



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.

August 1, 2024

6:00 PM

City Hall Council Chambers

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

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

2. Hear Visitors

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

3. Consent Agenda

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

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

Attachments: 1. July 18 2024

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

5. Regular Agenda

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

General Suburban and ROO Restricted Occupancy Overlay or PDD Planned Development District and ROO Restricted Occupancy Overlay, on approximately 32.26 acres being 130 lots and common area within Woodcreek Section One Subdivision, save and except Woodcreek Drive from State Highway 6 S to Lake Forest Court S, generally located between Lake Forest Court S and Stonebrook Drive. Case #REZ2024-000007 (Note: Final action of this item will be considered at the August 22, 2024 City Council meeting – Subject to change).

Sponsors: Jeff Howell

Attachments:

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

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 3.66 acres being all of that certain tract or parcel of land lying and being situated in the Richard Carter league, abstract no. 8, in College Station, Brazos County, Texas including portions of Lot 5 and Lot 6 of the D.A. Smith Subdivision as described by plat recorded in volume 49, page 106 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of these two lots, within an area generally bounded by Lincoln Avenue, Nimitz Street, and Eisenhower Street. Case #REZ2023-000051 (Note: Final action of this item will be considered at the August 22, 2024 City Council meeting – Subject to change).

Sponsors: Gabriel Schrum

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Future Land Use Map
4. Rezoning Map

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 28 acres being all of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, including portions of the Richards Subdivision as described by plat recorded in volume 137, page 25 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of it, and generally being the majority of the properties which front on Richards Street, Crest Street and Sterling Street. Case #REZ2023-000044 (Note: Final action of this item will be considered at the August 22, 2024 City Council meeting – Subject to change).

Sponsors: Jesse Dimeolo

Attachments:

1. Aerial and Small Area Maps
2. Background Information
3. Future Land Use Map
4. Rezoning Map

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

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

- An ordinance amendment to amend certain sections relating to certificate of ownership and dedication. The Planning & Zoning Commission heard this item on July 18, 2024 and voted (7-0) to recommend approval. The City Council heard this item on July 25, 2024 and voted (7-0) to approve the request.

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

- 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.
- Thursday, August 22, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Wednesday, August 28, 2024 ~ Joint P&Z Meeting with City of Bryan ~ Bush 4141 Community Room ~ 11:30 a.m.
- Thursday, September 5, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.4. 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 29, 2024 at 5:00 p.m.



Deputy City Secretary

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

at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

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

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

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

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

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

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

COUNCILMEMBERS PRESENT: Councilmembers Dennis Maloney, Mark Smith, and Bob Yancy

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Robin Macias, Staff Planners Gabriel Schrum and Ashley Klein, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Director of Community Development Debbie Eller, Community Development Analyst David Brower, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Joel Lopez

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

Chairperson 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 20, 2024

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

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

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

Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from 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).

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

Jennifer Desai, Applicant, Sweet Briar, College Station, was available to answer questions and address the Commission.

Nan Crouse, Applicant, College Hills Woodlands, College Station, was available to answer questions and address the Commission.

Commissioner Shafer asked for confirmation that part of this area currently has deed restrictions to address occupancy.

Ms. Crouse was able to confirm that both Woodland Acres and College Hills Woodlands have deed restrictions addressing occupancy.

Commissioner Finch asked for the nature of the opposition.

Staff Planner Schrum clarified that the opposition was more of a holistic opinion on the restricted occupancy overlay, which they felt was a restriction of their property rights.

Commissioner Collins asked for clarification that the opposition was just a general opposition.

Staff Planner Schrum confirmed that the opposition was general in nature.

Commissioner Cornelius asked why the neighborhoods have opted to request an overlay if there are deed restrictions for occupancy.

Ms. Crouse confirmed that Sweet Briar does not have deed restrictions regarding occupancy, stating that this is an opportunity to further protect the neighborhood.

Commissioner Cornelius asked about the 43 no responses to the petition.

Ms. Desai clarified that the petition committee tried to get all signatures, however, some homes are owned by trusts, some homes only provided one signature, and time constraints limited the committee.

Ms. Crouse also confirmed that some homeowners were not reachable, and some were in the process of selling.

Chairperson McIlhaney asked if this is the first series of neighborhoods under a Neighborhood Conservation land use designation that are requesting a restricted occupancy overlay.

Staff Planner Schrum confirmed that the Greater Southwood area has a Comprehensive Plan land use designation of Neighborhood Conservation and was recently approved for the restricted occupancy overlay.

Commissioner Chaloupka asked if the applicant sees compliance being an issue if the overlay is approved.

Ms. Desai confirmed that there are no foreseen issues with compliance.

Commissioner Mirza asked for the types of homes in the neighborhoods.

Ms. Desai confirmed that the neighborhoods are comprised of single-family homes.

Commissioner Collins asked if a single subdivision included in this overlay request could withdraw from the overlay using a similar process, separate from the other two subdivisions.

Director Armstrong confirmed that a single subdivision could independently withdraw from the overlay if the entire subdivision is included.

Chairperson McIlhaney opened the public hearing.

Lloyd Davis, College Station Association of Neighborhoods, Pebble Creek, College Station, spoke in support of the overlay.

Joel Cantrell, College Hills Woodlands, College Station, spoke in support of the overlay and addressed questions from the Commission regarding the need for an overlay in addition to deed restrictions.

Chairperson McIlhaney closed the public hearing.

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

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 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.)

Director Armstrong presented the ordinance amendment to the Commission recommending approval.

Commissioner Shafer asked if the ordinance would change anything in terms of maintenance.

Director Armstrong stated that functionally speaking, this ordinance changes nothing City staff does.

Chairperson McIlhaney opened the public hearing.

No visitors spoke.

Chairperson McIlhaney closed the public hearing.

Commissioner Collins motioned to recommend approval of the ordinance amendment, Commissioner Cornelius seconded the motion, the motion passed 7-0.

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

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

Analyst Brower presented the Housing Action Plan to the Commission beginning with Goal 1, Strategy 1.

Commissioner Collins stated that based on the median income for a household of four, to qualify for down payment assistance, there is not a supply of housing for that monthly rate in College Station. Mr. Collins noted that the thresholds to qualify for the down payment assistance program would need to be raised, or a supply in housing that falls within the current threshold, would need to increase.

Analyst Brower clarified that Goal 2 in the presentation will address these issues. Mr. Brower stated that staff is considering evaluating both options in the hopes that interest rates will lower.

Commissioner Finch asked for confirmation that income limits are federally mandated, not City mandated.

Analyst Brower confirmed that income limits are federally mandated and not City mandated. Mr. Brower stated that new numbers were received in early summer 2024 and the numbers have increased, however applicants would have to be at the top of the income limit to qualify for the down payment assistance program; staff is hoping to create other alternatives or options through these proposed initiatives.

Chairperson McIlhaney recommended that staff consider changing Goal 1, Strategy 1 to state “Selectively encourage increased density” rather than “Selectively allow increased density,” to incentivize increased density.

Analyst Brower presented Goal 1, Strategy 2.

Chairperson McIlhaney asked about legislature actions on laws concerning accessory dwelling units.

Director Armstrong clarified that there were multiple bills centered around accessory dwelling units, however none went through to the Senate floor.

Chairperson McIlhaney asked for confirmation that the current accessory dwelling unit regulations state that there can be one accessory dwelling unit per 25% of the living area of the main dwelling, with the property owners living on site.

Director Armstrong confirmed the stated regulations were correct.

Chairperson McIlhaney asked how the Housing Action Plan would utilize accessory dwelling unit options.

Analyst Brower stated that staff is exploring encouraging helping a homeowner construct accessory dwelling units to create a stream of income to help them qualify for a home, by incentivizing and encouraging accessory dwelling units to be built, that could be restricted to housing for people at or below a certain income. Mr. Brower also stated that staff would be looking at what can be changed in the current regulations to allow more accessory dwelling units.

Commissioner Collins asked for examples of utilizing action item 2, asking if staff has land in mind, or communities to model.

Analyst Brower stated that staff could model a community such as Pflugerville ISD who went out for a bond to build homes for teachers, to attract teachers to the school district. Mr. Brower also stated that staff would work with different institutions to see if public land could be used for the same types of purposes.

Commissioner Collins stated that it is difficult to recruit people to College Station because of affordable home options based on pay scales, asking if this option would benefit fire fighters, police, and teachers.

Analyst Brower confirmed that it could potentially benefit fire fighters, police, and teachers.

Commissioner Mirza asked if staff has discussed the Housing Action Plan with Texas A&M University because of student housing.

Analyst Brower stated that one of the action items in the plan is to specifically engage with the university to strengthen existing relationships and create new ones as it relates to housing for both the students and their employees.

Analyst Brower presented Goal 1, Strategy 3.

Chairperson McIlhaney stated that alternative energy efficient methods that surpass code requirements are typically not cost-conscious options, and asked what methods staff would propose that are cost conscious.

Analyst Brower stated that builders can achieve costs that are advantageous, if done to scale, stating that the plan would help facilitate that scale.

Analyst Brower presented Goal 2, Strategy 1.

Commissioner Collins commended staff for working on affordable housing options and asked if there are any methods in place to ensure that there is no disincentive to investing in homes.

Analyst Brower stated that this model shows a 3% to 4% appreciation every year, so their asset is appreciating while they are building equity. For major renovations or additions, the formula could be adjusted.

Commissioner Finch asked for examples of a best practice.

Analyst Brower stated that Habitat for Humanity in Austin uses this model.

Analyst Brower presented Goal 2, Strategy 2 and Strategy 3.

Commissioner Chaloupka stated that the low-income groups are usually in areas that need to be redeveloped, however none of this plan encourages a developer to build in those areas.

Analyst Brower stated that protecting natural-occurring affordable housing is in the Housing Action Plan, there is a density bonus program to redevelop affordable housing by allowing increased density to occur.

Commissioner Collins stated that this plan seems to be contradictory to the intent of impact fees, asking if staff is concerned with pushback.

Analyst Brower stated that as long as the waiving of fees is in exchange for restricted, affordable housing, staff has received no pushback so far.

Analyst Brower presented Goal 2, Strategy 4.

Commissioner Mirza asked for an example of client housing programs.

Analyst Brower explained that there are programs where the employer helps the client access housing in the market, or employers would build and maintain housing for employees or an organization.

Chairperson McIlhaney asked if Texas A&M University has shown any interest in speaking on the Housing Action Plan.

Analyst Brower stated that off-campus student services and various other groups have been helpful in getting feedback, as well as receiving survey results.

Analyst Brower presented Goal 2, Strategy 5 and Strategy 6.

Chairperson McIlhaney asked for additional information on weatherization programs.

Analyst Brower stated that weatherization could include replacing a heating and air conditioning unit, insulation updates, or window updates, making a home more energy efficient.

Analyst Brower presented Goal 2, Strategy 7 and Strategy 8.

Chairperson McIlhaney asked if the Housing Action Plan Implementation Committee would be permanent or ad hoc and asked for the composition of the current Housing Action Plan Committee members.

Analyst Brower clarified that the Housing Action Plan Implementation Committee would be permanent. Mr. Brower also confirmed that the current committee members are a diverse group comprised of a Texas A&M University student, realtor, and a retired banker, amongst several other backgrounds.

Chairperson McIlhaney stated that it would be valuable to correspond with an upper-level Texas A&M University representative, and persons with backgrounds in finance and banking.

Analyst Brower stated that one of the committee members recommended staff correspond with the development community, leading to two meetings with the Greater Brazos Valley Builders Association.

Commissioner Cornelius commended staff on their efforts and stated that the City of College Station is behind on housing.

Chairperson McIlhaney asked how staff is distributing citizen engagement information.

Analyst Brower confirmed that staff is utilizing neighborhood news outlets, social media, the City's Public Communications Department, Texas A&M University deans and student organizations, and non-profit partners.

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.

There was no discussion.

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.

There was no discussion.

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

- None

There was no discussion.

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

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 7:32 p.m.

Approved:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

August 1, 2024
Item No. 5.1.
Woodcreek Section One ROO

Sponsor: Jeff Howell

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 or PDD Planned Development District to GS General Suburban and ROO Restricted Occupancy Overlay or PDD Planned Development District and ROO Restricted Occupancy Overlay, on approximately 32.26 acres being 130 lots and common area within Woodcreek Section One Subdivision, save and except Woodcreek Drive from State Highway 6 S to Lake Forest Court S, generally located between Lake Forest Court S and Stonebrook Drive. Case #REZ2024-000007 (Note: Final action of this item will be considered at the August 22, 2024 City Council meeting – Subject to change).

Relationship to Strategic Goals:

Neighborhood Integrity

Recommendation(s): N/A

Summary: This request is to add the ROO, which is a single-family overlay zoning district, to the existing base zonings within the Woodcreek Section One subdivision boundaries. The ROO is intended to provide subdivision-specific occupancy regulations – not to exceed two unrelated persons per single-family dwelling or accessory living quarter. The ROO Petition Committee, comprised of Woodcreek Section One property owners, has met all requirements of the ROO application process. The Petition Committee submitted the application materials including the ROO petition for the subdivision. When submitting an application, the fifty (50) percent plus one (1) petition signature threshold of property owners in support of the overlay must be met. City staff were able to verify that the petition met the 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 Suburban Residential on the Comprehensive Plan Future Land Use & Character Map. The surrounding areas to the north are designated as Parks and Greenways at the location of Woodcreek Park, and Suburban Residential with single-family detached dwellings. The subject properties are also surrounded by Suburban Residential to the south, east, and west, with single-family dwellings as well. These subject areas are generally bounded by Lake Forest Court S to the west and Stonebrook Drive to the east which is an existing 2-lane minor collector and 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 generally surrounded by GS General Suburban zoned single-family homes, except to the north across Shadowcrest Drive, which is zoned GS General Suburban and R Rural and is currently developed with single-family housing and a park. To the south, the subject area is also adjacent to PDD Planned Development District and R-1B Single-Family Residential to the east with single-family homes as well. The single-family uses allowed by the GS General Suburban or PDD Planned Development District 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.

The ROO Petition Committee was comprised of four members: Dwight Allen, Becky Johnson, Karen Bollermann, and Diane Jennings. The Petition Committee hosted their neighborhood meeting on April 2, 2024, discussed pursuing the ROO, the overall process, and discussed collecting petition

signatures. There were approximately 32 attendees at the meeting, 30 were property owners and 2 were residents within the subdivision. City staff were not present at the meeting.

The Petition Committee finished collecting petition signatures and submitted their complete ROO application on May 31, 2024. City staff verified that the application was complete, that all requirements were met, and that the ROO petition for the subdivision met the signature threshold. The verified petition signatures in support of the ROO are as follows:

- Woodcreek Section One: 107 of 130 lots in support (82.3%)

Staff held a required City-hosted neighborhood meeting for this ROO application request on July 8, 2024. There were approximately 10 attendees, with the majority of questions relating to the overall process and timeline of the ROO application.

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 or PDD Planned Development District zoning district. The existing subdivisions meet the dimensional standards for GS General Suburban or PDD Planned Development District zoned properties as set forth in the UDO and are already developed as a single-family residential subdivision.

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 or PDD Planned Development District zoning district will remain and are marketable as single-family residential homes. The ROO only restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

Budget & Financial Summary: N/A

Attachments:

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

VICINITY MAP

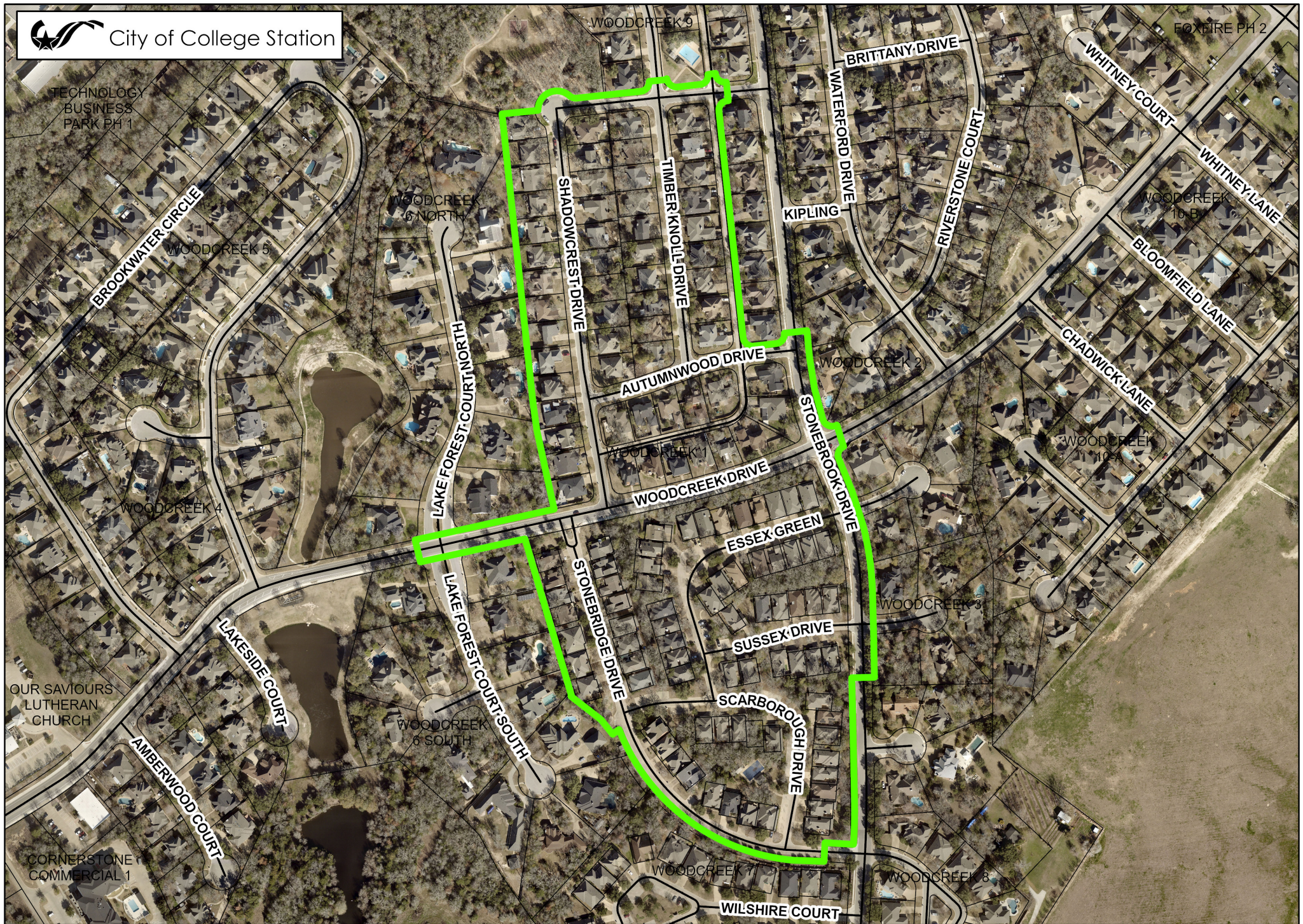
WOODCREEK SECTION ONE ROO
REZ2024-000007

Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles





0 325 650 Feet

WOODCREEK SECTION ONE ROO

Case:
REZ2024-000007

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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



0 465 930 Feet

WOODCREEK SECTION ONE ROO

Case:
REZ2024-000007

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 1, 2024
Advertised Council Hearing Date: August 22, 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:

Shadowcrest
Stonebridge

Property owner notices mailed: 216

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Suburban Residential, Parks & Greenways	GS General Suburban, R Rural	Single-family detached, Parkland
South	Suburban Residential	PDD Planned Development District, GS General Suburban	Single-family detached
East	Suburban Residential	GS General Suburban, R-1B Single-Family Residential	Single-family detached
West	Suburban Residential	GS General Suburban	Single-family detached

DEVELOPMENT HISTORY

Annexed: September 1977

Zoning: A-O Agricultural-Open (upon annexation 1977)

Properties north of Woodcreek Drive

- From A-O to R-1 Single-Family Residential (1982)
- R-1 Single-Family Residential renamed to GS General Suburban (2013)

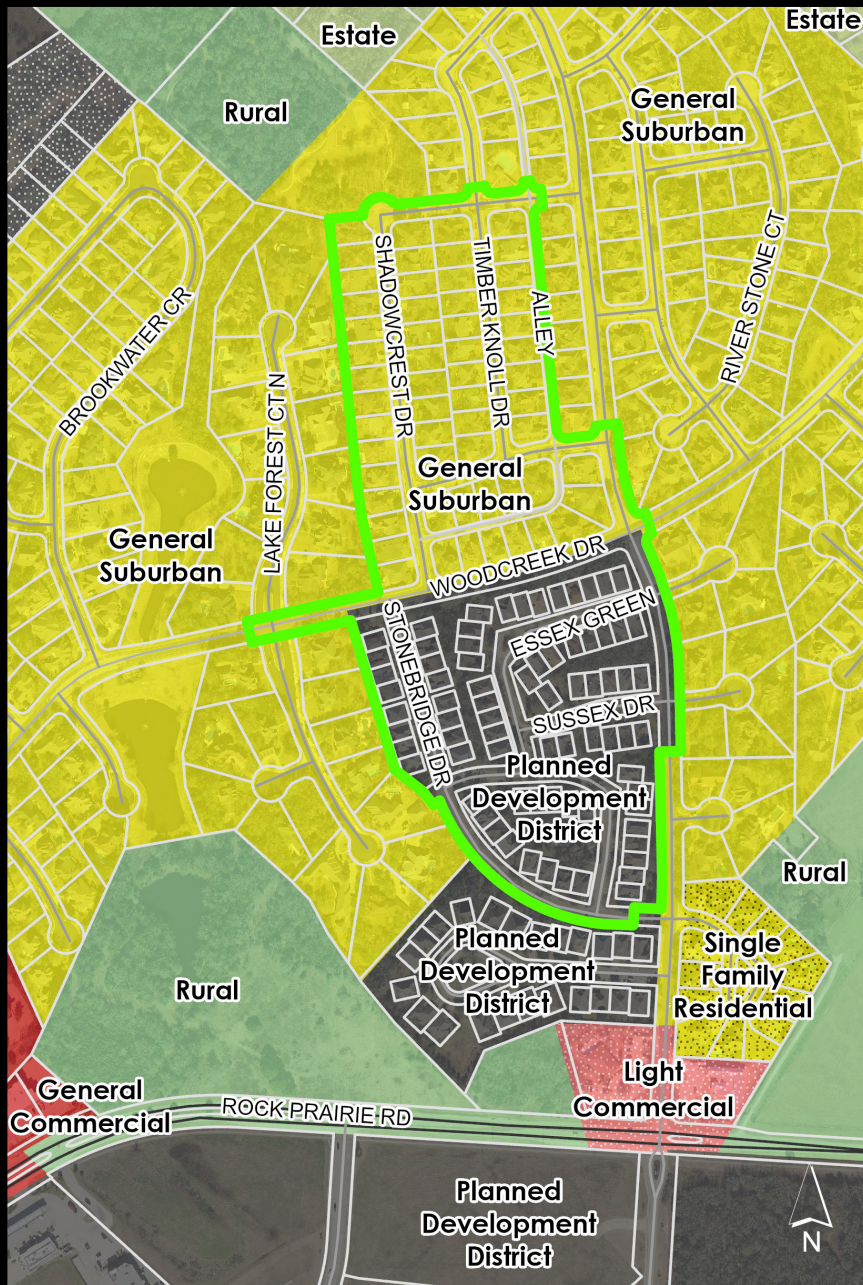
Properties south of Woodcreek Drive

- From A-O to R-3 Townhouse (1980)
- From R-3 Townhouse to PUD Planned Unit Development (1982)
- PUD Planned Unit Development renamed to PDD Planned Development District (2003)

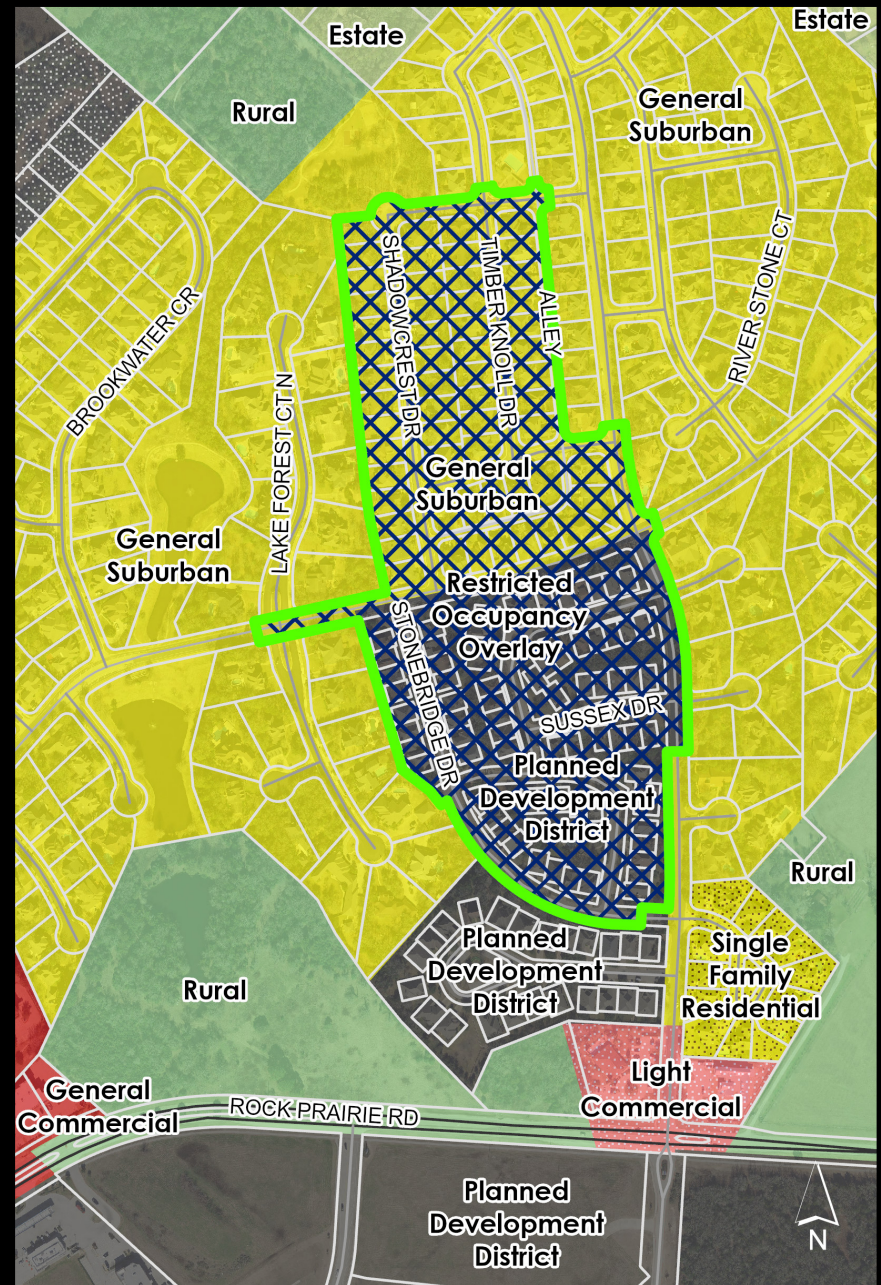
Final Plat: Woodcreek Section One (1982)
○ Woodcreek Section One (Amending Plat-1992)

Site Development: Single-family detached and common area

EXISTING Zoning

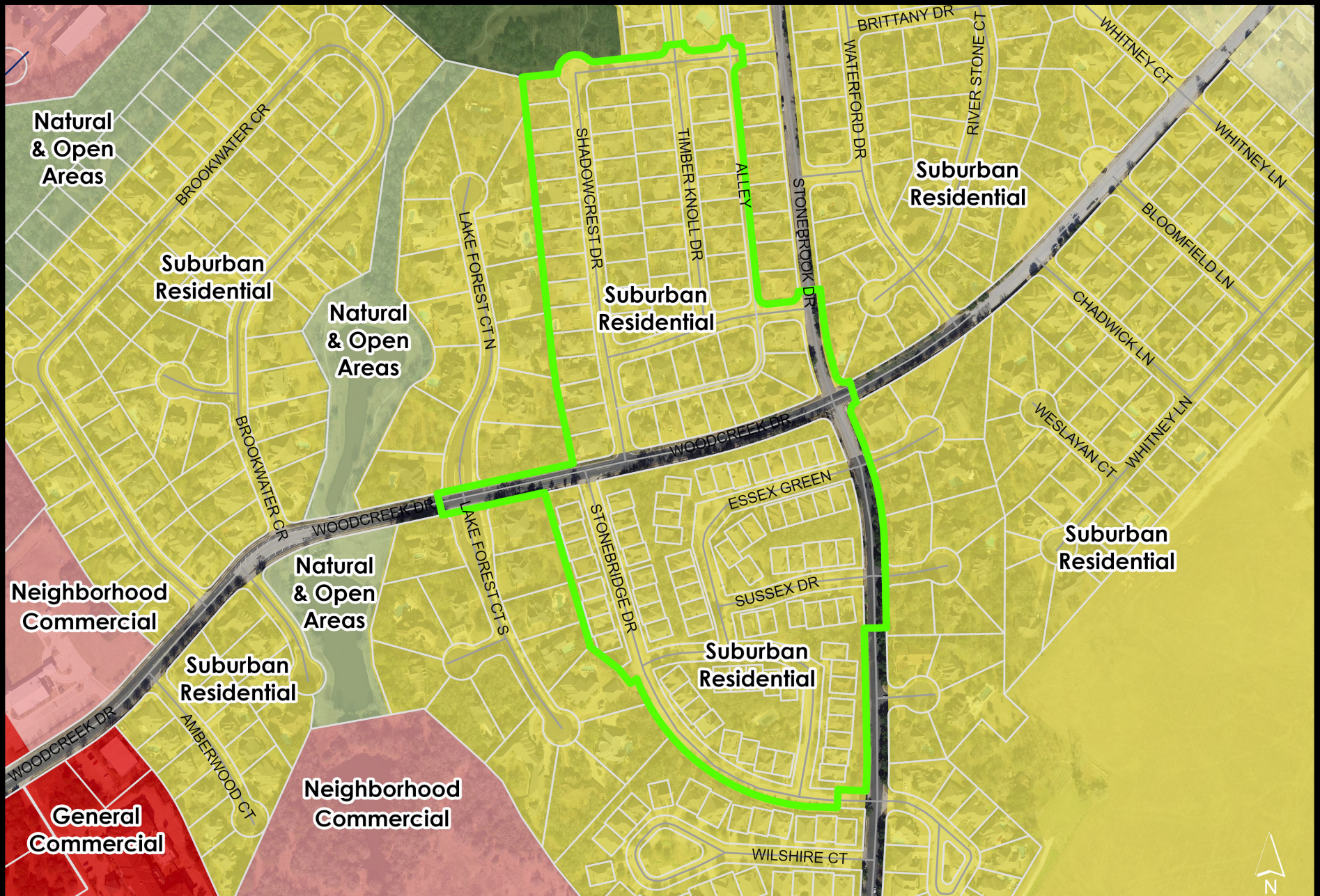


PROPOSED Zoning



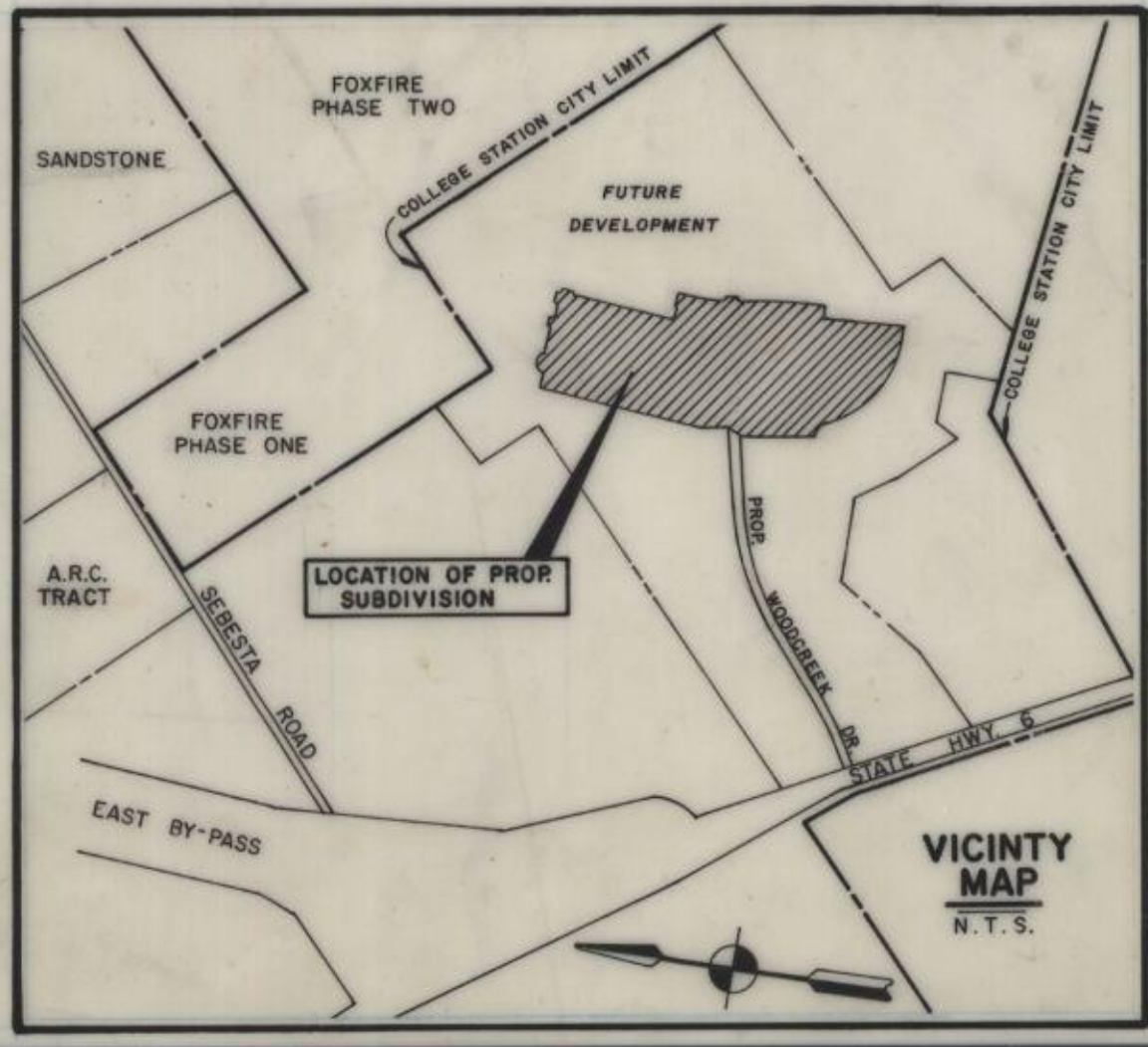
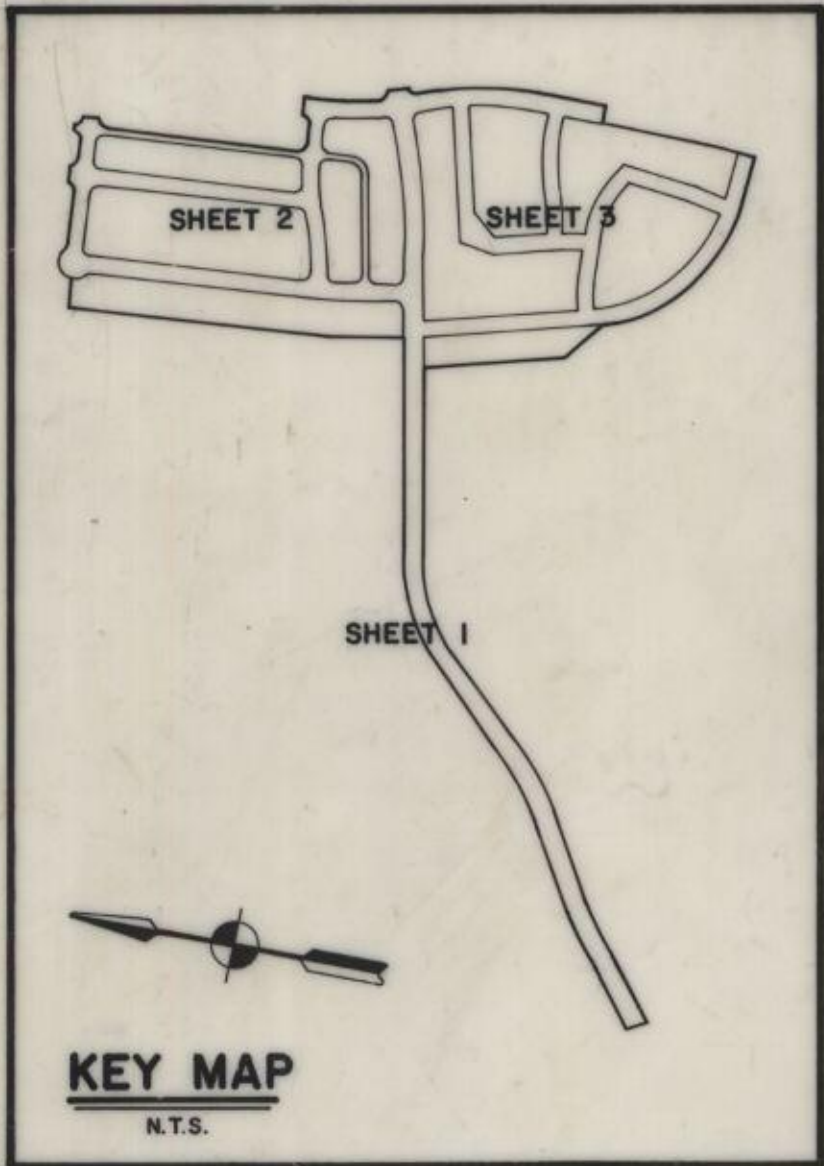
EXISTING

Future Land Use

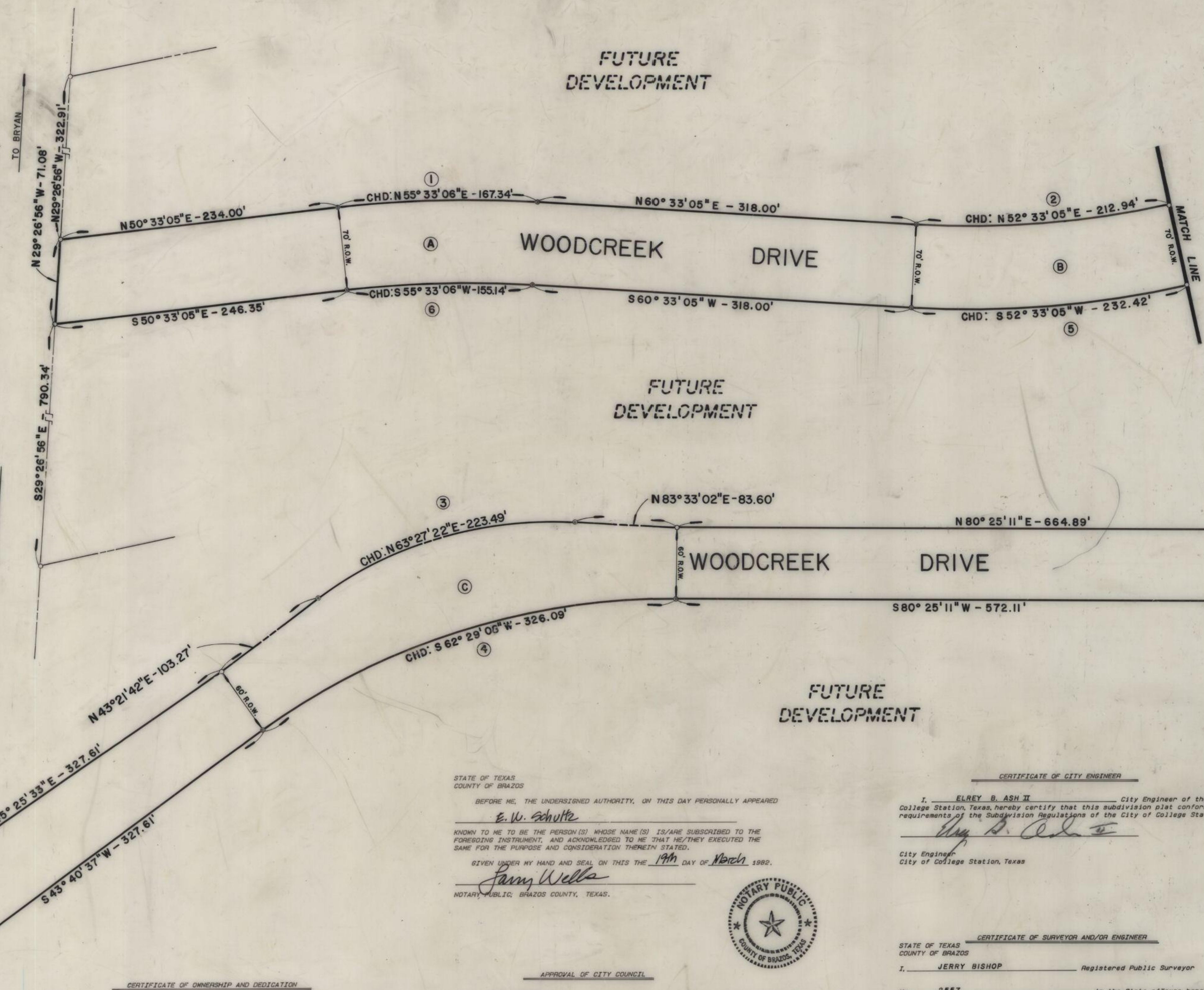


R' CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	CHORD	ARC
①	10°00'00"	960.00'	83.99'	167.34'	167.55'
②	16°00'00"	765.00'	107.51'	212.94'	213.63'
③	40°11'20"	325.25'	118.99'	223.49'	228.14'
④	35°52'06"	587.95'	190.29'	362.09'	368.07'
⑤	16°00'00"	835.00'	117.35'	232.42'	233.18'
⑥	10°00'00"	890.00'	77.87'	155.14'	155.33'

C' CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	CHORD	ARC
A	10°00'00"	925.00'	80.93'	161.24'	161.44'
B	16°00'00"	800.00'	112.43'	222.68'	223.40'
C	35°52'06"	420.00'	135.93'	258.66'	262.92'



TEXAS AVENUE (STATE HWY 6)



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, WOODCREEK JOINT VENTURE, E.W. SCHULTZ, TRUSTEE, owner(s) and developer(s) of the land shown on this plat, and designated herein as the WOODCREEK - SECTION ONE, 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, easements and public places thereon shown for the purpose and consideration therein expressed.

E.W. Schultz, Trustee

- GENERAL NOTES:
1. IRON RODS SET AT ALL LOT CORNERS, P.I.'S, P.H.C.'S, & P.H.T.'S.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
 3. —●— DENOTES RADIUS POINT.
 4. —○— DENOTES PERIMETER CORNER.
 5. —○— DENOTES P.H.C. OR P.H.T.
 6. —○— DENOTES P.H.C. OR P.H.T. AND RADIUS POINT.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

E.W. Schultz

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 THE 19th DAY OF March, 1982.

Jerry Wells
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS.

CERTIFICATE OF CITY COUNCIL

I, DR. GARY HALTER, Mayor of the City of College Station, Texas, hereby certify that this plat was duly approved by the City Council on the 22nd day of April, 1982.

Gary Halter
Mayor

ATTEST:
Dian Jones
Secretary

APPROVAL OF PLANNING AND ZONING COMMISSION

I, JAMES H. BEHLING, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that this plat was duly approved by the Commission on the 19th day of April, 1982.

James H. Behling
Chairman

ATTEST:
Edward M. Maffei
Secretary

CERTIFICATE OF CITY ENGINEER

I, ELREY B. ASH, II, 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.

Elrey B. Ash, II
City Engineer
City of College Station, Texas

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, JERRY BISHOP, Registered Public Surveyor

No. 2557 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.

Jerry Bishop
JERRY BISHOP
REGISTERED PROFESSIONAL ENGINEER
37426

CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKIE, County Clerk in and for the said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 22nd day of April, 1982. In the Deed Records of Brazos County, Volume 429, Page 93.

Frank Boriskie
County Clerk
Brazos County, Texas

Mary Ann Ward



SHEET 1 OF 3 SHEETS

FINAL PLAT

OF
WOODCREEK
SECTION ONE
35.28 ACRES

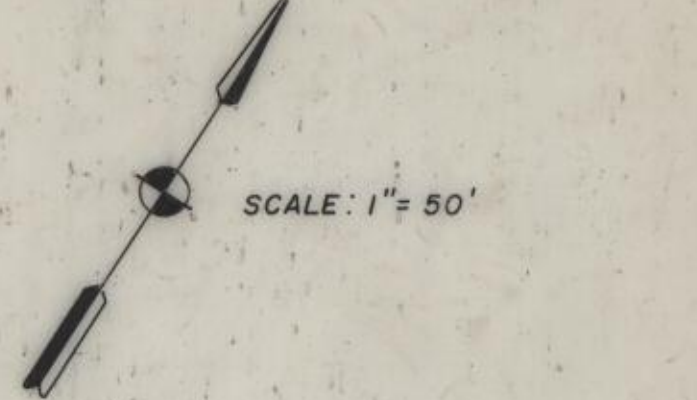
THOMAS CARUTHERS SURVEY - ABSTRACT NO. 9
ROBERT STEVENSON SURVEY - ABSTRACT NO. 54

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
MARCH, 1982

OWNER & DEVELOPER:
WOODCREEK JOINT VENTURE
E.W. SCHULTZ, TRUSTEE
707 TEXAS AVENUE, SUITE 2220
COLLEGE STATION, TEXAS 77840
TELEPHONE (713) 696-1732

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1804 WELCH STREET
COLLEGE STATION, TEXAS 77840
TELEPHONE (713) 693-4216



SCALE: 1" = 50'

SHADOWCREST DRIVE

STONEBRIDGE DRIVE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

SCALE: 1" = 50'

ESSEX GREEN

THIS SECTION SEE SHEET 3 OF 3 SHEETS

BLOCK "N"

STONEBRIDGE DRIVE

THIS SECTION SEE SHEET 1 OF 3 SHEETS

FUTURE DEVELOPMENT

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
7	90° 00' 00"	25.00'	39.27'	35.36'	25.00'
8	96° 48' 21"	25.00'	42.24'	37.39'	28.16'
9	85° 44' 15"	25.00'	37.41'	34.02'	23.21'
10	76° 23' 32"	25.00'	33.33'	30.92'	19.67'
11	99° 45' 58"	25.00'	43.53'	38.24'	29.67'
12	86° 25' 00"	25.00'	37.71'	34.23'	23.48'
13	94° 21' 44"	25.00'	41.17'	36.67'	26.98'
14	88° 19' 28"	25.00'	38.54'	34.83'	24.28'
15	98° 09' 08"	25.00'	42.83'	37.78'	28.84'
16	86° 34' 22"	25.00'	37.77'	34.28'	23.55'
17	86° 04' 47"	25.00'	37.56'	34.12'	23.35'
18	90° 14' 02"	25.00'	39.37'	35.43'	25.10'
19	72° 57' 56"	25.00'	40.56'	36.26'	26.33'
20	88° 32' 38"	25.00'	38.64'	34.90'	24.37'
21	90° 00' 01"	25.00'	39.27'	35.36'	25.00'
22	89° 59' 59"	25.00'	39.27'	35.36'	25.00'

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
D	90° 00' 00"	50.00'	78.54'	70.71'	50.00'
E	06° 11' 49"	2705.85'	292.65'	292.51'	146.47'
F	07° 44' 28"	1477.85'	199.67'	199.51'	99.99'
G	13° 36' 32"	510.00'	121.14'	120.85'	60.85'
H	82° 20' 59"	60.00'	86.24'	79.00'	52.48'
I	16° 49' 05"	800.00'	234.82'	233.98'	118.26'
J	14° 10' 56"	1920.00'	475.25'	474.04'	238.85'

SHEET 2 OF 3 SHEETS

FINAL PLAT

OF
WOODCREEK
SECTION ONE

35.28 ACRES

THOMAS CARUTHERS SURVEY - ABSTRACT NO. 9
ROBERT STEVENSON SURVEY - ABSTRACT NO. 54

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
MARCH, 1982

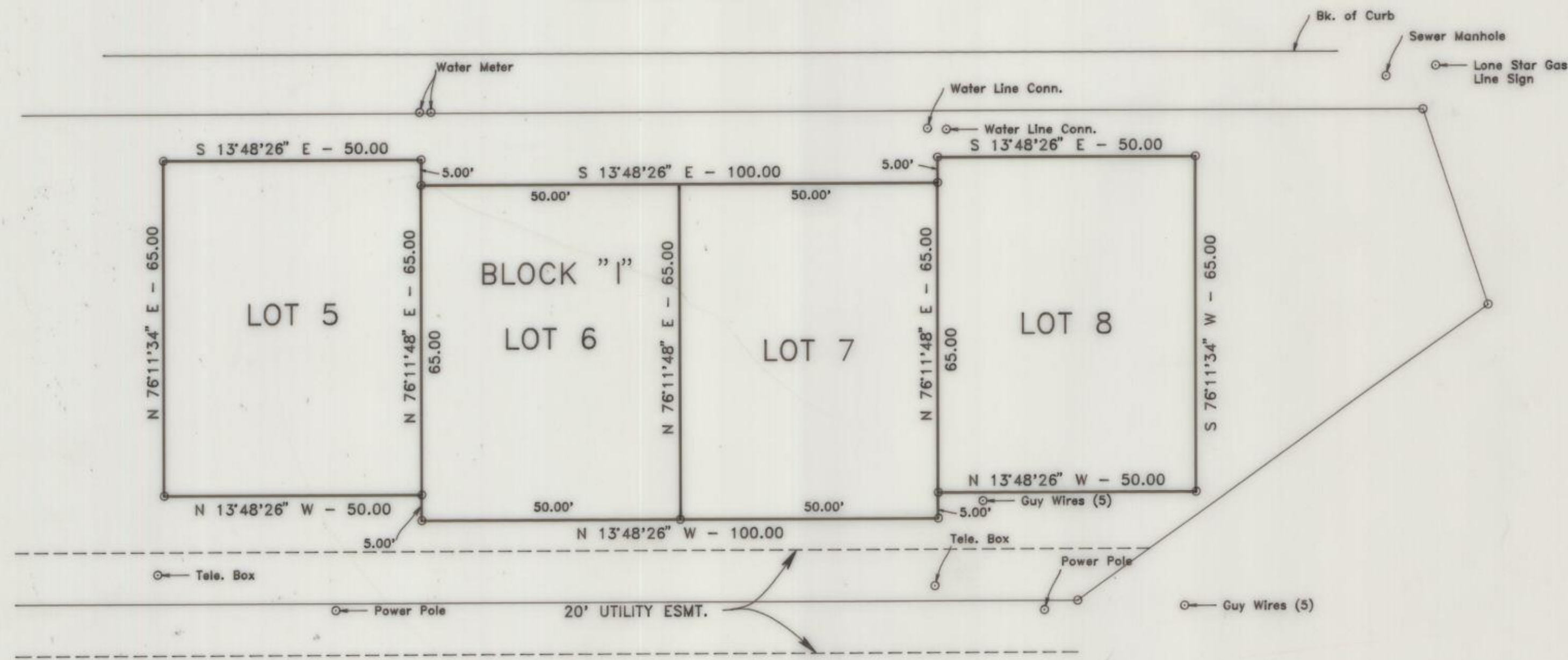
OWNER & DEVELOPER:
WOODCREEK JOINT VENTURE
E.W. SCHULTZ, TRUSTEE
707 TEXAS AVENUE, SUITE 222D
COLLEGE STATION, TEXAS 77840
TELEPHONE (713) 696-1732



PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
804 WELCH STREET
COLLEGE STATION, TEXAS 77840
TELEPHONE (713) 693-4216

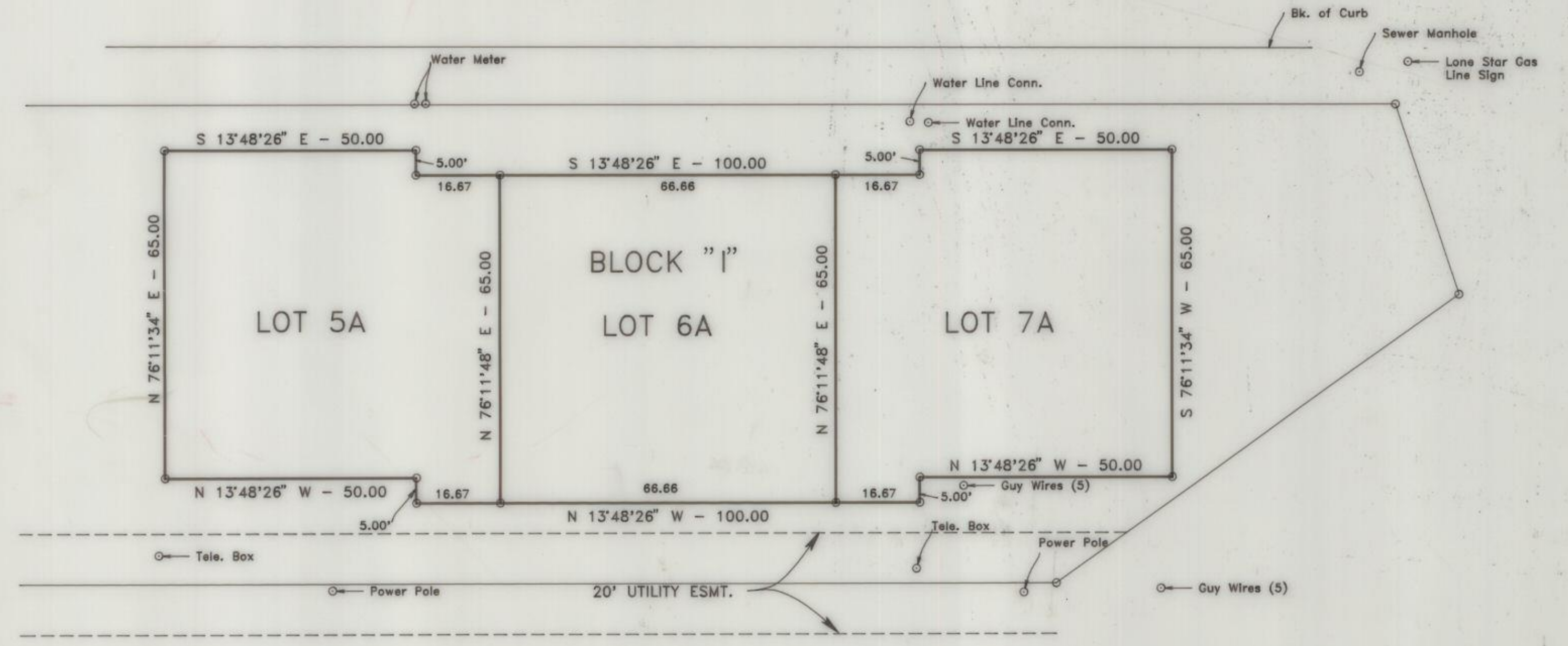
Fire Hydrant

STONEBRIDGE DRIVE



ORIGINAL PLAT

STONEBRIDGE DRIVE



AMENDING PLAT

PROJECT LOCATION



VICINITY MAP

STATE OF TEXAS
COUNTY OF BRAZOS
I, Roy Luepnitz, 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 stated.
Given under my hand and seal on this 10th day of May, 1992.
Roy Luepnitz
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Roy Luepnitz, 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 stated.
Given under my hand and seal on this 10th day of May, 1992.
Donald D. Garrett
Public, State of Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of College Station, Texas, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of College Station.
David D. Riddle
City Engineer, College Station, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Kyle Hawthorne, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the 23rd day of June, 1992.
Natalie Thomas
Secretary

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision are correct and true.
Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

APPROVAL OF CITY COUNCIL
I, Larry J. Ringer, Mayor of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the City Council on the 9th day of June, 1992.
Natalie Thomas
City Secretary

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 10th day of May, 1992, in the Deed / Official Records of Brazos County, Texas, in Volume 1542, Page 51.

Mary Ann Ward
County Clerk
Brazos County, Texas

AMENDING PLAT OF LOTS 5 - 8 , BLOCK I WOODCREEK SECTION 1

COLLEGE STATION, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20' MAY 1992

OWNER/DEVELOPER:
ROY LUEPNITZ
2748 LONGMIRE DRIVE
COLLEGE STATION, TEXAS PH. 764-0698

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888

B-441



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: WOODCREEK SECTION ONE ROO (REZ2024-000007)

Address: 1311 ESSEX GREEN

Legal Description: WOODCREEK PH 1, BLOCK N, LOT 3

Total Acreage: 35.28

Applicant:: DWIGHT ALLEN

Property Owner: DWIGHT ALLEN

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

The City of College Station community has grown and developed over the years, with attendant factors such as population increase, traffic congestion, and commercial encroachment, as well as encroachment of higher occupancy uses in traditional single-family residential neighborhoods. All of this has made it more difficult to ensure safe, tranquil, clean and healthy residential neighborhoods with enduring character. Unique properties such as the Stonebridge and Shadowcrest neighborhoods have grown more desirable, particularly for higher occupancy uses. The Restricted Occupancy Overlay (ROO) designation, which allows property owners the option to limit occupancy of single-family dwelling units and accessory structures to no more than two unrelated persons (applying the Family standard as defined in Section 11.2 of the Unified Development Ordinance) within the Property's boundaries, is necessary to maintain the Property's single-family residential use standard and neighborhood integrity.

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

This ROO zone change is in accordance with the Comprehensive Plan and with the ROO ordinance passed by the College Station City Council in 2021. The ROO designation requested by this Application, if approved by the City Council, does not change the existing Residential zoning designation of the Property. A ROO overlay furthers the objectives of the Comprehensive Plan by (i) lessening congestion on the streets of the Property, (ii) secures safety from fire, panic, and other dangers, (iii) promotes health and the general welfare, (iv) prevents the overcrowding of the Property by limiting inconsistent high occupancy of single-family residences, and (v) facilitates safe and appropriate traffic within the Property.

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

The Property is currently zoned for single-family residential uses and is fully developed with single-family residences; again, this rezoning request will not change this existing Residential zoning designation. The ROO designation will maintain the Property's single-family residential use standard and integrity.

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

The Property is currently zoned for single-family residential uses and is fully developed with single-family residences; again, this rezoning request will not change this existing Residential zoning designation. The ROO designation will maintain the Property's single-family residential use standard and integrity.

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

The Property is currently zoned for single-family residential uses and is fully developed with single-family residences; again, this rezoning request will not change this existing Residential zoning designation. The ROO designation will maintain the Property's single-family residential use standard and integrity.

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

The Property is fully developed and is currently robustly marketed as single-family residences. Sales and leases of single family residences occur frequently throughout the Property.

List any other reasons to support this zone change.

A ROO designation for the Property is consistent with and supports Stonebridge's and Shadowcrest's current neighborhood Covenants and Restrictions which contain single-family residential use and limited occupancy standards and restrictions.

**ATTACHMENT TO
WOODCREEK SECTION ONE
APPLICATION FOR RESTRICTED OCCUPANCY OVERLAY**

**UPDATED CONTACT INFORMATION OF WOODCREEK SECTION ONE
NEIGHBORHOOD PETITION COMMITTEE MEMBERS**

Dwight Allen
1311 Essex Green
College Station, TX 77845
(979) 224-2934
drallen34@outlook.com

Becky Johnson
9302 Stonebridge Dr
College Station, TX 77845
(512) 554-3588
stonebridgehoacs@gmail.com

Karen Bollermann
1315 Essex Green
College Station, TX 77845
(480) 225-7584
kbollerman@icloud.com

Diane Jennings
9316 Essex Green
College Station, TX 77845
(512) 771-4653
diane.jennings@me.com

**ATTACHMENT TO
WOODCREEK SECTION ONE
APPLICATION FOR RESTRICTED OCCUPANCY OVERLAY**

APRIL 2, 2024 NEIGHBORHOOD MEETING NOTICE

WOODCREEK SECTION ONE
NEIGHBORHOOD PETITION COMMITTEE

March 18, 2024

Dear Neighbor:

You are invited to a Neighborhood Meeting to discuss rezoning the Woodcreek Section One platted subdivision to include a Restricted Occupancy Overlay (ROO). The ROO is a single-family overlay zoning district intended to provide an additional restriction in single-family neighborhoods.

A ROO allows us, as property owners in the subdivision, to petition to limit the number of household occupants to no more than two unrelated persons.

The meeting will take place at:

Our Saviour's Lutheran Church
1001 Woodcreek Dr.
College Station, TX 77845

On April 2, 2024 at 6:30 pm to 7:30 pm

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

Becky Johnson 512.554.3588 woodcreekph1roo@gmail.com

**ATTACHMENTS TO
WOODCREEK SECTION ONE PETITION COMMITTEE'S REPLY TO
CITY OF COLLEGE STATION,
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PROJECT REVIEW COMMENTS TO
APPLICATION FOR RESTRICTED OCCUPANCY OVERLAY**

Stonebridge ROO Info

Dwight Allen <drallen34@outlook.com>

Thu 12/21/2023 4:16 PM

Bcc:tinatinaevans@gmail.com <tinatinaevans@gmail.com>;jackiebperez@hotmail.com <jackiebperez@hotmail.com>;
lindalacey@yahoo.com <lindalacey@yahoo.com>;hsparsons1118@aol.com <hsparsons1118@aol.com>;Dwight Allen
<drallen34@outlook.com>;meading@gmail.com <meading@gmail.com>;rja31@juno.com <rja31@juno.com>;
khilalusa@yahoo.com <khilalusa@yahoo.com>;helencluck@me.com <helencluck@me.com>;debjer@sbcglobal.com
<debjer@sbcglobal.com>;maxkoehler57@gmail.com <maxkoehler57@gmail.com>;bobby@theisaacteam.com
<bobby@theisaacteam.com>

 1 attachments (23 KB)

zROO Intro Ltr to Homeowners 2023.docx;

Re: Restricted Occupancy Overlay (ROO)

The attached is being sent to Stonebridge homeowners who either are not occupants of their properties, are legal representatives of the owner of record or may have additional addresses other than the Stonebridge property location. It is provided to ensure all property interests are informed and as an update or background information to help us all be up to speed as the process of overlay petition and application moves forward.

Stonebridge Homeowner's Association, Inc.

December 15, 2023

Stonebridge, from its origin in 1982, was developed as a single family, owner-occupied subdivision of Woodcreek. Most, if not all of us, made the decision to build, buy or otherwise locate in Stonebridge because of its natural beauty, the manner in which it was maintained, the good-will and support of good neighbors, the safety of having folks "watch out" for each other and, as importantly, the enduring property values and safety of investment. It very soon grew to become the *Stonebridge family*.

As the Bryan/College Station community has grown and developed over the years, attendant factors such as population increase, traffic congestion and commercial encroachment have made it more difficult in ensuring safe, tranquil, clean and healthy neighborhoods with enduring character. Unique properties such as ours have grown more desirable, particularly for absentee ownership and the short term rental market.

Current ordinance in College Station limits single-family home occupancy to four unrelated individuals, however, lower limits may be imposed within an original subdivision's boundary. Such is the case with Stonebridge. Article VIII, Sec. 2 of the SHOA Covenants and Restrictions states "habitation by more than two unrelated persons is prohibited". To bring this all together, the City of College Station, responding to the will of the citizenry, approved the Restricted Occupancy Overlay (ROO) in 2021. The ROO, if approved for a neighborhood, is codified and enforcement, if or when required, will be referred to the City of College Station.

In an effort to maintain the neighborhood integrity and special family environment that we have so long enjoyed in this special place we call home, your board of directors has unanimously approved undertaking the process of application for the Restricted Occupancy Overlay for Stonebridge.

The application process for ROO approval with the City of College Station is very detailed and in-depth but is specifically designed to ensure that the individual homeowner is involved every step of the way. **In that regard, within the next few days, each homeowner will receive the announcement for a very important neighborhood meeting.** That meeting will provide more detail of the purpose and process as well as offer opportunity for homeowner input.

Until that time, if you have immediate questions or concerns, please feel free to contact our ROO project coordinator, Allan Hisey, at (505) 259-7721 or me at (979) 224-2934.

Dwight Allen, President
Stonebridge Homeowner's Association

February 20, 2024

From: Restricted Occupancy Overlay (ROO) Petition Committee
To: Woodcreek Phase 1 Homeowners

The petition-signing campaign for ROO application is well underway. In an effort to ensure clarification of the major points of the overlay and how it affects our neighborhoods, the following summary is offered.

The Restricted Occupancy Overlay

- Does not create or force any new restrictions or limitations on homeowners.
- Codifies and transfers the responsibility of enforcement of penalties for violation of the single-family provision from the Homeowners Association to the Code of Enforcement Division of the City of College Station.
- Supports the single-family provision of no more than two unrelated that already exists in the Covenants and Restrictions of both Stonebridge and Shadowcrest.
- Provides for waivers of the “two unrelated” provision in cases of health-care and ADA disability assistance.
- Can be viewed as a tool in the shop: It is there to use when needed, but individual circumstances of whether to use it or not are the option of the homeowners or the homeowners’ association.
- Can also provide a deterrence for purchasers of rental market properties for multi-family use – a plus for property values.

Stonebridge and Shadowcrest both have an earned reputation as desirable, single-family neighborhoods that reflect the best in quality-of-life and a model of neighborhood integrity.

The purpose of the ROO is to protect and preserve what we already have!

If you would like more information or are ready to make an appointment to be a valued petition signer, please contact a petition committee member listed below or email us at woodcreekph1roo@gmail.com. **Thanks!**

Dwight Allen (979) 224-2934
Diane Jennings (512) 771-4653 Becky Johnson (512) 554-3588

Dwight Allen
ROO Petition Committee
1311 Essex Green
College Station, TX 77845

NORTH HOUSTON TX 773

20 FEB 2024 PM 5 L



Toby Egan + Angela Bies
10409 Gary Rd.
Potomac, MD

NIXIE 207 DE 1 0002/

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VACK1: 9333110642

VAC

BC: 77845833911 *2933-04359-

20854-410839

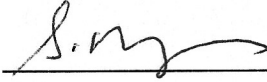
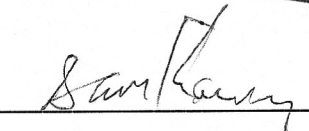


**ATTACHMENT TO
WOODCREEK SECTION ONE
APPLICATION FOR RESTRICTED OCCUPANCY OVERLAY**

SIGN-IN SHEETS OF APRIL 2, 2024 NEIGHBORHOOD MEETING

RESTRICTED OCCUPANCY OVERLAY
MEETING SIGN-IN

Page ____

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. KARA MIRZA	9315 Stonebridge		
		WMIRZA9@YAHOO.	
2. BOBBY MIRZA	9315 Stonebridge		
3. SAM KOENIG	1300 Essey Green	Ark11807@AOL.com	
4. LORNA BROWN	1305 Sussex Dr.	2 Lorna Brown	
5.			
6.			
7.			
8.			

RESTRICTED OCCUPANCY OVERLAY
MEETING SIGN-IN

Page _____

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. Carolyn Jaros	1309 Woodcreek Dr.	carolyn.jaros@ gmail.com 979-220-1038	Carolyn E Jaros
2. Pat Graf	9415 Stonebridge	pgraf@yahoo.com	
3. Charles Graf	9415 " "	" "	Pat & Charles
4.			
5.			
6.			
7.			
8.			

RESTRICTED OCCUPANCY OVERLAY
MEETING SIGN-IN

Page _____

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. <u>Dorlene Teltow</u>	<u>1303 Essex Green</u>	<u>979/775-8228</u>	<u>Dorlene Teltow</u>
2. <u>Tina Evans</u>	<u>1312 Essex Green</u>	<u>tinatinaevans@gmail.com</u> <u>979-820-1638</u>	<u>Tina Evans</u>
3. <u>Peggy J. Ritchey</u>	<u>1304 Scarborough</u>	<u>979-820-2467</u>	<u>Peggy J. Ritchey</u>
4. <u>Charles R Vroomer</u>	<u>1300 Scarborough</u>	<u>979-696-3331</u>	<u>Charles R. Vroomer</u>
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____

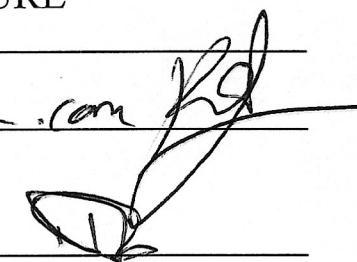
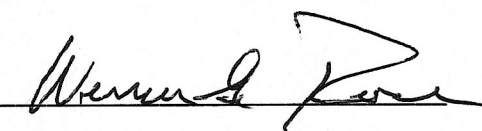
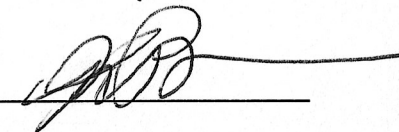
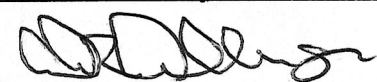
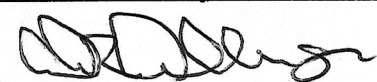
RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

Page _____

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. <u>Beky Johnson</u>	<u>9302 Stonebridge Dr.</u>	<u>512-554-3588</u> <u>becky.w.johnson</u> <u>@exprealty.com</u>	<u>Beky Johnson</u>
2. <u>Michael Workman</u>	<u>9310 Essex Green</u>	<u>512-554-3588</u> <u>979-255-0149</u>	<u>Michael Workman</u>
3. <u>Helen R. Cluck</u>	<u>9411 Scarborough Dr.</u>	<u>570-764-7739</u>	<u>Helen R. Cluck</u>
4. <u>Derek Steele</u>	<u>9210 Timbers Knoll Dr</u>	<u>979-575-4648</u> <u>940-395-1909</u>	<u>Derek Steele</u>
5. <u>John Hooper</u>	<u>9303 Stonebridge</u>		<u>John W Hooper</u>
6. <u>Sandy Horwies</u>	<u>1301 Sussex Dr.</u>	<u>713-812-1330</u>	<u>Sandra K Horwies</u>
7. <u>Ruth McMullan</u>	<u>1304 Sussex Dr</u>	<u>409-939-4195</u>	<u>Ruth McMullan</u>
8. _____	_____	_____	_____

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

Page _____

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. <u>Kurt Johnson</u>	<u>9302 STONEBRIDGE</u>	<u>KURTJOHNSON77K@gmail.com</u> <u>512 771 4652</u>	
2. <u>Chip Jennings</u>	<u>9316 ESSEX GRN</u>	<u>chip.jennings@me.com</u> <u>(979) 218-5345</u>	
3. <u>Werner Rose</u>	<u>1303 Sussex Drive</u>	<u>wrose@Tamu.edu</u>	
4. <u>Karen Bollerman</u>	<u>1315 Essex Green</u>	<u>kbollerman@icloud.com</u>	
5. <u>Glenn Mears</u>	<u>1305 Essex GRN</u>	<u>979-2285049</u> <u>(979) 224-2934</u>	<u>Glenn Mears</u> 
6. <u>Dwight Allen</u>	<u>1311 ESSEX GREEN</u>	<u>DRAKEN34@OUTLOOK.COM</u> <u>512-771-4653</u>	
7. <u>Diane Jennings</u>	<u>9316 Essex Green</u>	<u>diane.jennings@me.com</u>	<u>Diane Jennings</u>
8. _____	_____	_____	_____

RESTRICTED OCCUPANCY OVERLAY
MEETING SIGN-IN

Page _____

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. Janet Hisey	9312 Essex Green	JHisey@gmail.com 505-254-8319	Janet Hisey
2. Sara Plemons	9308 Essex Green	seplemons 9469-371-0189	Sara Plemons
3. JAMES RANDY PLEMONS	9308 ESSEX GREEN	912-533-5336	James Randy Plemons
4. Ken Johnson	9300 Stonebridge	979 696 2568	Ken Johnson
5. Mary R. Johnson	9300 Stonebridge	979-696-2568	Mary R. Johnson
6. Dennis Maloney	9314 Essex Green	979 696 6594 fmaloney@gmail.com	D Maloney
7. Frances Maloney	9314 Essex Green	979-696-6594	Frances Maloney
8. _____	_____	_____	_____

**ATTACHMENT TO
WOODCREEK SECTION ONE
APPLICATION FOR RESTRICTED OCCUPANCY OVERLAY**

MINUTES OF APRIL 2, 2024 NEIGHBORHOOD MEETING

**MINUTES OF APRIL 2, 2024 NEIGHBORHOOD MEETING
OF WOODCREEK SECTION ONE
REGARDING ITS RESTRICTED OCCUPANCY OVERLAY PETITION**

A Woodcreek Section One's Neighborhood Meeting of owners of subdivided lots within the boundaries of the Woodcreek Section One recorded plat, following appropriate notice, was held at 6:30 pm on Tuesday, April 2, 2024 at Our Saviour's Lutheran Church, 1001 Woodcreek Dr., College Station, TX. Allan Hisey, Coordinator of the ROO project for Stonebridge Homeowners Association, Inc. lot owners, was present by invitation and kept the Minutes.

1. Mr. Hisey served as a presenter at the meeting. Following completion of sign-in sheets, Mr. Hisey welcomed all attending the meeting and gave an overview of the agenda for the meeting.
2. Mr. Hisey first explained the purpose of the meeting. He reported on the City of College Station's determination that the ROO Application was incomplete and the City's requirement to send notice for, and hold, another neighborhood meeting. A short discussion followed.
3. Mr. Hisey next presented the identical information slides that had been provided to attendees at the January 9, 2024 neighborhood meeting to facilitate the discussion of the Restricted Occupancy Overlay ordinance and adoption process. A copy of the slides is also attached to these Minutes.
3. The attendees were first referred to the City of College Station's Restricted Occupancy Overlay (ROO) Process Handbook. Those present were encouraged to review the Handbook because it is a well-written, concise, and comprehensive guidebook for any subdivision desiring to pursue a ROO adoption. Most of the information shared at the Meeting was information specifically contained in the Handbook.
4. Those present at the Meeting were next provided with an overview of overlay zoning in general and with a more specific explanation of a Restricted Occupancy Overlay. The general standard that a ROO petition required a petition signed by at least 50%+1 of the single-family zoned or developed building plat in an original subdivision in support of the overlay petition was emphasized.
5. Next was an overview of the ROO's standards for occupancy, including that occupancy may not exceed two unrelated persons. Mr. Hisey gave additional clarity on the definition of a Family and the grandfathering provisions under applicable UDO provisions.
6. A description of the recorded plat known as "Woodcreek Section One" was presented. Photocopies of the recorded plat were also distributed among those present. Mr. Hisey clarified that the Shadowcrest neighborhood included several phases but that, at the time of the meeting, only Section One of their neighborhood was included in the proposed ROO petition.
7. Enforcement provisions of the ROO, if adopted, were presented.

8. Mr. Hisey presented a brief description of the ROO approval process, again referring all those present to the Handbook for more specific information. A specific slide depicting the process as contained in the Handbook was shared.

9. A short discussion of the primary reasons given in support of a ROO adoption was presented, including (1) occupancy restrictions were already present in Stonebridge's Covenants and Restrictions, (2) a "four unrelated persons" occupancy was already in place, (3) enforcement feature of ROO ordinance would be the responsibility of the City and not the respective homeowner associations or an individual lot owner, and (4) the ordinance preserved the general desire to protect the single-family use restriction in both the Stonebridge and Shadowcrest neighborhoods.

10. Mr. Hisey next presented information on the formation and operation of a "Neighborhood Petition Committee" preferably with representatives of both Stonebridge and Shadowcrest neighborhoods. Participation by Shadowcrest lot owners was especially solicited.

11. Contact information of Stonebridge participants was shared.

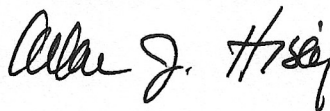
12. A question-and-answer period was then provided. Mr. Hisey reviewed for the attendees at this meeting the questions, and responses to those questions, presented and discussed at the January 9 meeting. No other questions or comments were made.

13. Mr. Hisey briefly described the process for obtaining signatures on the prescribed petition form and stated that petitions would be available for signature following the meeting if lot owners were ready to sign it

14. The meeting then ended.

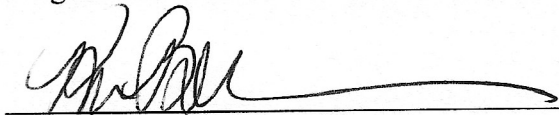
Dated: April 19, 2024

Coordinator/Minute/Taker:



Allan J. Hisey

Attest: Neighborhood Petition Committee Member:



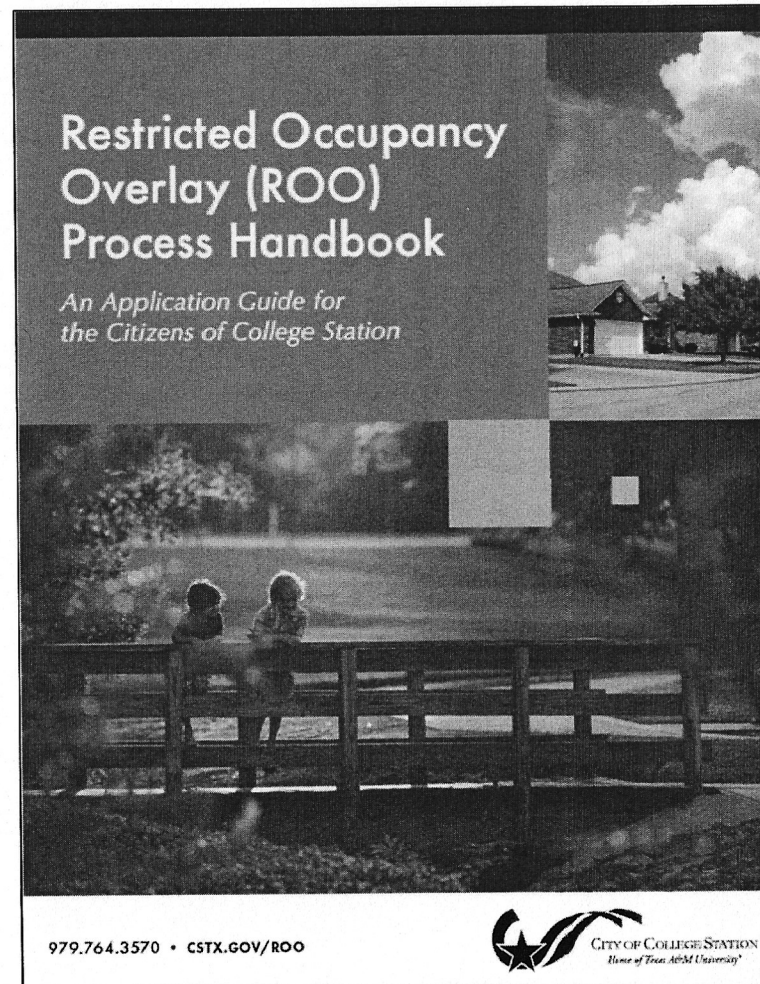
(Signature)

Karen Bollermann

(Printed Name)

ROO Handbook

- Applicant guide
- Neighborhood role
- City role
- Timeline
- Checklist & templates
- ROO Petition Form



WHAT IS OVERLAY ZONING?

FROM CITY “RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK”

“An overlay zoning district is a special district placed over a base zoning and includes provisions in addition to those required with the base zoning.

Creating an overlay zoning district establishes a boundary with additional regulations that apply only to the properties within the boundary”.

WHAT IS A RESTRICTED OCCUPANCY OVERLAY (ROO)

FROM CITY "RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK"

"A Restricted Occupancy Overlay(ROO) allows property owners the option to limit occupancy of single-family residential units and accessory structures to no more than two unrelated persons within an original subdivision's boundaries, or multiple contiguous phases of original subdivisions that apply jointly."

The documents required to be submitted with an official ROO application includes a "ROO petition signed by 50% + 1 of the single-family zoned or developed building plots in the original subdivision in support of the overlay."

WHAT ARE A ROO'S STANDARDS FOR OCCUPANCY?

FROM CITY "RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK"

"Occupancy of any single-family dwelling unit or accessory living quarters may not exceed two unrelated persons.

There is no occupancy maximum for relationships that meet the definition of family (as listed in UDO 1.2 Defined Term).

The ROO restrictions apply to all occupants who are not related through one of the relationship types enumerated in the definition of Family and sets a maximum of no more than two unrelated persons."

Liberal grandfathering (see UDO Section J.11(D)(I)(e)

Family Definition

A family is any number of persons occupying a single dwelling unit, provided that no such **family shall contain more than four (4) persons**, unless all members are related by blood, adoption, guardianship, or marriage, are an authorized caretaker, or are part of a group home for disabled persons.

When counting the number of unrelated persons in a single dwelling unit, **a maximum of one group of persons related by blood, adoption, guardianship, marriage, an authorized caretaker, or members of a group home for disabled persons shall be permitted, provided that all other persons shall each count as one unrelated person.**

Guardianship shall include foster children, exchange students, or those in the process of securing legal custody of a person under age 18. Any asserted common law marriage must be subject to an affidavit of record under the family code, or a judicial determination.

The term "family" shall not be construed to mean a club, a lodge, or a fraternity/sorority house.

(adopted December 10, 2020)

WHAT IS OUR APPLICABLE SUBDIVISION PLAT?

FROM CITY "RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK"

**" A subdivision is the division of land into a lot,
tract or parcel for the purpose of development.**

**An original subdivision is also known as a legally
recorded subdivision plat.**

**A plat is a map of a subdivision that is legally
recorded in Brazos County..."**

Woodcreek Plat - 1982



HOW IS THE ROO ENFORCED, IF ADOPTED?

FROM CITY "RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK"

Enforcement is dependent upon the ability to document a violation of the ROO ordinance.

Complaints will be investigated by Community Services – Code Enforcement division with support from Planning and Development Services.

Once sufficient evidence of a violation has been gathered, the evidence will be submitted to the City Prosecutor for consideration of prosecution.

Continued from previous slide

HOW IS THE ROO ENFORCED IF ADOPTED

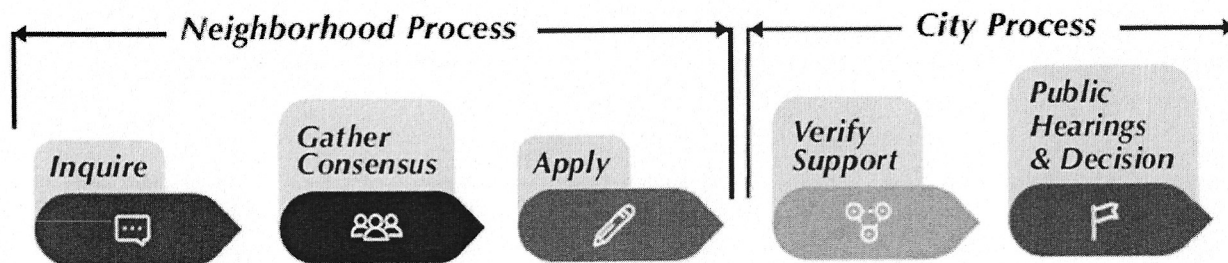
FROM CITY "RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK"

The investigation, based on guidance from the City Attorney's Office, of a complaint, regarding violation of the ROO may include the following:

- ☐ **Visual observations**
- ☐ **Documentation of vehicles parked on the premise**
 - ☐ **Review of the lease or other rental agreement**
 - ☐ **Third-party statements and other information**
- ☐ **Other investigative tools identified by the Administrator or Prosecutor's Office"**

ROO Process Overview

Process Overview



Result: A rezoning request is heard before the Planning and Zoning Commission for recommendation, and a final approval or denial is determined by the City Council.

Total: Estimated 4-9 months from inquiry to final decision, depending on neighborhood interest and size.



WHY A ROO?

- 1. “4 TO 2”**
- 2. Stonebridge HOA existing covenant**
- 3. Impact of high density/high occupation on a single-family neighborhood’s integrity and special family environment**
- 4. “Option”**
- 5. Enforcement**
- 6.**

WHAT IS THE PETITION COMMITTEE?

FROM CITY "RESTRICTED OCCUPANCY OVERLAY (ROO) PROCESS HANDBOOK"

"The petition committee is a group of volunteers who help promote the ROO process for a particular subdivision.

The petition committee must be comprised of property owners from the original subdivision.

If multiple contiguous phases of original subdivisions are applying jointly, the Petition Committee shall consist of one property owner from each phase included in the application."

CONTACT INFORMATION

FACEBOOK PRIVATE GROUP PAGE

FRIEND Becky W Johnson AND SHE WILL INVITE YOU TO THE GROUP

WOODCREEKPH1@GMAIL.COM

HTTP//WOODCREEKPH1ROO.COM

ROO Petition Form

Must submit application
within 2 months of first
petition signature

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: _____

FULL LEGAL SUBDIVISION NAME: _____

	ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____
9.	_____	_____	_____	_____	_____
10.	_____	_____	_____	_____	_____
11.	_____	_____	_____	_____	_____
12.	_____	_____	_____	_____	_____
13.	_____	_____	_____	_____	_____
14.	_____	_____	_____	_____	_____
15.	_____	_____	_____	_____	_____
16.	_____	_____	_____	_____	_____
17.	_____	_____	_____	_____	_____
18.	_____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

Page # _____

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 Woodcreek Section One. 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 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: April 2, 2024

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9302 Stonebridge Dr</u>	<u>Block I Lot 1</u>	<u>Becky W Johnson</u>	<u>Becky W Johnson</u>	<u>04/04/24</u>
2. <u>1305 Essex Green</u>	<u>BLK N, Lot 6</u>	<u>Glenn McLean</u>	<u>Glenn McLean</u>	<u>04/02/24</u>
3. <u>9512 Essex Green</u>	<u>BLK N Lot 15</u>	<u>Janet Giles Hisey</u>	<u>Janet Giles Hisey</u>	<u>04/02/24</u>
4. <u>9308 ESSEX GREEN</u>	<u>BLK N, Lot 13</u>	<u>JAMES RANDY PLEMONS</u>	<u>James Randy Plemons</u>	<u>4/2/24</u>
5. <u>1309 Woodcreek Dr.</u>	<u>Block 4, Lot 5</u>	<u>Carolyn E. Jaros</u>	<u>Carolyn E. Jaros</u>	<u>4/2/2024</u>
6. <u>9415 Stonebridge Dr</u>	<u>Block K, Lot 1</u>	<u>Charles E. Graf</u>	<u>Charles E. Graf</u>	<u>4/2/2024</u>
7. <u>1301 Sunny Dr.</u>	<u>Block M, Lot 6</u>	<u>SANDRA L. HARVILLE</u>	<u>Sandra Harville</u>	<u>4/2/2024</u>
8. <u>1304 Scarborough</u>	<u>Block K, Lot 11</u>	<u>Peggy J. Richey</u>	<u>Peggy J. Richey</u>	<u>4/2/2024</u>

Restricted Occupancy Overlay Petition

Page # _____

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 Woodcreek Section One. 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 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: April 2, 2024

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9300 Stonebridge</u>	<u>Block I Lot 1</u>	<u>Sterling & Mary R. Johnson</u>	<u>Mary R. Johnson</u>	<u>4/2/24</u>
2. <u>1304 Sussex Dr.</u>	<u>Block L, Lot 12</u>	<u>Ruth McMullan</u>	<u>Ruth McMullan</u>	<u>4/2/24</u>
3. <u>9314 Essex Green</u>	<u>Block N, Lot 16</u>	<u>Frances Maloney</u>	<u>Frances Maloney</u>	<u>4/2/2024</u>
4. <u>9315 STONEBRIDGE</u>	<u>BLOCK N LOT 18</u>	<u>BOBBY & SARA MIRA</u>	<u>[Signature]</u>	<u>24/02/24</u>
5. <u>1300 Essex Green</u>	<u>Block M Lot 7</u>	<u>Alton & Sherie Kinning</u>	<u>AK Kinning</u>	<u>4/2/24</u>
6. <u>1305 Sussex Dr.</u>	<u>Block M Lot 4</u>	<u>LORNA C BROWN</u>	<u>Lorna C Brown</u>	<u>4-2-24</u>
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

Page # _____

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 Woodcreek Section One. 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 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: 04/02/2024

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9316 Essex Green	Block N, Lot 17	Diane Jennings	<i>Diane Jennings</i>	04/02/2024
2. 1303 Sussex Drive	Block M, Lot 5	Werner G. Rose	<i>Werner G. Rose</i>	Apr 3, 2024
3. 1311 Essex Green	Block N, Lot 3	DWIGHT ALLEN	<i>DWIGHT ALLEN</i>	APR 2, 2024
4. 9310 Essex Green	Block N Lot 14	MICHAEL WORKMAN	<i>Michael Workman</i>	APR 2, 2024
5. 9411 Scarborough Dr.	Block L, Lot 3	Helen R. Cluck	<i>Helen R. Cluck</i>	02 April 2024
6. 9303 Strachan Dr.	Block N, Lot 24	John W. Hooper	<i>John W. Hooper</i>	02/04/2024
7. 1303 Essex Green	Block N, Lot 7	Dorlene Teltow	<i>Dorlene Teltow</i>	04/2/2024
8. 1312 Essex Green	Block M, Lot 13	Tina Evans	<i>Tina Evans</i>	04/02/2024

Restricted Occupancy Overlay Petition

Page # _____

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 Woodcreek Section One. 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 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: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1/308 SUSSEX DR.	Wood Creek Ph 1, Block L, Lot 10	Rodney Holloway	Rodney Holloway	4-7-24
2/310 SUSSEX DR.	Woodcreek Phase 1	DAVID DENTON ⁶⁷⁹	David Denton	4-7-24
3/311 SUSSEX DR.	Woodcreek Phase 1, Block M, Lot 1	Kenneth M Johnson	Kenneth M. Johnson	4-7-24
4/309 SUSSEX DR.	Woodcreek Ph 1, Block M ² Lot 2	Beverly Barker	Beverly Barker	4/14/2024
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

Page # _____

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 Woodcreek Section One. 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 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: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9202 Timber Knoll</u>	Block 2 Lot 12 <u>Block 2 Lot 12</u>	<u>Damon Henley</u>	<u>[Signature]</u>	<u>5-4-24</u>
2. <u>9204 Timber Knoll</u>	<u>Block 2 Lot 13</u>	<u>Daniel Pesek</u>	<u>[Signature]</u>	<u>5/4/2024</u>
3. <u>9206 Timber Knoll</u>	<u>Block 2 Lot 14</u>	<u>Shanna Smith</u>	<u>[Signature]</u>	<u>5/4/2024</u>
4. <u>9208 Timber Knoll</u>	<u>Block 2 Lot 20</u>	<u>James Dawson-Petersen</u>	<u>[Signature]</u>	<u>5/4/2024</u>
5. <u>9200 Timber Knoll</u>	<u>Block 2 Lot 11</u>	<u>John Hamilton</u>	<u>[Signature]</u>	<u>5-4-2024</u>
6. <u>9214 Timber Knoll</u>	<u>Block 2 Lot 18</u>	<u>Randy Coker</u>	<u>[Signature]</u>	<u>05/04/24</u>
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

MAY 31 2024

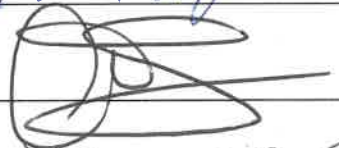
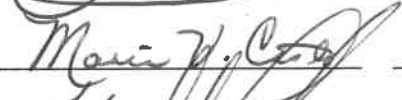
Restricted Occupancy Overlay Petition

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FULL LEGAL SUBDIVISION NAME Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9211 Timber Knoll Dr., Block 5, Lot 4</u>		<u>K.A. Michalski</u>		<u>5/4/2024</u>
2. <u>9213 Timber Knoll Dr., Block 5, Lot 3</u>		<u>Marceil Geiser</u>		<u>5/4/2024</u>
3. <u>9215 Timberknoll Dr., Block 5, Lot 2</u>		<u>Theresa Morris</u>		<u>5/4/2024</u>
4. <u>9217 Timber Knoll Dr Block 5 lot 1</u>		<u>Jason Savell</u>		<u>5/4/2024</u>
5. <u>9209 Timber Knoll Dr Block 5 Lot 5</u>		<u>GERALD WYNN</u>		<u>5/5/2024</u>
6. <u>9205 Timber Knoll Dr Block 5 Lot 7</u>		<u>Michelle Thomas</u>		<u>5/5/24</u>
7. <u>9201 Timber Knoll Dr. Block 5 Lot 9</u>		<u>Maria Casto</u>		<u>5/7/24</u>
8. <u>9203 Timber Knoll Dr Block 5 Lot 8</u>		<u>Michelle Lovingshine</u>		<u>5/7/24</u>

Restricted Occupancy Overlay Petition

Page # _____

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 FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9217 Shadowcrest</u>	<u>Blk 2, lot 2</u>	<u>Anderson Richard + Jo Ann</u>	<u>[Signature]</u>	<u>5-5-24</u>
2. <u>9213 Shadowcrest</u>	<u>Block 2, Lot 4</u>	<u>Smith, Krista</u>	<u>[Signature]</u>	<u>5/5/24</u>
3. <u>9211 Shadowcrest</u>	<u>Block 2, Lot 5</u>	<u>Bailey, Timothy</u>	<u>[Signature]</u>	<u>5/5/24</u>
4. <u>9205 Shadowcrest</u>	<u>Block 2, Lot 9</u>	<u>Berting, Jordan</u>	<u>[Signature]</u>	<u>5/5/24</u>
5. <u>9201 Shadowcrest</u>	<u>Block 2, Lot 10</u>	<u>Timothy, Brad Pitt</u>	<u>[Signature]</u>	<u>5/5/24</u>
6. <u>9219 SHADOWCREST</u>	<u>B2 L 1</u>	<u>CONNIE PITTMAN</u>	<u>[Signature]</u>	<u>5/5/24</u>
7. <u>1301 WoodCreek Dr, Block 4, Lot 1</u>		<u>Felisha Howell</u>	<u>[Signature]</u>	<u>5-6-24</u>
8. _____	_____	_____	_____	_____

MAY 31 2024

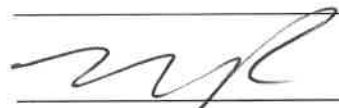
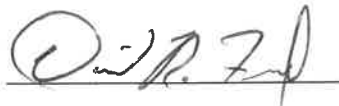
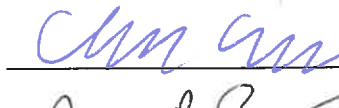
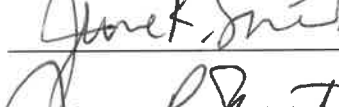
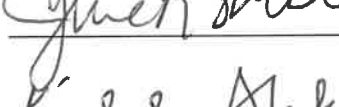
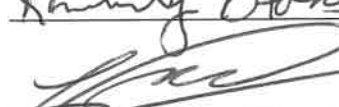
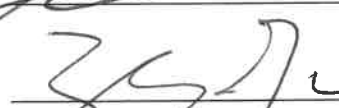
Restricted Occupancy Overlay Petition

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9228 Shadowcrest	BLK 1 Lot 1	Michael Richards		5-4-24
2. 9222 Shadowcrest	BLK 1 Lot 4	David Frankel		5-5-24
3. 9224 Shadowcrest	BLK 1 Lot 3	Christopher A. Mack		5/5/24
4. 9209 Shadowcrest	BLK 2 Lot 6	June R. Smith		5/5/24
5. 9202 Shadowcrest	BLK 1 Lot 11	June R. Smith		5/5/24
6. 9212 Timber Knoll	BLK 2 Lot 17	KIMBERLY STOKES		5/6/24
7. 1311 Woodcreek	BLK 4 Lot 6	LEE TYLER		5/6/24
8. 1303 Woodcreek	BLK 4 Lot 2	Zhen Ye		5/6/24

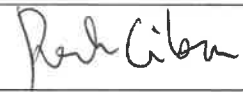
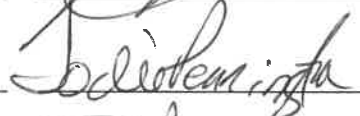
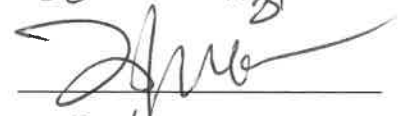
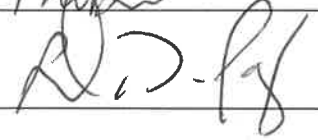
Restricted Occupancy Overlay Petition

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9200 Shadowcrest	Block 1, Lot 15	ROCHAN GIBSON		05-04-24
2. 9206 Shadowcrest	Block 1, Lot 12	John Sullivan		05-04-24
3. 9208 Shadowcrest	Block 1, Lot 11	Randall Yates		5-4-24
4. 9210 Shadowcrest	Block 1, Lot 10	Jessie Jordan		05-04-24
5. 9218 Shadowcrest	Block 1, Lot 6	Jodie Pennington		05-04-24
6. 9220 Shadowcrest	Block 1, Lot 5	Tracy Cowart		05-04-24
7. 9214 Shadowcrest	Block 1 Lot 8	Matthew Dickson		05/04/24
8. 9226 Shadowcrest	Block 1 Lot 2	David Poling		5/4/24

Restricted Occupancy Overlay Petition

Page # _____

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 FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9301 Stonebridge BLVD Lot 25</u>		<u>Ken Baker</u>	<u>Ken Baker</u>	<u>4/14/24</u>
2. <u>9309 Stonebridge Dr.</u>		<u>Joyce Maniord</u> <u>Woodcreek PH1, Block N, Lot 21</u>	<u>Joyce Maniord</u>	<u>4/18/24</u>
3. <u>9305 Stonebridge</u>	<u>WOODCREEK PH1 BLOCK N LOT 23</u>	<u>SANDRA SWOBODA</u>	<u>Sandra Swoboda</u>	<u>4/16/24</u>
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
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7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

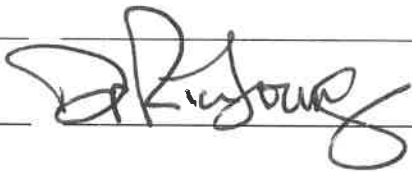
MAY 31 2024

Restricted Occupancy Overlay Petition

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DATE: _____
FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1308 1. Scarborough College Station Tx	Block K, Lot 13	Richard Young		4/12/2024
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
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Restricted Occupancy Overlay Petition

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 44				
2. 1313 E ESCALON BLVD	Block N LOT 2	CHARLES STEPHEN PARKER	CS Parker	4/12/24
3.				
4.				
5.				
6.				
7.				
8.				

Restricted Occupancy Overlay Petition

Page # _____

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>1301 Essex Green</u>	<u>Block N, Lot 8</u>	<u>MICHAEL L. BEGGS</u>	<u>[Signature]</u>	<u>7/12/24</u>
2. <u>1307 Essex Grn.</u>	<u>Block N, Lot 5</u>	<u>Terry Edward Raines</u>	<u>Jay Edward Rains</u>	<u>4/12/24</u>
3. <u>1306 Essex Green</u>	<u>Block N, Lot 10</u>	<u>Janice Ayres</u>	<u>Janice Ayres</u>	<u>4/12/24</u>
4. <u>1314 Essex Green</u>	<u>Block M Lot 14</u>	<u>Jody Stevenson</u>	<u>Jody Stevenson</u>	<u>4/13/24</u>
5. <u>1309 Essex Green</u>	<u>Block N, Lot 4</u>	<u>Ceyhan EKSIW</u>	<u>[Signature]</u>	<u>4/13/24</u>
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

Page # _____

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9308 Stonebridge College Station, TX	Block I, Lot 5A	Marjorie A. Stibova	Marjorie Stibova	4/10/24
2. 9306 Stonebridge Martha Crean	Block I, Lot 4	Martha Crean	Martha Crean	4/11/24
3. 9311 Stonebridge Dr. Coll. Sta. TX	Block N Lot 20	Carolyn Schroeder	Carolyn Schroeder	4/12/24
4. 9307 Stonebridge College Station TX	Block N, Lot 22	MELISSA MOORE	Melissa Moore	4/14/24
5. 9304 Stonebridge College Station, TX	Block I, Lot 3	Van Ngo	Van Ngo	4/14/24
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

Page # _____

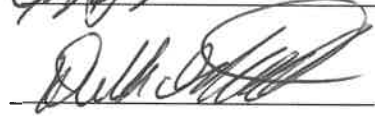
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MAY 31 2024

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1315 Essex Green	Block N, Lot 1	Karen Bollermann		4/2/24
2. 9210 Timberkudde	Block 2, Lot 16	Derek Steele		4/2/24
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

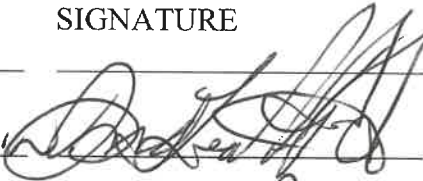
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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9312 Stonebridge	Block I Lot 7A	DONALD W. HAMBLIN		4-4-24
2. 9411 Stonebridge	Block K Lot 3	George Perry	George Perry	4-4-24
3. 9413 Scarborough Dr.	Block L Lot 2	Virginia K Pittman	Virginia K Pittman	4-4-24
4. 1302 Scarborough	Block K Lot 10	Karen Boone	Karen Boone	4/4/24
5. 1302 Sussex Dr	Block L, Lot 13	MARION ALLEN	Marion Allen	4-4-2024
6. 9415 Scarborough	Block L, Lot 1	LEO THOMAS	Leo Thomas	4 April 2024
7. 1300 Sussex Dr	Block L, Lot 14	ANNE L. HIGHSMITH	Anne L. Highsmith	20240404
8. 9401 Scarborough Dr.	Block L, Lot 8	Gisella Miller	Gisella Miller	4-4-2024

Restricted Occupancy Overlay Petition

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MAY 31 2024

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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>1300 Scarborough</u>	<u>Block K, Lot 9</u>	<u>Charles R Vrooman</u>	<u>[Signature]</u>	<u>04/02/2024</u>
2. <u>1305 Essex Gr.</u>	<u>Block N, Lot 6</u>	<u>Glenn Mears</u>	<u>[Signature]</u>	<u>04/02/24</u>
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. ¹³⁰⁶ Searborough	Block K lot 12	Dorothy Anderson	Dorothy Anderson	4/5/24
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
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8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>9313 STONEBRIDGE DR TX</u>	<u>WOODCREEK PH 1, Block N, LOT 19</u>	<u>ROGERS, NEAL WARREN</u>	<u>NEAL ROGERS</u>	<u>4/4/24</u>
2. <u>9409 Scarborough</u>	<u>Block L, Lot 4</u>	<u>Joan Quarles</u>	<u>Joan Quarles</u>	<u>4/5/24</u>
3. <u>9302 Essex Green</u>	<u>Block N, Lot 10</u>	<u>Elizabeth Soulikou</u>	<u>Elizabeth Soulikou</u>	<u>4/6/24</u>
4. <u>9401 Stonebridge Dr</u>	<u>Block R, Lot 8</u>	<u>Nancy Finch</u>	<u>Nancy B. Finch</u>	<u>4/6/24</u>
5. <u>9405 Stonebridge Dr</u>	<u>Block K Lot 6</u>	<u>Carlene Boucher</u>	<u>Carlene Boucher</u>	<u>6/6/24</u>
6. <u>9404 Essex Green</u>	<u>Block N lot 11</u>	<u>WANDA J. BLACK</u>	<u>Wanda J. Black</u>	<u>4/6/24</u>
7. <u>9413 Stonebridge Dr.</u>	<u>Block K Lot 2</u>	<u>Claudette J. Wojtek</u>	<u>Claudette Jane Wojtek</u>	<u>4-9-24</u>
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

Page # _____

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MAY 31 2024

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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1310 Essey Green	Block M, Lot 12	Holly D. Edwards	Holly D Edwards	4.27.24
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
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Restricted Occupancy Overlay Petition

Page # 1

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DATE: 5/4/24

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>1307 Woodcreek Dr.</u>	<u>Block 4, Lot 4</u>	<u>Gabriel Neal</u>	<u>[Signature]</u>	<u>5/4/2024</u>
2. <u>1305 Woodcreek Dr.</u>	<u>Block, Lot 3</u>	<u>Terrance Dill, Jr.</u>	<u>[Signature]</u>	<u>5/4/2024</u>
3. <u>1300 Autumnwood</u>	<u>Block 3, Lot 1</u>	<u>Cindy Legg</u>	<u>Cindy Legg</u>	<u>5-4-2024</u>
4. <u>1302 Autumnwood</u>	<u>Block 3, Lot 2</u>	<u>Kay Mason</u>	<u>Kay Mason</u>	<u>5/4/2024</u>
5. <u>1308 Autumnwood</u>	<u>Block 3, Lot 5</u>	<u>Ashton Harry</u>	<u>[Signature]</u>	<u>5/4/24</u>
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
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Restricted Occupancy Overlay Petition

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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9224 Stonebrook Tx	Block 4, Lot 7	KHALED HEAL		5-15-24
2. 9310 Stonebridge Tx	Block 1, Lot 6A	KHALED HEAL		5-15-24
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
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Restricted Occupancy Overlay Petition

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FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 1306 Sussex	Block L Lot 11	Dorothy Koehler	Dorothy Koehler	5-16-24
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
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Restricted Occupancy Overlay Petition

Page # _____

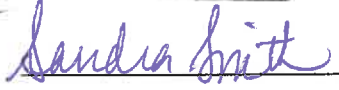
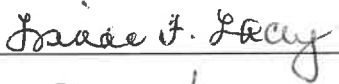
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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. 9405 Scarborough Dr	Woodcreek Ph I Block L, Lot 6	Jacqueline Perez		5-7-24
2. 9407 Stonebridge Dr	Block K, Lot 5	Sandra Smith		5-9-24
3. 1302 Essex Grn	Block m, Lot 8	Ruth Larson		5-10-24
4. 9403 Stonebridge Dr	Block K, Lot 7	Deborah D'Ambrosio		5-18-24
5. 9306 Essex Green	Block N, Lot 12	Linda F. Lacey Freddie J. Lacey STACY CREECH FOR		05.18.24
6. 1308 ESSEX GREEN	Block M Lot 11	HELEN S PARSONS		05/18/24
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

Restricted Occupancy Overlay Petition

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DATE: _____

FULL LEGAL SUBDIVISION NAME: Woodcreek Section One

ADDRESS	LEGAL DESCRIPTION	PROPERTY OWNER NAME	SIGNATURE	DATE
1. <u>1307 Sussex (Pvt)</u>	<u>Block M Lot 3</u>	<u>Laura C. Richter</u>	<u></u>	<u>5-30-24</u>
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____

August 1, 2024

Item No. 5.2.

Area OO City Initiated Rezoning to MH Middle Housing with a HOO High 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 boundaries from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 3.66 acres being all of that certain tract or parcel of land lying and being situated in the Richard Carter league, abstract no. 8, in College Station, Brazos County, Texas including portions of Lot 5 and Lot 6 of the D.A. Smith Subdivision as described by plat recorded in volume 49, page 106 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of these two lots, within an area generally bounded by Lincoln Avenue, Nimitz Street, and Eisenhower Street. Case #REZ2023-000051 (Note: Final action of this item will be considered at the August 22, 2024 City Council meeting – Subject to change).

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this request conditioned on the construction of an approved access drive or turnaround, that meets Fire Department standards, be provided within 100 feet of the terminus of Avenue A. This can also be achieved by the extension of Avenue A to Eisenhower Street, Nimitz Street, or Ash Street.. These conditions are necessary to ensure adequate Fire and Sanitation access with the potential increase in density allowed by the proposed zoning.

Summary: As part of the second phase of the City-initiated rezonings to middle housing, this area was identified as appropriate for MH Middle Housing and HOO High Occupancy Overlay but needed to be surveyed prior to moving forward. This is due to the area not being subdivided and/or the need to be resurveyed. This area was also previously considered and determined to be appropriate for rezoning to MH Middle Housing by a working group of neighborhood and development community representatives, the Planning and Zoning Commission, and the City Council. Public engagement sessions were held earlier this year in February and March to receive additional feedback prior to moving forward with the survey work necessary.

After receiving the completed survey and considering the rezoning criteria, City staff has determined that this area is appropriate for rezoning to MH Middle Housing and HOO High Occupancy Overlay and are recommending approval. The HOO High Occupancy Overlay would allow the shared housing use as long as the property met the requirements for that use.

REZONING REVIEW CRITERIA FOR AREA OO

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential and are a part of the Northeast Gateway Redevelopment Plan. For the Mixed Residential land use, the Comprehensive Plan provides the following:

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

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. The MH Middle Housing zoning district is aligned with that vision. The zoning districts that are generally appropriate within Mixed Residential include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

The Northeast Gateway Redevelopment Plan creates a coordinated strategy for future change and redevelopment along two of the busiest corridors in the city: Texas Avenue and University Drive (FM 60). The goal of the plan identifies the need for availability of residential and commercial opportunities throughout the district. It more specifically states the following:

Reflecting the community's existing and future housing needs and demographic characteristics, future development and redevelopment of different housing types will expand housing opportunities for all residents of the City of College Station, including faculty, staff, and students of Texas A&M University. While detached single-family homes have historically been the base of College Station's housing stock, the MH Middle Housing zoning district can provide more for-sale and for-rent opportunities for households and families seeking a walkable lifestyle near employment opportunities and amenities, particularly as rising land values raise the costs of single-family home ownership.

By enabling the MH Middle Housing zoning district and incentivizing higher-density housing in this redevelopment area, development pressures can be concentrated here and outside of established single-family neighborhoods. Furthermore, the MH Middle Housing zoning district provides greater flexibility and serves as a transitory buffer between more intense urban uses and established single-family zoning districts.

The Northeast Gateway Redevelopment Plan also identifies in one of its actions, that Avenue A should be extended to Eisenhower St. A connection to Nimitz or Ash would serve the same purposes and meet the spirit of the plan.

There is a concern when it comes to Fire and Solid Waste access on Avenue A. Fire and Solid Waste personnel already face challenges in trying to serve the current residents. Currently, there is not sufficient access for their larger vehicles to provide services to those lots that are facing Avenue A. Without providing an approved access drive or turnaround, that meets Fire Department standards; or an extension of Avenue A to Eisenhower, Nimitz, or Ash, it would cause this request to not be consistent 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 properties are surrounded by multi-family developments to the east, commercial to the west across Eisenhower St, single-family residential to the south across Lincoln Ave, and single family-residential and duplexes to the north. Development pressure continues to grow as new generations of students, young professionals, families, and seniors move to College Station; allowing and encouraging redevelopment opportunities helps alleviate some of the pressure in the market. The MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area as they allow for additional residential density to meet market demand while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and a Texas A&M Transportation Services bus route and the development pattern of the properties within the area.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, the 2021 Comprehensive Plan update anticipated the need for improved transportation facilities, which are reflected on the Comprehensive Plan Functional Classification and Context Class Map.

Currently, Avenue A does not conform to Fire access requirements and is substandard width that terminates at a dead end without a proper cul-de-sac. Constructing an access drive or turnaround, that meets Fire Department standards or providing an extension of Avenue A to Eisenhower, Nimitz, or Ash will help make up for the current substandard state of Avenue A.

5. The marketability of the property:

The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

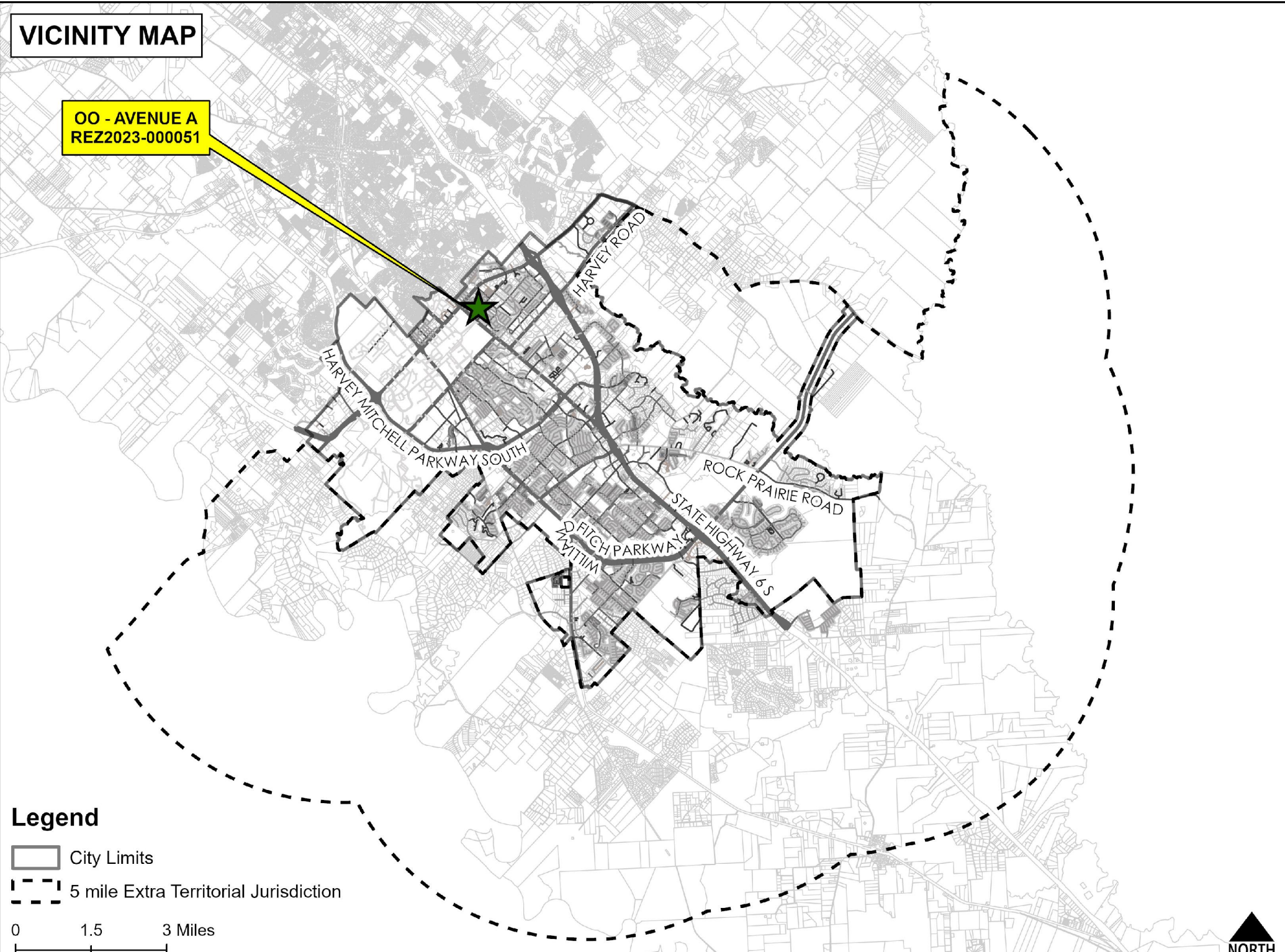
Budget & Financial Summary: N/A

Attachments:

1. Vicinity, Aerial, and Small Area Map
2. Background Information
3. Future Land Use Map
4. Rezoning Map

VICINITY MAP

OO - AVENUE A
REZ2023-000051

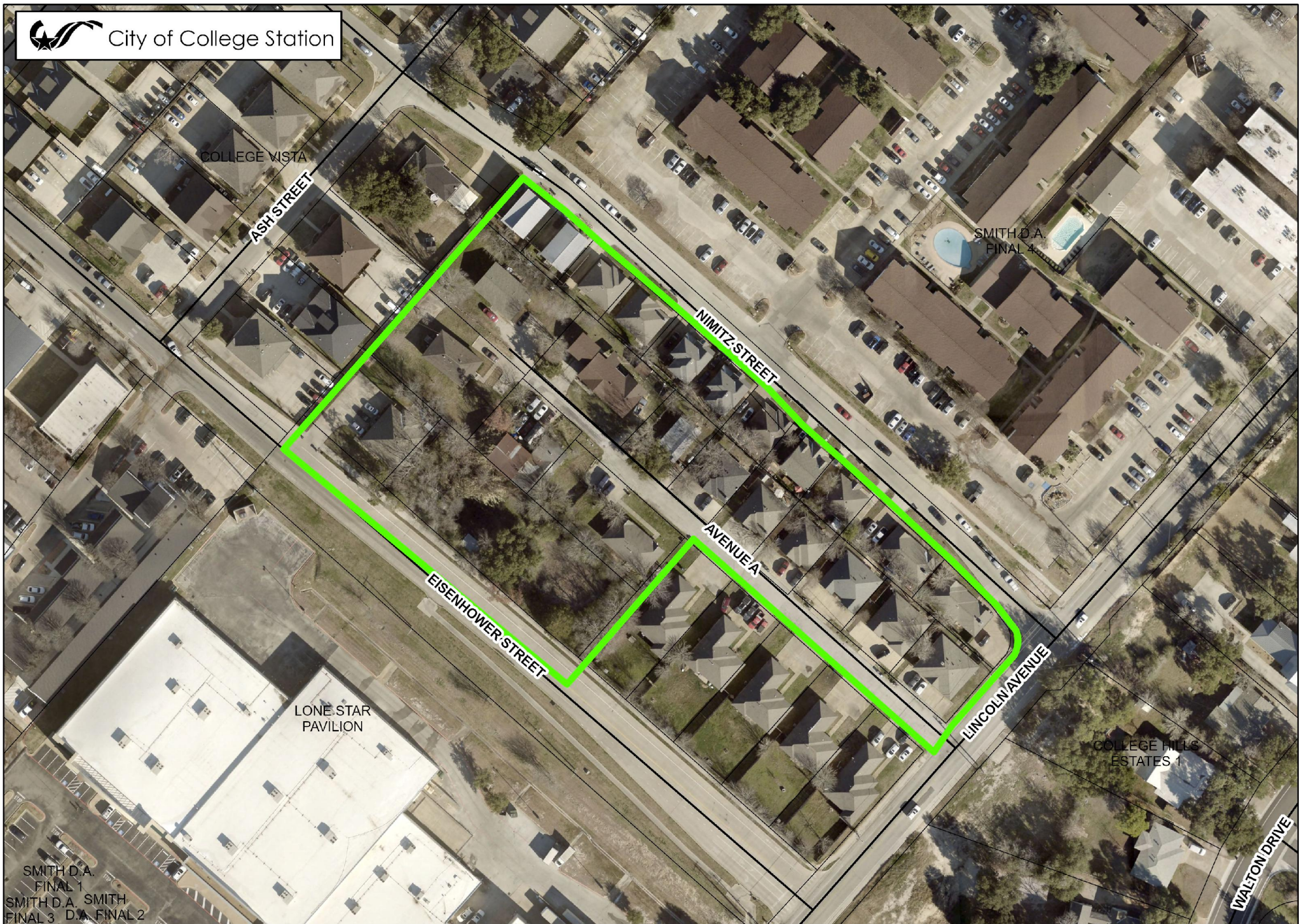


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles



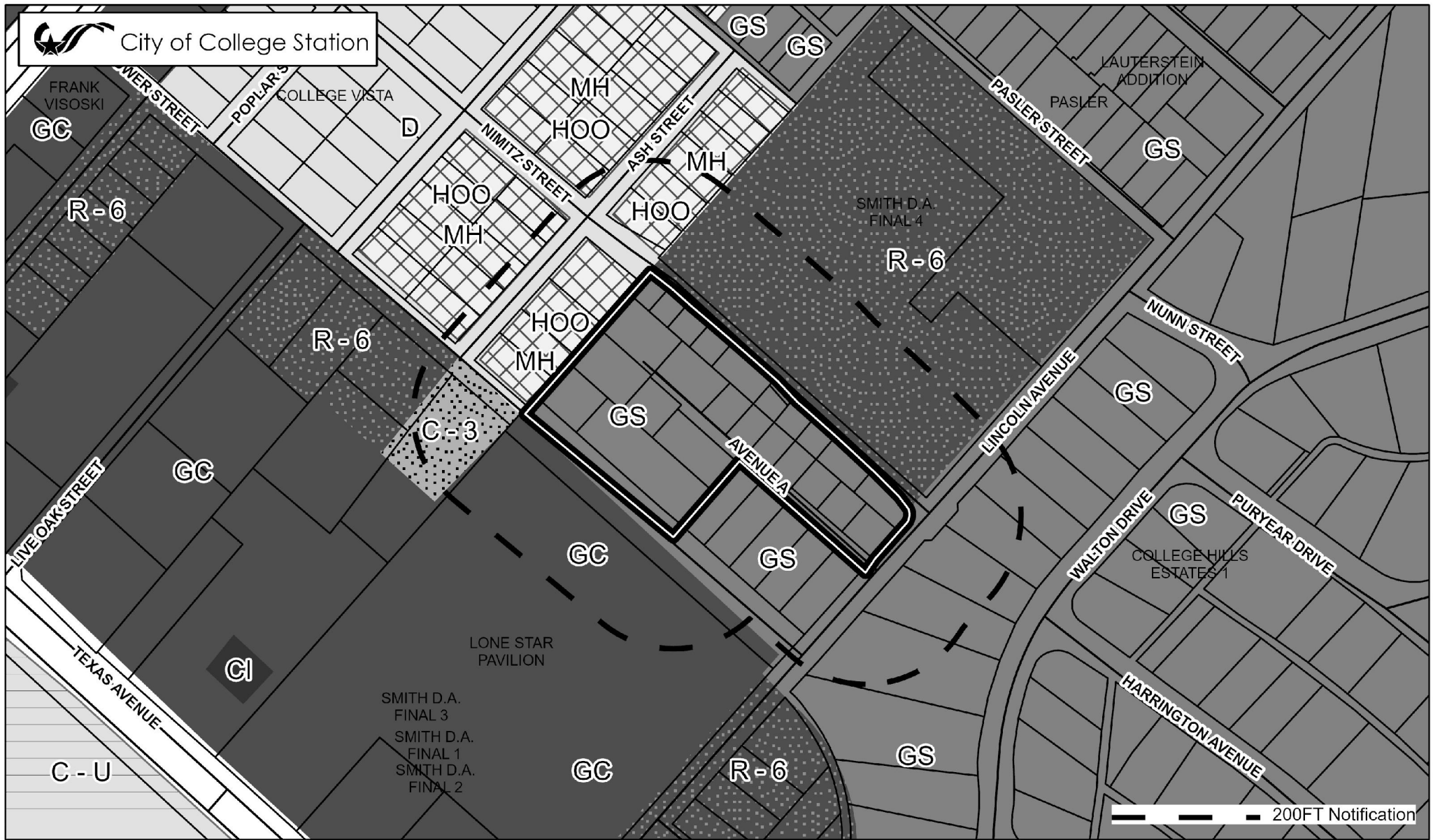


0 115 230 Feet

OO - AVENUE A

Case:
REZ2023-000051

REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential

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

Planned Districts

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

Design Districts

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

Overlay Districts

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

Retired Districts

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



0 240 480 Feet

OO - AVENUE A

Case:
REZ2023-000051

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 1, 2024
Advertised Council Hearing Date: August 22, 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 Hills HOA

Property owner notices mailed: 54

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

ADJACENT LAND USES

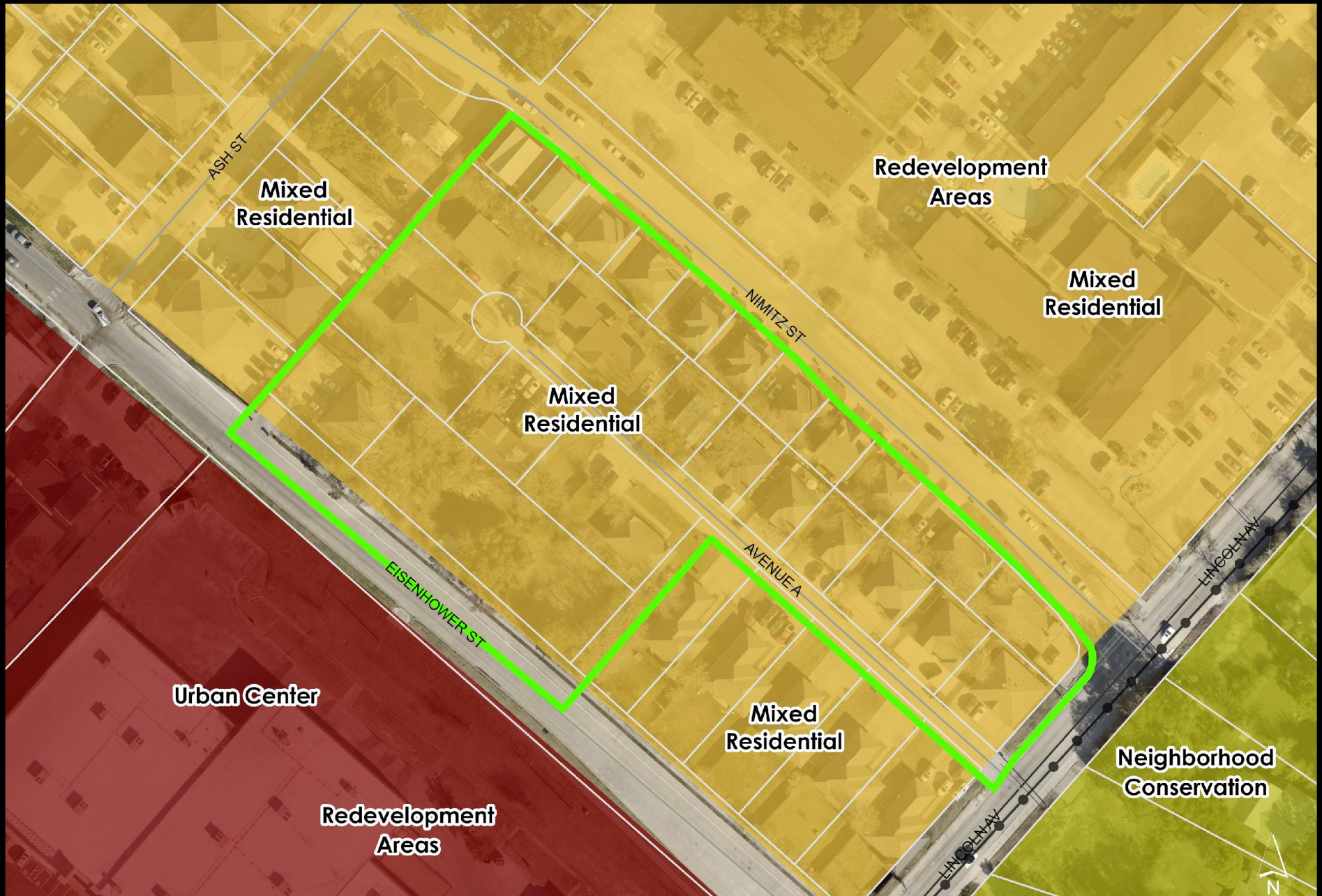
Direction	Comprehensive Plan	Zoning	Land Use
North	Mixed Residential	General Suburban	Detached single family
East	Neighborhood Conservation	General Suburban	Detached single family
South	Neighborhood Conservation	GS General Suburban	Detached single family
West	Urban Center	GC General Commercial	Shopping center

DEVELOPMENT HISTORY

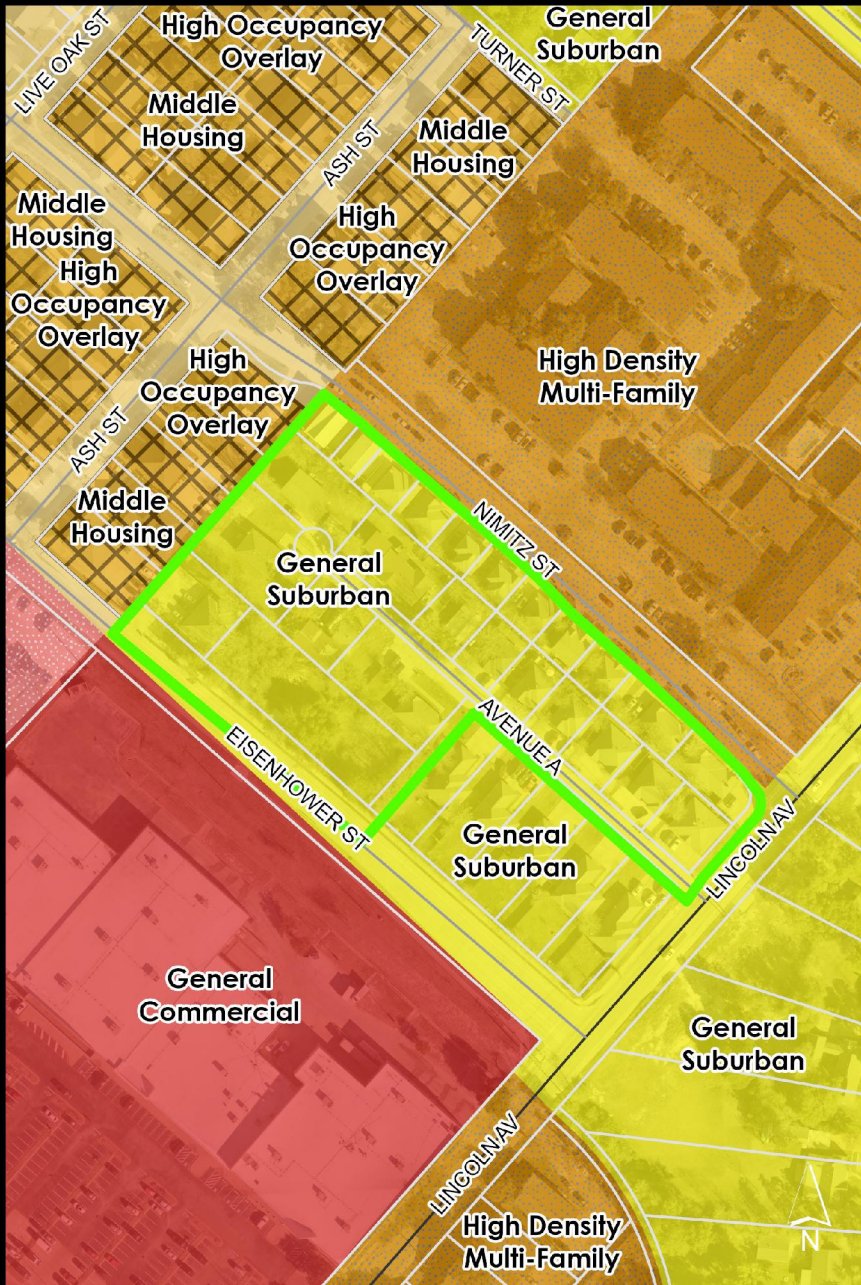
Annexed: April 1951
Zoning: A-O Agricultural Open (1951 upon annexation)
R-3 Apartment Building (year undetermined)
R-1 Single Family Residential (1976)
R-1 Single Family Residential renamed to GS General Suburban (2013)
Final Plat: D.A. Smith Subdivision
Site Development: Single-family Houses

EXISTING

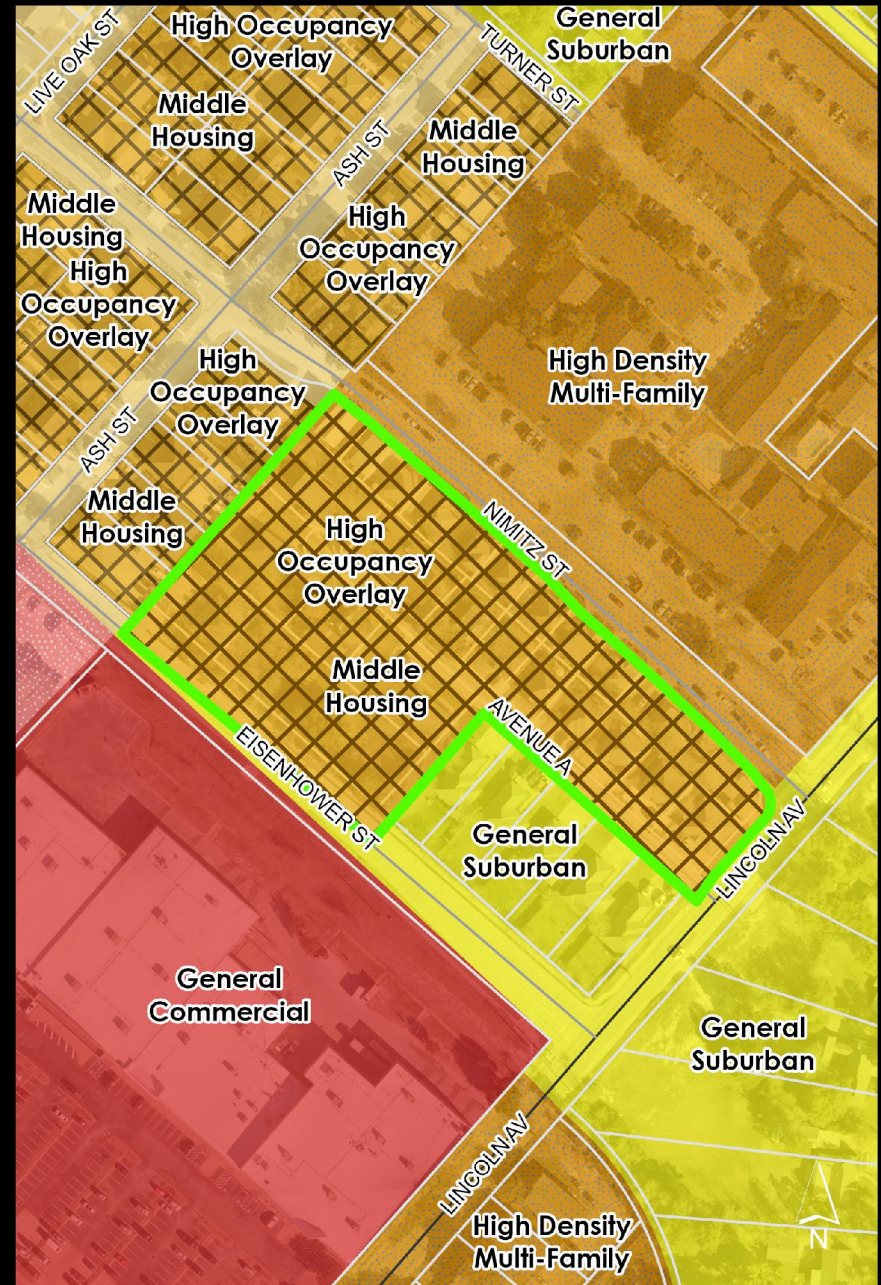
Future Land Use



EXISTING Zoning



PROPOSED Zoning



August 1, 2024

Item No. 5.3.

Area O City Initiated Rezoning to MH – Middle Housing with a HOO – High Occupancy Overlay

Sponsor: Jesse Dimeolo

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 boundaries from GS General Suburban to MH Middle Housing and HOO High Occupancy Overlay for approximately 28 acres being all of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, including portions of the Richards Subdivision as described by plat recorded in volume 137, page 25 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of it, and generally being the majority of the properties which front on Richards Street, Crest Street and Sterling Street. Case #REZ2023-000044 (Note: Final action of this item will be considered at the August 22, 2024 City Council meeting – Subject to change).

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy

Recommendation(s): Staff recommends approval.

Summary: As part of the second phase of the City-initiated rezonings to middle housing, this area was identified as appropriate for MH Middle Housing and HOO High Occupancy Overlay but needed to be surveyed prior to moving forward. This is due to the area not being subdivided and/or the need to be resurveyed. This area was also previously considered and determined to be appropriate for rezoning to MH Middle Housing by a working group of neighborhood and development community representatives, the Planning and Zoning Commission, and the City Council. Public engagement sessions were held earlier this year in February and March to receive additional feedback prior to moving forward with the survey work necessary.

After receiving the completed survey and considering the rezoning criteria, City staff has determined that this area is appropriate for rezoning to MH Middle Housing and HOO High Occupancy Overlay and are recommending approval. The HOO High Occupancy Overlay would allow the shared housing use as long as the property met the requirements for that use.

REZONING REVIEW CRITERIA FOR AREA O

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 unit), and limited small-lot single family. These areas are

appropriate for residential infill and redevelopment that allows original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. The MH Middle Housing zoning district is aligned with that vision.

The zoning districts that are generally appropriate within Mixed Residential include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

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

The subject property is bordered by commercial and multifamily zoned properties to the southeast, mixed-use development to the north at the intersection of Dartmouth and Holleman, commercial areas to the west and a new development of townhomes where George Bush Drive terminates into Holleman. Development pressure continues to grow as new generations of students, young professionals, families, and seniors move to College Station; allowing and encouraging redevelopment opportunities helps alleviate some of the pressure in the market. The MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

Additionally, the HOO High Occupancy Overlay, which allows shared housing uses, was determined to be appropriate for the subject properties due to the proximity to Texas A&M University and a Texas A&M Transportation Services bus route and the development pattern of the properties within the area.

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

The size and location of the subject properties are suitable for single-family, townhouse, duplex, and multiplex uses, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Additionally, through staff reviews of the street network in the area, it was determined that the on-street parking areas needed to be revised to allow for better emergency and sanitation vehicle access. At the July 11th, 2024 City Council meeting, on-street parking was removed from the northwest side of Richards Street from Texas Avenue to Crest Street and a prior parking prohibition on the southeast side was repealed.

5. The marketability of the property:

The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Budget & Financial Summary: N/A

Attachments:

1. Aerial and Small Area Maps
2. Background Information
3. Future Land Use Map
4. Rezoning Map



Case:
REZ2023-000044

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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



0 480 960 Feet

O - RICHARDS ST. & STERLING ST. AREA

Case:
REZ2023-000044

REZONING

BACKGROUND INFORMATION – REZ2023-000044

NOTIFICATIONS

Advertised Commission Hearing Date: August 1, 2024
Advertised Council Hearing Date: August 22, 2024

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: 233

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

ADJACENT LAND USES

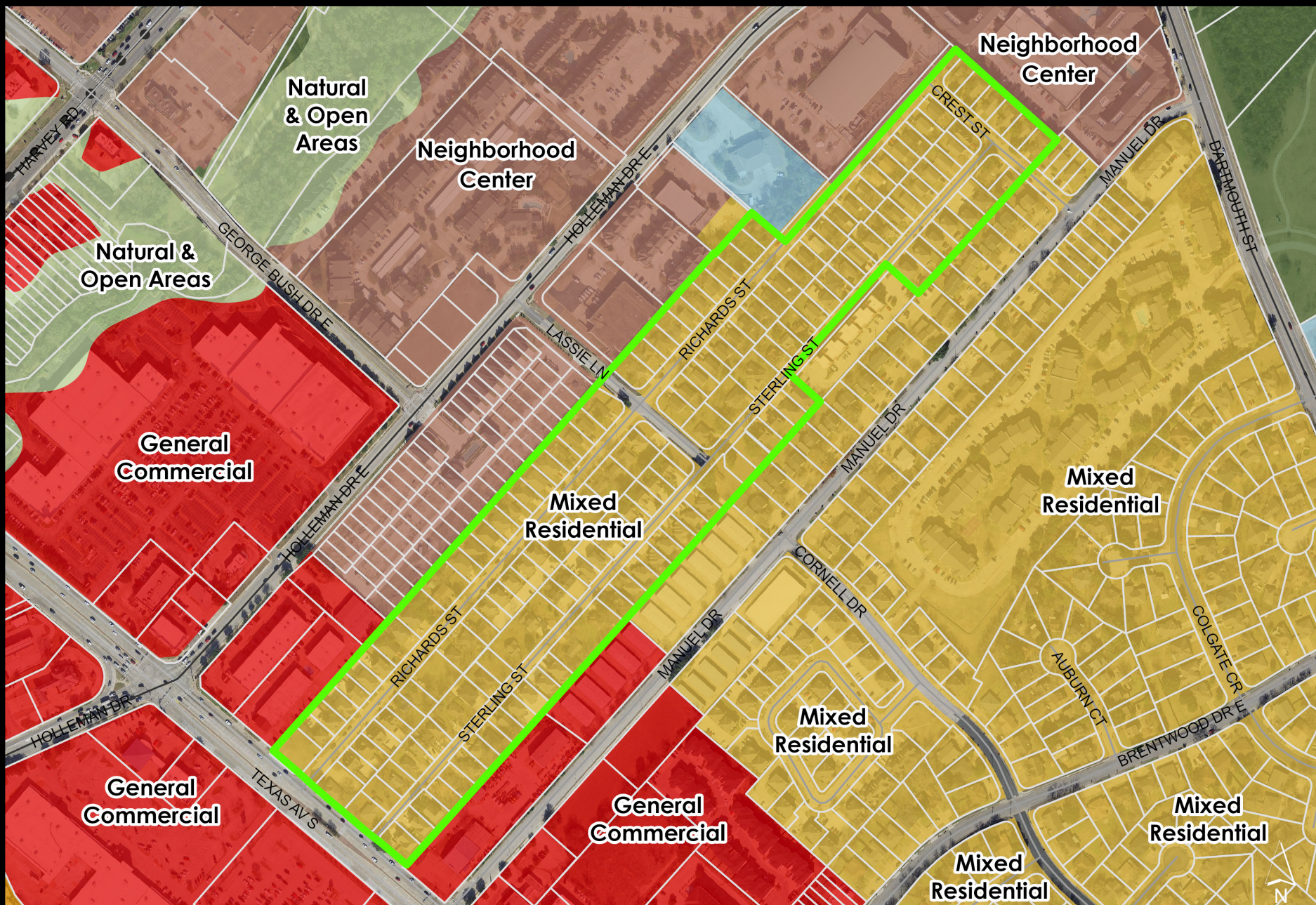
Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Center and Institutional/Public	WPC Wolf Pen Creek	Multi-Family Apartments
South	General Commercial	GC General Commercial	Self-Storage
East	Mixed Residential	R-4 Multi-Family	Multi-Family Apartments
West	General Commercial	PDD Planned Development District and GC General Commercial	Horizontal mixing of commercial spaces and detached townhomes

DEVELOPMENT HISTORY

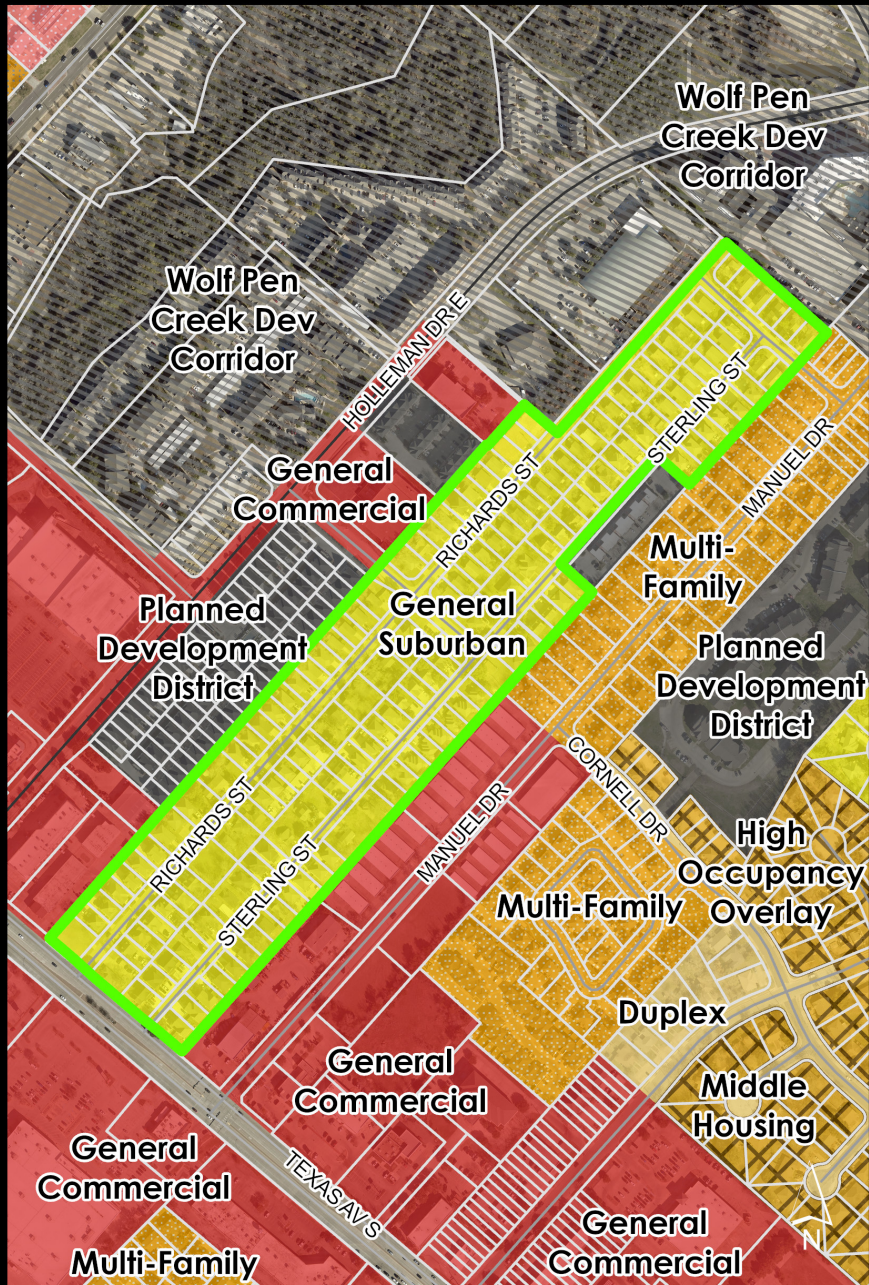
Annexed: 1969 and 1971
Zoning: GS General Suburban (1969 upon annexation)
Final Plat: Unplatted areas and portions of Richards Subdivision Volume 137, Page 25 (1979)
Site Development: Single family homes and undeveloped property

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

