



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.

July 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. June 20 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 GS General Suburban to GS General Suburban and ROO

Restricted Occupancy Overlay on approximately 117 acres of land, being 147 lots within Sweet Briar Addition, Woodland Acres, and College Hills Woodlands Subdivisions, generally located between Lincoln Drive and Dominik Drive along Ashburn Avenue. Case #REZ2024-000013 (Note: Final action of this item will be considered at the August 8, 2024 City Council meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. 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

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance," Article 8, "Subdivision Design and Improvements", Section 8-9, "Certifications" of the Code of Ordinances of the City of College Station. Case #ORDA2024-000005 (Note: Final action of this item will be considered at the July 25, 2024 City Council Meeting - Subject to change.)

Sponsors: Anthony Armstrong

Attachments:

1. Section 8.9 Certifications redline
2. Ordinance

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 regarding an overview of the City of College Station's Housing Action Plan and its proposed goals, strategies, and actions.

Sponsors: David Brower

Attachments: 1. DRAFT HAP-Goals-Actions-Strategies-Citizen-Participation

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

- A comprehensive plan amendment for approximately three acres of land located at 116 and 120 Morgans Lane from Urban Residential to General Commercial. The Planning & Zoning Commission heard this item on June 20, 2024 and voted (6-0) to recommend approval. The City Council heard this item on June 27, 2024 and voted (7-0) to approve the request.
- A rezoning of approximately six acres of land located at 110, 116, and 120 Morgans Lane from GS General Suburban to GC General Commercial and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on June 20, 2024 and voted (6-0) to recommend approval. The City Council heard this item on June 27, 2024 and voted (7-0) to approve the request.
- A rezoning of approximately seven acres of land located at 2542 and 2522 Barron Road from R Rural to GS General Suburban. The Planning & Zoning Commission heard this item on June 20, 2024 and voted (6-0) to recommend approval. The City Council heard this item on June 27, 2024 and voted (7-0) to approve the request.

- A rezoning of approximately two acres of land generally located at the south corner of Tang Cake Drive and Old Wellborn Road from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The Planning & Zoning Commission heard this item on June 20, 2024 and voted (6-0) to recommend approval. The City Council heard this item on July 11, 2024 and voted (7-0) to approve the request.

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

- Thursday, July 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 1, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 8, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 15, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Wednesday, August 28, 2024 ~ Joint P&Z Meeting with City of Bryan ~ Bush 4141 Community Room ~ 11:30 a.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 July 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
June 20, 2024**

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

COMMISSIONERS ABSENT: Commissioner Scott Shafer

COUNCILMEMBERS PRESENT: Councilmember Dennis Maloney

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, Long Range Planning Administrator Christine Leal, Senior Planner Jeff Howell, Staff Planners Jesse DiMeolo and Ashley Klein, Engineer II Lucas Harper, Graduate Engineer II Lindsey Pressler, Graduate Engineer I Parker Mathews, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Lillian Wells

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.

- June 6, 2024

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

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

- 5.1 Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.3.E.4.b ‘Adequate Street Access,’ and presentation, discussion, and possible action regarding a Preliminary Plan for Greens Prairie Reserve Subdivision on approximately 233 acres of land, generally located southeast of Greens Prairie Road and west of Arrington Road and the city limits. Case #PP2024-000004.

Staff Planner DiMeolo presented the waiver requests and preliminary plan to the Commission recommending approval of both.

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

Commissioner Finch asked for the build-out timeline of the project.

Mr. Goodwin clarified that the project is projected to be complete in the third or fourth quarter of 2025.

Commissioner Cornelius asked for clarification on fire and safety access to the development, without a secondary entrance.

Mr. Goodwin clarified that the development does have a secondary entrance that is not qualified as permanent, the City’s Fire Marshal has determined that the entrance is temporarily sufficient.

Commissioner Collins asked for the special circumstances for the waiver.

Staff Planner DiMeolo clarified that the special circumstances come from the properties to east and south that are unplatted leaving no right-of-way connection to the development, creating the only location for a second access off Greens Prairie Road.

Commissioner Collins asked if the intent of initial waiver was to connect all phases when build-out is complete, to facilitate the second access.

Staff Planner DiMeolo confirmed that the initial waiver intent was to connect all phases.

Commission Mirza asked if the development consists of single-family lots that meet all waiver criteria.

Staff Planner DiMeolo confirmed the development consists of single-family lots that meet all waiver criteria.

Commissioner Collins motioned to recommend approval of the waiver requests and preliminary plan as presented, Commissioner Cornelius seconded the motion, the motion passed 6-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Urban Residential to General Commercial for approximately three acres, generally located at 116 and 120 Morgan's Lane. Case #CPA2023-000004 (Note: Final action of this item will be considered at the June 27, 2024 City Council Meeting - Subject to change.)
- 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 boundaries from GS General Suburban to GC General Commercial and NAP Natural Areas Protected on approximately six acres located in Lake View Acres, Lots 14-15 (Front 209' of) and Lake View Acres Lot 15 (300' of), generally located at 110, 116, and 120 Morgan's Lane. Case #REZ2024-000006 (Note: Final action of this item will be considered at the June 27, 2024 City Council Meeting – Subject to change).

Presentations and public hearings for agenda items #5.2 and #5.3 were held together.

Staff Planner DiMeolo presented the comprehensive plan amendment and rezoning to the Commission recommending approval of both.

Commissioner Cornelius asked if Morgans Lane will run parallel to the future Dartmouth Street extension.

Staff Planner DiMeolo clarified that Morgans Lane will run parallel, creating two frontages for this development.

Commissioner Chaloupka asked if the Dartmouth Street extension will encompass part of the NAP Natural Areas Protected.

Staff Planner DiMeolo clarified that the alignment will be close, but the actual area is yet to be determined.

Commissioner Chaloupka asked if staff anticipates issues protecting the area.

Director Armstrong clarified that there is a level of protection being applied to the rezoning.

Commissioner Chaloupka asked how the developer will address the second entrance.

Director Armstrong clarified that a second entrance is not required for a commercial development. Mr. Armstrong also stated that an adjacent development is currently in the process of building and dedicating a large section of right-of-way allowing this applicant access to the right-of-way from Dartmouth Street.

Chairperson McIlhaney opened the public hearing for item #5.2.

No visitors spoke.

Chairperson McIlhaney closed the public hearing for item #5.2.

Chairperson McIlhaney opened the public hearing for item #5.3.

No visitors spoke.

Chairperson McIlhaney closed the public hearing for item #5.3.

Commissioner Cornelius motioned to recommend approval of the comprehensive plan amendment, Commissioner Collins seconded the motion, the motion passed 6-0.

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

- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 "Zoning Districts," Section 4.2 "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to GS General Suburban and T Townhouse on approximately seven acres located in the Needham Estates, Block 1, Lots 1-7 and in A005401, R Stevenson (ICL), Tract 90, more generally located at 2542 and 2522 Barron Road. Case #REZ2024-000008 (Note: Final action of this item will be considered at the June 27, 2024 City Council Meeting – Subject to change).

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

Commissioner Collins asked if a TH Townhouse zoning is an appropriate zoning for the Suburban Residential future land use.

Staff Planner DiMeolo clarified that the TH Townhouse zoning would be appropriate in a Suburban Residential land use.

Commissioner Cornelius asked for the plans for the existing adjacent R Rural zoned property.

Staff Planner DiMeolo clarified that the adjacent R Rural property is under separate ownership and will remain rural.

Commissioner Collins is asked if a townhouse development is appropriate directly opposite a College Station Independent School District (CSISD) campus.

Staff Planner DiMeolo stated that staff feels that a TH Townhouse zoning district would be most appropriate in a limited fashion, since the area is mostly zoned GS General Suburban.

Commissioner Chaloupka asked for information on other townhouse developments within a five-mile radius of a CSISD campus.

Director Armstrong confirmed that A&M Consolidated High School has a townhouse complex directly adjacent to the campus.

Chairperson McIlhaney opened the public hearing.

Rich McNew, Edelweiss Gartens, College Station, addressed the Commission on the substandard conditions of Renee Lane and traffic concerns.

Lisa Sieber, Barron Crest, College Station, addressed the Commission regarding traffic concerns.

Chairperson McIlhaney closed the public hearing.

Commissioner Cornelius asked how many structures can be built within the development.

Staff Planner DiMeolo clarified that 14 structures per acre, can be developed.

Commissioner Cornelius asked about the Jamey Lane build-out.

Staff Planner DiMeolo clarified that one of the requirements for townhomes is to front onto a public street, the developer will be required to build-out Jamey Lane.

Commissioner Cornelius asked for the structure of Jamey Lane.

Staff Planner DiMeolo clarified that the street would be built as a standard local residential street.

Commissioner Finch asked if Renee Lane would be brought up to code in the future.

Staff Planner DiMeolo clarified that there is no reason why this development's traffic should impact Renee Lane. Mr. DiMeolo stated that eventually dependent on City Capital Improvement Projects and budget, if there is money available, it could be brought up to code.

Director Armstrong clarified that the only way to bring Renee Lane up to code would be a City Capital Improvement Project or a large development with increased density.

Commissioner Cornelius asked if Jamey Lane will extend to Barron Road or Leyla Lane.

Staff Planner DiMeolo confirmed that Jamey Lane will extend from Leyla Lane to Barron Road.

Commissioner Cornelius asked if this development would add traffic to Renee Lane.

Director Armstrong explained that functionally speaking, this development would not add traffic to Renee Lane.

Commissioner Chaloupka asked if there is a proposal to extend Jamey Lane.

Director Armstrong clarified that with subdivision regulations the extension of Jamey Lane is required.

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

- 5.5 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A “Unified Development Ordinance,” Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to MH Middle Housing with a HOO High Occupancy Overlay for approximately 2 acres being The Barracks II Phase 400 Block 36, Lot 27, generally located at the south corner of Tang Cake Drive and Old Wellborn Road. Case # REZ2024-000015 (Note: Final action of this item will be considered at the July 11, 2024 City Council Meeting – Subject to change).

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

Commissioner Finch asked if the development will be similar to the adjacent developments.

Staff Planner DiMeolo confirmed that the development will be similar to the adjacent development.

Commissioner Cornelius asked why this development is choosing to rezone to MH Middle Housing and HOO High Occupancy Overlay.

Staff Planner DiMeolo clarified that this development was part of the original PDD Planned Development District to be a commercial development, this area is no longer viable for a commercial development.

Commissioner Mirza asked why there will be no curb cut on Old Wellborn Road.

Staff Planner DiMeolo clarified that access will be from Tang Cake Road and Old Wellborn Road, Rock Prairie Road and Deacon Drive will not be accessible.

Commissioner Collins asked if this rezoning is creating precedent by developing a middle housing development next to a rural area.

Staff Planner DiMeolo clarified that the area has a future land use of general commercial and as this property develops, staff will ensure that all buffer requirements are met.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

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

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

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

Assistant Director Hitchcock confirmed the meeting date and time for the City of Bryan Planning & Zoning Commission joint meeting of Wednesday, August 28, 2024, at 11:30 a.m.

There was no discussion.

6.3 Presentation, discussion, and possible action on potential amendments to the Unified Development Ordinance regarding Planned Development Districts.

Senior Planner Howell presented the ordinance amendment to the Commission.

Commissioner Collins stated that the idea of a Planned Development District is to create flexibility, asking for clarification on why the City is limiting developments to five acres or more, removing flexibility.

Senior Planner Howell stated that this would allow for substantial developments to take place allowing flexibility to make more substantial impacts.

Commissioner Collins asked if Planned Development District developments are limited in size, clarifying that this change would limit the ability to create a Planned Development District on a property below five acres.

Senior Planner Howell confirmed that Planned Development District developments are not limited in size, stating that this change would set a minimum threshold for Planned Development District developments.

Commissioner Collins asked if the Commission could deny a Planned Development District application.

Senior Planner Howell confirmed that the Commission could deny a Planned Development District application.

Commissioner Cornelius asked if the City is experiencing issues with smaller Planned Development District developments.

Senior Planner Howell clarified that this is an item to evaluate current Planned Development District developments, and creating a more substantial impact when Planned Development District developments are requested.

Commissioner Cornelius asked for the number of Planned Development District requests that are currently under five acres.

Senior Planner Howell stated that there are a substantial number of Planned Development District developments under the 10-acre threshold.

Director Armstrong explained that this amendment is part of a larger effort on the Planning & Development Services Plan of Work.

Commissioner Collins asked if there is a grandfathering rule for existing developments.

Senior Planner Howell stated that there will be a grandfathering rule for new Planned Development District developments.

Commissioner Mirza expressed support for the five-acre minimum.

Commissioner Chaloupka expressed support for the five-acre minimum.

Chairperson McIlhaney asked how or where redevelopment areas are defined.

Senior Planner Howell stated that redevelopment areas are designated throughout the city, on the Comprehensive Plan Land Use and Character Map.

Commissioner Collins expressed concerns with giving up flexibility on smaller acre developments.

Commissioner Cornelius expressed support for the amendment.

Chairperson McIlhaney expressed support for the amendment stating that other tools are available for smaller acreage developments.

Commissioner Finch asked for the cities used as comparisons.

Senior Planner Howell clarified that staff used 14 other comparable cities in Texas, including Austin, Bryan, Waco, and Sugarland.

Commissioner Finch asked for clarification on changing a building height by 10%.

Senior Planner Howell clarified that a building would not be able to expand its size or height by more than 10% of the total footage without going back through the rezoning process. Only minor modifications of 10% or less would be able to be considered by staff.

Commissioner Cornelius asked for clarification on what would constitute a substantial arrangement of street, parking, and drive aisles.

Senior Planner Howell explained that if substantial changes to street, parking, and connectivity were proposed, such as the addition of streets or parking lots, these would be substantial amendments; otherwise, minimal changes would be approved at an administrative level.

Commissioner Cornelius requested that there be greater clarification of what constitutes substantial changes.

Director Armstrong stated that the ordinance currently addresses it through the definition of minor amendments, but it can be further clarified when the proposed amendment comes forward.

Commissioner Chaloupka expressed concerns with distinguishing between substantial and minimal changes.

Chairperson McIlhaney mentioned that the concept plans should not be a site plan but should be detailed enough to see what is innovative enough to bring it to a PDD level. The P&Z should be clear of the waivers and benefits, but not allow concept plans to become so detailed that they lose flexibility. She also stated staff should provide clear parameters on the thresholds between minor and substantial modifications.

Veronica Morgan, Mitchell & Morgan, College Station, addressed the Commission concerning the loss in flexibility.

Commissioner Chaloupka asked if there is a possibility of a selective list of options for properties under five acres.

Director Armstrong stated that staff will engage a localized stakeholder group to work through the ordinance amendment process.

Commissioner Collins expressed concerns with a blanket five-acre threshold and expressed support with an escalating set of requirements based on size and a flexibility within the proposed framework.

6.4 Presentation and discussion on MH Middle Housing rezoning requests.

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

Director Armstrong asked for clarification that the Commission wanted bi-weekly updates on Middle Housing zoning.

Chairperson McIlhaney confirmed that the Commission is satisfied with the information provided, and do not need regular updates.

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

- Thursday, June 27, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 11, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 18, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, July 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 1, 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 7:32 p.m.

Approved:

Attest:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

July 18, 2024

Item No. 5.1.

**Sweet Briar Addition, Woodland Acres, and College Hills Woodlands Subdivision ROO -
Restricted Occupancy Overlay**

Sponsor: Gabriel Schrum

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 117 acres of land, being 147 lots within Sweet Briar Addition, Woodland Acres, and College Hills Woodlands Subdivisions, generally located between Lincoln Drive and Dominik Drive along Ashburn Avenue. Case #REZ2024-000013 (Note: Final action of this item will be considered at the August 8, 2024 City Council meeting – Subject to change).

Relationship to Strategic Goals:

Neighborhood Integrity

Recommendation(s): N/A

Summary: This request is to rezone approximately 117 acres from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay, being approximately:

- 20.04 acres being 39 lots within Sweet Briar Addition
- 49.90 acres being 83 lots within College Hills Woodlands
- 47 acres being 25 lots within Woodland Acres

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 Sweet Briar Addition, College Hills Woodlands, and Woodland Acres 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 Bee Creek and the associated floodplain. The surrounding areas to the north are designated as Neighborhood Conservation/Suburban Residential and the properties to the east are

also designated as Neighborhood Conservation. The subject lots are surrounded by Neighborhood Conservation and Institutional/Public to the south at the location of College Hills Elementary School and Neighborhood Conservation to the west. These subject areas are bounded by Lincoln Ave. to the north and Dominik Dr. to the south, which are existing two-lane major 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 to the east and west. To the north of the area is GS General Suburban. Across Lincoln Ave has a portion zoned PDD - Planned Development District and is currently developed with single-family residential housing or is undeveloped. Land to the south is zoned MH - Middle Housing with duplex developments. 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 Sweet Briar Addition, Woodland Acres, and College Hills Woodlands Committee was comprised of ten members, with at least one representative from each subdivision: Jennifer Desai (Sweet Briar Addition), Lucy Deckard (Sweet Briar Addition), Nan Crouse (College Hills Woodlands), Sherry Frisk (Woodland Acres), Mary Fran (Sweet Briar Addition), Mark Troy (Sweet Briar Addition), Charles Vesperman (College Hills Woodlands), Joe Patranella (Woodland Acres), Shanubh Desai (Sweet Briar Addition), and Joshua Cabera (Sweet Briar Addition). The Petition Committee hosted their neighborhood meeting on February 28, 2024, discussed pursuing the ROO for their subdivisions, answered questions from their neighbors, and collected petition signatures. There were 38 attendees at the meeting, the majority being property owners and representatives of property owners who were not able to attend the meeting. City staff were present as well. Some property owners signed the petition at the meeting.

The Petition Committee finished collecting petition signatures and submitted their ROO application on April 3, 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:

- Sweet Briar Addition: 22 of 39 lots in support (56.4%)
- College Hills Woodlands: 65 of 83 lots in support (78%)
- Woodland Acres: 17 of 25 lots in support (68%)

Staff held a required City-hosted neighborhood meeting for this ROO application request on June 17, 2024. There were approximately 20 attendees, with the majority of questions relating to the overall process and the specifics of the legacy clause 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.

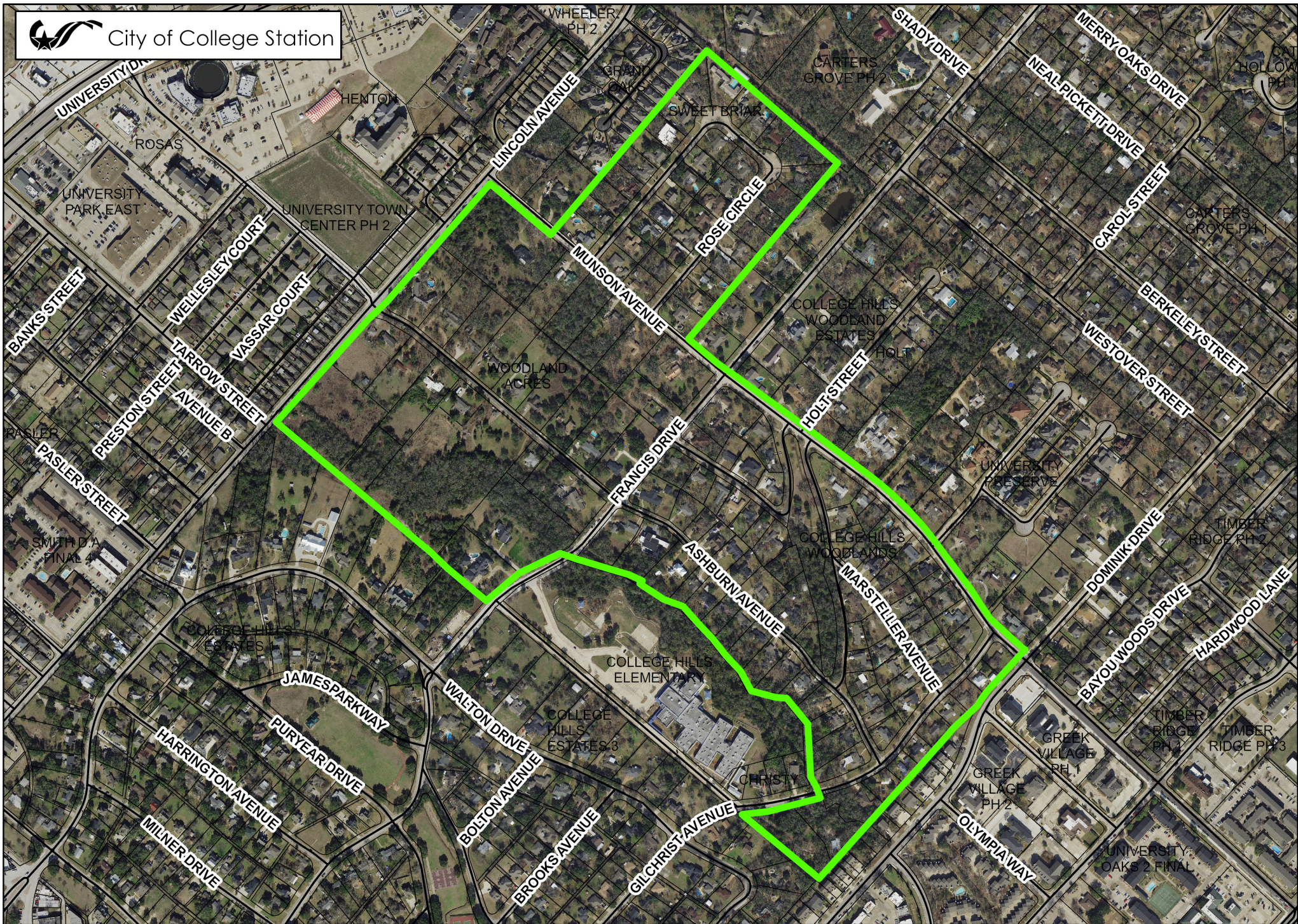
5. The marketability of the property:

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. 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



0 500 1,000 Feet

SWEET BRIAR, COLLEGE HILLS WOODLANDS,
WOODLAND ACRES ROO

Case:
REZ2024-000013

REZONING



ZONING DISTRICTS (In Grayscale)

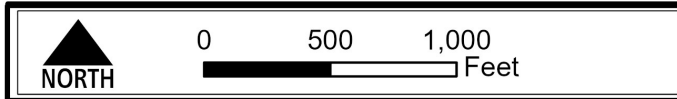
Residential		
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

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



**SWEET BRIAR, COLLEGE HILLS WOODLANDS,
WOODLAND ACRES ROO**

Case: REZ2024-000013
REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 18, 2024

Advertised Council Hearing Date: August 8, 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:

College Woodlands HOA and Sutters Mill HOA

Property owner notices mailed: 380
Contacts in support: Four at the time of this report
Contacts in opposition: Two at the time of this report
Inquiry contacts: Three at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation and Mixed Residential	GS General Suburban; PDD- Planned Development District	Single-Family Residential
South	Mixed Residential	MH Middle Housing	Duplex Residential
East	Neighborhood Conservation	GS General Suburban	Single-Family Residential
West	Neighborhood Conservation; Natural & Open Areas	GS General Suburban	Single-Family Residential; College Hills Elementary School

DEVELOPMENT HISTORY

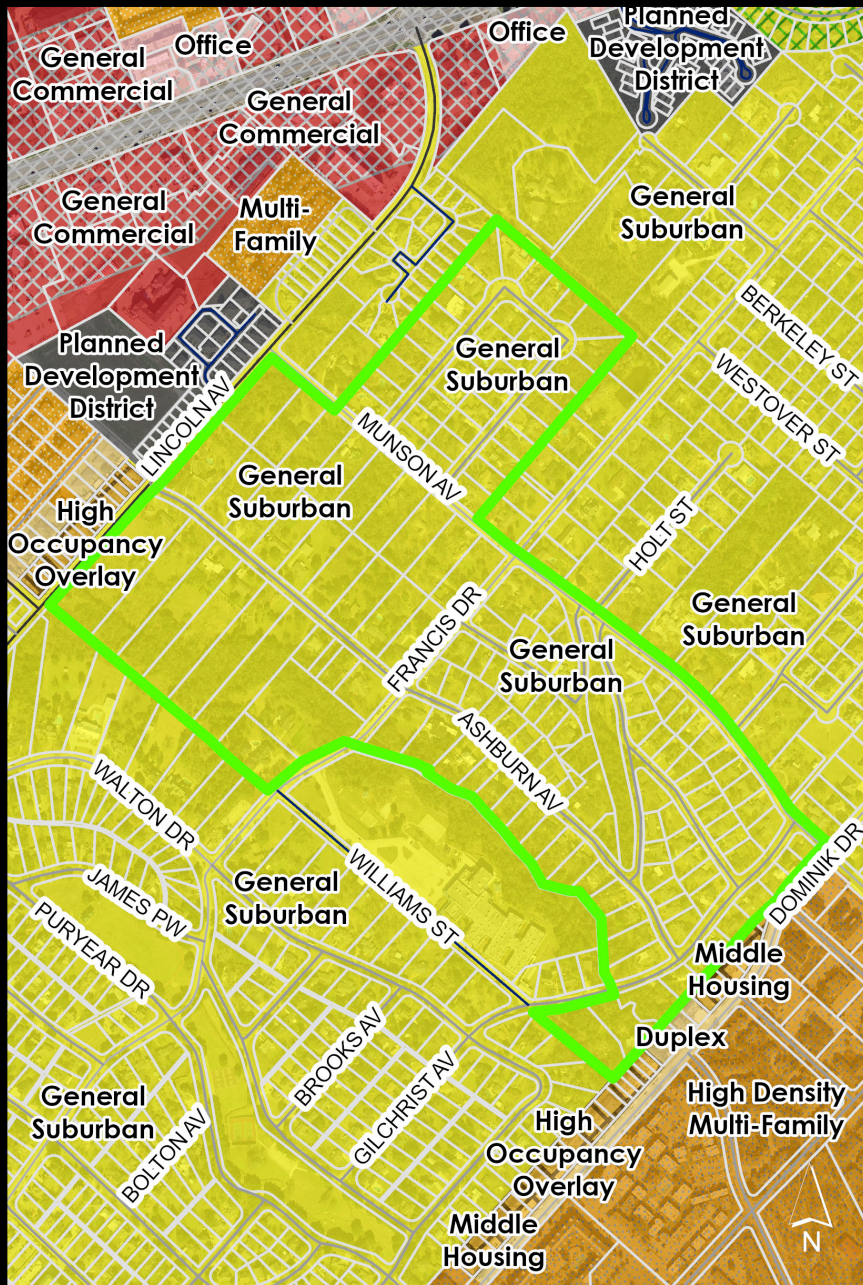
Annexation: January 1956

Zoning: R-1 Single-Family Residential
R-1 Single-Family Residential renamed to GS General Suburban (2013)

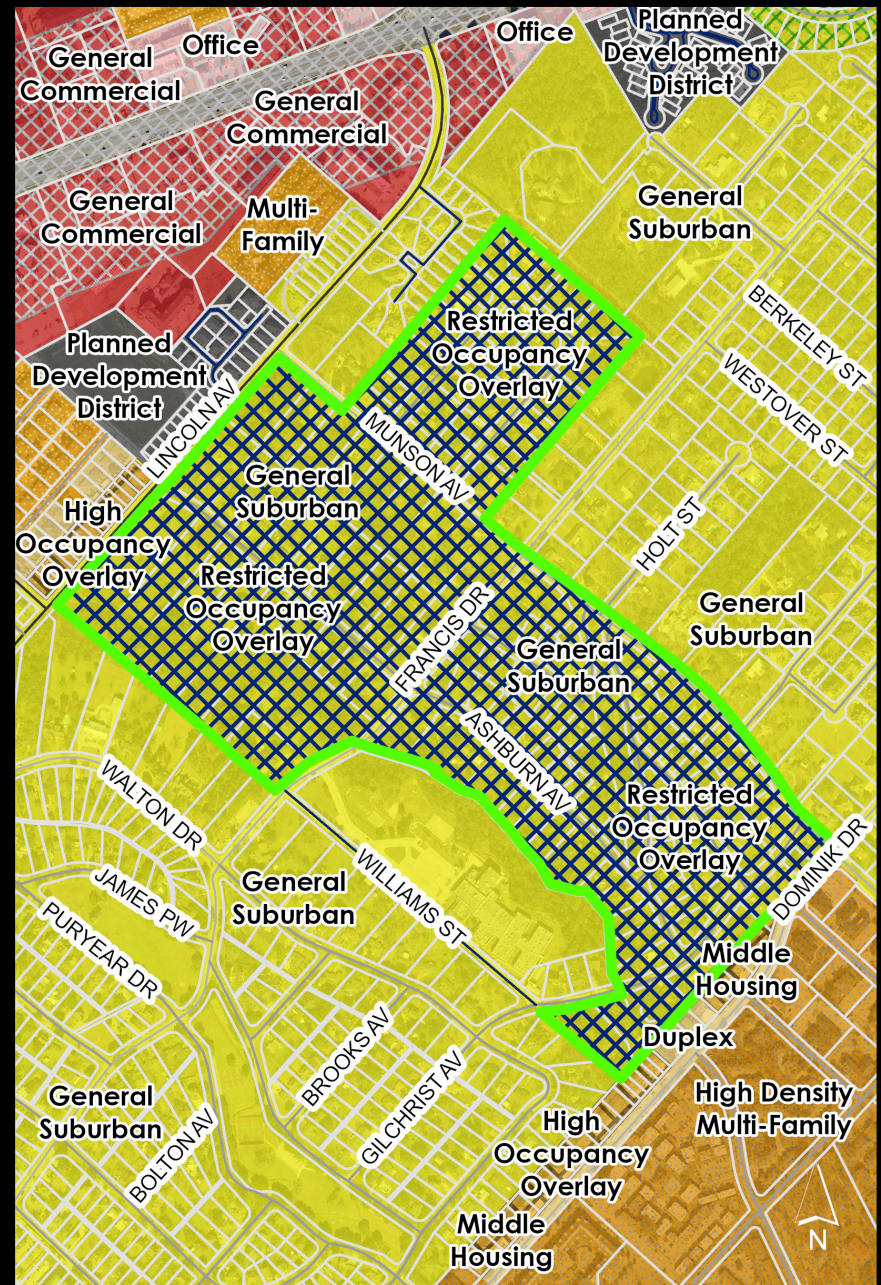
Final Plat: Sweet Briar Addition (1969), College Hills Woodlands (1939), and Woodland Acres (1940)

Site development: Single-Family Residential

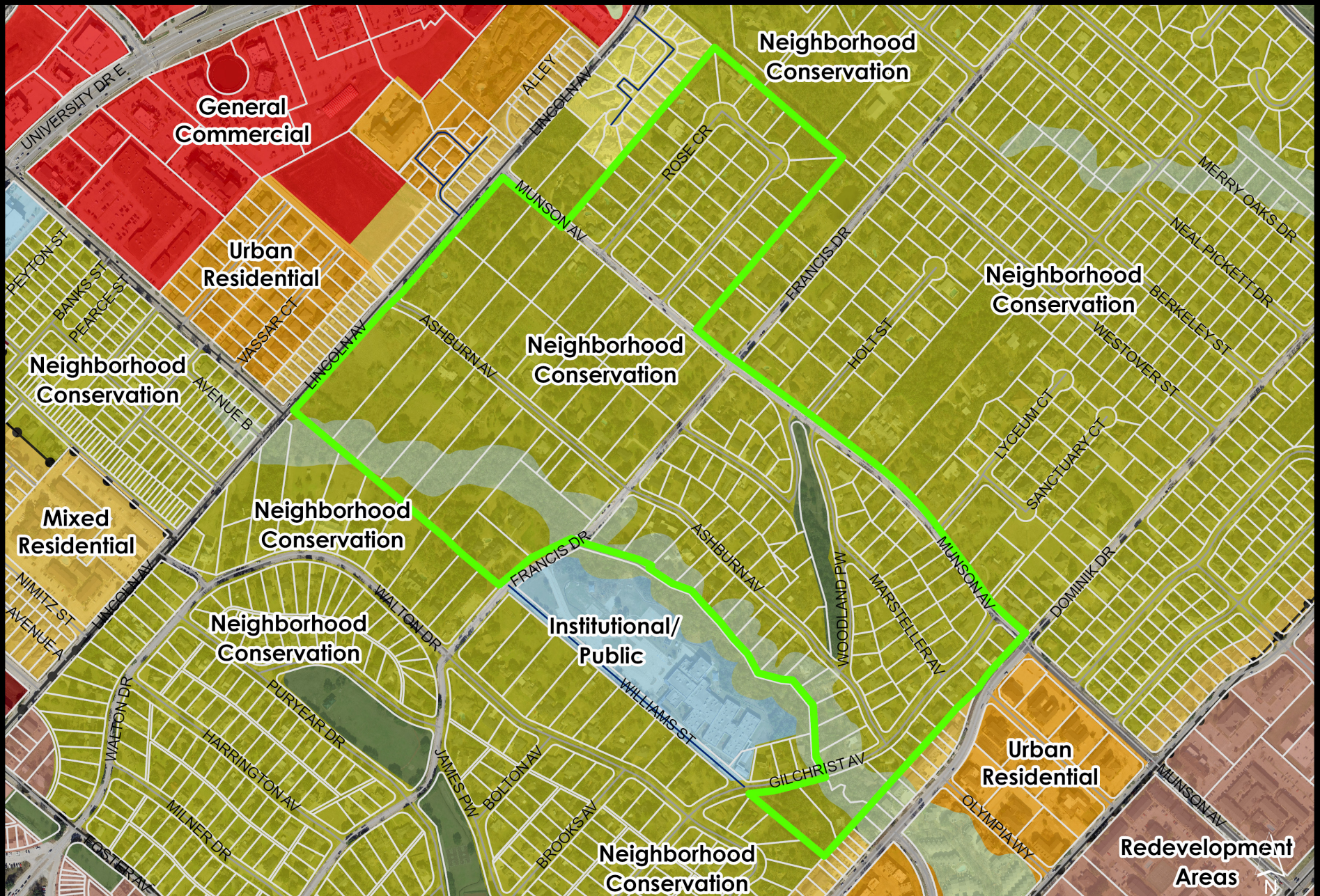
EXISTING Zoning

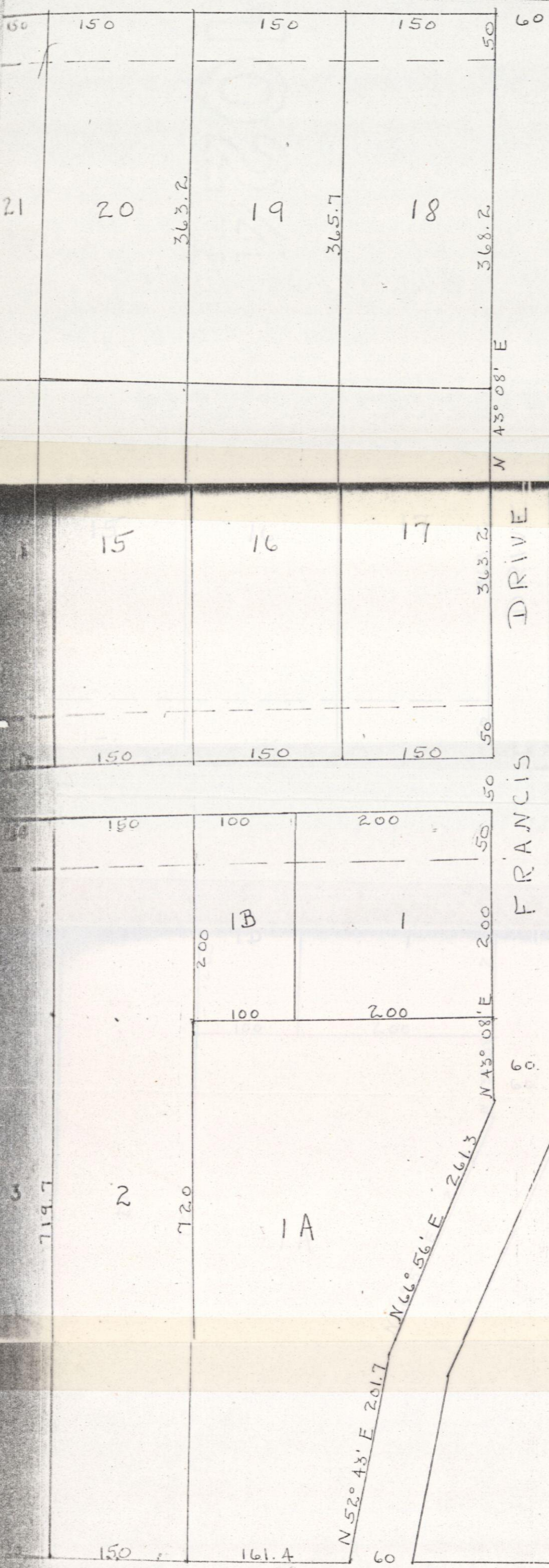


PROPOSED Zoning

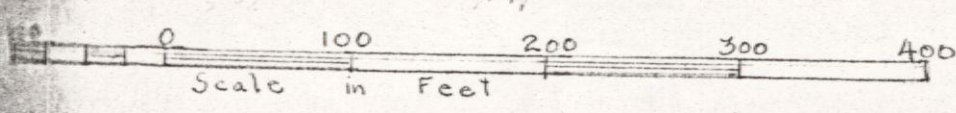


EXISTING Future Land Use

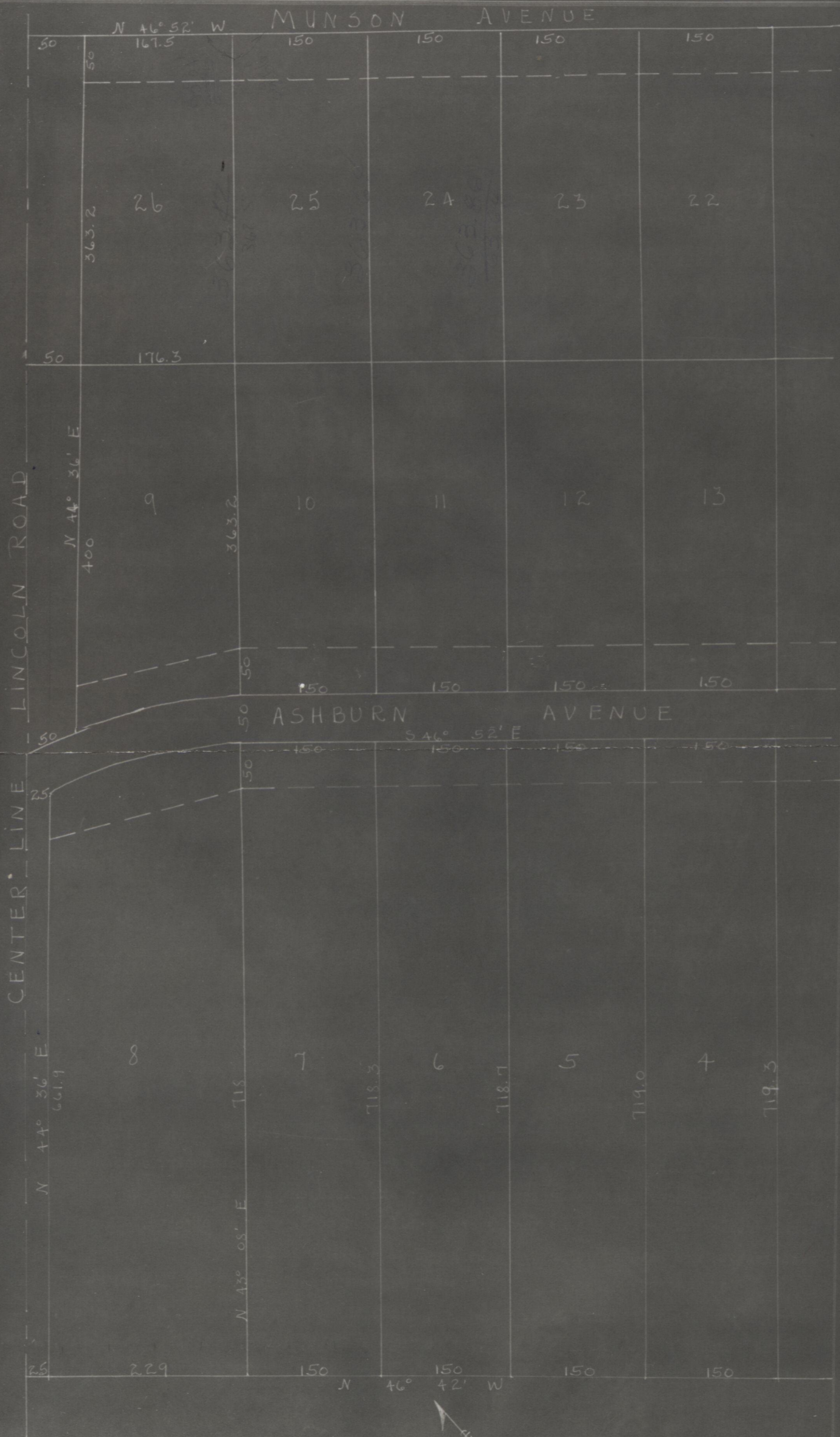




MAP of
WOODLAND ACRES
N. E. Boughton, Developer
T. A. Munson, Engineer
May 1940
College Station, Texas



104-321



WOODLAND ACRES

104/3

104/3 - P. 27 - 104/3



THE STATE OF TEXAS |

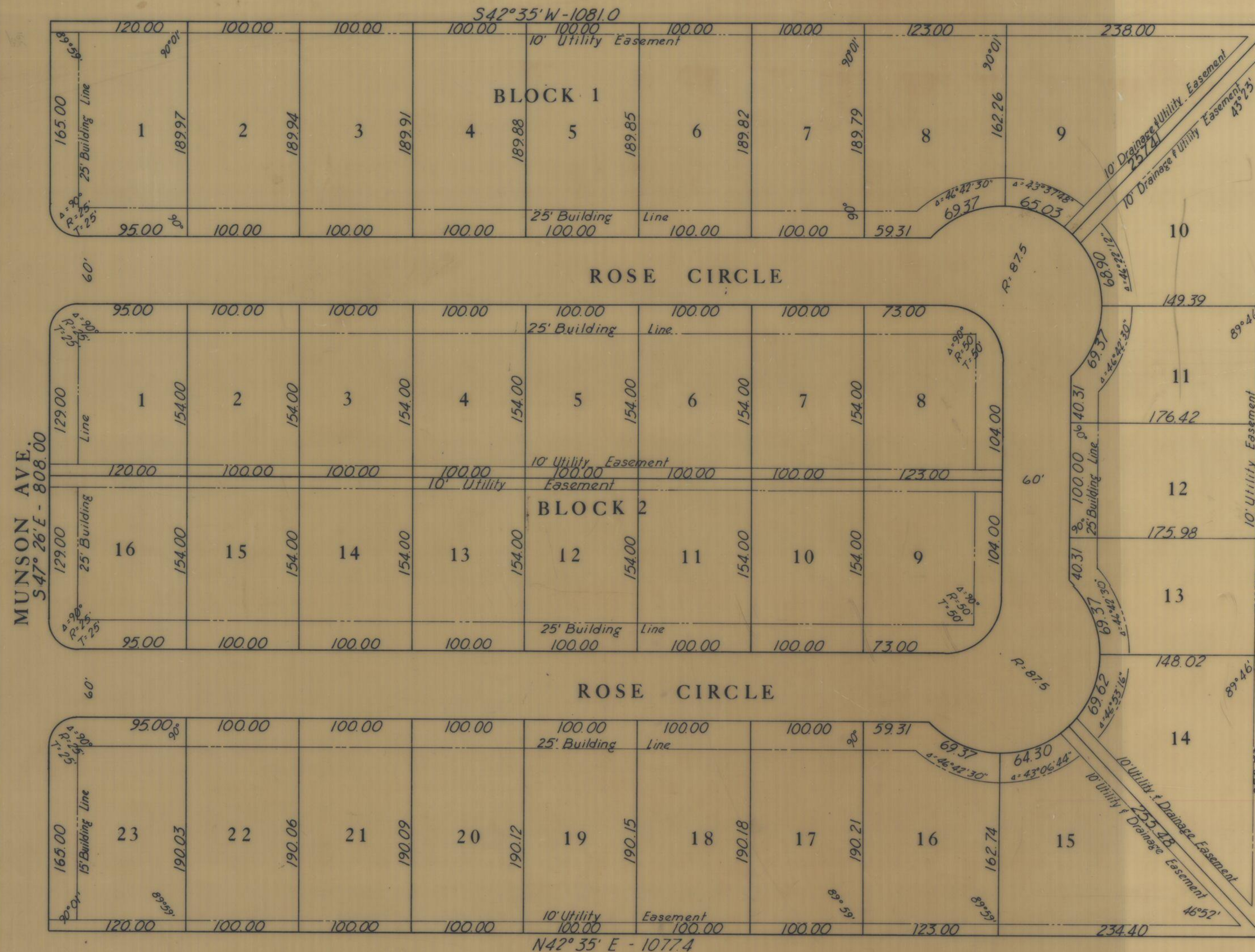
COUNTY OF BRAZOS | KNOW ALL MEN BY THESE PRESENTS: Whereas, the COLLEGE HILLS COMPANY, a Texas Corporation, did on November 20th, 1939, acquire and become the record title holder of 200 acres of land, more or less, located in the Richard Carter League in Brazos County Texas, being conveyed to said Corporation by deed of Mrs. Minnie Dansby; Norman J. Dansby; Mit Dansby and H. P. Dansby, Jr., duly recorded in Vol. 101, page 511, Deed Records of Brazos County, Texas, to which deed and it's record reference is here made for a more particular description of said property; and,

WHEREAS, the said COLLEGE HILLS COMPANY has, since that time divided said land or a portion thereof unto lots to be sold and have designated streets and alleys in said land and said streets, alleys and passageways are shown and described on a map or plat a copy of which is attached hereto and made a part hereof.

NOW THEREFORE, the COLLEGE HILLS COMPANY, A Corporation, acting herein by and through it's President, J.C. Culpepper, does hereby dedicate and declare that said streets, alleys and passageways as are shown on said map are hereby dedicated to the use of the general public and to be used as streets, alleys and passageways, and said Addition is to be known as COLLEGE HILLS WOODLANDS.

College Hills Woodlands

Lot 2, Woodland Estates
108 / 223



Carler's Grove
Second Installment
228 / 161

SWEET BRIAR ADDITION

COLLEGE STATION
TEXAS
JUNE 1969

SCALE: 1"=50'

JOE ORR INC.
SURVEYOR - ENGINEER

FILED
At 7:45 O'clock A.M.

53473

NOV 12 1970

FRANK BORISKE
County Clerk, Brazos County, Texas
By Lisa Redbalk Deputy

STATE OF TEXAS
COUNTY OF BRAZOS

We, the undersigned, being all of the owners and leinholders of the hereon plotted subdivision of lots 3, 4, 5 and 6, Woodland Estates, a subdivision of the City of College Station, Texas, by plat recorded in Volume 108 page 223 of the Deed Records of Brazos County, Texas, do hereby dedicate to the use of the public forever all streets and easements hereon shown for the purposes and consideration therein expressed.

Jim O'Brien
Mary D. Walter

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jim O'Brien, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 4 day of SEPT. A.D. 1969

Kathryn S. Truett
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared T.G. Walton and Mary D. Walter, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed and the said wife of the said T.G. Walton having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Mary D. Walter, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL this 4 day of SEPT. A.D. 1969

Kathryn S. Truett
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, County Clerk in and for said County, do hereby certify that the foregoing instrument dated the 4 day of SEPT. A.D. 1969 together with its certificates of authentication was filed for record in my office the 12 day of SEPT. A.D. 1969 at 2:45 o'clock P.M. and duly recorded on the 5 day of OCT. A.D. 1969 in Book 359 records of Brazos County in Volume 286 page 359.

WITNESS MY HAND AND OFFICIAL SEAL, at my office in Bryan, Texas, this 12 day of June A.D. 1969

County Clerk, Brazos County
by Lisa Redbalk
Deputy

STATE OF TEXAS
COUNTY OF BRAZOS

I, David R. Mayo, Registered Public Surveyor No. 1475, do hereby certify that this plat was compiled from an actual survey of the land shown and that iron rods and concrete monuments as required were placed under my supervision on the 12 day of SEPT. A.D. 1969.

APPROVED City of College Station
by David R. Mayo Chairman, Planning and Zoning Commission

Mayer
2-16-70
Date

JIM O'BRIEN
OWNER-DEVELOPER

FILED
At 7:45 O'clock A.M.

53473

NOV 12 1970

FRANK BORISKE
County Clerk, Brazos County, Texas
By Lisa Redbalk Deputy

V - 53.00



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: SWEET BRIAR, COLLEGE HILLS WOODLANDS, WOODLAND ACRES ROO (REZ2024-000013)

Address: 1006 ROSE CIR

Legal Description: SWEET BRIAR, BLOCK 1, LOT 20 (LESS 5')

Total Acreage: 0

Applicant:: JENNIFER DESAI

Property Owner: JENNIFER DESAI

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

The ROO will help enable the property owners in the above referenced neighborhoods to ensure they remain great family neighborhoods, whether those families chose to own or rent.

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

These areas are zoned General Suburban on the Comprehensive Plan, which is a zoning where the property owners are allowed to obtain the Residential Occupancy Overlay.

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

SFOD

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

SFOD

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

SFOD

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

SFOD

List any other reasons to support this zone change.

More than the required number of residents signed the petition in support of the ROO.

Sweet Briar/ College Hills Woodlands/ Woodland Acres
ROO Committee Members

Jennifer Desai, Chair- Sweet Briar
1006 Rose Circle
College Station, TX 77840
jendesai66@gmail.com

Nan Crouse, Chair- College Woodlands
1107 Ashburn
College Station, TX 77840
nancourse@gmail.com

Sherry Frisk, Treasurer- Woodland Acres
1004 Ashburn
College Station, TX 77840
hsfrisk@gmail.com

Lucy Deckard, Secretary- Sweet Briar
1004 Rose Circle
College Station, TX 77840
lucydeckard@gmail.com

Other Committee Members:
Mary Fran, Sweet Briar
maryfrantroy@gmail.com

Mark Troy, Sweet Briar
metroy@gmail.com

Charles Vesperman, College Hills Woodlands
charles.versperman@yahoo.com

Joe Patranella, Woodland Acres
joe.patranella@gmail.com

Shanubh Desai, Sweet Briar
shanubh.desai@gmail.com

Joshua Cabrera, Sweet Briar
joshuavcabrera@gmail.com

Meeting Minutes: ROO Neighborhood Meeting 1 1 staff**SUBDIVISION NAME:** Sweet Briar (Rose Circle) Subdivision **Date:** February 28, 2024**Note:** This meeting was also attended by residents of the College Hills Woodlands and Woodland Acres subdivisions.**Location:** Larry J. Ringer Library, College Station, TX**Meeting was called to order at 6:05 pm by Jennifer Desai****A. Introduction (Jennifer Desai)**

1. **Sign in:** All attendees were encouraged to sign in on the sign-in sheet.
2. **Background:** Jennifer Desai then discussed the background of the ROO, showing maps of the neighborhoods, describing what the ROO would do, how unrelated people are counted, and how enforcement would work.
3. **Discussion of ROO handbook and timeline:** Jennifer also provided a link to the ROO handbook and discussed the timeline.

B. Discussion and Q&A (Led by Charles Vesperman, with help answer some questions from Gabriel Schrum from the City of College Station)

4. **Present and discuss ROO impact on residents:** The discussion was wide-ranging, with a number of potential impacts discussed among attendees:
 - Would a ROO affect property values? Some expressed concerns that it might reduce property values, but others mentioned that this has not been the case for neighborhoods that have deed restrictions. Some said that it appeared to be a wash, with fewer commercial investors wanting to purchase property in the neighborhood, but more families being interested, and larger, nicer homes being built in protected neighborhoods.
 - There was a question about consanguinity as a definition of who is related. Gabriel Schrum responded that the city is moving away from that.
 - Neighborhood character. There was considerable discussion about how a ROO would affect the character of the neighborhood. Some said that their priority was to live in a quiet neighborhood, and they didn't care if their property value went down since they didn't plan to sell anyway. Others were concerned that this is a changing of the rules after they had bought property in the neighborhood as a rental investment, which wasn't fair. It was pointed out that such rental properties would be grandfathered in as long as they were registered with the City as a rent property. Charles Vesperman pointed out that the motivation for the ROO was to keep the neighborhood character as it is, rather than allowing it to be taken over by commercial development, and the ROO is only necessary because of changing conditions in College Station; thus, the ROO is more about keeping the status quo rather than changing the rules. Several attendees agreed with this point and mentioned that they had bought their homes in the neighborhood with the expectation that it would remain mainly a low-density residential neighborhood, not a neighborhood with mostly commercial rental properties.
 - Some concern was expressed that the ROO is anti-student. Others pointed out that the City of College Station is going through a process to rezone many properties for middle housing, so there will be many areas in the city with high density development that

would accommodate multiplexes for student housing. However, faculty also need places to live, and we still need neighborhoods with lower-density housing appropriate for families. They argued that Sweet Briar, College Hills Woodlands, and Woodland Acres are among the few remaining islands of such housing near the campus, and therefore need to be protected.

- An attendee pointed out that College Hills Woodlands and Woodland Acres already have deed restrictions, and asked how the ROO would be different. Fred DuPriest replied that such deed restrictions don't show up on city maps, so the neighborhood has to work hard to make potential buyers aware of them. In contrast, the ROO will show up on zoning maps, making it more likely that potential buyers will be aware of occupancy restrictions before they buy. In addition, if there is a violation of the deed restrictions, the neighbors must sue. This pits neighbor against neighbor, and is also expensive. An investor with deep pockets can appeal a ruling against them, resulting in a large legal bill (in the past around \$50K) for the neighborhood. For the ROO, the city enforces it in response to neighborhood complaints.
- This inspired questions about whether the city would actually enforce the ROO. Fred DuPriest said that he has worked four years with the city to understand why there have been problems with enforcement, and that, as a result of that process, we will see significant changes, making enforcement easier, less expensive, and easier to report. This is expected to start on June 1, 2024, after Texas A&M has had a chance to educate their students about restricted residency rules.
- Someone mentioned that the City of Bryan has had the equivalent of a ROO for over 25 years, covering 55 neighborhoods, and that has been successful.
- Someone asked if Rose Circle applies for a ROO as a subdivision, or if they need to apply by block (outer circle and inner circle being separate blocks). Charles Vespermann answered that Rose Circle will need to apply as one subdivision.
- There was a question about how accessory living quarters were treated. Gabriel Schrum affirmed that the ROO applies to the entire property as shown in the original plat.

- 5. Determine if neighborhood will proceed with ROO:** The consensus of those who attended the meeting was that Rose Circle (Sweet Briar), College Hills Woodlands and Woodland Acres should proceed with the process.

C. Administrative (Jennifer Desai)

- 6. Discussion of the petition committee and invitation to join:** Jennifer Desai discussed who had already volunteered to serve on the petition committee and invited others who are interested in serving on the petition to join.
- 7. Finalize petition committee:** The petition committee membership is Jennifer Desai (co-chair), Nan Crouse Mefferd (co-chair), Lucy Deckard (secretary), Sherry Fisk (treasurer), other members: Charles Vespermann, Joe Patranella, Mark and Mary Fran Troy, Shanubh Desai, and Joshua Cabrera. Others are still welcome to join.
- 8. Signing of the petition:** Jennifer Desai encouraged everyone in favor of pursuing a ROO to sign the petition for their subdivision. She also encouraged them to give a donation if they are able to help cover the cost of the application.
- 9. Path forward:** Jennifer Desai affirmed that we would reach out to those who didn't attend to see if they want to sign the petition. She also encouraged those attending to talk to their

3 neighbors if they hadn't attended the meeting. She emphasized that we have a time limit of 2
4 months get the number of signatures needed and apply for the ROO.

Meeting was adjourned at 6:53 pm.

Attest: Print: ^(Luisa) Lucy Decker Sign: [Signature] . Petition Committee Member (Secretary)

Required Sign-In Sheet

College Hills Woodlands

DATE 2/28/2021

MEETING # 1

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. Debra Ellata	Good Man		
2. Audrey + Ronald Crowe	704 Gilchrist	catacrowe@yahoo.com	AS Crowe
3. Simon Frazier	5810 Portside		
4. Simon Frazier	710 Gilchrist Ave	sf1@portco.de	Simon Frazier
5. Hilary + Phillip Guillen	1206 Marsteller Ave	guillenmom@gmail.com	Phillip Guillen
6. Joe Patrucco	988 Munson	joe.patrucco@gmail.com	Joe Patrucco
7. Dave Hill	1113 Ashburn	RAD10WIZARD123@gmail.com	Dave Hill
8. Charles Vesperman	1207 Ashburn	charles.resperman@yahoo.com	Charles Vesperman
9. Suzanne Jedsesky	1109 Ashburn Ave.	s1rolesky	Suzanne Jedsesky
10. Dean Boyd	1202 Ashburn Ave	dboyd1@live.com	Dean Boyd
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Required Sign-In Sheet

Woodland Acres

DATE 2/28/2024

MEETING # 1

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. Iris Cote	986 Munson Ave	979 574-0337	
2. Larry & Sherrey Trisk	1004 Ashburn	713-705-7115	
3. Teresa & Steve Olson	1011 Watton	979.229.1273	
4. Kevin Brightman	901 Ashburn Ave.	979.255.1436	
5. Alison & Jason Drouilhet	1005 Ashburn Ave	512-299-7432	
6. Julie Collins	1000 Munson Ave	949-939-7321	
7. Sandra Fuller	903 Ashburn	832-545-4089	
8. Wade Honeycutt	804 Gilest	Wade.Honeycutt@gmail.com	
9. Erica Spears	904 Ashburn Ave	979-229-8101	
10. Brandon Spears	904 Ashburn	979.229.9244	
11. Francisca Miller	906 Micham	979-544-6538	
12. STEPHEN MILLER	" " " "	" " " "	
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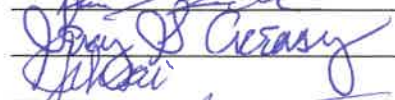
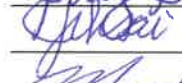
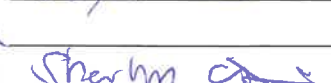
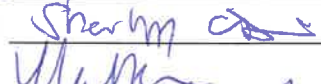
Sweet Briar (Rose Circle)

Required Sign-In Sheet

DATE Feb 28, 2024

MEETING # 1

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. Luisa M. Deekard	1004 Rose Circle	Lucydeekard@gmail.com	
2. TERRY S. CREASY	1004 ROSE CIR	CREASYTS@gmail.com	
3. Jennifer Desai	1006 Rose Cir	jendesai@icloud.com	
4. Mark Troy	1002 Rose Cir	metroy@mac.com	
5. Mary Fran Troy	1002 Rose Cir.	maryfran.troy@gmail.com	
6. Shanwhoy Desai	1006 Rose Circle	shanwhoy.desai@gmail.com	
7. Craig & Marsha Morgan	1044 Rose Circle	mkms98@aol.net	
8. JAMES D. WORLEY	1005 ROSE CIRCLE	DAVEWORLEY@SUDDEKINT.NET	
9. Joe LaBonte	1083 Rose Circle	jla@patrona@gmail.com	
10. Cleve Ford	1023 Rose Circle	cleveford@gmail.com	
11. Vicki Whitworth	1009 Rose Circle	plainjane424@yahoo.com	
12. Ariana Cunningham	1015 Rose Circle	arinasvc@aol.com	
13. Danny Points	1040 Rose Circle	dannypoints@gmail.com	
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RECEIVED

APR 01 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 COLLEGE HILLS WOODLANDS (CHW). 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: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
141	1116 ASHBURN AVE, COLLEGE STATION, TX 77840	CHW, LOT 8 & PT OF 9	LAWRENCE HUNTER	Lawrence Hunter	4/1/24
142					
143					
144					
145					
146					
147					
148					
149					
150					

Restricted Occupancy Overlay Petition

RECEIVED

MAR 27 2024

DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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 COLLEGE HILLS WOODLANDS (CHW). 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.

ADDRESS		LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1	1203 Marsteller	CHW, Lot 58 (id of) 59	Viaduck Productions LLC		3/15/24
2					
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Restricted Occupancy Overlay Petition

RECEIVED

MAR 27 2024

DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:

COLLEGE HILLS WOODLANDS (CHW)

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 COLLEGE HILLS WOODLANDS (CHW). 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.

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1104 Ashburn Ave CHW, LOT 15R		GUTIERREZ RICARDO JR & SHELLEY C		3/9/24
2. 1104 Ashburn Ave CHW, LOT 15R		GUTIERREZ RICARDO JR & SHELLEY C		3/9/24
3. 1100 Ashburn Ave CHW, LOT 16R		BGM INVESTMENTS, LLC		3/9/24
4. 1100 Ashburn Ave CHW, LOT 16R		BGM INVESTMENTS, LLC		3/9/24
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____
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RECEIVED

MAR 27 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: 2/29/2024

FULL LEGAL SUBDIVISION NAME: CHW Lot 30 College Hills Woodlands

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1203 Ashburn Ave	CHW, Lot 30 110' of 31	Kevin J. Crisman + Virginia West	Virginia West	2/29/24
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MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
145	1118 ASHBURN	CHW, LOT 7	TIMOTHY S. & SUSANNE W. BRISCE	Timothy S Briscoe	3/20/24
146					
147					
148					
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RECEIVED

MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	234 Cedar 164 Marsteller Ave.	LOT 41, PTOF CHW, 40 & PTAOWA PKWY	Gina Bernard	Gina Bernard	3/14/24
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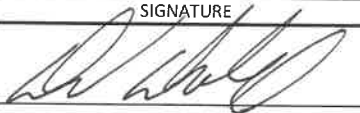
RECEIVED

MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	802 Gilchrist	CHW Lot 88	David Dodero		3/11/24
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Restricted Occupancy Overlay Petition

RECEIVED
MAR 27 2024

DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1	1106 Ashburn CHW, Lot 12 (Pt. of)	All of 13	Gregg B. and Mary M. Wells	Mary M. Wells	3/9/24
2	1106 Ashburn CHW, Lot 12 (Pt. of)	All of 13	Gregg B. and Mary M. Wells	Gregg B. Wells	3/9/24
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MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	902 WOODLAND PKWY	CHW, LOT 56 (S 104' OF)	Craig & Donna Van Horn	Donna Van Horn	3/8/24
2.	902 WOODLAND PKWY	CHW, LOT 56 (S 104' OF)	Craig & Donna Van Horn	Craig Van Horn	3/8/24
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Restricted Occupancy Overlay Petition

RECEIVED
MAR 27 2024

DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	906 Gilchrist	CHW Lot 91 & 92 (PTSOF)	Side Emre	Ulidz	march 5, 2024
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Restricted Occupancy Overlay Petition

RECEIVED
MAR 27 2024

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	1111 MARSTELLER	CHW, LOT 54 & PT OF 53	AUSTIN MONTGOMERY GRUBBS		3/4/2024
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RECEIVED

MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	903 Woodland PKWY.	CHW LOT 79 & PT OF LOT 80	MAUREEN S. WEYER	Maureen S. Weyer	3/3/2024
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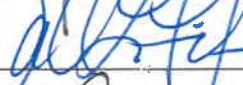
MAR 27 2024

Restricted Occupancy Overlay Petition

DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
55.	1218 Munson Ave	CHW, Lot 68	Nicholas + Nataleigh Perez		3/5/24
56.	1218 Munson Ave	CHW, Lot 68	Nicholas + Nataleigh Perez		3/5/24
57.	1211 Marsteller Ave	CHW, Lot 63	Joel G and Ellen U Cantrell		3/6/24
58.	1210 Marsteller Ave	CHW, Lot 63	Meghan Pappas		3/6/24
59.	1210 Marsteller Ave	CHW LOT 63	Lynn Chanac King		3/8/24
60.	1120 Ashburn Avenue	CHW Lot 6	Sybil Taquet		3/9/24
61.	1214 MUNSON AVE,	CHW LOT 70	DANIELLE L. FIFER		3/11/24
62.	1112 Ashburn	CHW Lot 10	Kerry L + Jodie L Chafin		3/13/24
63.					

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MAR 27 2024

Restricted Occupancy Overlay Petition

DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
46	1201 Marsteller Ave.	CHW, Lot 58 (pt. of)	Michael Paul & Jenny Lai Holborg	Jenny Holborg	3/6/24
47	1215 Marsteller Ave	CHW Lot 65	Björn Bennett Van Huzick	Björn Van Huzick	3/6/24
48	1201 MARSTELLER AVE	CHW, LOT 61	IAN MULSE	Ian Mulse	3/6/24
49	1208 Marsteller Ave	CHW, Lot 34	Justin & Jennifer C Kling	Justin & Jennifer C Kling	3/6/24
50	1208 Marsteller Ave	CHW, Lot 34	Justin & Jennifer C Kling	Justin & Jennifer C Kling	3/6/24
51	1115 Ashburn	CHW, Lot 24 + PTS of 25 + 39-40	Terrance Muenich	Terrance Muenich	3/6/24
52	1115 Ashburn	CHW Lot 24 + PTS of 25 + 39-40	W. Ray Muenich	W. Ray Muenich	3/6/24
53	1114 Ashburn	CHW, Lot 9 (PT of)	Benjamin & Joy Yates	Benjamin & Joy Yates	3/6/24
54	1114 Ashburn	CHW, Lot 9 (PT of)	Benjamin & Joy Yates	Joy Yates	3/6/24

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MAR 27 2024

Restricted Occupancy Overlay Petition

DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
37.	1204 Marsteller	CHW Lot 36	Dennis Berthold	<u>Dennis Berthold</u>	3/5/24
38.	1204 Marsteller	CHW Lot 36	Pamela R. Matthews	<u>P Matthews</u>	3/5/24
39.	1112 Marsteller	CHW Lot 42	Gary T. Faist	<u>Gary Faist</u>	3/5/24
40.	1105 Ashburn	CHW Lot 19	Gary T. Faist	<u>Gary Faist</u>	3/5/24
41.	1104 Marsteller	CHW Lot 46 & 35' of Lot 47	Gary T. Faist	<u>Gary Faist</u>	3/5/24
42.	1204 Munson	CHW Lot 75	Sean M. McGuire	<u>Sean M McGuire</u>	3/5/24
43.	708 Gilchrist	CHW Lot 85	JAM BURCH	<u>JACK M BURCH, JR</u>	3/5/24
44.	1208 Ashburn Ave	CHW Lot 1	Elizabeth J. Carter	<u>Elizabeth J Carter</u>	3/5/24
45.	700 Gilchrist	CHW Lot 84A	Hottell Andrew L & Letty	<u>Hottell Andrew L & Letty</u>	3/5/24

JAMES BAKER
ON BLAZOS CAD,
no addresses, just street name
for LOT 26R (1121 Ashburn)
LOT 40R (1116 Ashburn)
No LOT written, just dashes
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RECEIVED

MAR 27 2024

DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:

COLLEGE HILLS WOODLANDS (CHW)

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ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
28. 1119 Ashburn	CHW-39R	James G. Baker	James G. Baker	3/4/24
29. 1121 Ashburn	CHW-26R	James G. Baker	James G. Baker	3/4/24
30. 1116 Marsteller	CHW-40R	James G. Baker	James G. Baker	3/4/24
31. 1206 Ashburn Av	CHW Lot 2	Antonio C Lopez	Antonio C Lopez	3/4/24
32. 800 Woodland Pkwy	CHW Lot 28	DAVID A BROCHU	David Brochu	3/4/24
33. 800 Woodland Pkwy	CHW Lot 28	Linda Brochu	Linda Brochu	3/4/24
34. 802 Woodland Pkwy.	CHW Lot 27	Louie N & Deborah K. Adkins	Debbie Adkins	3/4/24
35. 802 Woodland Pkwy	C.S. Tx CHW Lot 27	Louie Adkins	Louie Adkins	3.4.24
36. 1111 Ashburn Ave	CHW Lot 22	Amende J Parnell	Christopher M Overstreet	3-4-24

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MAR 27 2024

Restricted Occupancy Overlay Petition

DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
19.	1100 Marsteller	CHW, LOT 47 (45' OF) + ALL OF 48	Kathy Young	Kathy Young	3/2/24
20.	1105 MARSTELLER	CHW, LOT 51 & 52 (PARTS OF)	DANIEL I. MENCHACA Deanna M Menchaca	Deanna Menchaca	3/2/24
21.	1101 Ashburn Ave	CHW, Lot 17-18	Matthew Todd Robbins Terri Elaine Robbins	Matthew Robbins Terri Elaine Robbins	3-2-24
22.	1108 Marsteller Ave	CHW, Lot 44 (less 20' Tri off)	Paul B Schoenfeld Rosemary Schoenfeld	Rosemary Schoenfeld	3/3/24
23.	1201 ASHBURN AVE	CHW, LOT 29	RICHARD C GUNN + KERRY HOF	Richard C Gunn	3/3/24
24.	1211 Marsteller Ave	CHW, lot 63	Joel G. and Ellen E. Cantrell	Ellen Cantrell	3/3/24
25.	1217 Marsteller Ave	CHW, lot 66	Suzanne Bastian	Suzanne Bastian	3/3/24
26.	800 Gilchrist Ave	CHW, Lot 87	Patricia Alonso Ruiz Jonas Lührmann	J. Lühr	3/3/24
27.	904 Francis	CHW, LOT 82A	James B. Sousa Swatt	James B. Sousa Swatt	3/3/24

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MAR 27 2024

Restricted Occupancy Overlay Petition

DATE: Wednesday, February 28, 2024

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COLLEGE HILLS WOODLANDS (CHW)

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 COLLEGE HILLS WOODLANDS (CHW). 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.

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
10	1202 Ashburn	CHW, Lot 3 (15' Triangle) + All 4	Dean L. Jr. + Kriss Hope Boyd	Dean L. Boyd Jr.	2-28-2024
11	1109 Ashburn	CHW, LOT 21	Robert E. + Suzanne Decker WESTON DELANO &	Robert E. Decker MAYUMI ROBINSON	2-28-2024 3-2-2024
12	1202 MARSTELLER	CHW LOT 37	MAYUMI ROBINSON	Mayumi Robinson	3-2-2024
13	1213 Marsteller	CHW Lot 64	Robin K. Jones	Robin K. Jones	3-2-2024
14	900 Woodland Pkwy	CHW Lot 57	Marvin L. Adams & Jennifer P. Adams	Jennifer P. Adams	3-2-2024
15	1208 MUNSON	CHW LOT 73 + 74	ELTON D. ABBOTT JR.	Elton D. Abbott Jr.	3-2-2024
16	1200 Munson	CHW, LOT 78, 40' of 76 + 40' of 56	WAYNE E. & JOAN ETTER	Joan Etter	3-2-2024
17	1101 Marsteller Ave	CHW, Lot 50B	James M. + Nathanael Rosenheim	Nathanael Rosenheim	3-2-2024
18	1101 Marsteller Ave	CHW, Lot 50B	James M. + Nathanael Rosenheim	Joan Rosenheim	3-2-2024

Restricted Occupancy Overlay Petition

DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
COLLEGE HILLS WOODLANDS (CHW)

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 COLLEGE HILLS WOODLANDS (CHW). 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.

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	1204 Ashburn	CHW Lot 38, less 15' Triangle	GARY J. HENRY	[Signature]	3/28/24
2.	1107 ASHBURN	CHW Lot 20	MATTHEW F. MEFFERD	[Signature]	2/28/24
3.	1107 Ashburn	CHW Lot 20	Matthew F. Mefferd	[Signature]	2/28/24
4.	1207 Ashburn	CHW, Lot 32	LOREI L. & CHARLES T. VEGEMAN	[Signature]	2/28/24
5.	1113 ASHBURN	CHW LOT 23	DAVID L. HILL & SEZANNE S. HILL	[Signature]	2/28/24
6.	804 Gilchrist	CHW Lot 89	Wende & Amanda Hampton	[Signature]	2/28/24
7.	1206 Marsteller Ave.	CHW Lot 35	Phillip L. & Hilary H. Guillen	[Signature]	2/28/24
8.	704 Gilchrist	CHW, Lot 84B	Ronald & Audrey Crowe	[Signature]	2/28/24
9.	710 Gilchrist	CHW Lot 86	Simon Frazier	[Signature]	2/28/24

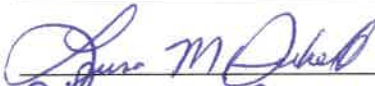
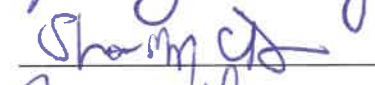
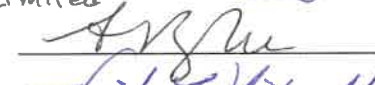
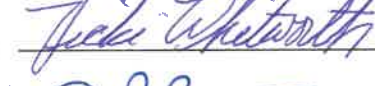
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MAR 27 2024

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 Sweet Briar (SB). 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: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME: Sweet Briar (SB)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	1004 Rose Circle	SB, Block 1, Lot 21	Terry S. Greasy Luisa M. Deckard		2/28/2024
2.	1004 Rose Circle	SB, Block 1, Lot 21	TERRY S. GREASY LUISA M. DECKARD		2/28/2024
3.	1006 Rose Circle	SB, Block 2, Lot 21 (less)	Shanubh Desai Jennifer Desai		2/28/2024
4.	1006 Rose Circle	SB, Block 2, Lot 21 (less)	Shanubh Desai Jennifer Desai		2/28/2024
5.	1002 Rose Circle	SB, Block 1, Lot 22	Mark Troy Mary Fran Troy		2/28/2024
6.	1015 Rose Circle	SB, Block 2, Lot 9	Ariana Ari Joe Ranch Limited Ariana Cunningham		2/28/2024
7.	1009 Rose Circle	SB, Block 2, Lot 12	Thurman H & Vicki J Whitworth		2/28/2024
8.	1003 Rose Circle	SB, Block 2, Lot 15	Joseph Brandon Patrick Jellico		2/28/2024
9.	1014 Rose Circle	SB, Block 1, Lot 16	Kathryn June James Mike Emil James Sr Life Estate		2/29/2024
10.					

RECEIVED

MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:

Sweet Briar (SB)

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
11. 1008 Rose Cr	AND 51 OF 20 SB BLOCK 1, LOT 19 (less 5')	MARY W GAMMON	Mary W Gammon	3/5/24
12. 1010 Rose Cr	SB BLOCK 1, LOT 18 + 5' OF 19	JAMES L HEILMAN + NANCY REICHEL-HEILMAN	James L Heilman	3/3/24
13. 1021 Rose Cr	SB BLOCK 2, LOT 6	PATRICIA THOMAS	Patricia Thomas	3/3/24
14. 1029 Rose Cr	SB, BLOCK 2, LOT 2	KARL J. AUFERHAIDE CHERYL D AUFERHAIDE		
15. 1036 Rose Cr	SB, BLOCK 1, LOT 5	THOMAS H. AUGHINBAUGH III SHARON AUGHINBAUGH	Thomas H. Aughinbaugh III	3/3/24
16. 1038 Rose Cr	SB, BLOCK 1, LOT 4	MARY IRMA SMITH	Mary Irma Smith	3/5/24
17. 1042 Rose Cr	SB, BLOCK 1, LOT 2	JAMES K McMAUGHAN JO E McMAUGHAN	James K. McMaughan	3/5/24
18. 1040 Rose Cr	SB, BLOCK 1, LOT 3	DANNY R POINTS II HAILEY POINTS		
19. 1027 Rose Cr	SB, BLOCK 2, LOT 3	DANIELLE ELIZABETH ADAIR + Wiley Spencer		
20. 1012 Rose Cr	SB, BLOCK 1, LOT 17	Jerry Christopher NUCKER + Sharti Rene Nucker		

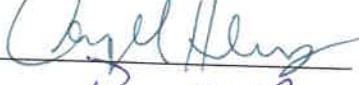
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RECEIVED
MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME: Sweet Briar (SB)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
21.	1028 Rose Cir	SB, Block 1, Lot 9	Sebastian Rubbrecht		3/20/24
22.	1024 Rose Circle	SB, Block 1, Lot 11	Angel Helms		
23.			Ronald & Susan Payne		3/24/24
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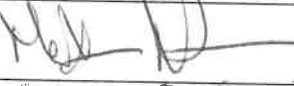
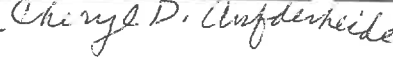
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MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME: Sweet Briar (SB)

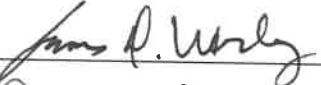
	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
51.	1016 Rose Cr	SB, BLOCK 1, LOT 15	Nicholas Campbell		10/mar/24
52.	1022 Rose Cr	SB, BLOCK 1, LOT 22	John McCrery Melissa McCrery		10/3/24
53.	1030 Rose Cr	SB, BLOCK 1, Lot 8	Manya Josef Lazaroff		3/10/24
54.	1034 Rose Cr	SB, BLOCK 1, Lot 6	Erin N McKnight Matthew T McKnight		3/10/24
55.	1029 Rose Cr	SB, BLOCK 2, Lot 2	Cheryl D Aufderheide Karl J Aufderheide		3/10/24
56.	1018 Rose Cr	SB, BLOCK 1, LOT 14	Thomas W Adair Carolyn M Adair		3/11/24
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RECEIVED
MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME: Sweet Briar (SB)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
61 .	1005 Rose Circle	SB, Block 2, Lot 14	James D. Worley Geneva L. Worley		3-13-2024
62 .	1026 Rose Circle	SB, Block 1, Lot 10	Josh & Kim Kinney R.F. Cabrera Joshua V Cabrera		3/13/24
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RECEIVED
MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
Sweet Briar (SB)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
41	1017 Rose Circle (S. 7x 7.75)	SB, Block 2, Lot 8	Nancy D Ward (Hire)	[Signature]	3-13-24
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RECEIVED

MAR 27 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 WOODLAND ACRES (WA). 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: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME: WOODLAND ACRES (WA)

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 904 Ashburn	WA, Lot 6 (Front 419' OF) Acres 1.4445	Brandon & Erica Spears	Erica Spears	2/28/2024
2. 986 Munson	WA, Lot 22, Acres 1.27	Gerard & Iris Cole	Gerard Cole	2/28/24
3. 1011 Walton	College Hills Estate Pk. Bk 8 Lot 6 & Z. 7034 WA Lot 6 (Front)	Steven C. & Teresa P. Colson Living Trust	Steven C. Colson	2/28/24
4. 1004 Ashburn	WA Block 10 & 60.5' OF 2 AC. 1.64	HELEN & LAURENCE A. FRISK	Helen Frisk	2/28/24
5. 906 Munson	WA LOT 24, 25, 26 ACRES 3.96	STEPHEN J. & FRANKIE A. MILLER	Stephen J. Miller	2/28/24
6. 908 Munson	WA Lot 23, Acres 1.27	Joseph Rinaldo Patonah	Joe Patonah	2/28/24
7. 903 Ashburn Ave	WA Lot 7 Front 343' ac 1.178	Sandra Geer Fuller	Sandra Fuller	2/28/2024
8. 923 Ashburn Ave	WA Lot 7 Front 343' acres 1.178	Kenneth Bovel Fuller	Kenneth Bovel Fuller	2/28/24
9. 1005 Ashburn Ave	WA Lot 16 Acres 1.25	Jason Patrick Donilhet	Jason Patrick Donilhet	2/28/2024
10. 1005 Ashburn Ave	WA Lot 16 Acres 1.25	Alison Lynn Donilhet	Alison Lynn Donilhet	2/28/2024

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MAR 27 2024

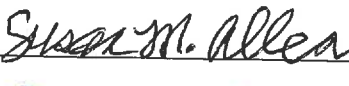
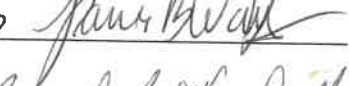
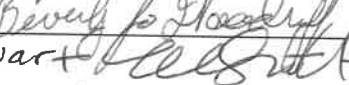
Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:

WOODLAND ACRES (WA)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
11.	1000 Munson Ave	WA, Lot 21 Acres 1.27	Collins Brian Robert & Julie Dorann Living Trust		2/28/24
12.	1000 Munson Ave	WA, Lot 21 Acres 1.27	Collins Brian Robert & Julie Dorann Living Trust		3/6/24
13.	901 Ashburn Ave	WA, Lot 9, Acres 1.32	Kevin & Kristi Brightwell		2/28/24
14.	1007 Ashburn Ave.	WA, Lot 17, Acres 1.25	James B & Sonia Swatt		3/3/24
15.	1002 Ashburn WA	Lot 2 (N 89.5'), Acres 1.41	SUSAN M. ALLEN		3/3/24
16.	1001 Ashburn WA	Lot 14, Acres 1.25	Gary T. Faist		3/5/24
17.	911 Ashburn	WA, Lot 13, Acres 1.25	Ruth Whiteley		3/6/24
18.	1007 Ashburn	WA, Lot 17, Acres 1.25	Watt James B & Sonia S		3/6/24
19.	903 Francis Dr	WA, Lot 18-19 (NE 22.5' OF)	Beverly Jo Woodruff		3/6/24
20.	903 Ashburn Ave	WA, Lot 10, Acres 1.25	Emily Gay Little Stewart Zachary I Stewart	 	3-8-24 3/8/2024

RECEIVED

MAR 27 2024

Restricted Occupancy Overlay Petition

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DATE: Wednesday, February 28, 2024

FULL LEGAL SUBDIVISION NAME:

WOODLAND ACRES (WA)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
31.	1002 Munson WA	Lot 20, Acres 1.27	Darren & Heather Sanders	Heather Sanders	3/9/24
32.	1002 Munson WA	Lot 20, Acres 1.27	Darren & Heather Sanders	Dan Sanders	3/9/24
33.					
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MAR 27 2024

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DATE: Wednesday, February 28, 2024
FULL LEGAL SUBDIVISION NAME:
WOODLAND ACRES (WA)

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
21 .	1003 Ashburn	WA, Lot 15, Acres 1.25	Deere Michelle Williams Trust dated 11/22/23	M Deere	3/6/24
22 .					
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July 18, 2024
Item No. 5.2.
UDO Amendment - Certifications

Sponsor: Anthony Armstrong, Director of Planning and Development

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 8, "Subdivision Design and Improvements," Section 8-9, "Certifications" of the Code of Ordinances of the City of College Station. Case #ORDA2024-000005 (Note: Final action of this item will be considered at the July 25, 2024 City Council Meeting - Subject to change.)

Relationship to Strategic Goals:

Good Governance

Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the ordinance amendment.

Summary: During the processing of a recent right-of-way abandonment application, City staff identified complications that arose because of the way in which rights-of-way have been acquired by the City since 2011—in fee simple instead of by easement. The dedication of rights-of-way by fee simple to the City means that the right-of-way becomes property the City then owns outright, versus having a right-of-way easement over the land that gives the City the right to use the property for the described purpose(s). Owning right-of-way in fee simple means that abandonment of these areas requires the City to participate in a land transaction in order to transfer ownership of the property, versus processing a standard right-of-way abandonment application and hosting a public hearing in which the City's easement can be relinquished. Of note, owning right-of-way in fee simple is not a common practice in other Cities.

Budget & Financial Summary: N/A

Attachments:

1. Section 8.9 Certifications redline
2. Ordinance

Sec. 8.9. Certifications.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)

COUNTY OF BRAZOS)

I (we) _____, the owner(s) and developer(s) of the land shown on this plat, and designated herein as the _____ subdivision to the City of College Station, Texas, and whose name(s) is/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.~~

Owner(s)

STATE OF TEXAS)

COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

(Seal)

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS)

COUNTY OF BRAZOS)

I, _____, Registered Public Surveyor (Engineer), No. _____, 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.

Surveyor (Engineer)

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION (for plat requiring discretionary authority)

I, _____, Chair 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__.

Planning and Zoning Commission Chair, City of College Station

CERTIFICATE OF THE COUNTY CLERK

Leave a space four (4) inches wide and two (2) inches tall for the Certificate of the County Clerk.

CERTIFICATE OF THE COUNTY CLERK
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County Clerk, Brazos County, Texas

CERTIFICATE OF ADMINISTRATOR

I, _____, Administrator 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.

Administrator, City of College Station

CERTIFICATE OF APPROVAL (for plats in the extraterritorial jurisdiction)

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the final plat of such subdivision on ____ day of _____, 20__. Signed this the ____ day of _____, 20__.

County Judge, Brazos County, Texas

CERTIFICATE OF NO ACTION TAKEN

I, _____, Administrator, hereby certify that the plat was filed with the Planning and Development Services Department on the ____ day of _____ and that the City of College Station failed to act on the plat within 30 days after the plat was filed.

Administrator, City of College Station

(Ord. No. 2023-4453, Pt. 1(Exh. A), 8-10-2023; Ord. No. 2024-4496, Pt. 1(Exh. I), 1-25-2024)

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A, “UNIFIED DEVELOPMENT ORDINANCE,” ARTICLE 8, “SUBDIVISION DESIGN AND IMPROVEMENTS,” SECTION 8.9, “CERTIFICATIONS,” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS RELATING TO CERTIFICATE OF OWNERSHIP AND DEDICATION; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

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

- PART 1:** That Appendix A, “Unified Development Ordinance,” Article 8, “Subdivision Design and Improvements”, Section 8.9, “Certifications” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in **Exhibit “A”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than twenty five dollars (\$25.00) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED and APPROVED this _____ day of _____, 20__.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That Appendix A, “Unified Development Ordinance,” Article 8, “Subdivision Design and Improvements”, Section 8.9, “Certifications” of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

Sec. 8.9.-Certifications.**CERTIFICATE OF OWNERSHIP AND DEDICATION****STATE OF TEXAS****COUNTY OF BRAZOS**

I (we) _____, the owner(s) and developer(s) of the land shown on this plat, and designated herein as the _____ subdivision to the City of College Station, Texas, and whose name(s) is/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.

Owner(s)

STATE OF TEXAS**COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

(Seal)

CERTIFICATE OF SURVEYOR AND/OR ENGINEER**STATE OF TEXAS****COUNTY OF BRAZOS**

I, _____, Registered Public Surveyor (Engineer), No. _____, 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.

Surveyor (Engineer)

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

CERTIFICATE OF PLANNING AND ZONING COMMISSION**(for plat requiring discretionary authority)**

I, _____, Chair 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____.

Planning and Zoning Commission Chair, City of College Station

CERTIFICATE OF THE COUNTY CLERK

Leave a space four (4) inches wide and two (2) inches tall for the Certificate of the County Clerk.



County Clerk, Brazos County, Texas

CERTIFICATE OF ADMINISTRATOR

I, _____, Administrator 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.

Administrator, City of College Station

CERTIFICATE OF APPROVAL

(for plats in the extraterritorial jurisdiction)

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the final plat of such subdivision on _____ day of _____, 20____. Signed this the _____ day of _____, 20____.

County Judge, Brazos County, Texas

CERTIFICATE OF NO ACTION TAKEN

I, _____, Administrator, hereby certify that the plat was filed with the Planning and Development Services Department on the _____ day of _____ and that the City of College Station failed to act on the plat within 30 days after the plat was filed.

Administrator, City of College Station

July 18, 2024
Item No. 6.2.
Housing Action Plan Update

Sponsor: David Brower

Reviewed By CBC: N/A

Agenda Caption: Presentation and discussion regarding an overview of the City of College Station's Housing Action Plan and its proposed goals, strategies, and actions.

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Sustainable City

Recommendation(s): To hear the report and provide feedback.

Summary: Staff will present the draft Goals, Strategies, and Actions Report for the Housing Action Plan after a brief overview of the Existing Conditions Report and citizen participation efforts.

The City of College Station's Housing Action Plan strives to address pressing housing issues and to accomplish housing action items in the City's Comprehensive Plan, specifically Action Items 2.3, 3.4, 3.6, and 3.9.

The 13-member Housing Action Plan Steering Committee has worked with City Staff to advise and make recommendations for a plan that reflects the community's vision for housing action and initiatives.

The two main overarching goals of the Housing Action Plan are to produce more housing units of various types to meet growing demand and to produce and preserve housing that is affordable to community members.

Budget & Financial Summary: N/A

Attachments:

1. DRAFT HAP-Goals-Actions-Strategies-Citizen-Participation



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

HOUSING ACTION PLAN GOALS, STRATEGIES, AND ACTIONS SUMMARY

SUMMARY

- ***Goal 1 - Create more housing units and more diverse housing types***

- **Strategy 1** – Selectively allow increased density
 - Action 1 – Amend the Unified Development Ordinance to allow for greater density and housing variety
 - Action 2 – Rezone certain areas to allow more density and housing variety
 - Action 3 – Create a process for expedited permitting and reduced or waived fees for affordable housing development
- **Strategy 2** – Encourage and allow infill development
 - Action 1 – Explore opportunities for infill development when amending the UDO or rezoning for greater density
 - Action 2 – Investigate allowing or promoting housing on unused institutional or public land
- **Strategy 3** – Encourage innovation and sustainability in housing construction
 - Action 1 – Create a program to encourage and incentivize alternative and energy-efficient building methods

- ***Goal 2 - Produce and preserve housing that is affordable to current and future community members***

- **Strategy 1** – Create programs to facilitate homeownership
 - Action 1 – Create a deed-restricted homeownership program
 - Action 2 – Pursue partnerships to construct affordable homeownership opportunities
 - Action 3 – Pursue tools to help households qualify for financing by helping them to become landlords (live in one half of duplex, etc...)
- **Strategy 2** – Create rental housing for income-qualified residents
 - Action 1 – Investigate the creation of a Municipal Housing Authority
 - Action 2 – Create an inter-generational home share program
- **Strategy 3** – Establish funding mechanisms to create affordable housing for rent or purchase
 - Action 1 – Create a density bonus system for new development meeting increased density goals
 - Action 2 – Create a Local Housing Finance Corporation
 - Action 3 – Partner with developers through Housing Public Facility Corporations
 - Action 4 – Partner with Low Income Housing Tax Credit (LIHTC) developers
- **Strategy 4** – Partner with community stakeholders to develop housing for their constituency
 - Action 1 – Work with organizations to create employee / client housing programs
 - Action 2 – Create formal mechanisms to collaborate with Texas A&M, Brazos County, and City of Bryan to share data and achieve housing goals
- **Strategy 5** – Preserve and enhance existing housing stock
 - Action 1 – Acquire and rehabilitate existing housing stock that is at risk of losing affordability
- **Strategy 6** – Prevent displacement of low and moderate-income homeowners
 - Action 1 - Create initiative to help homeowners without homestead exemptions to file
 - Action 2 – Refer homeowners to existing weatherization programs and possibly create new program
- **Strategy 7** – Provide education for tenants, homebuyers, and homeowners
 - Action 1 – Create a home maintenance education and training program
 - Action 2 – Create comprehensive homebuyer education training program
 - Action 3 – Create a tenant education and training program
- **Strategy 8** – Continue to seek stakeholder and citizen feedback and direction on Housing Action Plan implementation
 - Action 1 – Create a Housing Action Plan Implementation Committee



GOALS, STRATEGIES, ACTIONS

This plan proposes to accomplish Comprehensive Plan Action Items 2.3, 3.4, 3.6, and 3.9 by using a goal, strategy, and action framework to create or incentivize additional housing units of diverse types and affordable housing opportunities for residents. Each goal will tie back to one or more Comprehensive Plan Action Items. Strategies will fall under each goal and specific actions will be listed under each strategy.

Implementation of the Housing Action Plan is anticipated to take seven to ten years. Implementation of the strategies and actions in the following section must be completed to meet the goals of the plan. Plan implementation is broken down into three time frames – short-term (1-2 years), mid-term (3-6 years), and long-term (7-10 years).

Programs and policies aimed at providing affordable and workforce housing, along with encouraging unit production and a mix of housing types for all demographics and lifestyles, will be essential to maintain viable and strong neighborhoods that serve all College Station citizens.

There are two main overarching goals of the Housing Action Plan – to produce more housing units of various types to meet growing demand and to produce and preserve housing that is affordable to community members.



COMPREHENSIVE PLAN ACTION ITEMS

- **Action 2.3 – Create incentives and programs to revitalize existing areas and established neighborhoods.** This could include façade or landscaping improvement programs or rehabilitation initiatives. New programs should align with and complement existing City efforts through the Neighborhood Partnership Program, Neighborhood Grant Program, and proposed property maintenance programming.
- **Action 3.4 – Expand affordable housing and workforce housing.** Continue to support efforts, programs, and incentives aimed at developing affordable housing stock and assisting low- and moderate-income citizens to secure affordable homeownership and/or rental opportunities. Potential actions may include regulatory provisions such as:
 - o Development standards that reduce barriers for affordable and diverse housing types.
 - o Pre-approved building plans or pattern books for target locations.
 - o Incentives such as density bonuses or more flexible standards, or
 - o A workforce housing capital pool where a public entity establishes a fund that is used for various types of affordable housing initiatives.
- **Action 3.6 - Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification.** Consider existing market data, best practices, and existing regulations and incentives.
- **Action 3.9 – Continue partnering with local nonprofit organizations and area partners to support affordable housing options.** Continue partnerships with organizations such as the Brazos County Home Repair Coalition, Bryan/College Station Habitat for Humanity, Brazos Valley Community Action Programs, Elder Aid, Brazos Valley Council of Governments, and housing tax credit developers.



GOALS

- Create more housing units and more diverse housing types
- Produce and preserve housing that is affordable to current and future community members
- **Goal 1** – Create more housing units and more diverse housing types (Comp. Plan Actions 3.4, 3.6, & 3.9). Building new housing will address the projected housing shortfall (See Housing Action Plan Existing Conditions Report Pg. 28). Ensuring the opportunity for greater diversity in the types of housing that are built will afford current and future residents (using the Census definition of residence: the place where a person lives and sleeps most of the time) housing opportunities that are not currently available, as most housing units in the City are either single family or multifamily (See Existing Conditions Report Pg. 26). As demand in the housing market is outpacing supply, creating more units in this strategic fashion will create market-driven cost stabilization and reductions through an increase in supply and supply diversity. The increases in density required to create more housing units can be leveraged for affordable housing (housing for those at or below certain income levels for below market prices) by requiring new developments to provide affordability in exchange for density. Innovative building technologies and techniques will be encouraged to increase housing density and affordability. Access to amenities and accessory services (retail, entertainment, food, etc.) and adequacy of city services such as drainage, sewage, and transportation, will be examined for infill and new development.

- **Strategy 1** – Selectively allow increased density (zoning relief and administrative adjustments to incentivize targeted development) - increased density should be sought when it can be supported with appropriate standards, infrastructure and services, and impacts can be managed appropriately. Increased density should support the creation of neighborhoods with a diverse range of housing stock that supports the needs of various life stages, abilities, and age groups including patio homes for aging homeowners to be able to downsize and housing for persons with disabilities. Elements of both new and existing zoning such as minimum lot size and minimum parking requirements should be evaluated.
 - Action 1 – Amend the Unified Development Ordinance (UDO) to allow for greater density and housing variety (smaller lot sizes, decreased setbacks, etc.). Planning and Development Services (P&DS) will investigate appropriate changes to the UDO to achieve greater density and housing variety. This will be accomplished in the next 2-3 years. Not to be pursued in neighborhood conservation areas.
 - Action 2 – Rezone certain areas to allow more density and housing variety. P&DS will engage with the public and stakeholders to determine where increased density would be feasible and desirable. Over the next 2-3 years P&DS will bring forward rezonings of these areas to achieve this goal.
 - Action 3 – Create processes offering expedited permitting and reduced or eliminated City development fees for projects that provide affordable housing units that are rented or sold below market rates and restricted to low- and moderate-income households. P&DS staff will investigate appropriate changes to the Fee Schedule and make recommendations for changes. This will be accomplished in the next 2-3 years.
- **Strategy 2** – Encourage and allow infill development using vacant land and repurposing lots and buildings. Changes to zoning or the UDO allowing infill opportunities should ensure building standards that fit within existing neighborhoods.
 - Action 1 - Opportunities for infill development will be explored in the first two actions in this section to allow greater density through amendment of the UDO and rezoning of certain areas. Possibilities could include small home communities or accessory dwelling units.
 - Action 2 – Investigate allowing or promoting housing on unused institutional/public land. Work with partners to investigate the potential for housing to be developed on unused or excess land.
- **Strategy 3** – Encourage innovation and sustainability in housing construction. Alternative and sustainable building methods will be supported and encouraged, especially in the development of affordable housing.
 - Action 1 – P&DS and the Community Services Department will create a program to encourage and incentivize alternative and energy-efficient building methods with a focus on affordable housing. These could include but are not limited to modular construction, 3D printed units, mass timber, carbon neutral building materials, etc... Incentives for efficient, innovative construction and design will be explored. Staff will assess the limitations in city codes, workflows, permitting, and inspections that will need revision to encourage this type of development.



- **Goal 2** – Produce and Preserve housing that is affordable to community members (Comp. Plan Actions 2.3, 3.4, 3.6, & 3.9). Housing currently affordable to low- and moderate-income residents should be preserved. Additional affordable housing opportunities for low- and moderate-income residents will be created. This will be accomplished by implementing mechanisms to help fund affordable housing, by creating specific housing programs to meet housing needs across the low- and moderate-income spectrum, by leveraging new development to create affordable units, and by advocating for local affordable housing development and activities. Affordable housing development should be supported with sufficient transportation infrastructure to ensure resident success.
- **Strategy 1** – Create programs to facilitate homeownership for working families / Advance new home ownership models. The production of housing units for affordable homeownership opportunities using alternative and energy-efficient building methods should be supported and encouraged.
 - Action 1 – Create a deed-restricted homeownership program. Create a program to assist income-eligible families to purchase homes by providing downpayment assistance. Deed restrictions will be placed on purchased homes to ensure resale to income-eligible families at prices pre-determined through appreciation formulas. Community Services Staff will create this program in the next 1-2 years.
 - Action 2 – Pursue partnerships with nonprofit and for-profit organizations to construct affordable homeownership opportunities using CDBG, HOME, or other funding sources.
 - Action 3 – Pursue tools to assist with the financing of affordable homeownership such as the purchase of a duplex with the buyer residing in one half and using rental income from the other half to help qualify for financing or the construction of an accessory dwelling unit that could be used to generate rental income to qualify for financing. The rental units could be designated as affordable for low- and moderate-income households. Community Services Staff will investigate these methods and make a recommendation regarding their inclusion in homebuyer assistance models in the next 1-3 years.
- **Strategy 2** – Create rental housing for income-qualified residents. The City should partner with for-profit and nonprofit developers to create affordable housing opportunities for income-qualified residents. Available funding mechanisms and the creation of affordable rental housing through allowing more dense development through density bonuses should be pursued. Examine amenities such as retail, food, and transportation and city services like sewage and drainage to ensure sufficiency in areas where density is being considered.
 - Action 1 – Community Services Department staff will investigate the creation of a Municipal Housing Authority to provide rental housing opportunities for households making at or below 80% of the area median income. A recommendation will be made in the next 1-3 years.
 - Action 2 – Community Services Department staff will work with local partners to create an inter-generational home share program. This program will match homeowners with extra space with students in search of affordable housing. This program will be created in 2-3 years.

- **Strategy 3** – Establish funding mechanisms to create affordable housing for rent or purchase. Increased density should be leveraged when possible to create affordable housing opportunities. Staff will continuously evaluate new funding opportunities as they arise and recommend them when appropriate.
 - Action 1 – create a density bonus system for new development meeting increased density goals. In exchange for increased density, lower parking requirements, or other incentives above a base allowed level, developers will either create affordable units in their new development that are for sale or rent to income-eligible households at affordable prices or they will pay a fee that will be used to create affordable housing opportunities elsewhere. Prior to re-zoning, staff will conduct an analysis of the appropriate unit or fee in lieu of unit levels. Where appropriate, these will be part of rezoning efforts.
 - Action 2 – Create a Local Housing Finance Corporation (HFC) to help finance affordable single-family and multi-family developments. Revenue generated by lending activity will be used to achieve other affordable housing goals. Community Services Staff will pursue the creation of this entity with creation occurring in 3-5 years.
 - Action 3 – Partner with developers to create affordable rental housing through the creation of Housing Public Facility Corporations. The developer would offer affordable rental units for low- and moderate-income families in exchange for being exempt from all local property tax obligations. Community Services Staff will pursue these partnerships with the goal of 1 yearly for the next 5 years.
 - Action 4 – Partner with Low Income Housing Tax Credit (LIHTC) developers to secure awards of 9% tax credits to bring additional affordable rental housing to College Station. Investigate partnerships using 4% credits to produce affordable rental housing. Community Services Staff will contact LIHTC developers to seek partnerships.
- **Strategy 4** - Partner with community stakeholders to develop housing for their constituencies.
 - Action 1 - Work with organizations and businesses to create housing for their employees through a client or employee housing program. The City will develop a program to assist employers with developing and securing financing for low and moderate income housing opportunities. This program will seek to leverage private resources in the provision of affordable workforce housing. The Community Services Department will develop this program in the next 2-3 years.
 - Action 2 – Create formal mechanisms to collaborate with Texas A&M University, Blinn College, Brazos County, and the City of Bryan to share data, achieve housing goals, and advocate for changes needed to implement housing goals. The City will actively seek to establish and strengthen partnerships with Texas A&M University around shared and mutually beneficial housing goals and actions.
- **Strategy 5** – Preserve and enhance existing housing stock.
 - Action 1 – The Community Services Department will use grant funds or other available funds to acquire and rehabilitate affordable housing units that are at risk of losing their affordability. This will be done directly by the Community Services Department or through nonprofit partners. These units will be made available to income-eligible households at below market rates as either rental or homeownership opportunities. This program will be created in the next 1-2 years.

- **Strategy 6** – Prevent displacement of low- and moderate-income homeowners.
 - Action 1 – Create initiative to help homeowners without homestead exemptions to file their homestead exemption. The Community Services Department will work with the Public Communications Department and other relevant stakeholders to create coordinated outreach efforts and an awareness campaign in 1-2 years.
 - Action 2 – Create awareness and, where eligible, refer homeowners to existing weatherization programs such as the Brazos Valley Community Action Programs (BVCAP) Weatherization Program or the City’s existing Community Development Block Grant (CDBG) funded Minor Home Repair Program. Community Services Department staff will investigate the need for additional weatherization assistance and make a recommendation in 1-2 years.
- **Strategy 7** – Provide education for tenants, landlords, homebuyers, and homeowners to help ensure success.
 - Action 1 – Community Services Staff will work with partners to create a home maintenance education and training program in 2-3 years.
 - Action 2 – Community Services Staff will build on the City’s current home buyer education offerings and will work with local partners to create a comprehensive homebuyer education program. This program will equip participants regarding fundamental financial components of homeownership like budgeting, credit, mortgage lending, shopping for a home, and the closing process and will be created in 1-3 years.
 - Action 3 – The Community Services Department will work with partners and community stakeholders to create a rental education program. This program will equip participants with information about community resources and skills necessary to fulfill tenant and landlord responsibilities. The Community Services Department will develop this program in the next 1-3 years.
- **Strategy 8** – Continue to seek stakeholder and citizen feedback and direction in the implementation of the Housing Action Plan. P&DS and Community Services Department staff will work to ensure future planning efforts such as transportation and capital improvements consider the goals of the Housing Action Plan in their future planning efforts.
 - Action 1 – Create a Housing Plan Implementation Committee to provide guidance, support, and direction in the execution of the plan. The Committee would meet at least quarterly and would be established within a year of the Housing Action Plan’s adoption.



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