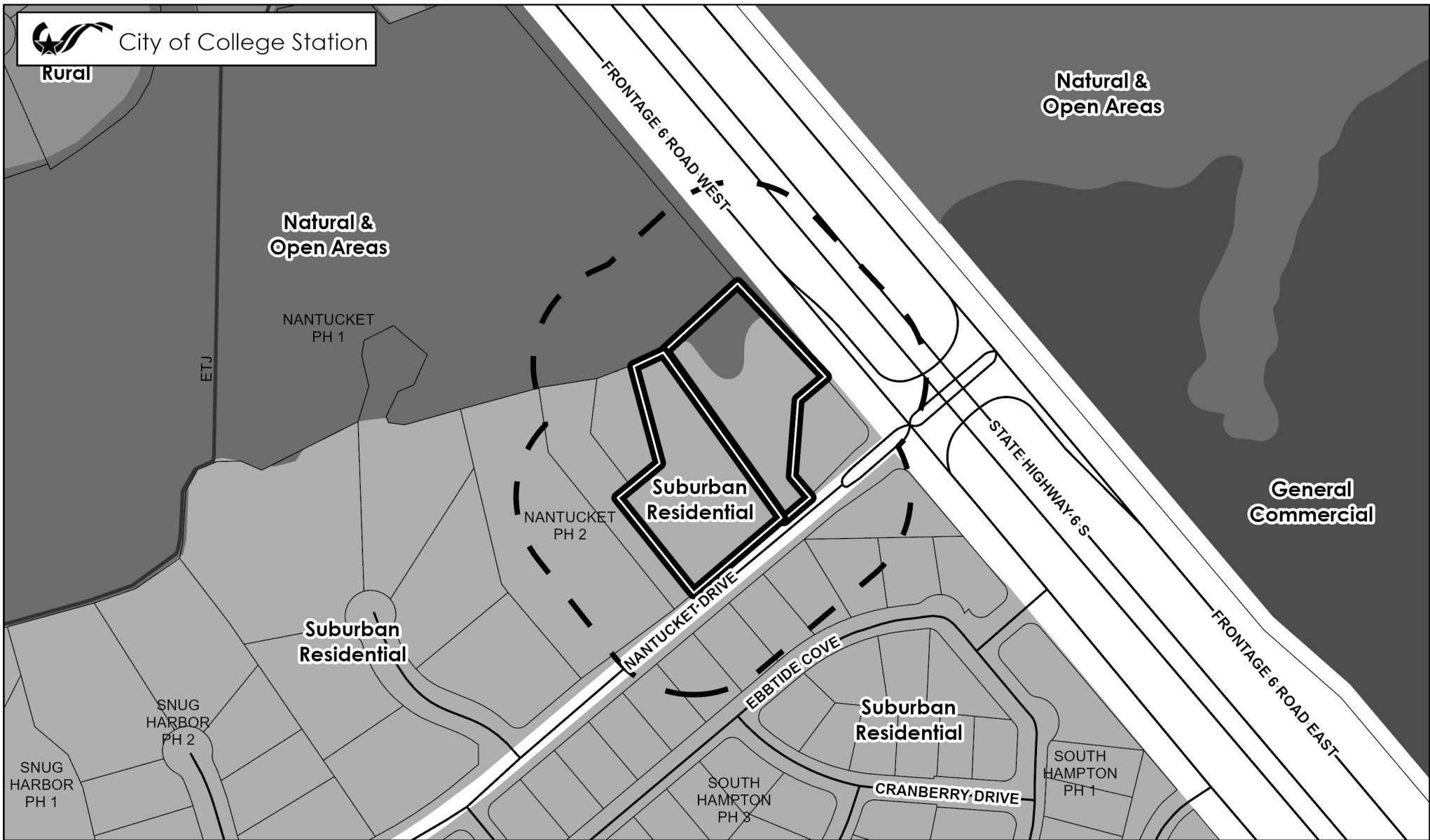
625

Feet

MCPHERSON ENDODONTICS

Case:
CPA2024-000001

**COMPREHENSIVE PLAN
AMENDMENT**



FUTURE LAND USE DISTRICTS (In Grayscale)

<u>Residential</u>	<u>Non-Residential</u>	<u>Combined Centers</u>	<u>Other</u>	<u>Wellborn</u>	
Urban Residential	General Commercial	Urban Center	Institutional/Public	Wellborn Commercial	Wellborn Estate
Mixed Residential	Neighborhood Commercial	Neighborhood Center	TAMU	Wellborn Business Park	Wellborn Estate - Open
Suburban Residential	Business Center		Parks & Greenways	Wellborn Suburban	Wellborn Preserve
Estate Residential	Medical		Natural & Open Areas	Wellborn Restricted Suburban	Wellborn Preserve - Open
Rural			Redevelopment Areas		
Neighborhood Conservation					

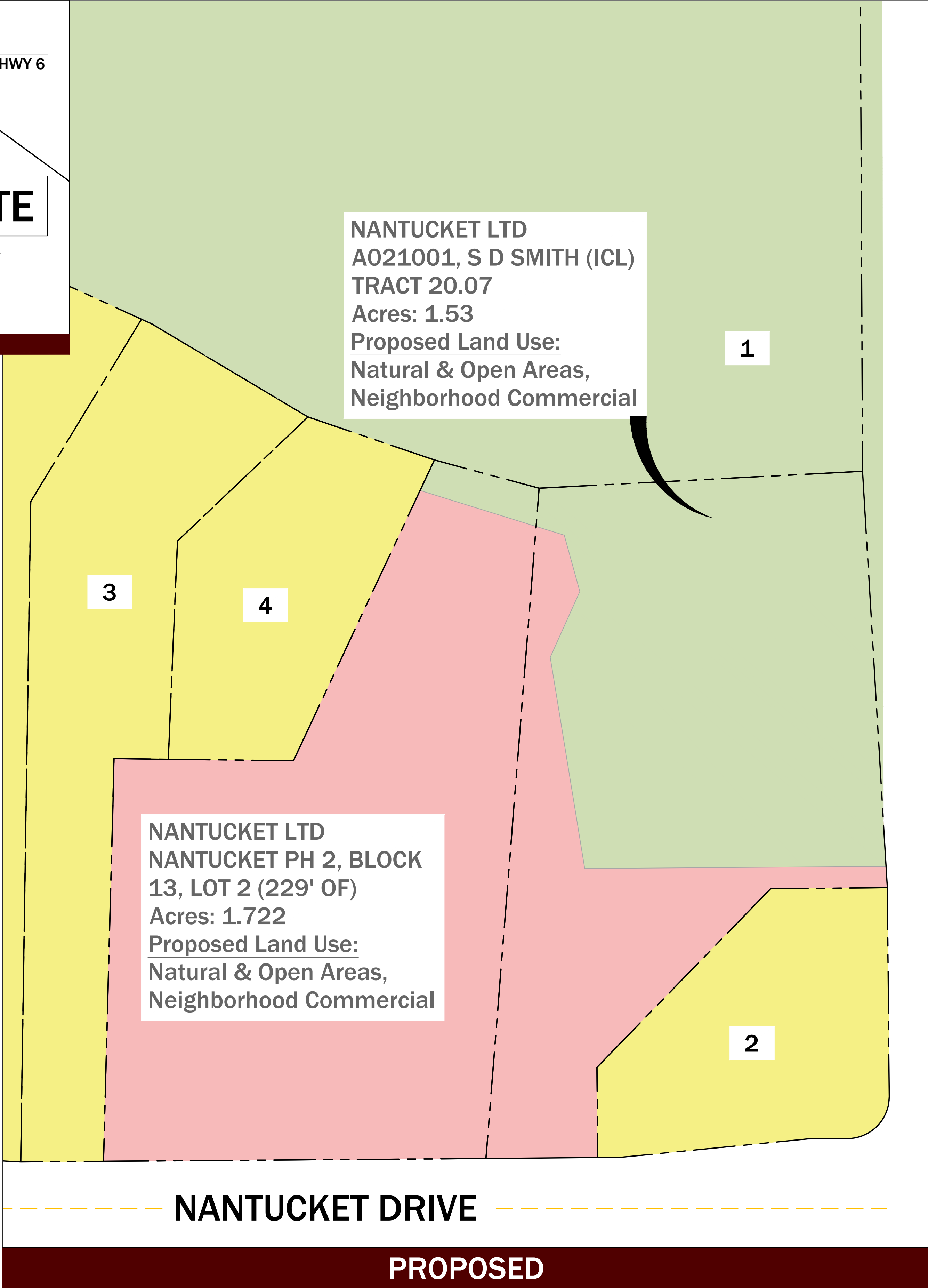
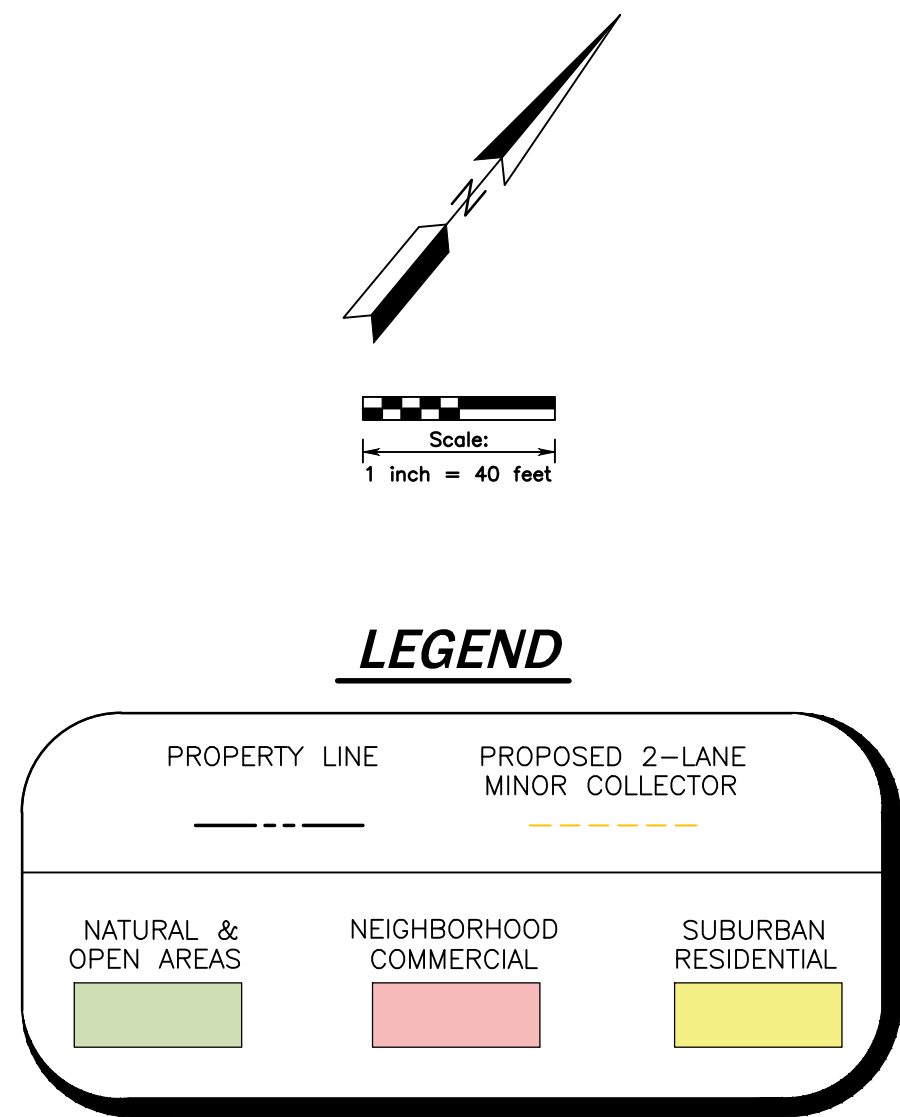
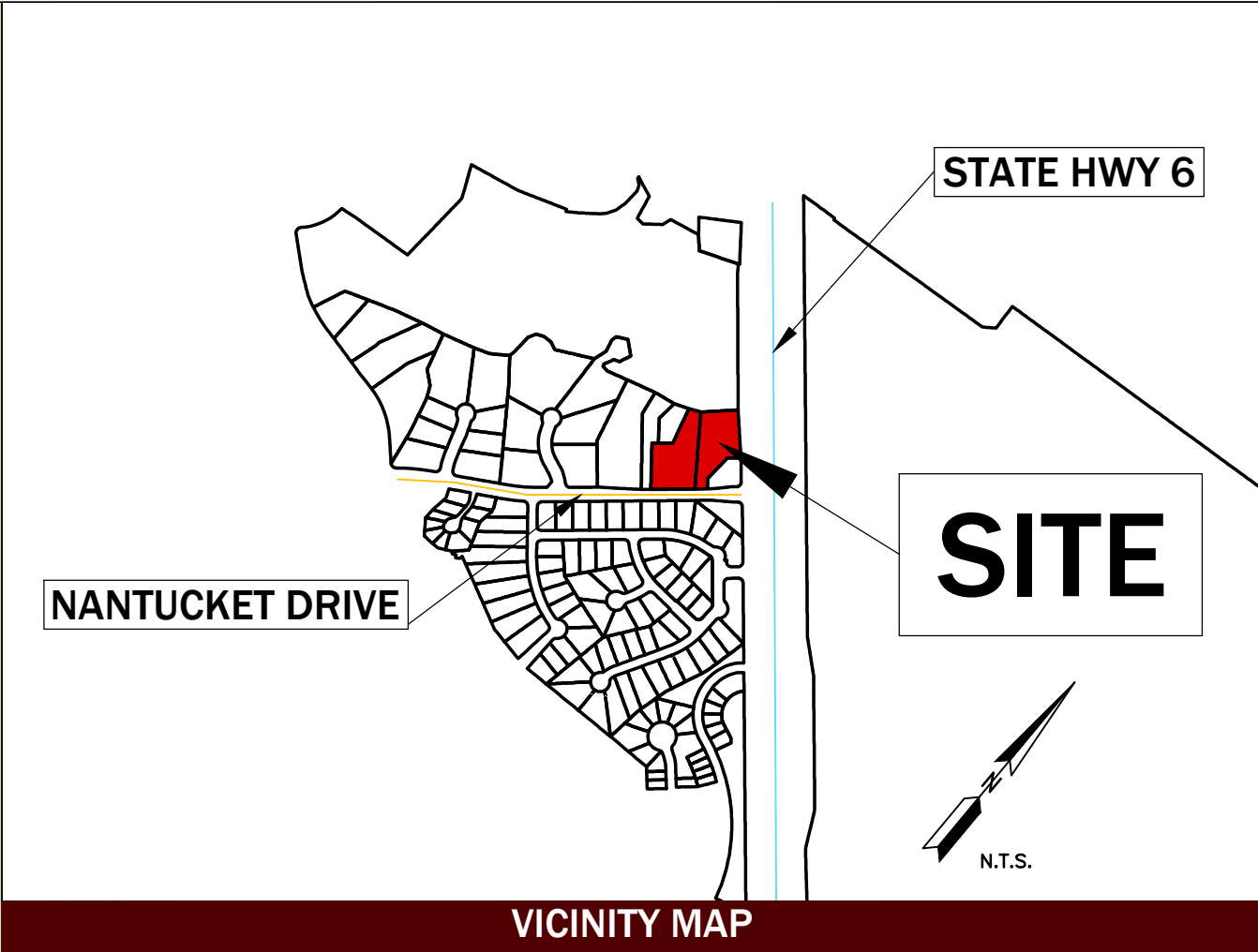
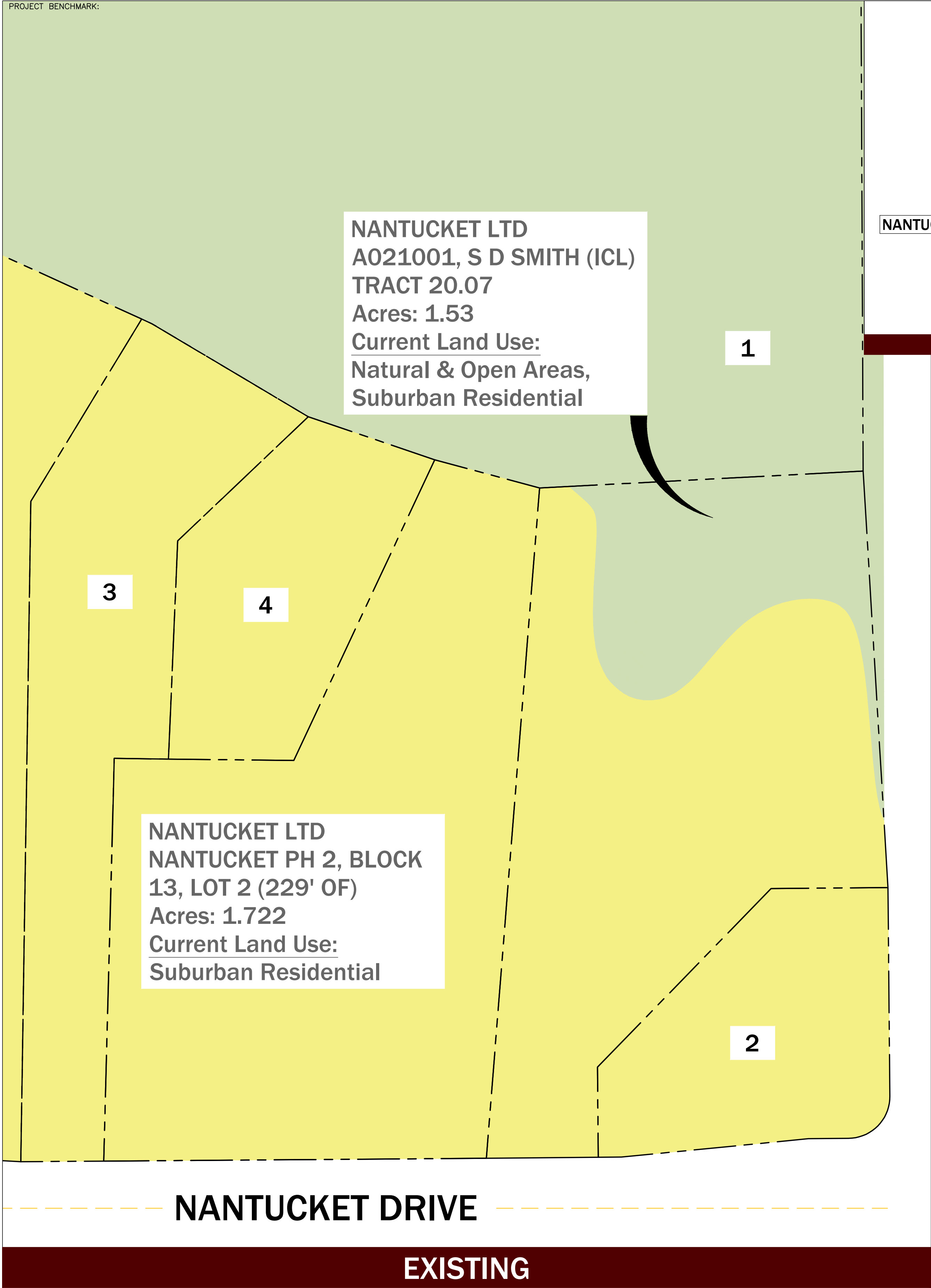


0 265 530 Feet

MCPHERSON ENDODONTICS

Case:
CPA2024-000001

**COMPREHENSIVE PLAN
AMENDMENT**



Number	Owner	Legal Description	Current Zoning	Current Land Use
1	NANTUCKET PRESERVATION ASSOC INC	A021000, S D SMITH (OCL), TRACT 20, 36.12 ACRES, RESIDUE OF NANTUCKET - LAKE	R - Rural	Natural & Open Area
2	NANTUCKET PRESERVATION ASSOC INC	A021001, S D SMITH (ICL), TRACT 20.02, 0.48 ACRES	R - Rural	Suburban Residential
3	SYKES R MARK	NANTUCKET PH 2, BLOCK 13, LOT 3 (50' OF), ACRES .67	R - Rural	Suburban Residential
4	SOUTH CENTRAL TEXAS PROPERTIES LLC	NANTUCKET PH 2, BLOCK 13, LOT 3 (BACK 75' OF), ACRES .61	R - Rural	Suburban Residential

- NOTES:**
- In accordance with FEMA'S FLOOD INSURANCE RATE MAP panel 48041C0350E, the site lies within the 100-year floodplain boundary, Effective Date : 5/16/2012

MITCHELL
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com
For Interim Review Only
These documents are not
to be used for final
bidding, or permit purposes.
Without J&B Morgan, P.E.
No. 77089

FEBRUARY 2024
Drawn By: TTE
Checked By: VBM

Prepared For:
NANTUCKET LTD
122 FERTILIZER DR
AUSTIN, TX 78734-5075

Revisions

COMP PLAN AMENDMENT MAP
MCPHERSON ENDODONTICS

CPA

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 2, 2024
Advertised Council Hearing Date: May 23, 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:

Nantucket Preservation Association

Property owner notices mailed: 16
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	Natural and Open Areas	R Rural	Nantucket Lake
South	Suburban Residential	PDD Planned Development District	Nantucket Drive (local street)
East	General Commercial	GS General Suburban	State Highway 6 S (expressway/freeway) and Common Area for Nantucket Neighborhood Sign
West	Suburban Residential	R Rural	Commercial business

DEVELOPMENT HISTORY

Annexation: August 1996
Zoning: A-O Agricultural Open (1996)
Renamed to R Rural (2013)
Final Plat: Nantucket Ph 1 and Nantucket Ph 2
Site development: Undeveloped



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: MCPHERSON ENDODONTICS (CPA2024-000001)

Address:

Legal Description: A021001, S D SMITH (ICL), TRACT 20.07, 1.5346 ACRES

Total Acreage: 3.25

Applicant: MITCHELL & MORGAN

Property Owner: NANTUCKET LTD

What element of the Comprehensive Plan and at what location is requested to be amended?

Land Use Plan Amendment at State Highway 6 and Nantucket Drive

What is the amendment requested?

We request to amend the Comprehensive Land Use Plan for this property from Residential Suburban to Neighborhood Commercial and Natural & Open Areas.

What is the reason for the amendment?

The subject property has been off and, on the market, and remained undeveloped for many years. With its location on the State Highway 6 frontage road, it would serve well as a neighborhood office development anchored by a dental office with low impact uses to the nearby neighborhoods. The Comprehensive Plan states that Neighborhood Commercial land uses tend to be located adjacent to major roads along the fringe of residential areas. This tract is more ideal for office activities than residential development.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

As the southern areas of the city continue to develop, neighborhood office uses will become more important to serve the residents. Having professional offices, medical and/or dental offices within the vicinity of the nearby neighborhoods creates a sustainable environment by eliminating vehicle trips on public roadways to establishments further into College Station and by creating economic opportunities.

Explain the impact on environmentally sensitive and natural areas and infrastructure, including water, wastewater, drainage and transportation network.

We recognize that a portion of this property is in an environmentally sensitive area, and we will accommodate for this area in the design of our plans.

The property has available to it an 8-inch sanitary sewer line through the property and an 18-inch sanitary sewer line along Nantucket Drive. The water service to this property is provided by Wellborn Special Utility District. The uses associated with neighborhood retail and office uses on a 3.25-acre tract should not have an issue with water or wastewater service based upon these line sizes.

A traffic impact analysis will not be required for this development as traffic is low enough for these uses that it will not exceed the threshold to require one.

Drainage is important to consider on the subject property due to the location of the dam and spillway for the lake. The Natural Areas Preserved area shown with this request was created based upon the projected 100-year flood water surface elevation for the dam and spillway in the report titled "Proposed Spillway Improvements to Nantucket Lake" dated December 1984 and prepared by Jerry Bishop & Associates. Based upon this Comprehensive Plan and future rezoning boundary, we have protected the potential flood area from building development. The only development would be a nature trail with only trail improvements and no structures.

Explain how this change will be consistent with the goals and strategies set forth in the Comprehensive Plan.

The Comprehensive Plan promotes creating places of distinction as identified in the goals and objectives. The requested land use plan amendment request is consistent with the following intentions set by the City of College Station, found in Chapter 2: Distinctive Places:

- A priority for infill development (and redevelopment) over expansion of the urban area, and engaging the residents in development planning,
- That growth occurs in a sustainable and efficient manner to accommodate an increasing population and mitigates negative impacts on the natural and built environment, minimize sprawl, and makes sound economic sense for infrastructure provision and City services
- Existing neighborhoods are conserved, enhanced, or revitalized with harmonious improvements, infill development, and compatible adjacent land uses that enhance the established neighborhood's character..

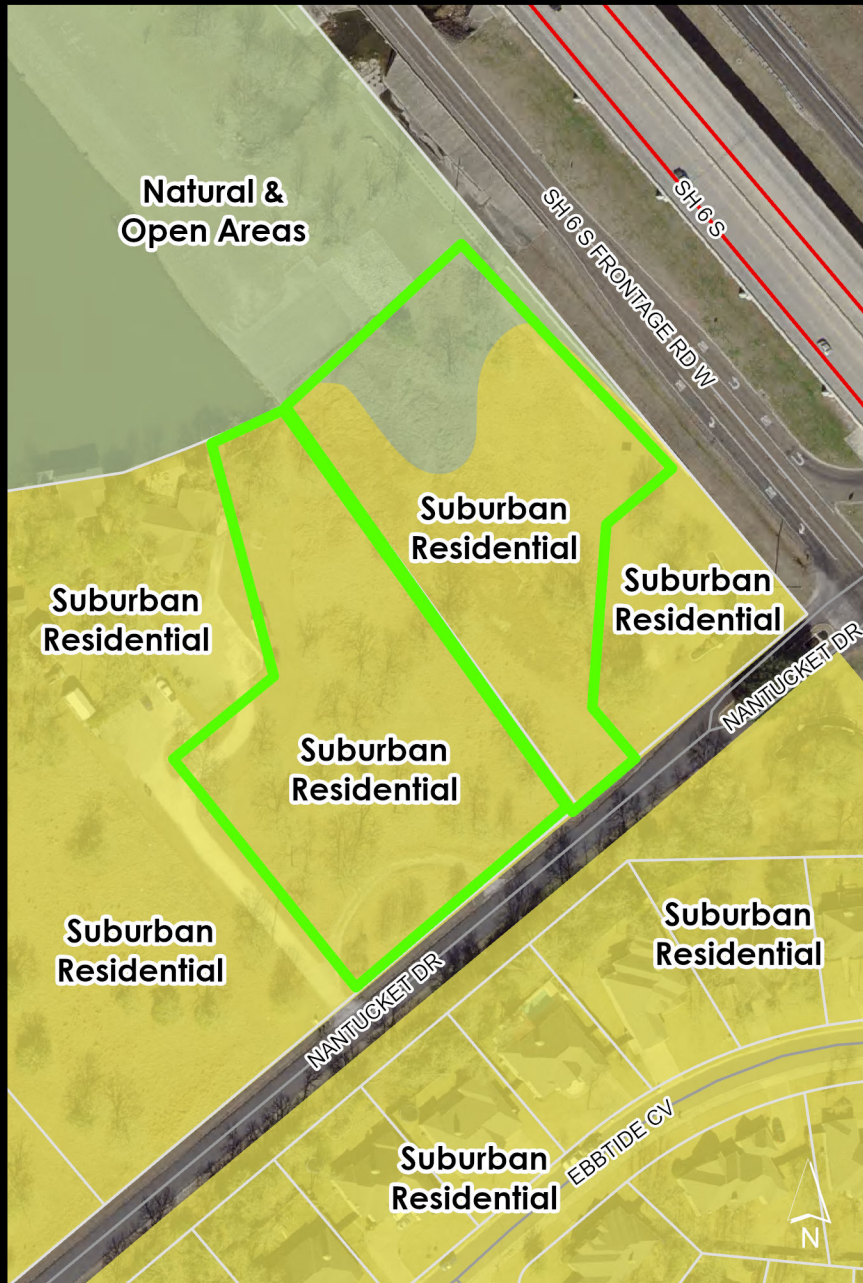
List any other reasons to support this zone change.

N/A

List any other additional properties.

N/A

EXISTING Future Land Use



PROPOSED Future Land Use



May 2, 2024
Item No. 5.3.
McPherson Rezoning

Sponsor: Robin Macias

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, “Article 4, Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural to PDD Planned Development District on approximately 3.25 acres being Nantucket Phase 2, Block 13, Lot 2 (229’ of) and A021001, SD Smith (ICL) Tract 20.07 generally located west of the intersection of Nantucket Drive and State Highway 6 South. Case #REZ2024-000005 (Note: Final action of this item will be considered at the May 23, 2024 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse and growing economy

Recommendation(s): Staff recommends approval of the rezoning and associated Concept Plan as it is in line with the proposed amendment to the Comprehensive Plan, is compatible with the surrounding area, and the community benefits provided will offset the change in use of the property.

Summary: This request is to rezone the subject property from R Rural to PDD Planned Development District with a base zoning of O Office and NAP Natural Areas Protected. The proposed Concept Plan shows the general building and parking layout of the site as well as open space and a walking trail. The proposed concept plan will remove a portion of the buffer at the northwest corner of the lot between the subject property and the adjacent property that is zoned R Rural and remove the requirement for a fence along the buffer, but will remove more intense uses, modify signage requirements and lighting to the standards of the SC Suburban Commercial zoning district, restrict parking lot lighting, increase architectural standards, restrict business hours, and provide for a recreational trail.

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 Suburban Residential and Natural and Open Areas. The Comprehensive Plan generally describes the Suburban Residential land use designation as follows:

Areas of primarily single-family residential areas that consist of low to moderate density single-family lots. These areas may also include limited townhomes, duplexes, other housing types and some non-residential uses that are compatible with surrounding single-family areas.

The intent of the district is to:

- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support neighborhoods with a mix of housing types

The Comprehensive Plan generally describes the Natural and Open Areas land use designation as

follows:

Areas that represent a constraint to development and that should be conserved for their natural function or open space qualities. These areas can include floodplains, riparian buffers, common areas, and open space.

The zoning districts that are generally appropriate within this land use within the Suburban Residential and Natural and Open Areas include: GS General Suburban and NAP Natural Areas Protected.

This application is in conjunction with a Comprehensive Plan amendment to change the future land use designation from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas.

The Comprehensive Plan generally describes the Neighborhood Commercial land use designation as follows:

Areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and are located adjacent to major roads along the fringe of residential areas. Generally appropriate zoning districts include suburban commercial and office zoning.

The proposed zoning district of PDD Planned Development District with a base zoning of O Office and NAP Natural Areas Protected would be in line with the proposed amendment to the Comprehensive Plan.

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

The property has frontage to State Highway 6 S and Nantucket Drive. Adjacent properties are zoned R Rural to the north and west and PDD Planned Development District to the south. The property to the east of the subject property across State Highway 6 S is zoned R Rural.

The O Office zoning district is intended to accommodate selected commercial businesses that provide service rather than sell products. The uses allowed should have relatively low traffic generation and require limited location identification.

The property to the north is Nantucket Lake. The adjacent lots to the west are developed as a photography studio and office space. Properties to the south are developed as residential homes.

The proposed zoning district is appropriate for the surrounding area as commercial development continues to grow south. The proposed zoning district will be appropriate with the accompanying comprehensive plan amendment to Neighborhood Commercial.

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

The size and location of the subject property is suitable for developments allowed within this proposed zoning district. A small portion of the property is designated as FEMA floodplain. Additional site area is proposed to be rezoned with a base zoning of NAP Natural Areas Protected to prevent

development in portions of the site that are anticipated to be flooded during a 100-year storm due to the adjacent spillway and dam. The site has adequate space to meet the minimal dimensional standards for the base zoning districts of O Office and NAP Natural Areas Protected.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property has frontage to State Highway 6 S, a freeway/expressway on the Thoroughfare Plan, and Nantucket Drive, a local street. The site will take access off of Nantucket Drive. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

5. The marketability of the property:

The applicant has stated that the subject property has remained undeveloped for the past 40 years and has been marketed for non-residential uses. Given the proximity to State Highway 6 S, these lots are more suitable for more intense development to support the growing residential lots with neighborhood-scale office uses while protecting the natural areas.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. 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.

The applicant held two neighborhood meetings where they presented the rezoning request and concept plan and worked with the surrounding neighborhood on desired modifications and benefits.

The adjacent property owners have expressed a desire to remove the required fence along the required buffer area to preserve the open feel of the area. They feel installing a fence would restrict the view of the lake while entering or leaving the neighborhood via Nantucket Drive.

Purpose and Intent:

The Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide commercial offices that are compatible with the surrounding neighborhood.

The proposed Concept Plan allows for the removal of the required fence along the buffer area and the removal of a 50-ft. portion of the required buffer area at the northwest corner of the property. The Concept Plan also offers several community benefits to mitigate impacts the development may have on the adjacent residential development.

Base Zoning and Meritorious Modifications:

The Planned Development District has a base zoning of O Office and NAP Natural Areas Protected. At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning.

The applicant is requesting the following meritorious modifications:

- Remove the fence along the buffer yard as required in Section 7.7.F of the UDO and only provide a minimum of one 2-inch caliper canopy tree per 25 linear feet of landscape buffer and a minimum of 1.25-inch caliper non-canopy tree per 15 linear feet of landscaping buffer.
- Remove 50 feet of buffer yard as required in Section 7.7 of the UDO along the shared property line as depicted in the Concept Plan.

Community Benefits:

The applicant is proposing the following community benefits:

1. Remove more intense permitted uses as follows:
 - Educational Facility, Indoor Instruction
 - Educational Facility, Vocational/Trade
 - Animal Care Facilities, Indoor
 - Day Care, Commercial
 - Personal Service Shop
 - Printing/Copy Shop
 - Dry Cleaners and Laundry
 - Sexually Oriented Business
 - Wireless Telecommunication Facilities – Unregulated, Intermediate and Major

The uses to be permitted on the site are as follows:

- Educational Facility, Tutoring
- Education Facility, Primary & Secondary
- Governmental Facilities
- Utilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Art Studio, Gallery

- Offices
- Radio/TV Studios
- Parking as a primary use – Permitted with a Conditional Use Permit

2. The property will follow SC Suburban Commercial development standards for non-residential architectural standards as required in Section 7.10 of the UDO and parking lot lighting fixture requirements as specified in Section 7.11 of the UDO.

3. To limit disturbance to the residential area, the hours of operation for all businesses within the development will end at 7:00 p.m. For all medical or dental offices, new patients will not be received after 7:00 p.m. Appointments in progress will have the ability to conclude treatment. Additionally, parking lot lighting will be off during the limited hours of 8:00 p.m. to 6:00 a.m.

4. A recreational trail will be built along the perimeter of the NAP Natural Areas Protected area as depicted in the Concept Plan.

5. To minimize the visual impacts of stand alone on-street signage, no freestanding sign will be permitted. The site is limited to low-profile signs.

6. To reduce light pollution, only externally illuminated signage is allowed. No internally lit cabinet signage is allowed.

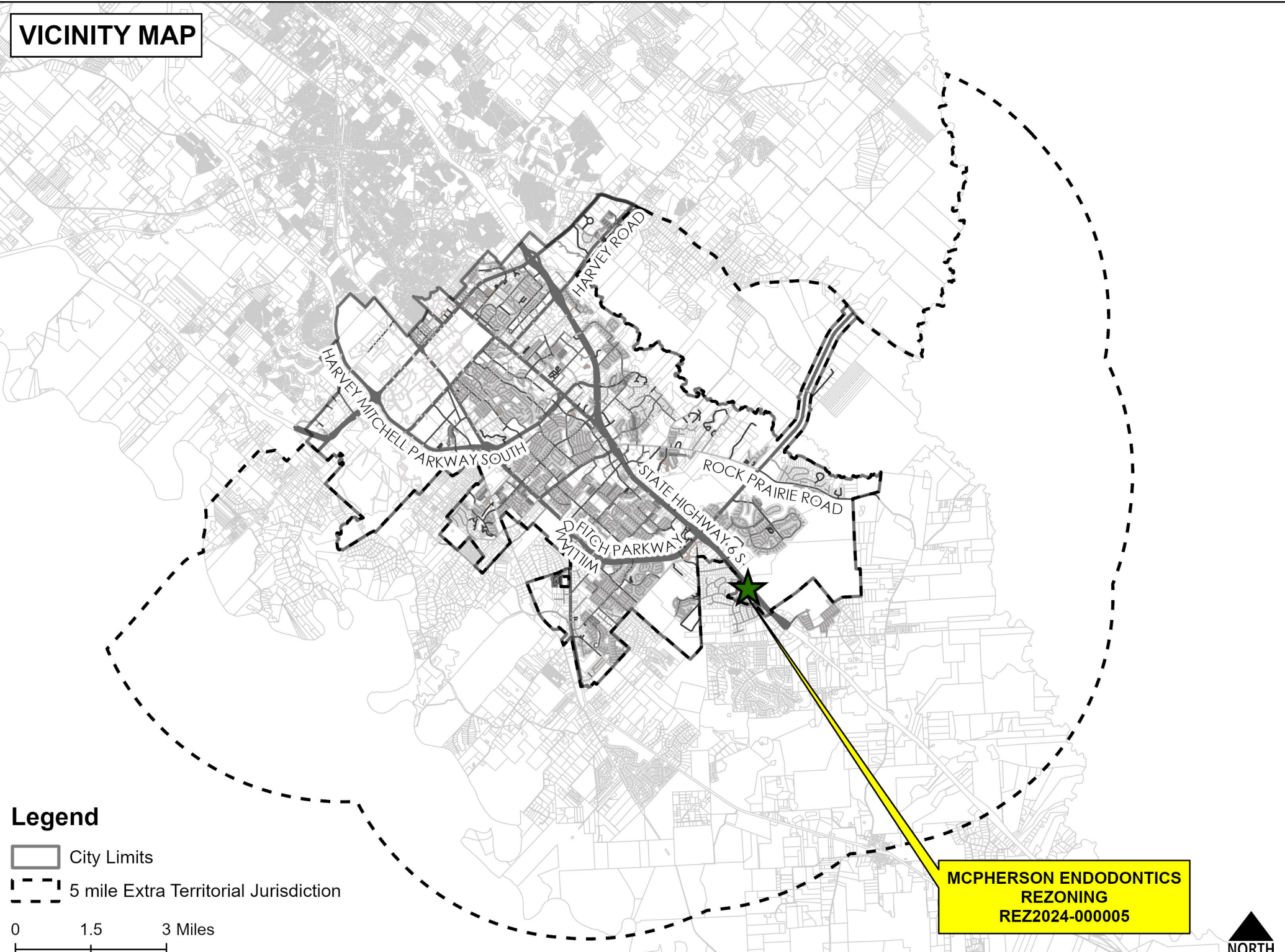
These community benefits will help offset the requested modifications by enhancing the architectural features of the buildings to maintain a neighborhood aesthetic, prohibiting freestanding signs, limiting the signage lighting to being only externally illuminated which is pointed directly at the sign, limiting hours of operation, limiting parking lot lighting hours, and removing more intense permitted uses. Providing a trail along the open area will provide the community with a recreation area to view the natural features of the area.

Budget & Financial Summary: N/A

Attachments:

1. Vicinity Map, Aerial and Small Area Map
2. Background Information
3. Applicant's Supporting Information
4. Rezoning Exhibit
5. Bulk Variances Letter
6. Proposed Concept Plan
7. Letter to city - fence objection
8. Existing Future Land Use Map
9. Rezoning Map

VICINITY MAP



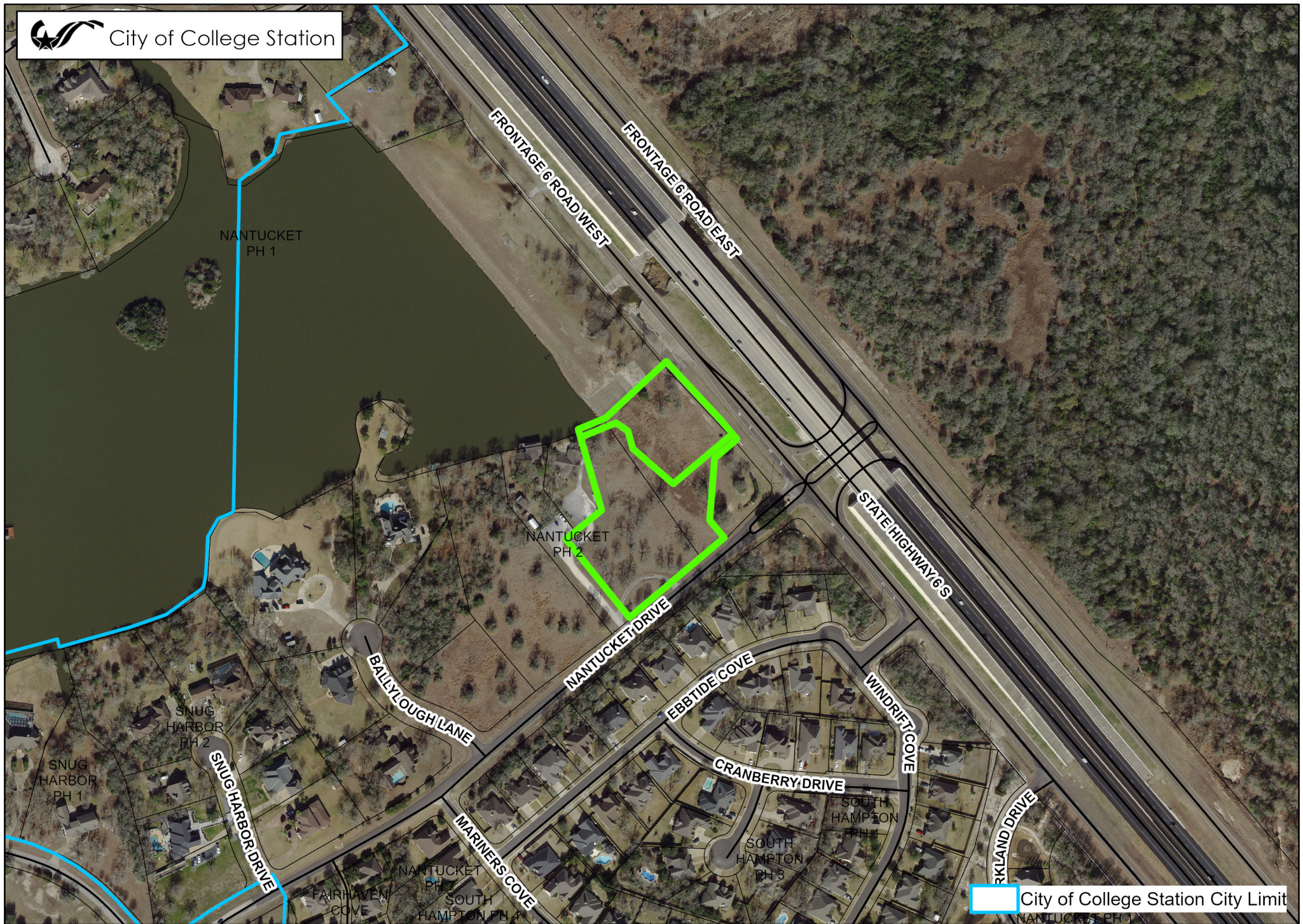
Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles

MCPHERSON ENDODONTICS
REZONING
REZ2024-000005





City of College Station City Limit



0 290 580 Feet

MCPHERSON ENDODONTICS REZONING

Case:
REZ2024-000005

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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



0 270 540 Feet

MCPHERSON ENDODONTICS REZONING

Case:
REZ2024-000005

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 2, 2024
Advertised Council Hearing Date: May 23, 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:

Nantucket Preservation Association

Property owner notices mailed: 16
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	Natural and Open Areas	R Rural	Nantucket Lake
South	Suburban Residential	PDD Planned Development District	Nantucket Drive (local street)
East	General Commercial	GS General Suburban	State Highway 6 S (expressway/freeway) and Common Area for Nantucket Neighborhood Sign
West	Suburban Residential	R Rural	Commercial business

DEVELOPMENT HISTORY

Annexation: August 1996
Zoning: A-O Agricultural Open (1996)
Renamed to R Rural (2013)
Final Plat: Nantucket Ph 1 and Nantucket Ph 2
Site development: Undeveloped



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: MCPHERSON ENDODONTICS REZONING (REZ2024-000005)

Address:

Legal Description: A021001, S D SMITH (ICL), TRACT 20.07, 1.5346 ACRES

Total Acreage: 3.25

Applicant: CRISSY HARTL

Property Owner: NANTUCKET LTD

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

As the southern areas of the city continue to develop, medical facilities will become more important to serve the residents. Having professional offices, medical and/or dental offices within the vicinity of the nearby neighborhoods creates a sustainable environment by eliminating vehicle trips on public roadways to establishments further into College Station and by creating economic opportunities.

Further, the development will preserve the natural areas on the property, which will ultimately be an amenity to the office complex.

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

We've requested a Comprehensive Plan Amendment to Neighborhood Commercial and Natural & Open Areas. If the Comprehensive Plan Amendment is approved, the rezoning request will be in compliance with the Land Use 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?

Neighborhood commercial land uses are intended to cater primarily to nearby residents. According to the Comprehensive Plan, these areas tend to be smaller format than general commercial and the structures are compatible in size, architecture and lot coverage with surrounding residential uses. Neighborhood commercial at this scale is designed to be compatible with residential and blend in with the character of the neighborhoods.

In addition to the compatibility of the uses proposed, the preserved open area will be compatible with the wide pattern of large lot open space throughout the subdivision.

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

Even though these lots are largely designated as Suburban Residential, they have remained undeveloped for 40 years since being platted. Being the closest lots to State Highway 6, these lots have become more suitable for more intense level of development, while still being compatible with the surrounding residential lots.

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

While residential development would be suitable and compatible with the developed residential lots in the Nantucket and South Hampton subdivisions, it's not as likely given the lots proximity to State Highway 6. These lots are more suitable to support the growing residential lots with neighborhood-scale office uses while protecting the natural areas.

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

These lots have been on and off the market for several years and have been marketed for non-residential uses, as residential uses are not marketable at this location. There has been much interest in the lots for various non-residential uses such as office and commercial as these lots are more appropriate for small scale office uses.

List any other reasons to support this zone change.

N/A

Maximum Building Height.

20'

Proposed Drainage.

Drainage is important to consider on the subject property due to the location of the dam and spillway for the lake. The Natural Areas Preserved area shown with this request was created based upon the projected 100-year flood water surface elevation for the dam and spillway in the report titled "Proposed Spillway Improvements to Nantucket Lake" dated December 1984 and prepared by Jerry Bishop & Associates. Based upon this Comprehensive Plan and future rezoning boundary, we have protected the potential flood area from building development. The only development would be a nature trail with only trail improvements and no structures.

Variations Sought.

Please see the attached bulk variances letter.

Community Benefits.

Please see the attached bulk variances letter.

Sustained Stability.

Suburban Commercial developments are intended to be compatible with neighborhoods not only in the uses that are permitted, but also in the size and scale of the buildings as well as the design. This development will be very compatible to the character of the surrounding area, which will contribute greatly to the stability of the established Nantucket and South Hampton subdivisions.

Conformity.

The Comprehensive Plan promotes infill that mitigates negative impacts on the built and natural environment, prioritizes the management and conservation of natural areas, and that existing neighborhoods are conserved, enhanced, or revitalized with harmonious improvements, infill development, and compatible adjacent land uses that enhance the established neighborhood's character. The proposed office development is a representation of these policies, goals and objects and of many more found throughout the Comprehensive Plan.

Compatibility with use.

The base zoning for this PDD Planned Development District is O Office. According to the Unified Development Ordinance, the O Office district "will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification." The proposed office development built with a residential aesthetic will be very complimentary to the developed residences.

Access to Streets.

N/A

Public Improvements.

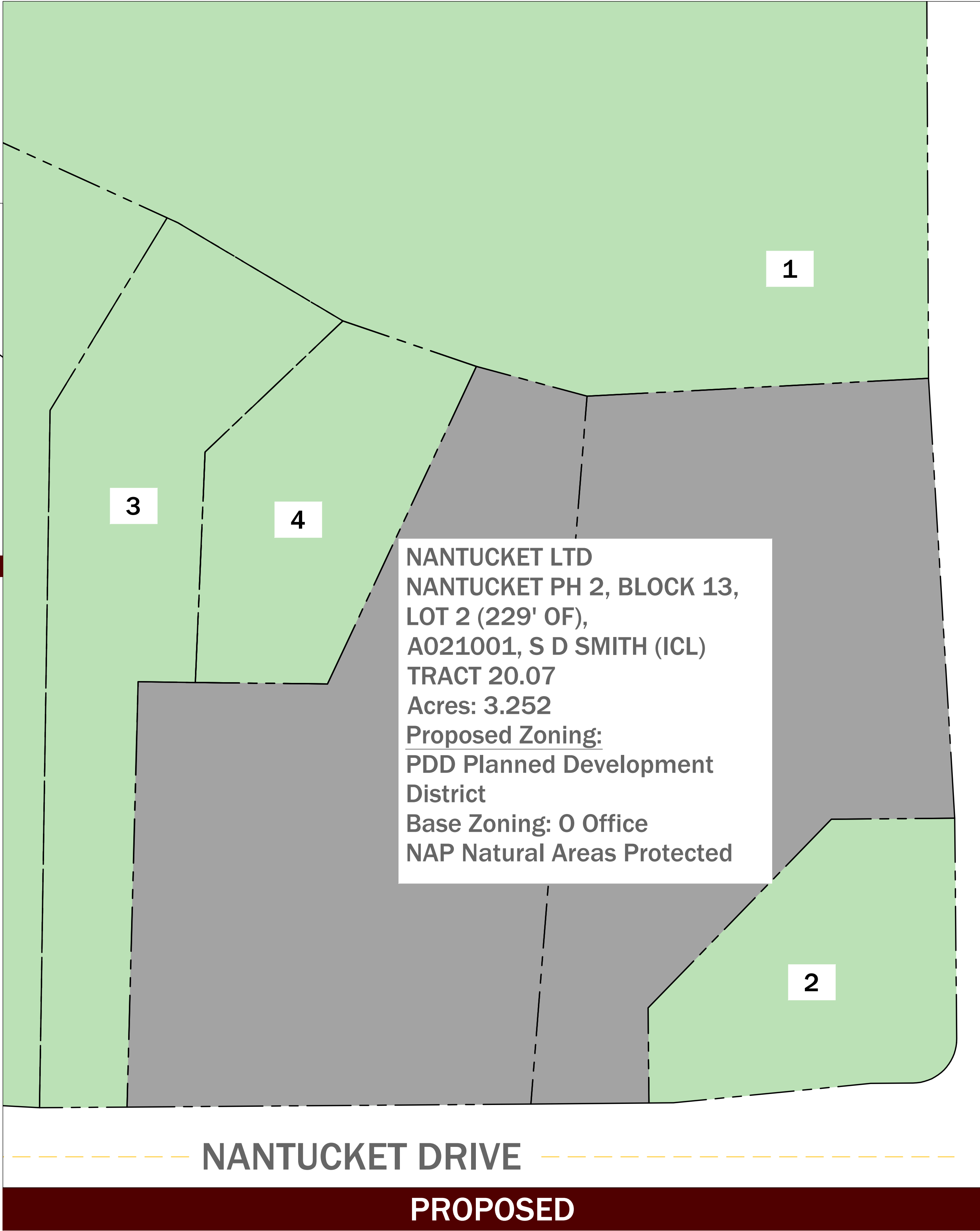
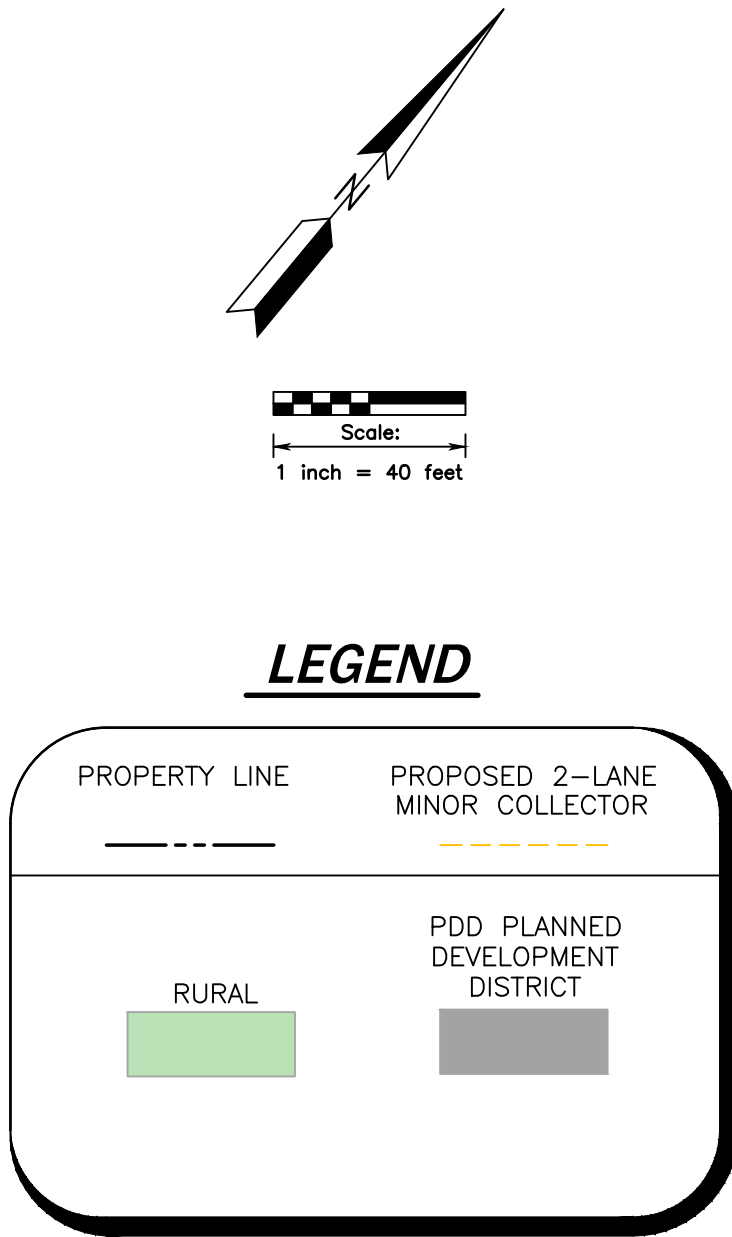
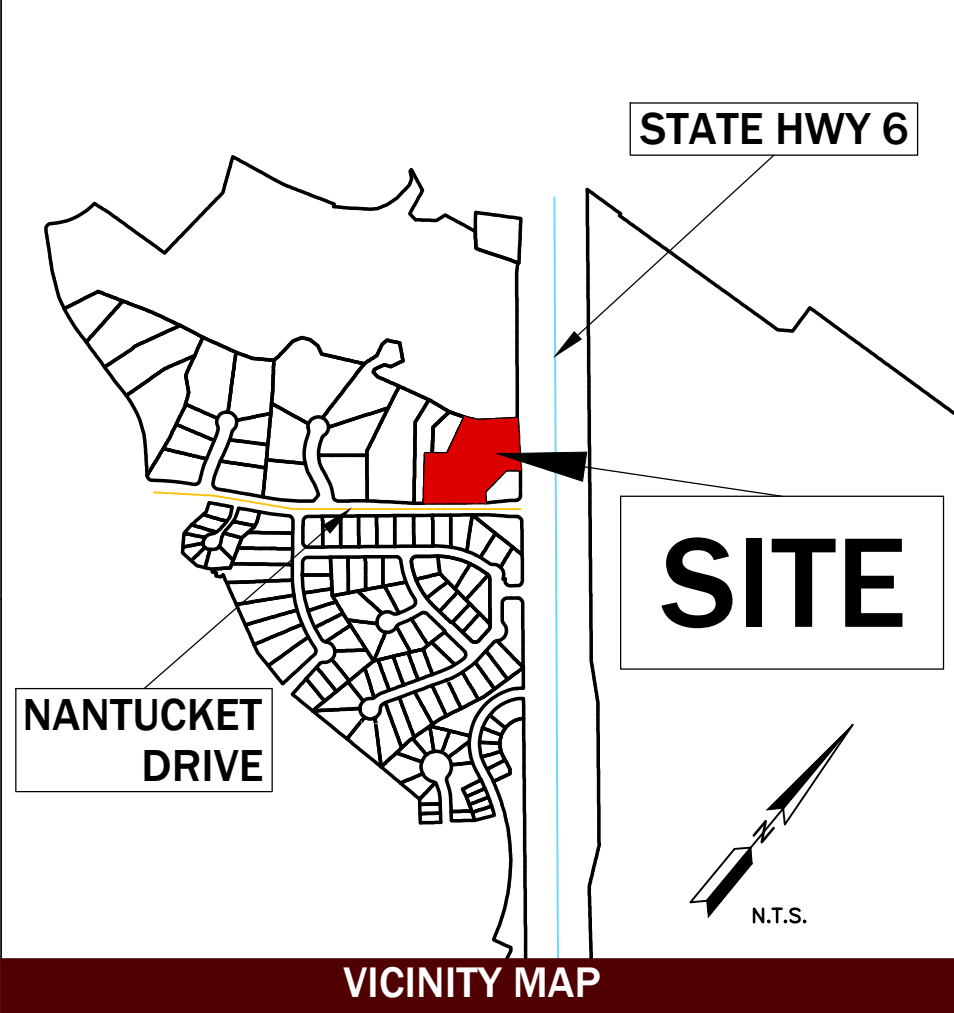
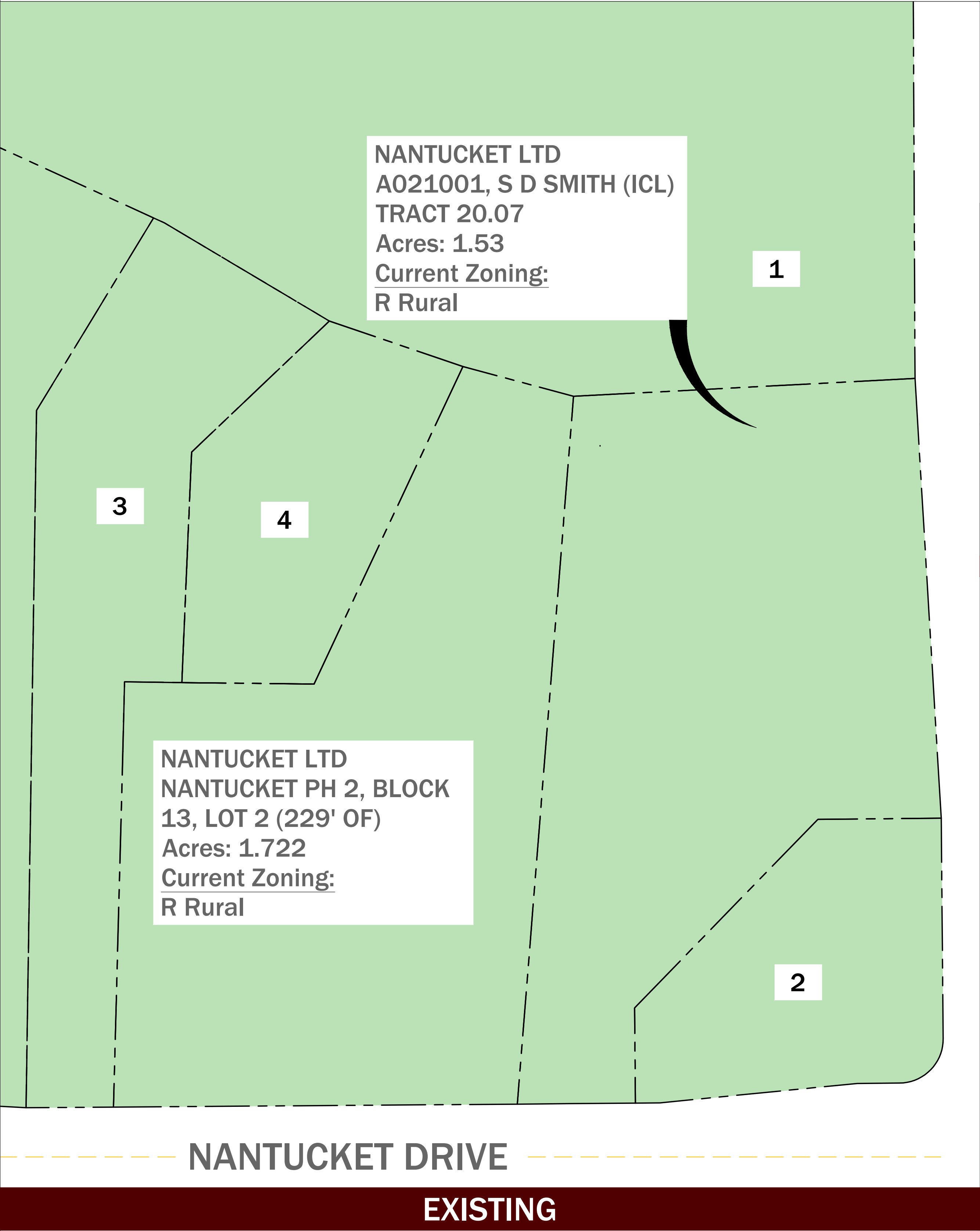
This development will provide all necessary and required infrastructure to the site.

Public Health.

The concept plan includes plans for a trail system adjacent to the office development to provide opportunities for outdoor recreation and exercise to encourage healthy activity. The trails from the development and throughout the open space will be carefully designed for safe usage, and will greatly contribute to increased welfare for both the patrons of the development and nearby residents.

Safety.

The proposed concept plan features a building layout that is balanced with a generous open space. In addition to proposed green space among the office buildings, the preserved natural areas will also include walking trails for both patrons and residents of nearby neighborhoods to enjoy the open green space and views of Nantucket Lake. Pedestrian pathways will be designed and constructed to promote both health and safety.



Number	Owner	Legal Description	Existing Zoning
1	NANTUCKET PRESERVATION ASSOC INC	A021000, S D SMITH (OCL), TRACT 20, 36.12 ACRES, RESIDUE OF NANTUCKET - LAKE	R - Rural
2	NANTUCKET PRESERVATION ASSOC INC	A021001, S D SMITH (ICL), TRACT 20.02, 0.48 ACRES	R - Rural
3	SYKES R MARK	NANTUCKET PH 2, BLOCK 13, LOT 3 (50' OF), ACRES .67	R - Rural
4	SOUTH CENTRAL TEXAS PROPERTIES LLC	NANTUCKET PH 2, BLOCK 13, LOT 3 (BACK 75' OF), ACRES .61	R - Rural

- NOTES:
- In accordance with FEMA'S FLOOD INSURANCE RATE MAP panel 48041C0350E, the site lies within the 100-year floodplain boundary, Effective Date : 5/16/2012



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

April 17, 2024

Re: McPherson Endodontics Development (PDD Rezoning)

Dear Robin,

Understanding that we must choose a base zoning district for the office and neighborhood retail development upon which we base all variance requests, we have chosen O Office and NAP Natural Areas Protected. We request the following bulk variances to the O Office development standards:

1. Buffer Structure & Plantings

Unified Development Ordinance Section 7.7 Buffer Requirements states that properties developing with office uses adjacent to single-family residential zoned property shall provide a 10' planted buffer and a wooden fence. However, an existing cross access easement on the property prohibits the construction of a fence along certain sections of the property lines shared with adjoining property. Further, the neighboring property owners have expressed that their disapproval of a fence or any solid screen of plantings along the remainder of the shared property lines and do not want it constructed. For these reasons, we request to be released from constructing any type of buffer structure, evergreen plantings or tripled plantings. Standard required buffer plantings as stated below will be planted with this development:

Section 7.7.F.2.b. Buffer Requirements-Minimum Buffer Standards-Plantings

b. If a fence or wall is required per the table above, the following plantings shall be installed in the buffer yard, unless expressly provided for otherwise in this UDO:

- 1) A minimum of one (1) one and one-fourths (1.25) inch caliper non-canopy tree per fifteen (15) linear feet of landscaping buffer. The Administrator may allow the substitution of a minimum of one (1) five (5) gallon shrub at a minimum of three (3) feet in height per three (3) linear feet of landscaping buffer for the non-canopy tree requirement, or may require the substitution to mitigate potential negative impacts of a development; and*
- 2) A minimum of one (1) two (2) inch caliper canopy tree per twenty-five (25) linear feet of landscape buffer.*

2. Partial Removal of Buffer Area and Plantings

This property has a beautiful view of Nantucket Lake and the developer of the property wishes to feature these views from the treatment rooms for their patients. In order to protect the sight-line and preserve the view of the lake from the future endodontics office,

we request relief from providing buffer plantings along 50' of the shared property line, as generally depicted on the concept plan.

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

1. Reduced permitted uses

Understanding that permitted uses within the O Office district will be allowed on this property, we request to eliminate the following uses:

- Educational Facility, Indoor Instruction
- Educational Facility, Vocational/Trade
- Animal Care Facilities, Indoor
- Day Care, Commercial
- Personal Service Shop
- Printing/Copy Shop
- Dry Cleaners and Laundry
- Sexually Oriented Business
- Wireless Telecommunication Facilities – Unregulated, Intermediate and Major

The uses to be permitted on this site are as follows:

- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Governmental Facilities
- Health Care, Medical Clinics
- Parks
- Places of Worship
- Art Studio, Gallery
- Offices
- Utilities
- Radio/TV Station/Studios
- Parking as a primary use – Permitted with a Conditional Use Permit

2. SC Suburban Commercial Standards

This property will develop according to SC Suburban Commercial Non-Residential Architectural Standards as specified in UDO Section 7.10 Non-Residential Architectural Standards and parking lot lighting fixture requirements as specified in 7.11 Outdoor Lighting Standards.

3. Hours of Operation Lighting

Hours of operation for all businesses in this development will end at 7:00 pm. For all medical or dental offices, new patients will not be received after 7:00 pm. Appointments in

progress will have the ability to conclude treatment. Additionally, parking lot lighting will be off during the limited hours of 8:00 pm to 6:00 am.

4. Recreational Trail

This property has many natural features that will be preserved and integrated into the development. Preserving open space within the development and incorporating trails throughout the property while also protecting the low-lying areas is a priority for the future offices. The goal of this development is to blend in to the built natural landscape that has been created in the Nantucket subdivision and become a part of the neighborhood.

5. Low Profile Sign

The Unified Development Ordinance allows one freestanding sign in the O Office zoning district when the building plot has a minimum of two acres. In an effort to minimize visual impacts from stand alone on-street signage, this property will only utilize low-profile signs. No freestanding signage will be permitted.

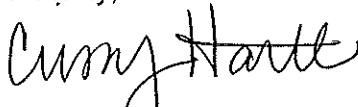
6. Externally Lit Signage

Lastly, in an effort to reduce light pollution, we will install lights that are externally lit so that the lighting can be directly pointed at the signage rather than internally lit cabinet signage.

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

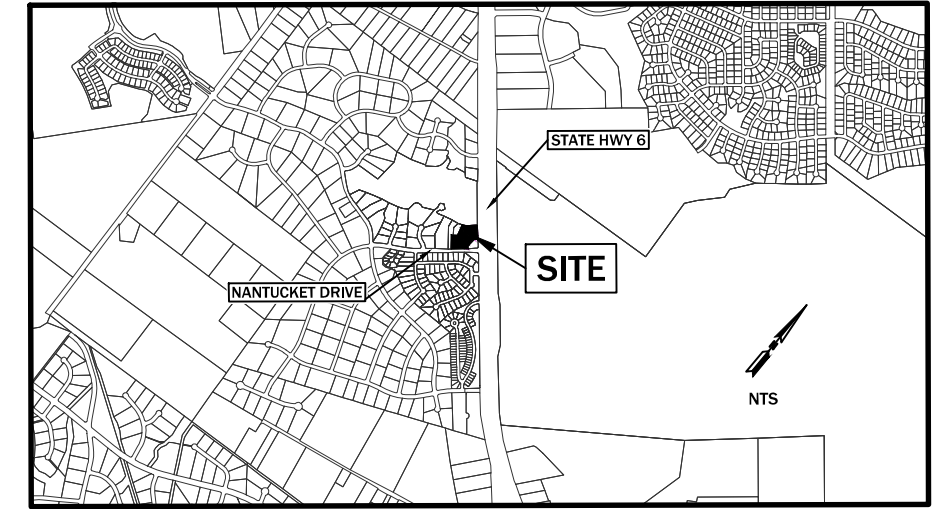
Thank you very much. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Crissy Hart". The signature is fluid and cursive, with the first name "Crissy" and last name "Hart" clearly distinguishable.

Crissy Hart, AICP
Staff Planner

Cc: File



— APPROXIMATE
LOCATION OF FLOOD
PLAIN

N/F
 NANTUCKET LTD
 PORTION OF THE
 REMAINDER OF
 CALLED 595.85
 ACRE TRACT
 (531/398)

~~X~~ **NATURAL GREENSPACE-
WITH NATURE TRAIL**

COMMON AREA
OWNED BY: NANTUCKET
PRESERVATION
ASSOCIATION, INC.

NAP NATURAL & OPEN AREAS

1. TOTAL SITE AREA: 2.23 ACRES
2. THERE IS A FEMA REGULATED 100-YEAR FLOODPLAIN ON THIS SITE PER FEMA MAP PANEL #48041C0350E DATED 5/16/2012.
3. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, OR SCHOOLS.
4. ALL SITE LIGHTING WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
5. SEE BULK VARIANCES LETTER FOR MERITORIOUS MODIFICATIONS.
6. NO PEDESTRIAN NOR STRUCTURAL ACCESS TO THE LAKE WILL BE PROVIDED FROM THIS DEVELOPMENT.
7. ANY TREE OVER 8" IN DIAMETER AT BREAST HEIGHT OR 4.5' ABOVE GROUND SHALL BE PROTECTED ON THE NAP AREA.

Revisions

MITCHELL
M&M
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

3204 EARL RUDDER FWY S
COLLEGE STATION, TX 77845

**PLAN & DESIGN SPECIALISTS IN
CML ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
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www.mitchellandmorgan.com

CONCEPT PLAN

CP

April 16, 2024

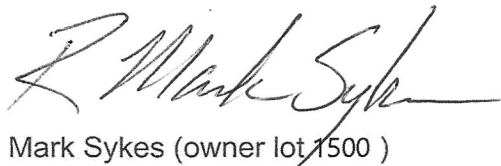
To whom it may concern,

We are writing to make you aware of our position and preference regarding the city requirements for the proposed rezoning and development of 1501 Nantucket, located at the corner of Nantucket Drive and Hwy-6, also known as Project No. REZ2024-000005.

As the owners of lots 1500 and 1503 Nantucket Drive, we would prefer there be no fence barrier separating our property from lot 1501 Nantucket Drive as is currently required.

During recent discover conversations between ourselves, the proposed new owners (McPherson Family), and the hosted HOA meetings -- we concur with our neighbors in our desire to preserve the "open" feel that is in keeping with the landscaping throughout most of the Nantucket development. A 6' wooden fence or a 6' double row of evergreen plantings would be excessive to the need to separate their proposed use for the land from our properties and would restrict viewing access of the lake while entering or leaving the neighborhood via Nantucket Dr.

We appreciate your support in removing this stipulation to Project No. REZ2024-000005.



Mark Sykes (owner lot 1500)

Master Photographer, CPP

Owner, lot 1500

979-690-1919



Jeffrey Leatherwood

Owner, Aggieland Properties

Owner, lot 1502

979-255-2788

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

