



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 15, 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. August 1 2024

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

5. Regular Agenda

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

MH Middle Housing and HOO High Occupancy Overlay or MH Middle Housing and HOO High Occupancy Overlay and NAP Natural Areas Protected for approximately 18.66 acres being all of that certain tract or parcel of land lying and being situated in the J.E. Scott league, abstract no. 50 and Crawford Burnett league, abstract no. 7, in College Station, Brazos County, Texas, including portions of the F.S. Kapchinski Subdivision as described by a plat reconstructed from deed records recorded in volume Y, page 618-A of the Mechanics & Materialman's Lien Records of Brazos County, Texas, and subsequent replats of portions of it, generally for the properties located along Park Place and Boardwalk Court. Case #REZ2023-000029 (Note: Final action of this item will be considered at the September 12, 2024 City Council meeting – Subject to change).

Sponsors: Jeff Howell

Attachments:

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

- 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 or D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 1.10 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, being a portion of Lot 12 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 the northeast half (approximate) of the adjoining right-of-way of Turner Street, generally for the properties located along Gilbert Street and Turner Street. Case #REZ2023-000060 (Note: Final action of this item will be considered at the September 12, 2024 City Council meeting – Subject to change).

Sponsors: Jeff Howell

Attachments:

1. 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 the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Balcones Drive, a Minor Collector, between the Jones Crossing Development and Welsh Avenue including associated future bike lanes and sidewalks. Case #CPA2024-000002 (Final action of this item is scheduled for the September 12, 2024 City Council Meeting – Subject to change).

Sponsors: Jason Schubert

Attachments:

1. Amendment Exhibit
2. Applicants Supporting Information
3. Letter of Support - First Baptist Church of College Station

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:

- A rezoning of approximately 117 acres of land being 147 lots within Sweet Briar, College Hills Woodlands, and Woodland Acres Subdivision to establish a ROO Restricted Occupancy Overlay. 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 August 8, 2024 and voted (6-0) to approve the request.

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

- 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.
- Thursday, September 12, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, September 19, 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 August 9, 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
August 1, 2024**

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

COMMISSIONERS ABSENT: Commissioner Warren Finch

COUNCILMEMBERS PRESENT: Councilmembers Dennis Maloney and William Wright

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, City Engineer Carol Cotter, Development Review Administrator Robin Macias, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Senior Planners Jeff Howell and Jesse DiMeolo, Staff Planners Gabriel Schrum and Ashley Klein, Engineer II Lucas Harper, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, and Lead Technology Services Specialist Lillian Wells

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- July 18, 2024

Commissioner Cornelius moved to approve the Consent Agenda, Commissioner Chaloupka seconded the motion, the motion passed 6-0.

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 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).

Senior Planner Howell presented the rezoning to the Commission.

Dwight Allen, Applicant, Woodcreek Phase 1, College Station, was available to address and answer questions from the Commission.

Allen Hisey, Applicant, Woodcreek Phase 1, College Station, was available to address and answer questions from the Commission.

Commissioner Collins stated that part of this area is zoned PDD Planned Development District and asked for the original intent of this designation.

Senior Planner Howell stated that this area was rezoned from PUD Planned Use District to PDD Planned Development District as District 1, providing a zoning character and use similar in nature to GS General Suburban.

Commissioner Mirza asked if the City is recommending approval of the ROO Restricted Occupancy Overlay.

Senior Planner Howell reiterated that the City does not provide a recommendation on a neighborhood driven request and process.

Commissioner Cornelius asked for the reasoning for the 23 non-responses on the petition.

Mr. Hisey clarified that six homeowners were not verifiable, some expressed discomfort with property right interference, some were non-responsive, and some did not want to sign the petition.

Commissioner Cornelius asked if the neighborhoods had experienced any issues to bring this request forward.

Mr. Hisey clarified that safety, neighborhood integrity, and a strong support for the overlay have driven the request.

Mr. Allen also clarified that narrow streets are a safety issue concerning to the residents, stating that the overlay would aid in making sure parking regulations are followed.

Commissioner Collins asked if there were there any residents who could exhibit that this would be detrimental to them.

Senior Planner Howell stated that staff received no oppositions.

Chairperson McIlhaney opened the public hearing.

Steve Parker, Woodcreek Phase 1, College Station, spoke in support of the overlay citing concerns for narrow streets.

Chairperson McIlhaney closed the public hearing.

Commissioner Chaloupka moved to recommend approval of the rezoning, Commissioner Shafer seconded the motion.

Commissioner Mirza expressed support for the rezoning

Commissioner Chaloupka expressed support for the rezoning

The motion passed 6-0.

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

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

Senior Planner Howell presented agenda item #5.3 to the Commission recommending approval, and agenda item #5.2 to the Commission recommending approval 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.

Chairperson McIlhaney asked for clarification that all sites have been vetted and surveys have confirmed metes and bounds.

Senior Planner Howell clarified that surveys needed to be prepared and were completed to move forward with a rezoning recommendation.

Commissioner Cornelius asked for further explanation on the conditions and options for Avenue A, agenda item #5.2.

Senior Planner Howell clarified that if a turnaround on Avenue A is not provided, connections to Eisenhower Street, Nimitz Street, or Ash Street would be options.

Commissioner Cornelius asked for clarification that the five adjacent lots have a HOO High Occupancy Overlay.

Senior Planner Howell explained that these five lots are currently zoned GS General Suburban needing the access condition to be satisfied prior to the rezoning going into effect. Mr. Howell further clarified that once that condition is met, the approved HOO High Occupancy Overlay rezoning can take effect.

Commissioner Chaloupka asked if the extension would have to be in place prior to rezoning.

Senior Planner Howell explained that one of the four conditioned options, a connection to Eisenhower Street, Nimitz Street, or Ash Street, or a turnaround, to satisfy fire and sanitation access requirements, will be required prior to the rezoning going into effect.

Commissioner Cornelius asked for clarification that one of four options must be met for the rezoning to go in to effect.

Senior Planner Howell confirmed that one of the four options must be met for the rezoning to go into effect.

Commissioner Chaloupka asked if the prior condition placed on the adjacent lots would satisfy the requirements.

Senior Planner Howell clarified that the prior condition does not satisfy the current requirement and is a condition specific to those five adjacent lots.

Commissioner Collins stated that these lots are not under single ownership.

Senior Planner Howell confirmed that these lots are not under single ownership.

Commissioner Collins asked how designating this land for connections would be accomplished with separate ownership.

Senior Planner Howell stated that owners would have to coordinate and consolidate to rezone. Mr. Howell further clarified that if development were to occur, and the property owners would like to utilize a MH Middle Housing zoning district, they would have to satisfy the conditions beforehand.

Chairperson McIlhaney asked if a homeowner wanted to renovate or tear down and rebuild their home, are they limited in options.

Senior Planner Howell clarified that the MH Middle Housing zoning would not go into effect until the conditions were satisfied; until the conditions are satisfied, any building modifications will be under a GS General Suburban zoning district.

Commissioner Shafer asked if staff received any opposition to the rezoning along Richards Street and Sterling Street.

Senior Planner Howell stated that staff did not receive any opposition, and feedback was either in support or general questions. Mr. Howell also clarified that citizens were given opportunity to provide feedback through public input sessions and notification mailings.

Commissioner Mirza asked if the Avenue A rezoning meets fire and safety requirements.

Senior Planner Howell explained that the conditions placed on agenda item #5.2 were to satisfy fire and safety requirements. Mr. Howell also explained that parking was recently removed from area OO to help with the fire and sanitation requirements.

Chairperson McIlhaney opened the public hearing for agenda item #5.2.

No visitors spoke.

Chairperson McIlhaney closed the public hearing for agenda item #5.2.

Chairperson McIlhaney opened the public hearing for agenda item #5.3.

No visitors spoke.

Chairperson McIlhaney closed the public hearing for agenda item #5.3.

Commissioner Cornelius moved to recommend approval of agenda item #5.2 with the condition as stated, Commissioner Mirza seconded the motion, the motion passed 6-0.

Commissioner Cornelius moved to recommend approval of agenda item #5.3, Commissioner Chaloupka seconded the motion, the motion passed 6-0.

6. Informational Agenda

6.1 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.2 Presentation and discussion regarding 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.

There was no discussion.

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.

There was no discussion.

6.4 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.

Commissioner Cornelius asked if staff has an online map of approved Restricted Occupancy Overlay areas.

Director Armstrong confirmed there is an occupancy map and additional information for citizens located at cstx.gov/occupancy.

Chairperson McIlhaney asked if staff tracks occupied and vacant retail and rental space in the city.

Director Armstrong clarified that Economic Development does track retail space, however the City does not track rental occupancy. Mr. Armstrong further clarified that the City can provide occupancy type information upon request.

Chairperson McIlhaney stated that the Commission would be interested in seeing the growth in the City of College Station.

Director Armstrong clarified that this information will be provided with the update of the Existing Conditions Report.

8. Adjourn

The meeting adjourned at 6:36 p.m.

Approved:

Melissa McIlhaney, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

August 15, 2024

Item No. 5.1.

Area K City Initiated Rezoning to MH – Middle Housing with a HOO – High Occupancy Overlay and NAP Natural Areas Protected

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from GS General Suburban or PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay or MH Middle Housing and HOO High Occupancy Overlay and NAP Natural Areas Protected for approximately 18.66 acres being all of that certain tract or parcel of land lying and being situated in the J.E. Scott league, abstract no. 50 and Crawford Burnett league, abstract no. 7, in College Station, Brazos County, Texas, including portions of the F.S. Kapchinski Subdivision as described by a plat reconstructed from deed records recorded in volume Y, page 618-A of the Mechanics & Materialman's Lien Records of Brazos County, Texas, and subsequent replats of portions of it, generally for the properties located along Park Place and Boardwalk Court. Case #REZ2023-000029 (Note: Final action of this item will be considered at the September 12, 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 rezoning 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. Additionally, Area K contains floodplain that also needed to be surveyed before a portion of the properties can be rezoned to NAP Natural Areas Protected. 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 NAP Natural Areas Protected 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 K

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 Natural and Open Areas. 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.

Finally, a portion of the area also contains the floodplain from the adjacent Wolf Pen Creek tributary, which is proposed to be covered by the portion zoned as NAP Natural Areas Protected. For Natural and Open Areas, the Comprehensive Plan provides the following:

This land use designation is generally for areas that represent a constraint to development and that should be conserved for their natural function or open space qualities. These areas include floodplains, riparian buffers, common areas, and open space. The boundaries of the Natural & Open Areas land use are illustrative, and the exact location of floodplains and other physical constraints are determined during the development process.

The zoning districts that are generally appropriate within Natural and Open Areas include: Natural Areas Protected

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 north, multifamily development to the south and west, commercial uses to the east closer towards Texas Avenue. 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/or a Texas A&M Transportation Services bus route and the development pattern of the properties within

the area.

The proposed zoning of a portion of the area to NAP Natural Areas Protected would be compatible with the area surrounding the Wolf Pen Creek Tributary as it provides the conservation of the natural feature and open space in that area. Development would not be allowed within the area proposed to be NAP, which was generated based on the 500 year floodplain boundary.

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.

There is a small portion of the properties that has been identified as floodplain which is covered in the proposed NAP Natural Areas Protected zoning of the property. Development may still occur on the property, but it would be prohibited in portion that is proposed to be NAP.

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, while there are no existing sidewalks on Park Place, future improvements and right-of-way dedications may be provided as properties are redevelopment and re-platted.

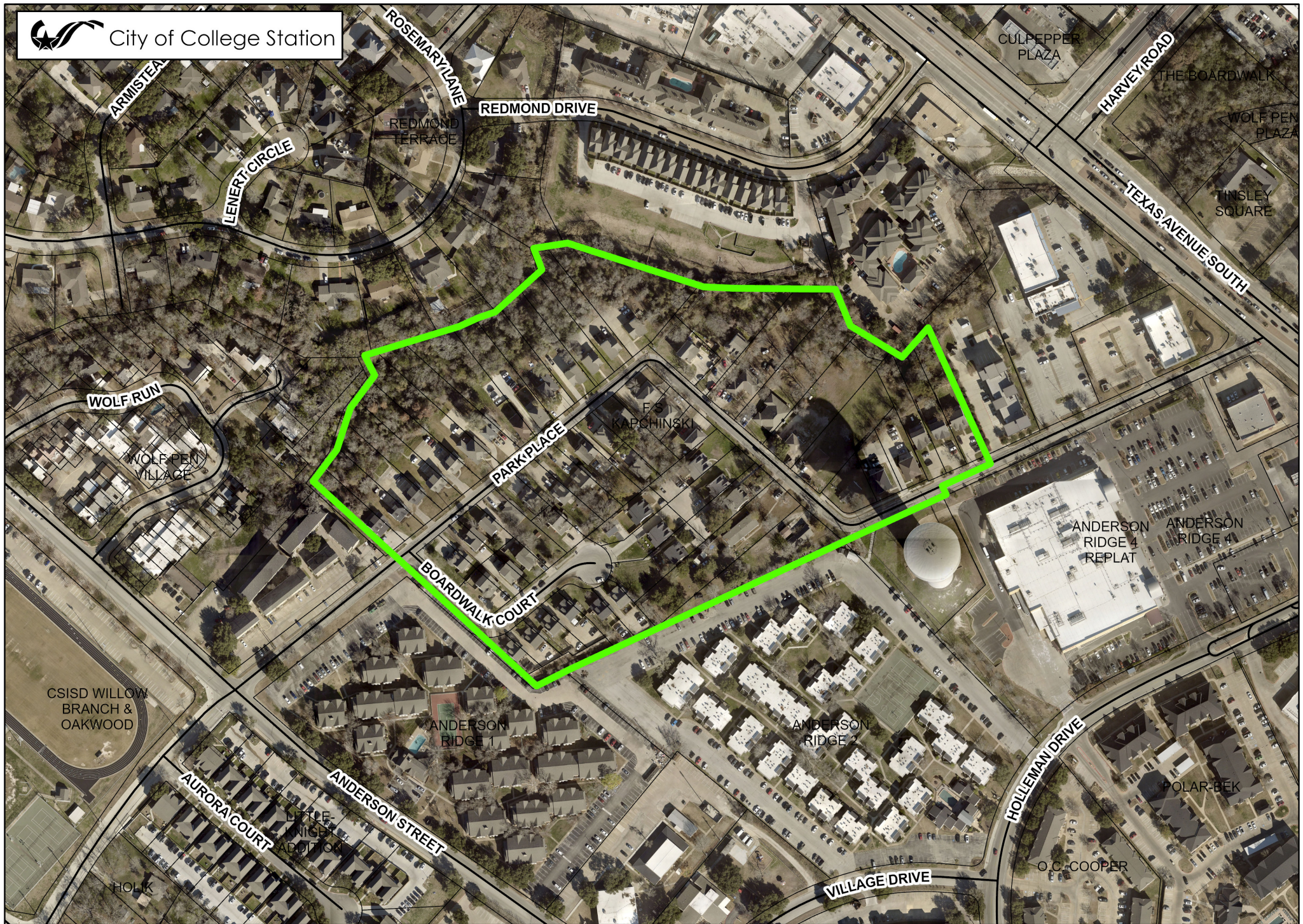
5. The marketability of the property:

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 Map
2. Background Information
3. Future Land Use Map
4. Rezoning Map

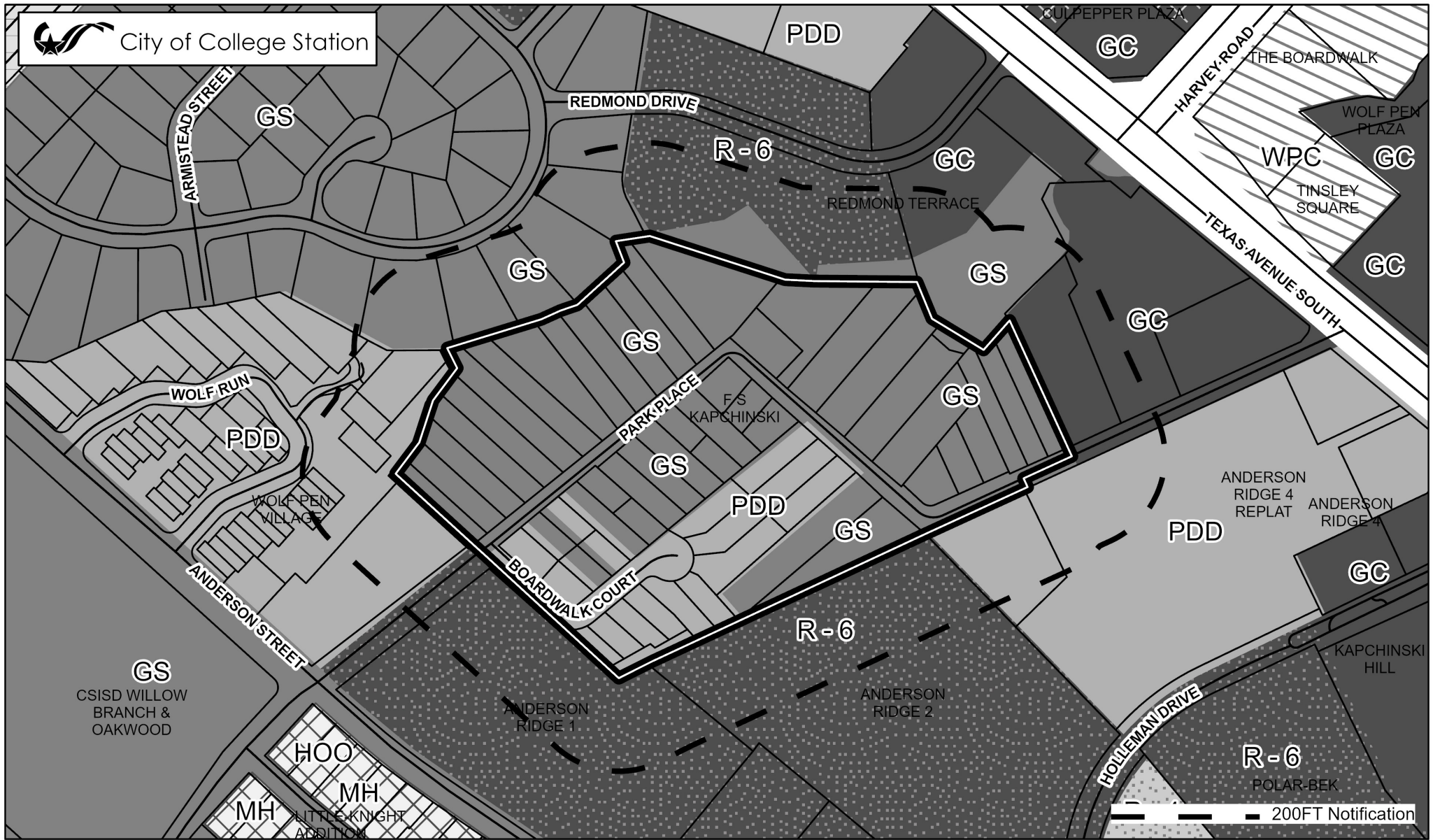


0 262.5 525 Feet

K - PARK PLACE AREA

Case:
REZ2023-000029

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



0 290 580 Feet

K - PARK PLACE AREA

Case:
REZ2023-000029

REZONING

BACKGROUND INFORMATION – REZ2023-000029

NOTIFICATIONS

Advertised Commission Hearing Date: August 15, 2024
Advertised Council Hearing Date: September 12, 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: 103

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural and Open Areas	R-6 High Density Multi-Family, GS General Suburban, GC General Commercial	Multi-Family Apartments, Single family detached dwellings
South	Urban Residential, Institutional/Public	R-6 High Density Multi-Family, PDD Planned Development District	Multi-Family Apartments
East	General Commercial, Natural and Open Areas	GS General Suburban, GC General Commercial	Retail Sales and Service
West	Suburban Residential, Urban Residential	PDD Planned Development District, R-6 High Density Multi-Family	Multi-Family Apartments, Townhomes

DEVELOPMENT HISTORY

Annexed: 1956

Zoning: R-1 Single-Family Residential (1956 upon annexation)
Properties north of Park Place

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

Properties south of Park Place

- R-1 Single-Family Residential to R-3 Apartment Building District (1974)
- R-1 Single-Family Residential and R-3 Apartment Building District to PDD Planned Development District (2009)
- R-1 Single-Family Residential and PDD Planned Development District to PDD Planned Development District (2009)

Final Plat:

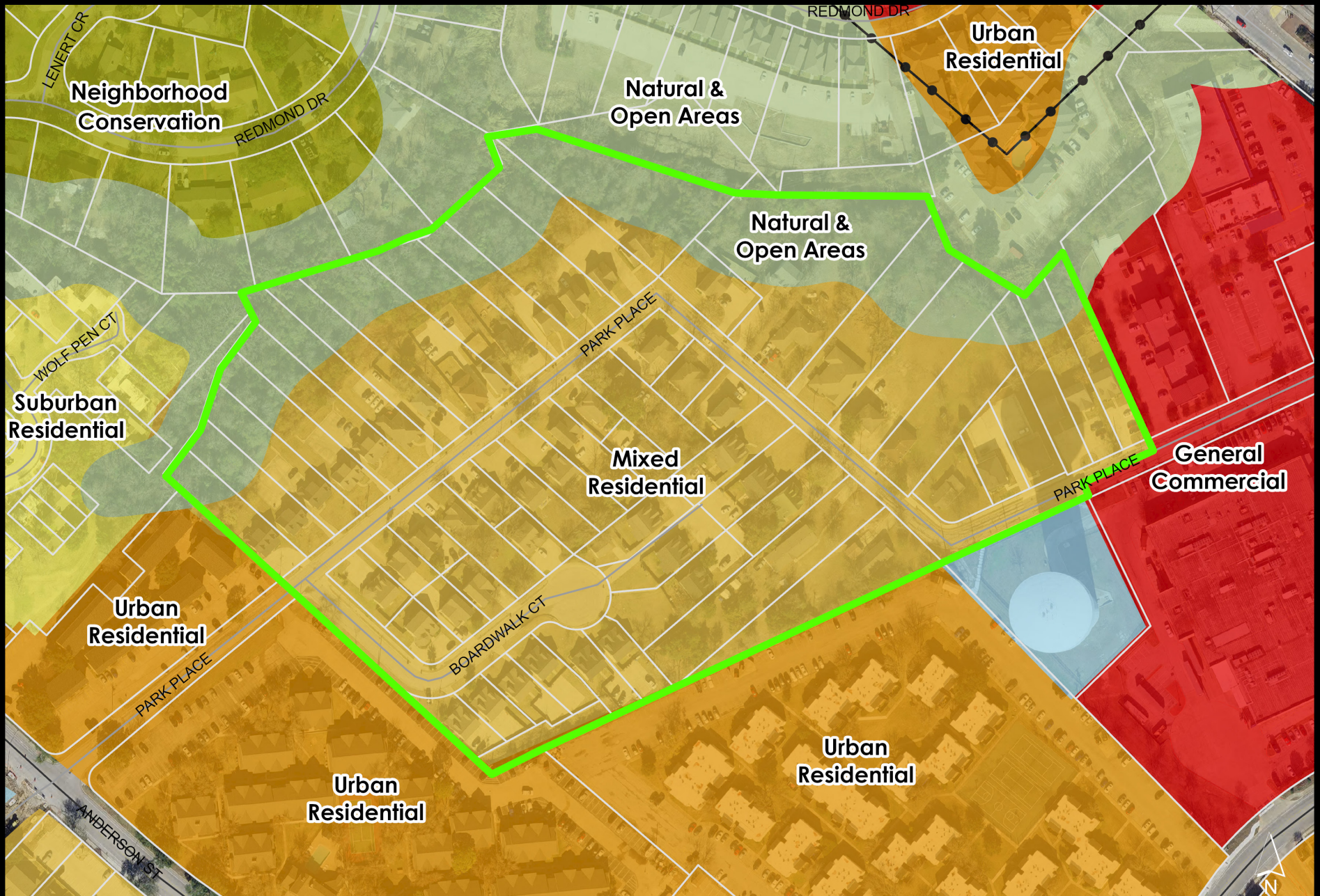
Unplatted areas and portions of F.S. Kapchinski Subdivision (1943)

Site Development:

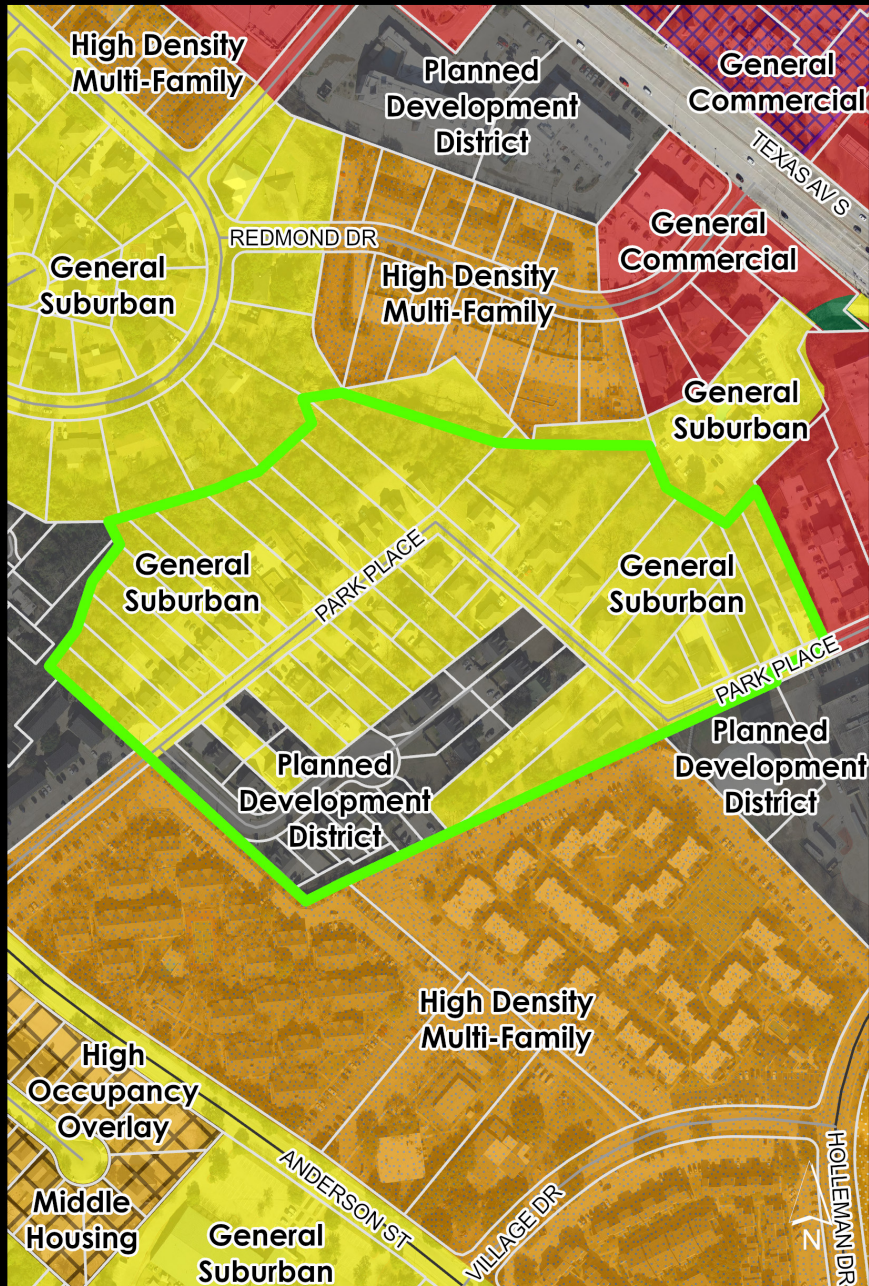
Single family dwellings and Wolf Pen Creek tributary

EXISTING

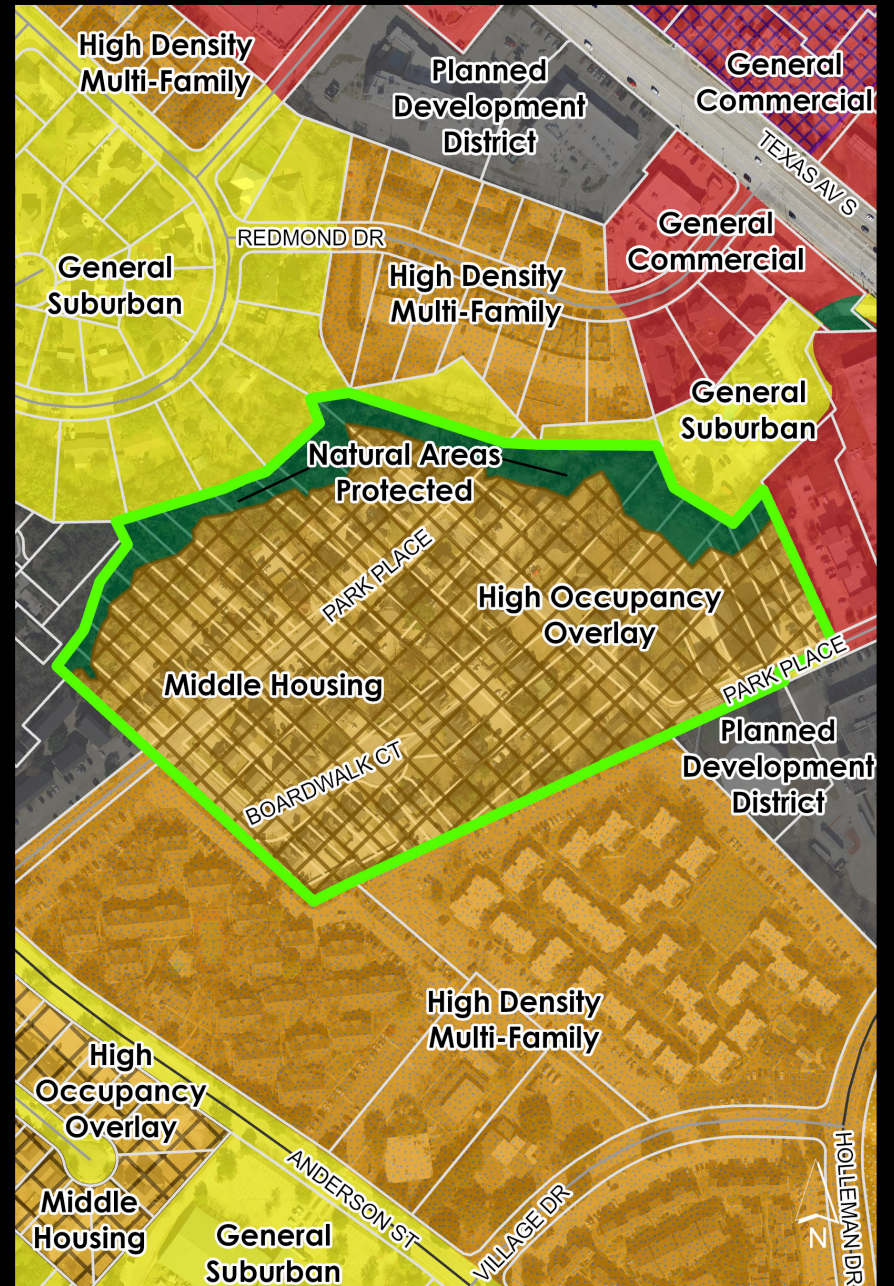
Future Land Use



EXISTING Zoning



PROPOSED Zoning



August 15, 2024

Item No. 5.2.

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

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4 “Zoning Districts,” Section 4.2 “Official Zoning Map” of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundaries from GS General Suburban or D Duplex to MH Middle Housing and HOO High Occupancy Overlay for approximately 1.10 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, being a portion of Lot 12 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 the northeast half (approximate) of the adjoining right-of-way of Turner Street, generally for the properties located along Gilbert Street and Turner Street. Case #REZ2023-000060 (Note: Final action of this item will be considered at the September 12, 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 SS

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 Natural and Open Areas. 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 north, multifamily development to the south and west, commercial uses to the east closer towards Texas Avenue. 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. At the time of development, right of way dedication may be required as well as the removal of on-street parking

along Turner Street.

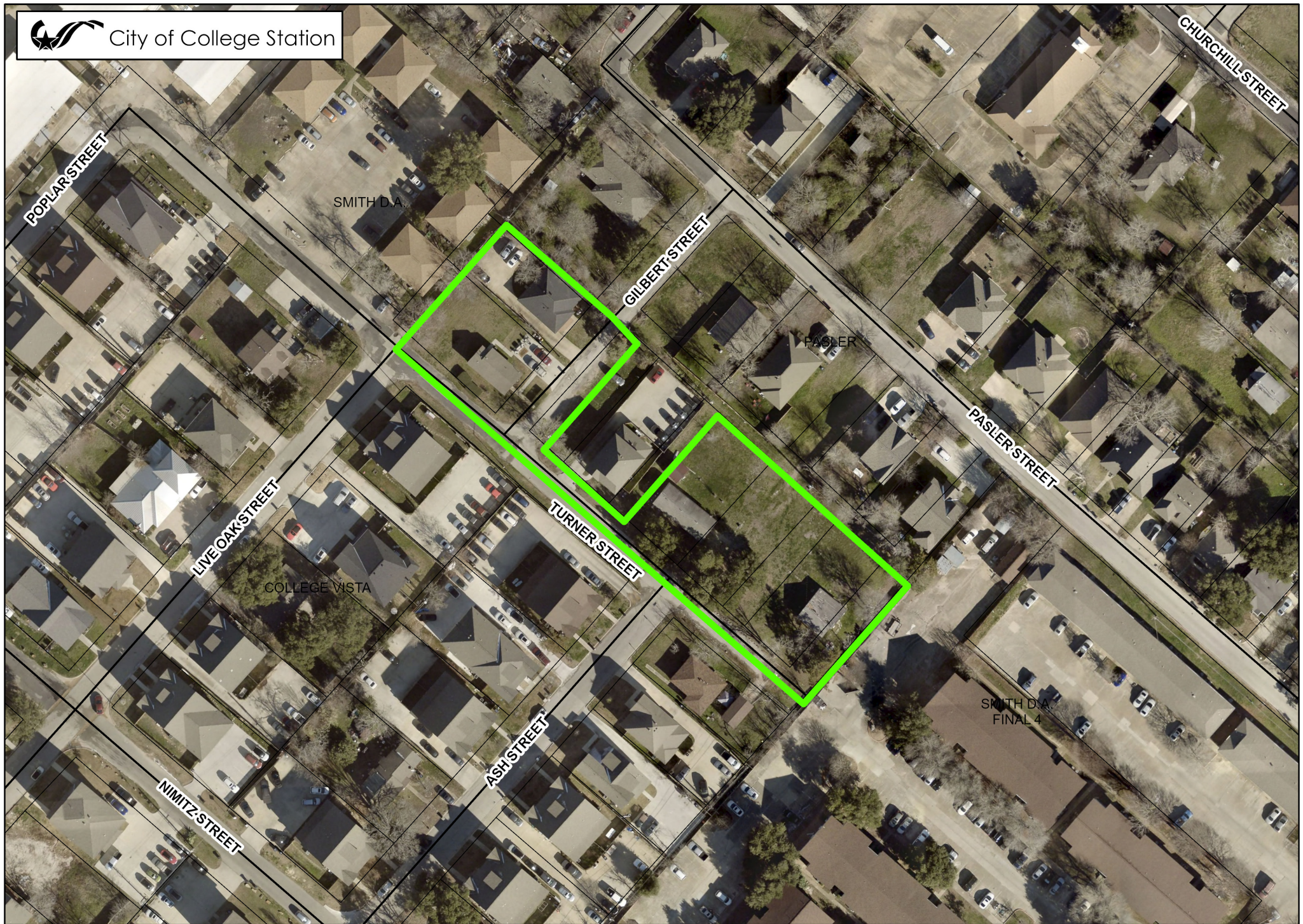
5. The marketability of the property:

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 Map
2. Background Information
3. Future Land Use Map
4. Rezoning Map

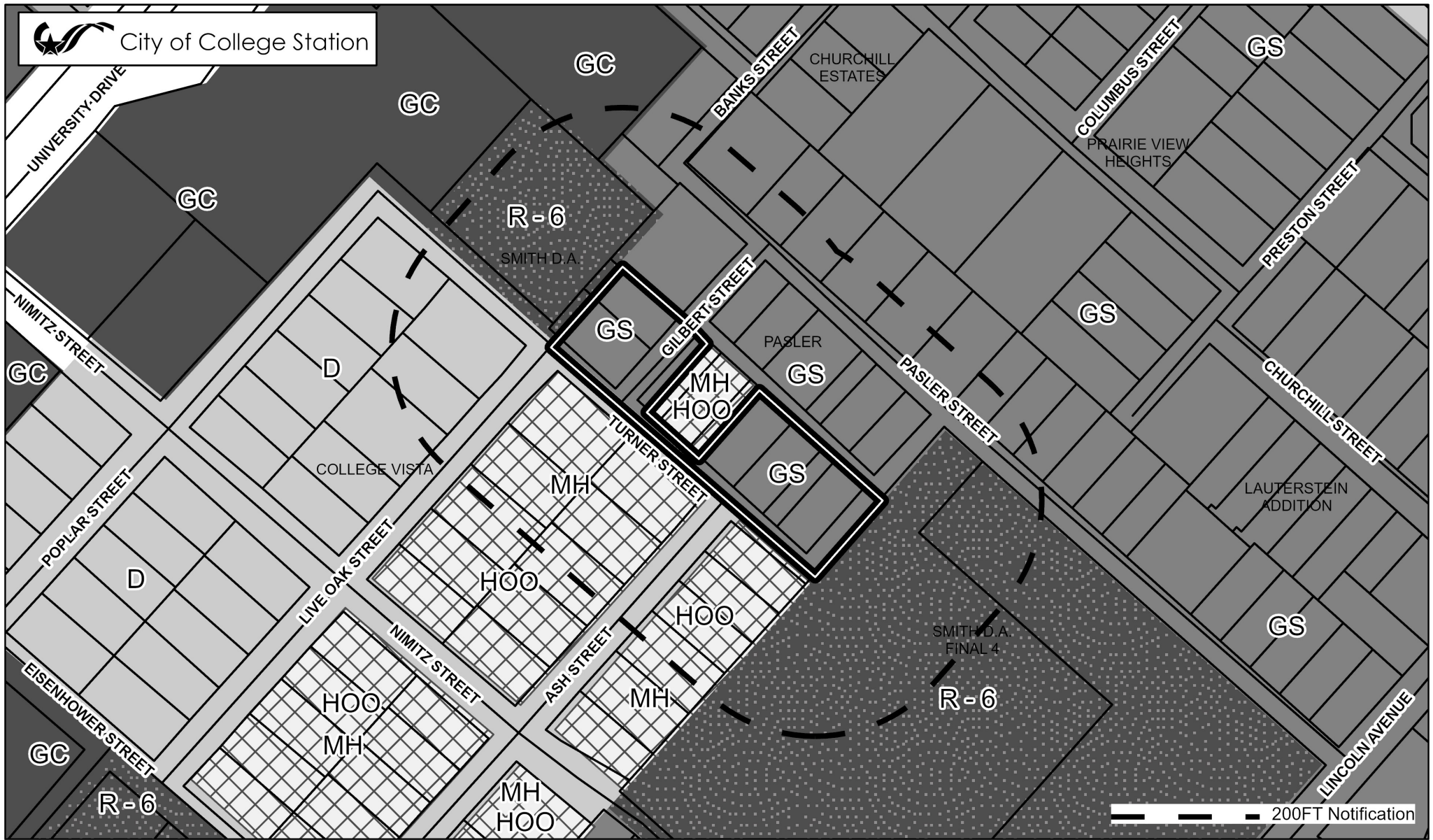


0 100 200 Feet

SS - TURNER ST.

Case:
REZ2023-000060

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

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

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

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

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



0 170 340 Feet

SS - TURNER ST.

Case:
REZ2023-000060

REZONING

BACKGROUND INFORMATION – REZ2023-000060

NOTIFICATIONS

Advertised Commission Hearing Date: August 15, 2024
Advertised Council Hearing Date: September 12, 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: 44

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	Neighborhood Conservation, Urban Center	R-6 High Density Multi-Family, GS General Suburban	Multi-Family Apartments, Single family detached dwellings
South	Mixed Residential	MH Middle Housing and HOO High Occupancy Overlay, R-6 High Density Multi-Family	Single family detached dwellings, Multi-Family Apartments
East	Mixed Residential, Neighborhood Conservation	GS General Suburban, R-6 High Density Multi-Family	Single family detached dwellings, Multi-Family Apartments
West	Urban Center, Mixed Residential	MH Middle Housing and HOO High Occupancy Overlay, D Duplex	Single family detached dwellings

DEVELOPMENT HISTORY

Annexed: 1951
Zoning: R-3 Apartment Building District, C-2 Commercial Industrial, R-2 Duplex District (1951 upon annexation)
Portion north of Turner Street

- R-3 Apartment Building District to R-1 Single-Family Residential (1976)

- C-2 Commercial Industrial to R-1 Single-Family Residential (2004)
- R-1 Single-Family Residential renamed to GS General Suburban (2013)

Portion south of Turner Street

- R-2 Duplex Residential renamed to D Duplex (2013)

Final Plat:

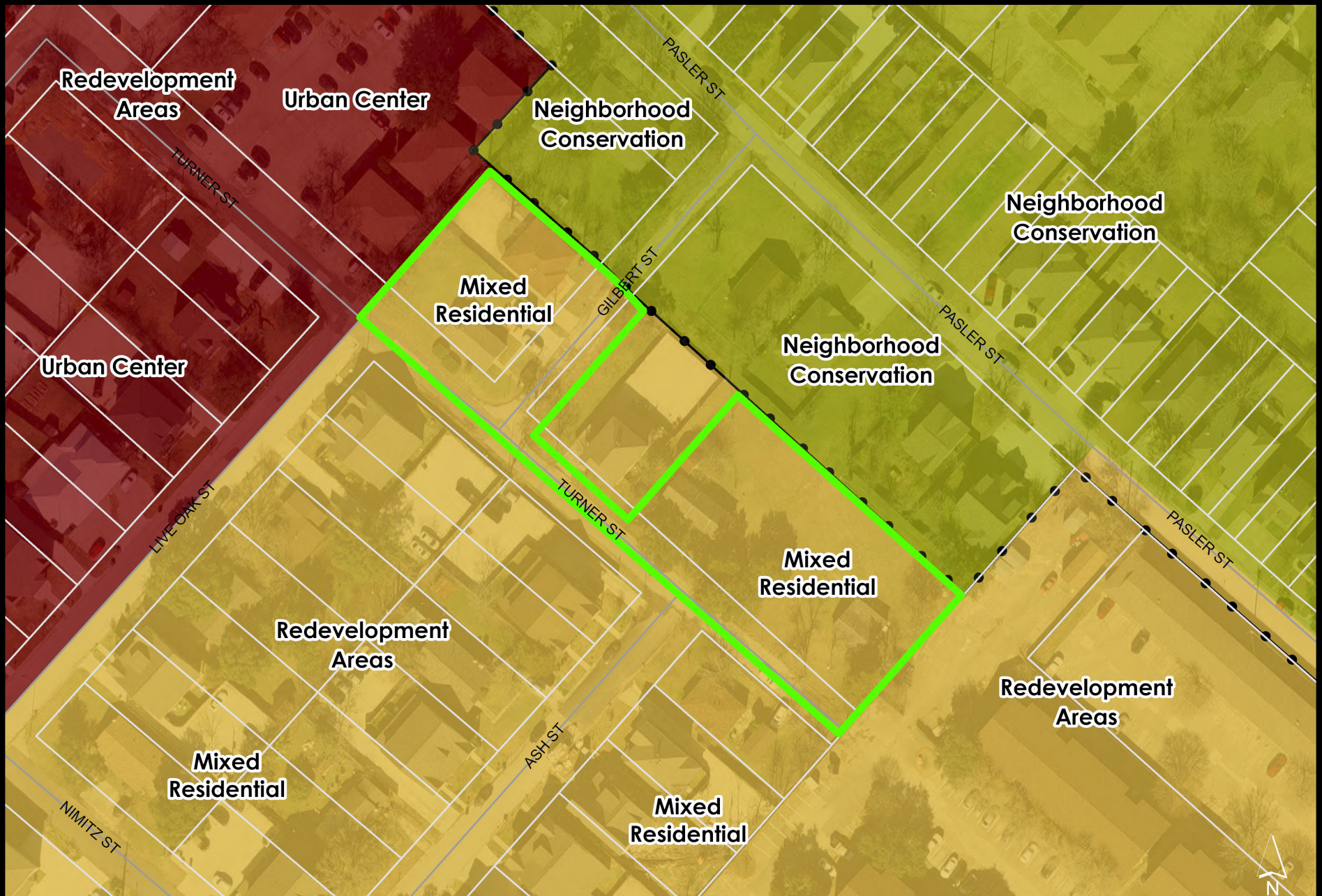
Unplatted areas and portions of D.A. Smith Subdivision (1919)

Site Development:

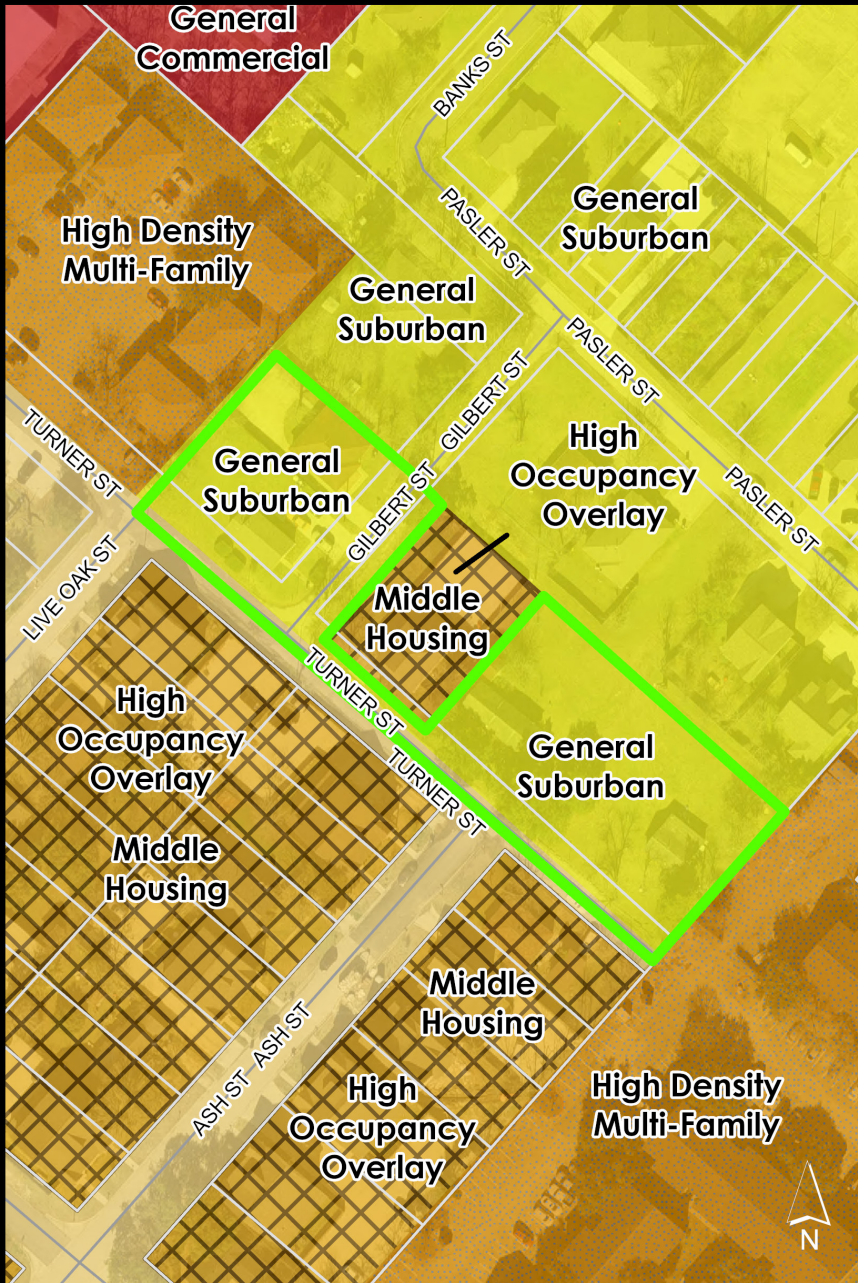
Single family dwellings and undeveloped

EXISTING

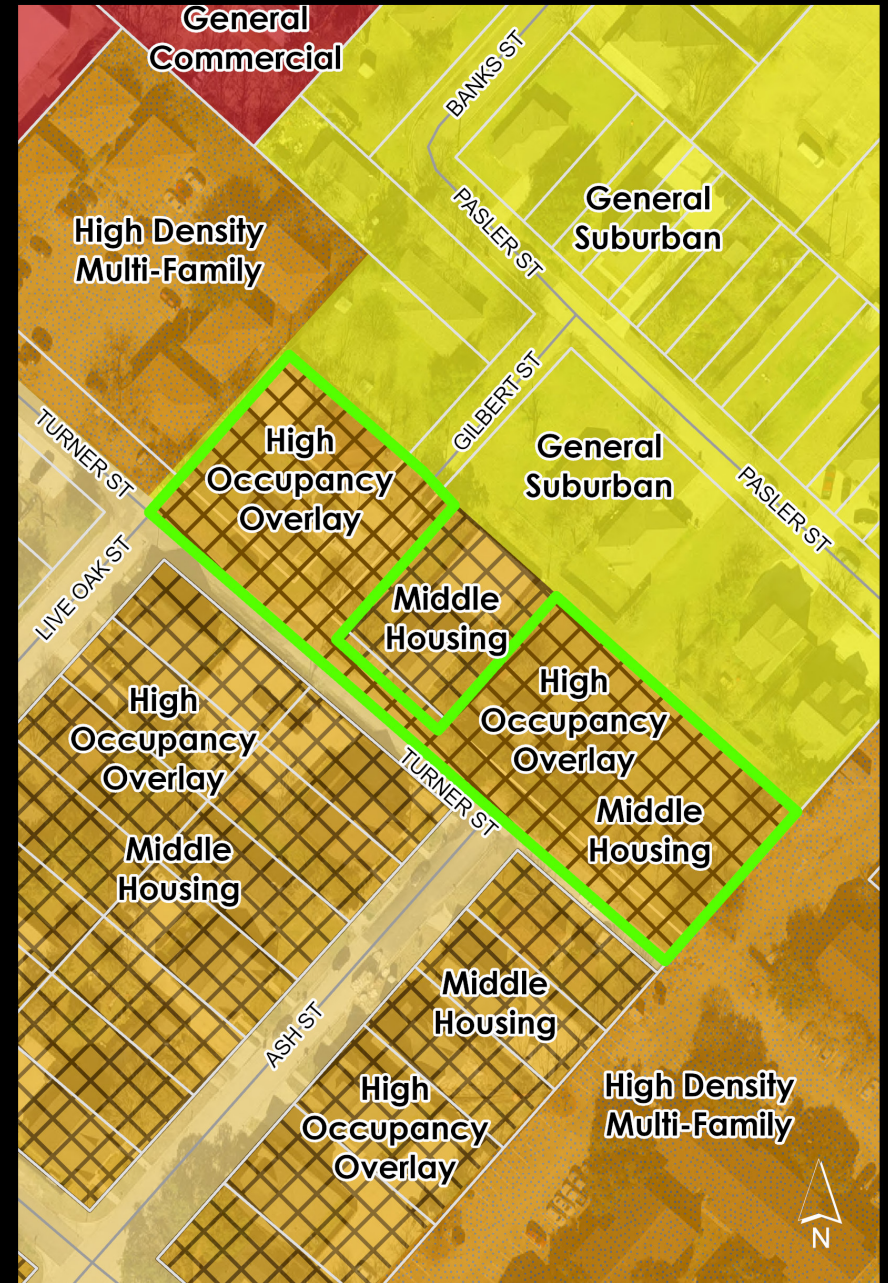
Future Land Use



EXISTING Zoning



PROPOSED Zoning



August 15, 2024

Item No. 5.3.

Comprehensive Plan Amendment to Remove the Future Extension of Balcones Drive

Sponsor: Jason Schubert

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Balcones Drive, a Minor Collector, between the Jones Crossing Development and Welsh Avenue including associated future bike lanes and sidewalks. Case #CPA2024-000002 (Final action of this item is scheduled for the September 12, 2024 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

- Improving Mobility

Recommendation(s): The Bicycle, Pedestrian, and Greenways Advisory Board will consider this request at their August 12, 2024 meeting and a report of their recommendation will be provided at the meeting. Staff recommends denial of the request.

Summary: The applicant is requesting to amend the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Balcones Drive, a Minor Collector, between the Jones Crossing Development and Welsh Avenue including associated future bike lanes and sidewalks. This section of future Minor Collector is approximately 1,675 feet in length, of which approximately 450 feet is located in existing right-of-way and approximately 1,225 feet is located on property owned by the First Baptist Church of College Station. The existing portion of Balcones Drive from Wellborn Road (FM 2154) into the Jones Cross Development is approximately 1,500 feet in length and was constructed in 2018 with the platting of the property and development of the HEB site. As described in the Review Criteria, removal of the Balcones Drive extension will have a negative impact to the transportation network serving this area of the City.

REVIEW CRITERIA:

1) Changed or changing conditions in the subject area of the City:

The future extension of Balcones Drive between Wellborn Road and Welsh Avenue was added to the Thoroughfare Plan with the adoption of the Comprehensive Plan in 2009. The land area it serves is designated on the Comprehensive Plan Future Land Use & Character Map for General Commercial, Urban Residential, and Natural & Open Areas. The Jones Crossing Development property has developed roughly half of its 71-acre land area since it started construction in 2017 and is developing in accordance with Comprehensive Plan. The property First Baptist Church of College Station is located platted in 1982 and the church site has expanded but has not had significant changes to the site in recent years.

The properties served by the Balcones Drive extension have frontage to other existing thoroughfares. These include Wellborn Road (FM 2154), a 6-lane Major Arterial, Harvey Mitchell Parkway (FM 2818), a 4-lane roadway designated as a future 6-lane Major Arterial, and Welsh Avenue, a Major

Collector. Traffic volumes from TxDOT for Wellborn Road adjacent to the Jones Crossing Development were estimated to be 24,000 vehicles per day in 2009 and have increased to over 40,000 vehicles per day in 2023. Traffic volumes from TxDOT for Harvey Mitchell Parkway were estimated to be 22,000 vehicles per day in 2009 and have increased to over 37,000 vehicles per day in 2023. Traffic volumes on Welsh Avenue adjacent to the First Baptist Church property have been estimated to be between 10,000 and 11,000 vehicles since 2012.

Since 2009, bicycle and pedestrian network changes in the area include the construction of a shared-use path connection near the existing terminus of Balcones Drive into Steeplechase Park to the south and from Balcones Drive to Harvey Mitchell Parkway. Also, TxDOT has received funding for a shared use path to be constructed along the south side of Harvey Mitchell Parkway that will be from the Jones Crossing Development east to Texas Avenue.

2) Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole:

The planned extension of Balcones Drive is intended to provide added circulation and connectivity to the roadway network in this area of the City which serves developing commercial and multi-family uses. The subject properties largely have frontage to two Major Arterials and the proposed extension would provide a backage road and alternate routes for vehicles, bicycle, and pedestrian to access the Jones Crossing Development without needing to utilize high volume, high speed Major Arterial roadways. Removing the extension would negatively impact the access of the surrounding area that is envisioned to have as the City builds out.

The proposed thoroughfare extension crosses the existing First Baptist Church property which has an impact to their existing site and to the potential of the unplatted portion of their property. First Baptist Church has submitted a letter of support for removing the thoroughfare extension to remove this impact to their property. The extension, however, would be located largely along their existing drive aisle and driveway to Welsh Avenue. This configuration results in a lesser impact on their property than what most street extensions across developed property would have as much of the area being utilized for their drive aisle could be utilized for the street. The letter from First Baptist Church cites concerns with being able to fund the extension, the amount of right-of-way needed and site impacts if the extension were to occur. State law restricts cities from requiring more infrastructure than what is roughly proportionate to a proposed development. Unless the church site has substantial development activity or converts into other, more intense uses, the City would need to contribute funds or implement the project as the full construction could not be required. The amount of right-of-way needed and how bicycle and pedestrian facilities are provided can be evaluated with the design of the extension and adjusted as able to reduce the impact to the existing site and parking areas.

3) Impact on environmentally sensitive and natural areas:

The extension of Balcones Drive would cross Bee Creek Tributary B.3. Where the crossing would be located the creek is not identified on FEMA maps to be 100-year floodplain though a floodplain study by the applicant performed for the Jones Crossing development has identified that 100-year floodplain exists in this area. Thoroughfares are the larger roadway network of the City and crossing of creek and floodplain areas is done in appropriate locations to make valuable network connections. As creek and floodplain are environmentally sensitive natural areas it is important to be prudent to limit the impact to them.

Since the creek is located at the edge of the Jones Crossing property, staff requested that the developer stop the construction of Balcones Drive at the edge of the studied floodplain and not

continue to their property line since they would not be able to complete the full crossing to the other side of the creek on the adjacent First Baptist Church property. This was intended to limit the impact to the natural environment in the interim, not require a temporary turnaround in that natural area, and to allow the crossing to be constructed when the Balcones Drive was extended across the First Baptist Church property and a full design of the crossing could be determined with the appropriate street elevation and drainage structures. In doing so, the applicant provided funds to the City in the amount of \$734,704.36 which was the estimated amount for the construction of the approximately 450 feet of street. The right-of-way for this section was dedicated with the plat and is available for the street to be constructed.

4) Impacts on infrastructure including water, wastewater, drainage, and the transportation network:

The proposed amendment does not impact water or wastewater services. As stated in the proceeding Review Criteria, the Balcones Drive extension would cross Bee Creek Tributary B.3 and drainage and floodplain impacts would be determined through those studies and mitigated with the design of the roadway crossing.

A traffic impact analysis (TIA) was provided with the rezoning application submitted for Jones Crossing in 2016. As stated by the applicant, the TIA evaluated if the extension of Balcones Drive over to Welsh Avenue would be needed with the full build-out of the development and determined that the extension was not needed for that. A TIA is a snapshot that estimates traffic conditions for assumed uses developed over a specified timeline. The TIA that was performed utilized traffic counts from 2015 and assumed the full build-out would occur by 2018 so is no longer valid. The need for thoroughfare connections, like the Balcones Drive extension to Welsh Avenue, are not based on snapshots of specific timeframes but on the transportation needs and the benefits of those connections to the transportation network as the City builds-out. The City and Bryan/College Station Metropolitan Planning Organization (MPO) utilize travel demand models to estimate and assess the thoroughfare network needed to serve the City long-term. Staff requested MPO staff perform a run of the travel demand model in this area without the Balcones Drive extension to help determine what the impact may be on adjacent roadways. The analysis did not have conclusive results which is disappointing though not surprising. A travel demand model performs best in evaluating the larger regional highway and arterial roadway network and is more challenged to accurately assess smaller collector roadways due to the macro-nature of the model and the small intricacies of a particular location in the model and how the traffic analysis zones are configured and how the assumed uses interact with the surrounding thoroughfare network.

The applicant has cited various efforts to collaborate with the City and First Baptist Church to have the Balcones Drive extension completed and concludes that the unsuccessful efforts are a result of an apparent lack of interest by the City in completing the project. They thereby are requesting the extension be removed from the Thoroughfare Plan so it is no longer required and the \$734k in funds submitted for the remaining 450 feet on their tract be returned. While efforts to this point have not resulted in the extension being initiated, it does not indicate that the extension is not an important connection for this area. The Jones Crossing development is roughly half developed and traffic on the adjacent Major Arterials, which provide access from the growing City and beyond to Texas A&M University, are projected to increase making alternatives and redundancy in the network more critical over time. Funding for capital projects are prioritized as funds are available and based on the needs of the City at the time. A preliminary priority analysis performed in 2020 showed the Balcones Drive extension was ranked sixth in priority out of 17 potential roadway projects. Funding has not yet been identified for it though the project can be considered when a prioritization effort for roadway projects

is undertaken again. A future partnership of the City, Jones Crossing developer and First Baptist Church of College Station is likely the most successful course action to realize the extension.

The developer has indicated an interest to create a signalized access and median opening along Harvey Mitchell Parkway. Discussions have occurred with staff and TxDOT regarding the concept which have been favorable. There are design concerns though due to a potential traffic signal's proximity to the ramps and grade separation of Wellborn Road and Harvey Mitchell Parkway and the necessary relocation of the driveway and drive aisle on the property on the opposite side of Harvey Mitchell Parkway that would need to be resolved. While a signalized driveway on Harvey Mitchell Parkway would create more access to the Jones Crossing Development from that corridor, it does not replace the benefit to all users and adjacent area of having the Balcones Drive connection to Welsh Avenue.

5) Consistency with the goals and strategies set forth in the Comprehensive Plan:

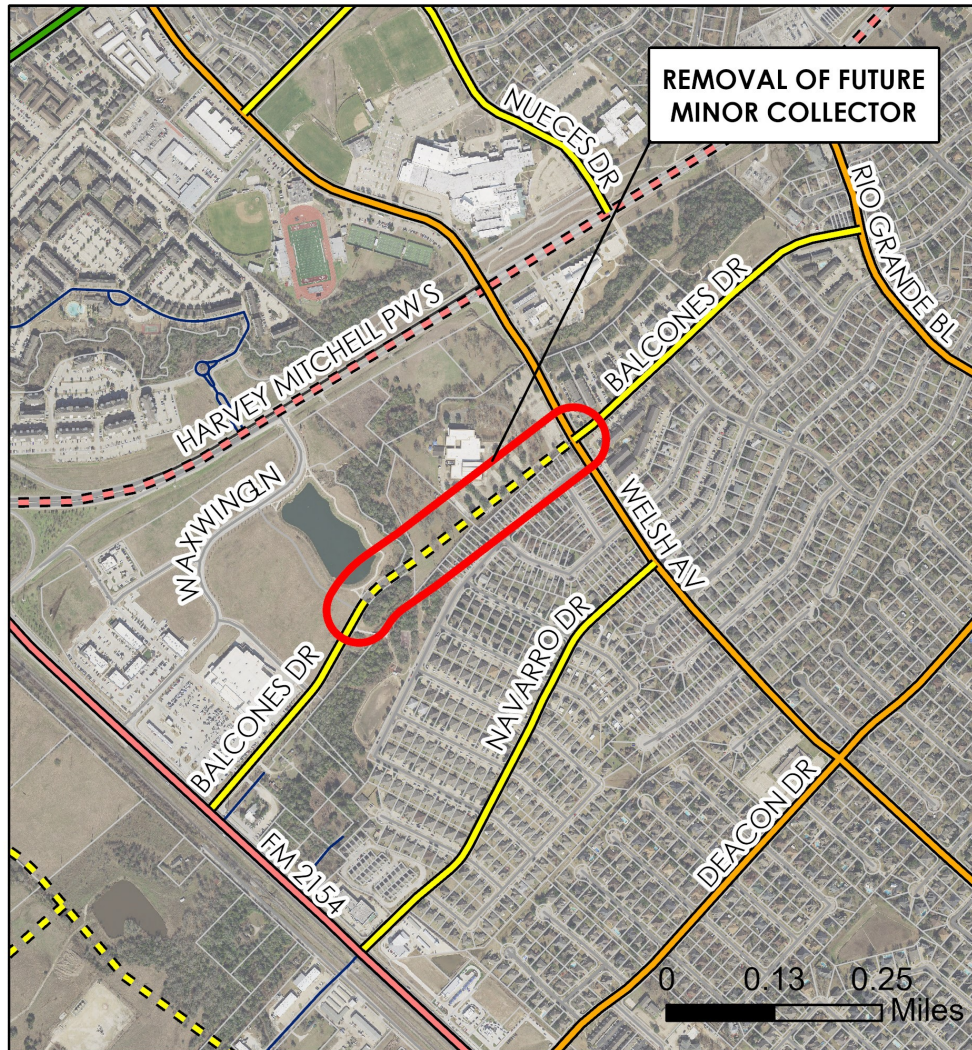
The Thoroughfare Plan and Bicycle Plan, and Pedestrian Plan are established to meet the long-term transportation needs of the City's residents and its visitors. Removal of the Balcones Drive extension from the Thoroughfare Plan and the Bicycle, Pedestrian, and Greenways Master Plan would be in conflict with their goals and objectives by reducing future connectivity for all users and making the network more dependent on a smaller number of higher volume roadways.

Budget & Financial Summary: N/A

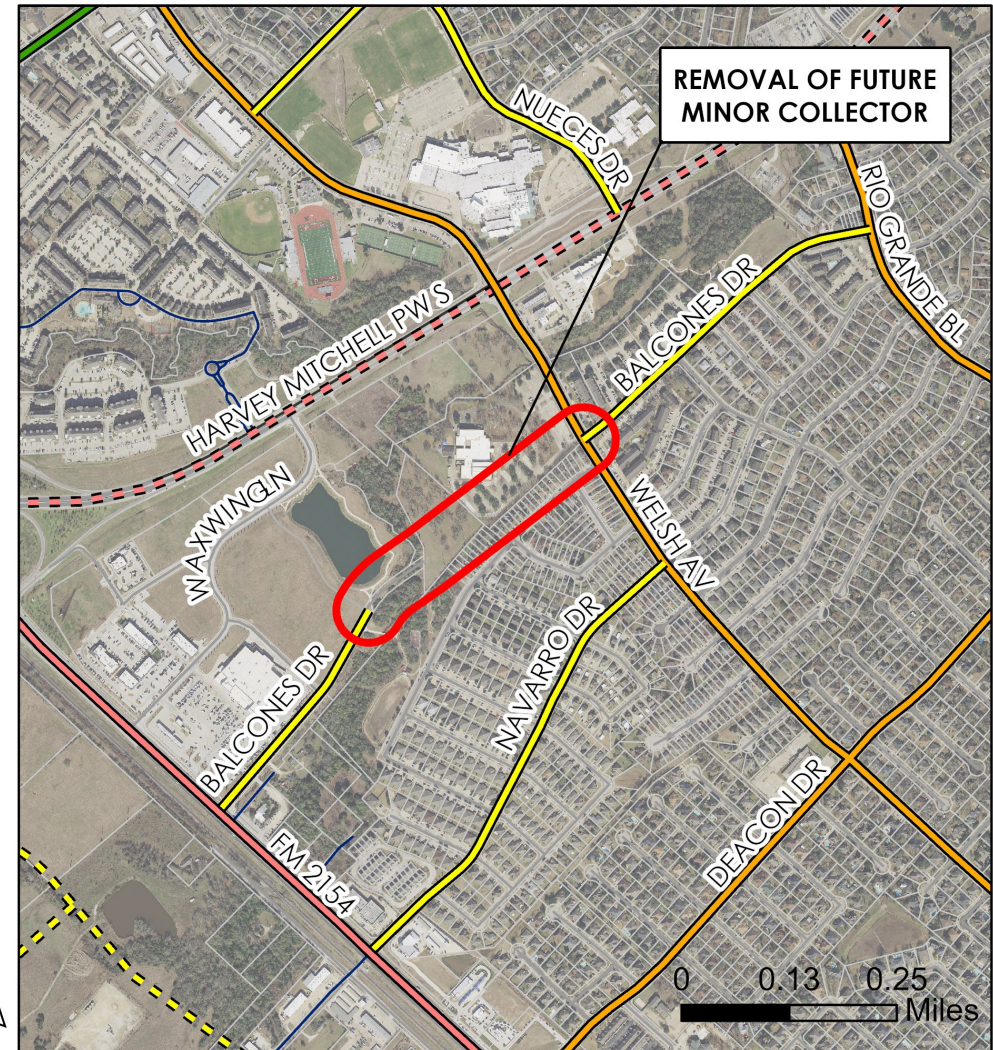
Attachments:

1. Amendment Exhibit
2. Applicants Supporting Information
3. Letter of Support - First Baptist Church of College Station

EXISTING Thoroughfare Plan



PROPOSED Thoroughfare Plan



PROPOSED THOROUGHFARE PLAN AMENDMENT - BALCONES DR

-   FREEWAY - EXISTING / PROPOSED
-   6 LANE MAJOR ARTERIAL - EXISTING / PROPOSED
-   4 LANE MAJOR ARTERIAL - EXISTING / PROPOSED

-   MINOR ARTERIAL - EXISTING / PROPOSED
-   MAJOR COLLECTOR - EXISTING / PROPOSED
-   MINOR COLLECTOR - EXISTING / PROPOSED

Project Type: Comprehensive Plan Amendment
Project Subtype: Thoroughfare Plan
Short Description: Balcones Drive (Jones Crossing Development to Welsh) Thoroughfare Amendment

APPLICATION FEES:

Rezoning App Fee: \$1,566.00

Total: **\$1,566.00**

COMP PLAN:

Total Acreage:

1.664-Acres on FBC property, .624 acres within Jones Crossing Development. Total acreage is 2.288.

Community Character: This application is related to Community Character.

Not Applicable.

Transportation: This application is related to Transportation.

Applicable.

Other: This application is related to other (please explain below).

Not Applicable.

Element & Loc Amended: What specific element of the Comprehensive Plan (for example, Land Use & Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Thoroughfare alignment (including the Pedestrian and Bicycle alignments) of the proposed two-lane Minor Collector that is currently shown to connect the existing portion of Balcones Drive from where it terminates in the Jones Crossing Development to Welsh Avenue. The roadway alignment removal is a change to the Thoroughfare Plan and the removal of the bike lane/sidewalks is a change to the Bicycle, Pedestrian, and Greenways Master Plan.

Amendment Request: Please list the amendment(s) requested.

Our request is to delete the segment of Balcones Drive from where it terminates in the Jones Crossing Development to Welsh Avenue from the Thoroughfare Plan. This would include the proposed bike lanes, sidewalks and vehicle travel lanes. The removal of the bike lane/sidewalks is a change to the Bicycle, Pedestrian, and Greenways Master Plan.

Reason for the Amendment: Please explain the reason for the amendment(s).

In October 2015, in association with the Jones Crossing Development, initial meetings were held among the City of College Station (COCS), First Baptist Church (FBC), and Stratus Properties (Stratus) to discuss the alignment and extension of Balcones Drive from Wellborn Road to Welsh Avenue. After two additional meetings in early 2016, discussions regarding participation in the extension of Balcones to Welsh broke down for several reasons:

- there was no proposed fiscal participation by FBC or the COCS;
- FBC was not willing to grant the right-of-way for the roadway extension; and
- the COCS required a traffic signal at Balcones and Welsh and other improvements that significantly increased the cost of the project.

Between September 2016 and August 2017, the Jones Crossing Development worked through multiple steps of the entitlement process. In particular, the Final Plat for the subdivision was submitted, reviewed, and approved. A requirement of this approval was for Stratus to provide fiscal surety for the final portion of Balcones Drive within the Jones Crossing Subdivision. Because the final portion of Balcones required a creek crossing and the property line is in the middle of the creek, it was not possible to complete construction of the road to the property line. Thus, surety in the amount of \$734,704.36 was posted in cash with the COCS prior to the final plat being approved by P&Z and filed of record.

The Grand Opening for the Jones Crossing Development and its anchor tenant, HEB, was held on September 12, 2018. A new round of discussions among the COCS, FBC, and Stratus were held between Fall 2018 and Spring 2019. At that time, FBC was willing to dedicate the required right-of-way for the roadway extension as long as their site was improved along the roadway, i.e., new curb line and driveways constructed, etc. Stratus discussed the potential use of a 380 Agreement between the COCS and Stratus to fund the Balcones extension to Welsh Avenue in conjunction with the \$734,704.36 fiscal surety posted with the Jones Crossing Plat. The COCS was not interested in a 380 Agreement and discussions failed again.

In April 2021, Stratus met with Jennifer Prochazka, Assistant City Manager, to discuss removing the extension of Balcones from the Thoroughfare Plan and the possibility of the city refunding the \$734,704.36. The request was based on the unlikelihood of Balcones being extended by FBC or by the city as a CIP project. At that time, Ms. Prochazka stated that staff did not support the proposal to remove Balcones from the Thoroughfare Plan. nor did they believe Balcones would be constructed in the future by either the City or FBC. Following subsequent conversations, staff indicated they would recommend the Balcones Extension project for inclusion in the 2022 Bond Election.

In February 2022, the Bond Election Citizen Advisory Committee was formed and by March 2022, the city's shortlist of projects was released. The Balcones extension was not on the list. It is our understanding that the Balcones extension was submitted for consideration by the City's Transportation Planner but was removed from the project list prior to it being submitted to the Citizen Advisory Bond Committee for consideration.

Stratus has attempted several times to work with the COCS to participate in the extension of Balcones. FBC cannot afford to fund construction of their portion of the bridge and the remaining roadway to Welsh Avenue, and based on the decisions that COCS has made, it is apparent that completing the Balcones extension is not a priority for the City. The only way the Balcones extension will be constructed is if it is included in a future bond election in 5-10 years.

Because of the failure of multiple efforts and the apparent lack of interest in completing this project, the applicants request that this portion of Balcones Drive be removed from the city's thoroughfare plan and that the \$734,704.36 that was posted seven (7) years ago by Stratus be released.

Changed Conditions: Please explain the changed or changing conditions in the subject area of the City.

This area of College Station is mostly built out and traffic patterns are unlikely to change significantly in the future. The Jones Crossing TIA determined that development of the project does not necessitate the extension of Balcones Drive. Several other traffic improvement projects have been completed in the area along Wellborn Road recently. These include the closure of the Cain Road railroad crossing, the construction of a new railroad crossing and traffic signal at the Deacon Drive intersection, and the widening of Rock Prairie Road with railroad crossing improvements at Wellborn. **Additionally, the Jones Crossing Development constructed a pedestrian bridge connection from Balcones Drive to Steeplechase Park and extended a shared use path through the development to FM2818 where it will be extended with future development / projects.**

Existing Element: Please show the compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole.

This area of College Station is mostly built out, with almost all greenfield areas developed or approved for planned development. The Jones Crossing TIA proves that the extension of Balcones is not required for the overall transportation network. The extension of Balcones to Welsh would only serve as a convenient but not necessary back door to the Jones Crossing development.

ADDITIONAL INFORMATION:

Environment Impact: Please list any impacts on environmentally sensitive and natural areas.

The alignment of this roadway extension necessitates a crossing of Bee Creek Tributary B.3. This portion of creek was identified as a perennial tributary in a preliminary jurisdictional determination of Waters of the United States, which was completed in October 2015 as part of the Jones Crossing project. Choosing not to construct this roadway eliminates any potential construction impacts to this existing creek and preserves its health and character.

Infrastructure Impact: List any impacts on infrastructure, including water, wastewater, drainage and transportation network.

There are no planned utility extensions along the Balcones extension route. Therefore, there would be no impact to existing water, wastewater, or drainage networks. As mentioned previously, this area is mostly built out except for areas approved for future development within Jones Crossing, and required infrastructure for this future development has already been constructed. Existing utilities are located along Welsh Avenue and within the FBC property to serve their facilities.

The Jones Crossing TIA determined that the Balcones extension is not required for the overall transportation network.

Goals & Objectives: Explain consistency with the goals and strategies set forth in the Comprehensive Plan.

The goal of **Chapter 9 – Collaborative Partnerships** in the City’s Comprehensive Plan is to have “well-coordinated planning at all levels and effective engagement with local jurisdictions, institutions, and organizations to further realize the City’s vision and support the broad community.”

The Comprehensive Plan further explains, “The purpose of which is because **collaborative partnerships** are essential in leveraging resources for **maximum efficiency and benefit**. Many challenges that communities face are regional issues – like mobility network congestion and housing affordability – or are even broader in scope, such as environmental sustainability and natural disaster recovery which cross jurisdictional boundaries.”

After eight (8) years of trying to cooperate with the city, Stratus is convinced that the Balcones extension is not a priority for the City and thus there is no desire on the city’s part to collaborate in constructing the extension of Balcones Drive.

Another goal from the Comprehensive Plan, **Chapter 8 – Managed Growth** is “Fiscally responsible and carefully managed development that is aligned with growth expectations and the ability to provide safe, timely, and efficient infrastructure and services.”

As the Comprehensive Plan states, “The purpose of this chapter is to establish the necessary policy guidance and associated strategic actions to enable the City of College Station to manage its ongoing physical growth and development in a **sensible, predictable, and fiscally responsible** manner.”

Stratus made many attempts to partner with the city in order to construct the Balcones extension in a sensible, predictable and fiscally responsible manner. The surety that was posted in 2017 has lost significant value due to increased construction costs and inflation. There have been opportunities for the city to benefit from a cost-free dedication of right-of-way from FBC and from monetary participation by Stratus, but the City chose not to participate when presented with these opportunities and, with regard to this project, failed to act in a fiscally responsible manner. Because the City must now bear the entire cost of acquiring right-of-way acquisition extending the roadway, the only fiscally responsible option is to remove the Balcones extension from the Thoroughfare Plan.

Additional Properties:

2200 Metalmark Way (Geo ID#362100-0101-0020)

ACKNOWLEDGEMENTS:

Acknowledgement (1): The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Agreed.

Acknowledgement (2): IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must

be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Understood.

Project Proposal Meeting Acknowledgement: Applicant acknowledges that they understand a Project Proposal Meeting with neighborhood representatives is required for all CPAs requesting changes to the Future Land Use & Character Map, as stated in UDO Section 3.22.

Understood.

LOCATION:

Address: 2300 Welsh Avenue
Parcel Number: 582800-3000-0060

Applicant Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

Owner Information:

Name: College Station 1892 Properties, LLC C/O Chessie Zimmerman
Address: 212 Lavaca Street, Suite 300
City: Austin
State: Texas
Zip Code: 78701
Phone: 512-708-0739
Email Address: czimmerman@stratusproperties.com

Owner Information:

Name: 1892 Jones Crossing, LTD C/O Don Jones
Address: 804 Berry Creek
City: College Station
State: Texas
Zip Code: 77845
Phone: 979-255-6600
Email Address: donaldwjones@gmail.com

Owner Information:

Name: First Baptist Church of College Station C/O Trustees
Address: 2300 Welsh Avenue
City: College Station

State: Texas
Zip Code: 77845
Phone: 979-696-7000
Email Address: info@fbccollegestation.com

Contact Primary Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com

Contact Secondary Information:

Name: Mitchell & Morgan, LLP C/O Kerry Pillow
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: kerry@mitchellandmorgan.com

Contact Tertiary Information:

Name: Mitchell & Morgan, LLP C/O Tina Weido
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: tina@mitchellandmorgan.com

Engineer Information:

Name: Mitchell & Morgan, LLP C/O Veronica Morgan
Address: 3204 Earl Rudder Freeway South
City: College Station
State: Texas
Zip Code: 77845-6457
Phone: 979-260-6963
Email Address: v@mitchellandmorgan.com



City of College Station
Attn: Planning & Development Services
P.O. Box 9960,
College Station, TX 77842

March 5, 2024

RE: *Letter of Support for a Thoroughfare Plan Amendment to Remove Balcones Drive between Welsh Avenue and the current terminus within the Jones Crossing Development in College Station, Texas*

To Whom It May Concern,

We are writing you this letter on behalf of Stratus Properties to show our support for the removal of Balcones Drive from the City of College Station's Thoroughfare Plan, specifically the portion of Balcones Drive from Welsh Avenue to the current terminus of the roadway within the Jones Crossing Development.

Stratus Properties started working on the Jones Crossing Development in August 2015. By October 2015 we had our first meeting between Stratus Properties and representatives from the City of College Station to discuss the extension of Balcones Drive. Over the next couple of years, there were several meetings and attempts made by Stratus Properties to work with First Baptist Church of College Station and the City of College Station to extend Balcones Drive to no avail.

Through these meetings our church learned a tremendous amount about development requirements in the city. We now know that the development of property in the City of College Station, including grading, land development, utilities, new buildings or parking lots, etc., requires platting of the property. Our church campus is located on approximately 17.817-acres (25.997-acres when floodplain acreage is included), 4.587-acres of this property is currently un-platted. To develop this 4.587 acres with a building expansion and associated parking lot, we would be required to dedicate right-of-way to the City and to construct the portion of Balcones Drive and/or any utility extensions identified on the City's Master Plans within our property. Balcones Drive is a 38-foot-wide Minor Collector on the Thoroughfare Plan that requires a 60-foot right-of-way dedication.

If the church were to ever construct this roadway it would have the following impacts to church property:

- 430-LF of roadway construction costs
- 2.66 acres lost to the Balcones extension (1.664 acres lost to right-of-way and .998 acres lost to being separated from the property due to the road extension)
- 44 parking spaces lost to require modifications to the existing parking lot.

This 4.587-acres was gifted to the First Baptist Church of College Station in December 2005 from Edsel Jones. The consideration in the Special Warranty Deed states "a gift deed arising out of

[Mr. Jones] deep respect and appreciation for the Church which has served him and his family for many years, and to the honor and glory of our Lord whose mission the church seeks to serve, and further as a gift to honor the valuable years of service of Malcolm Bane whose ministry, as pastor, reached the Edsel G. Jones family in special and life changing ways.” Our goal is to someday be able to utilize this gift from Mr. Jones to continue to serve this community as he intended. Given the city requirements that FBC construct Balcones prior to developing this 4.587-acres, we will likely never be able to use this property for any church facilities.

Our church is a non-profit organization. As a non-profit, we are limited in our ability to raise funds. It is very unlikely that we would be able to afford the construction of this roadway. We believe whole heartedly that the development of the road in this location should be the responsibility of the City of College Station. We understand that Stratus Properties made a request of the city to place this road on the last bond election and the city opted not to include it, so with this we have assumed that this is not a roadway that the city feels is important to construct. Stratus Properties is not going to construct it, and it would be extremely difficult for the church to construct it. This results in our conclusion that it is appropriate to remove it from the Thoroughfare Plan.

Therefore, we fully support the efforts of Stratus Properties as they seek to remove this portion of Balcones Drive from the City of College Station’s Thoroughfare Plan and are happy to join them in this request.

Thank you for your time and consideration.

Sincerely,

Steve Rodgers
Trustee

Brian Hennings
Trustee

Jack Madeley
Trustee

cc: file

Zimmerman, Chessie

From: Steve Rodgers <rodgers@rodgersmiller.com>
Sent: Wednesday, March 13, 2024 9:56 AM
To: Zimmerman, Chessie; bdhen1967@gmail.com; jack@jmadmail.com
Cc: troy@fbccollegestation.com
Subject: RE: Jones Crossing - comprehensive plan amendment

You don't often get email from rodgers@rodgersmiller.com. [Learn why this is important](#)

Ms. Zimmerman,

I have reviewed the documents and I am in agreement with the letter of support and owner's certification. In accordance with Texas Business & Commerce Code §322.007 please consider my electronic signature below as my affirmation and signature.

Presently I am working in London and will not return until April 6, 2024.

W. Stephen Rodgers



*Mediator – Certified by A.A. White Dispute Resolution Center
at The University of Houston Law Center*

Contact Information:

Email: rodgers@rodgersmiller.com

Rodgers, Miller, Rodriguez & Fusco P.C.

4444 Carter Creek Parkway, Suite 208

Bryan, Texas 77802

P. O. Box 4884

Bryan, Texas 77805-4884

Telephone: 979-260-9911

Fax: 979-846-7083

www.rodgersmiller.com

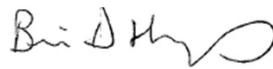
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