



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.

December 5, 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. November 21 2024

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

5. Regular Agenda

5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R-4 Multi-Family to MF Multi-Family for approximately 2.018 acres

at 550 Fraternity Row, being Lot 1, Block 70 of the Southwood Valley Phase 28 Subdivision, generally located at of the intersection of Fraternity Row and Deacon Drive. Case #REZ2024-000025 (Note: Final action of this item will be considered at the January 9, 2024 City Council Meeting - Subject to change).

Sponsors: Gabriel Schrum

Attachments:

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

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 11 acres of land located at 1402 Northpoint Lane from PDD Planned Development District to PDD Planned Development District. The Planning & Zoning Commission heard this item on November 7, 2024 and voted (6-0) to recommend approval. The City Council heard this item on November 25, 2024 and voted (7-0) to approve the request.

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

- Thursday, December 12, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 19, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 2, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 9, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

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

- Friday, December 13, 2024 ~ Design Review Board Meeting ~ 1938 Executive Conference Room ~ 11:00 a.m. (Subject to change)
 - Waiver to the Unified Development Ordinance Section 7.3.C "Off-Site Parking Standards, Required Parking" for 201 Boyett Street.
 - Waiver to the Unified Development Ordinance Section 7.3.C "Off-Site Parking Standards, Required Parking" for 401 First Street.

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 November 26, 2024 at 5:00 p.m.

City Secretary

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

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

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

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

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

**Minutes
Planning and Zoning Commission
Regular Meeting
November 21, 2024**

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

COUNCILMEMBERS PRESENT: Councilmember Melissa McIlhaney

CITY STAFF PRESENT: Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Land Development Review Administrator Robin Macias, Senior Planner Jeff Howell, Staff Planner Gabriel Schrum, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Roxanna Duran

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

Acting Chairperson Cornelius 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.

- November 7, 2024

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Finch seconded the motion, the motion passed 5-0.

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

No items were removed from the Consent Agenda for discussion.

5. **Regular Agenda**

- 5.1 Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', regarding Lot 56, Block 11 of Phase 109, dedication of additional parkland for approximately 5.447 acres, and the Preliminary Plan of Midtown Reserve & Midtown City Center Subdivision on approximately 272 acres, generally located east of the Medical District, between Rock Prairie Road and Midtown Drive. Case #PP2024-000010

Senior Planner Howell presented the discretionary item and preliminary plan to the Commission recommending approval of the discretionary item with the condition that the driveway is to line up with the alley across Double Mountain Road, and the preliminary plan stating that if the discretionary item is approved, the preliminary plan must also be approved.

Commissioner Mirza asked if the new development would create traffic issues around the Baylor Scott and White Medical Center.

Senior Planner Howell clarified that there are additional units with additional traffic which were approved by the City Council with the rezoning.

Commissioner Collins moved to approve the discretionary item with the condition and the preliminary plan as presented, Commissioner Chaloupka seconded the motion, the motion passed 5-0.

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential to General Commercial for approximately 1.047 acres at 3423 Cain Road and 3197 Holleman Drive South. Case #CPA2024-000006
- 5.3 Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, "Unified Development Ordinance", Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural & T Townhouse to T Townhouse (2.253 acres) & GC General Commercial (1.047 acres) for approximately 3.30 acres at 3417 & 3423 Cain Road and 3197 Holleman Drive South, generally located east of the intersection of Holleman Drive South and Cain Road. Case #REZ2024-000021

Agenda items #5.2 and #5.3 were pulled from the agenda.

- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential and Natural & Open Areas to Urban Residential for approximately 11 acres at 3182 Holleman Drive South. Case #CPA2024-000007
- 5.5 Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the Planning and Zoning Commission Page 3 November 21, 2024 zoning district boundary from PDD to PDD for approximately 11 acres at 3182 Holleman Drive South, generally located northwest of the intersection of Holleman Drive South and Deacon Drive West. Case #REZ2024-000022

Presentations and public hearings for agenda items #5.4 and #5.5 were held together.

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

Commissioner Collins asked for clarification that the maximum building height is 75 feet.

Staff Planner Schrum clarified that the maximum building height of MF Multifamily is 75 feet. The applicant is proposing a maximum building height of 65 feet for the multistory building.

Commissioner Collins asked for clarification on the surrounding developments.

Staff Planner Schrum confirmed that adjacent developments consist of duplex homes, detached single-family homes, and undeveloped land.

Commissioner Collins asked if the development is consistent with the Comprehensive Plan Future Land Use.

Staff Planner Schrum confirmed that the development does meet land use goals and objectives.

Todd Johnson, Developer, Caldwell Companies, was available to present to and answer questions from the Commission.

Veronica Morgan, Applicant, Mitchell & Morgan Engineers, was available to present to and answer questions from the Commission.

Commissioner Collins asked for the estimated height of the main building.

Ms. Morgan clarified that the main building would be a three or four-story building.

Mr. Johnson clarified that the building is planned to be a maximum of four floors.

Acting Chairperson Cornelius asked for the total number of units in the development.

Mr. Johnson estimated that the development would contain approximately 225 units, however, the developer is waiting on further studies to provide a final unit count.

Acting Chairperson Cornelius asked about visitor parking availability in similar communities.

Mr. Johnson confirmed that the development will provide visitor parking up front and parallel off-street parking.

Commissioner Collins shared comments on parking in these developments.

Commissioner Chaloupka asked if the development would provide covered parking.

Mr. Johnson confirmed that all cottages are provided a one-car garage.

Commissioner Mirza asked for clarification that the property is being developed as 55 and over community.

Mr. Johnson confirmed that the development would be a 55 and up, age-restricted, adult community.

Commissioner Finch asked how the property can be age restricted.

Mr. Johnson clarified that the lease allows the development to be age restricted.

Commissioner Collins asked for the price point on the development.

Mr. Johnson clarified the cost of the living units range from \$1,900 to \$3,000 a month.

Acting Chairperson Cornelius asked for clarification on the correspondence received from citizens.

Staff Planner Schrum clarified that staff received correspondence with concerns for drainage, traffic flow, and the volume of the development.

Acting Chairperson Cornelius opened the public hearing for agenda items #5.4 and #5.5.

Joanie Duvall, Mission Ranch Subdivision, spoke in opposition of the development citing concerns for property values, access to Deacon Drive, safety, and aesthetics.

Acting Chairperson Cornelius closed the public hearing for agenda items #5.4 and #5.5.

Commissioner Finch moved to recommend approval of the comprehensive plan amendment, Commissioner Collins seconded the motion, the motion passed 5-0.

Commissioner Finch moved to recommend approval of the rezoning, Commissioner Mirza seconded the motion, the motion passed 5-0.

Commissioner Collins stated that the Commission is a recommending body, and final action on the comprehensive plan amendment and rezoning will be taken by the City Council.

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:

- A rezoning of approximately two acres of land located at 4211 Rock Prairie Road from SC Suburban Commercial to O Office. The Planning & Zoning Commission heard this item on October 17, 2024 and voted (4-0) to recommend approval. The City Council heard this item on November 14, 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:

- Monday, November 25, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 5, 2024 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, December 12, 2024 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, December 19, 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.**

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:40 p.m.

Approved:

Attest:

Jason Cornelius, Acting Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

December 5, 2024
Item No. 5.1.
Fraternity Row Rezoning - Aggieland Pregnancy Outreach

Sponsor: Gabriel Schrum

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R-4 Multi-Family to MF Multi-Family for approximately 2.018 acres at 550 Fraternity Row, being Lot 1, Block 70 of the Southwood Valley Phase 28 Subdivision, generally located at of the intersection of Fraternity Row and Deacon Drive. Case #REZ2024-000025 (Note: Final action of this item will be considered at the January 9, 2024 City Council Meeting - Subject to change).

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): Staff recommends approval of the request.

Summary: This request is to rezone approximately 2.018 acres of land located at 550 Fraternity Row from the retired zoning district R-4 Multi-Family to a current zoning district of MF Multi-Family. The subject property was originally platted in 1972 and has been utilized as a fraternity house up into the recent past in which it has sat vacant. The applicant intends to rezone the lot for Dormitory use providing housing for the residents with a common kitchen, restrooms, living rooms, and overall gathering space. They will also provide an office space within the structure which would not have been allowed by the retired R-4 zoning district.

REZONING REVIEW CRITERIA

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

The subject property is designated on the Comprehensive Plan Future Land Use & Character Map as Urban Residential. For the Urban Residential land use, the Comprehensive Plan provides the following:

Areas that are appropriate for a range of high-density multifamily and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area.

The intent of the district is to:

- Accommodate a wide range of attractive multifamily housing for a diverse population. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development.
- Provide vehicular and pedestrian connectivity between developments
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support commercial, service, office uses, and vertical mixed-use within redevelopment areas

The zoning districts that are generally appropriate within this land use include: Multi-family, townhouse, mixed-use, and limited suburban commercial zoning.

The proposed rezoning is in line with the Comprehensive Plan as the request is to update zoning to the current district of MF Multi-Family and will maintain the nature of the development with an integrated office space.

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

The subject property is adjacent to low to medium-density residential development with detached single-family dwellings to the north, east and as well as to the west across Deacon Dr. The adjacent property to the south is developed as a fraternity house. The MF Multi Family zoning district is designed for areas having intense development. This district is flexible and allows for townhomes, single-unit dwellings, two-unit dwellings, multi-family buildings, and optional mixed-use development. While the multi-family use is already allowed within the existing retired zoning district of R-4, the applicant has indicated that they would like to utilize a portion of the existing structure for an office. Non-residential uses are permitted up to a maximum of fifty percent of the total floor area if incorporated into the residential structure in the MF Multi-Family zoning district.

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

The size and location of the subject property is suitable for uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the zoning district.

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

The existing water and wastewater infrastructure surrounding the site is adequate to support the needs of this zoning change. Site-specific improvements necessary to support the development such as sanitary sewer connections, drainage, and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. A TIA was not required on this rezoning request as the potential trip rate is below the 150 peak trip threshold.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that, "the property is marketable for multi-family housing since it has previously been used for multi-family housing."

Budget & Financial Summary:

Attachments:

1. Aerial and Small Area Map
2. Existing Future Land Use Map
3. Rezoning Map
4. Rezoning Exhibit

5. Applicant's Supporting Information
6. Background Information

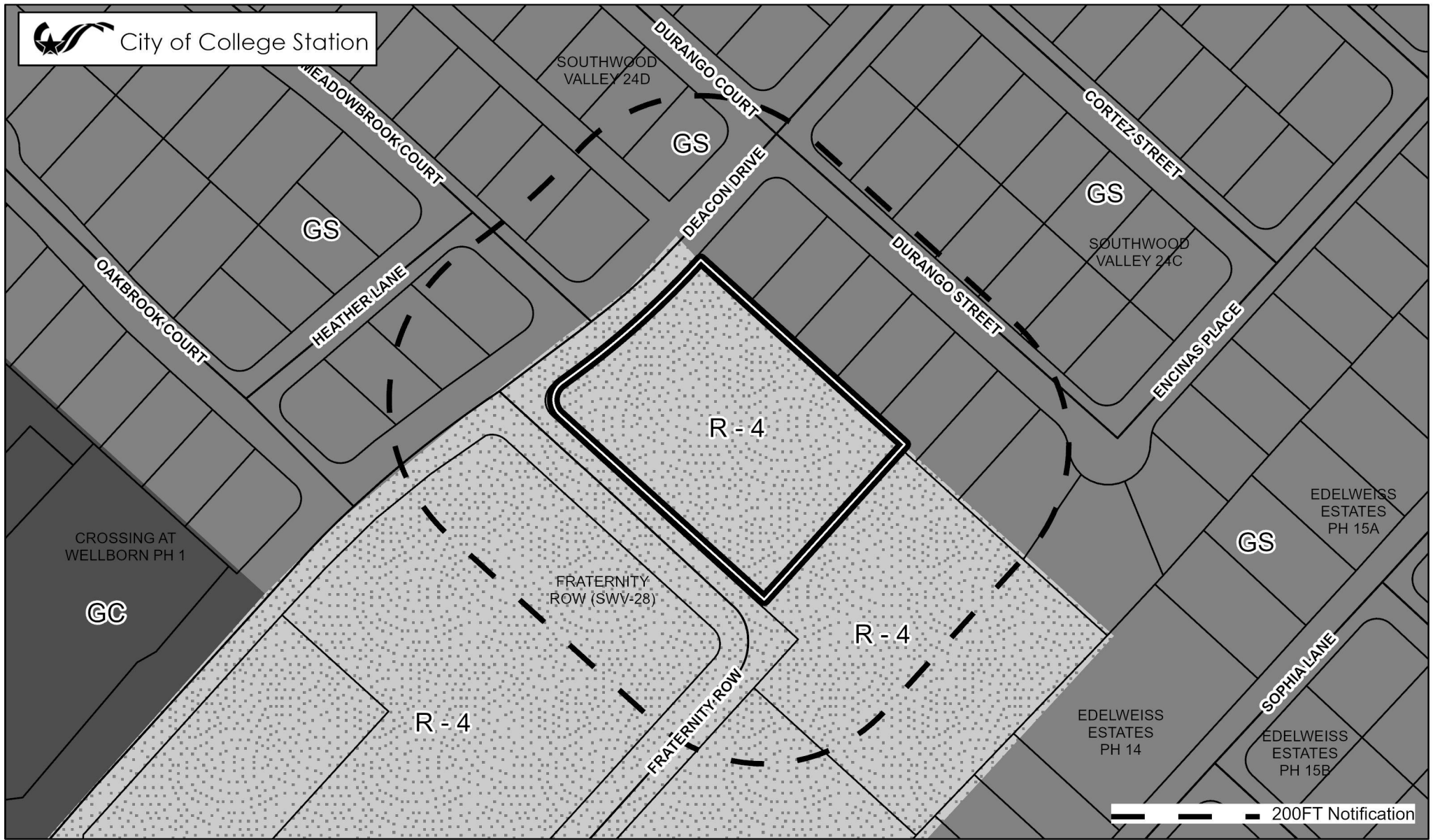


0 100 200 Feet

550 FRATERNITY ROW REZONING

Case:
REZ2024-000025

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



0 162.5 325 Feet

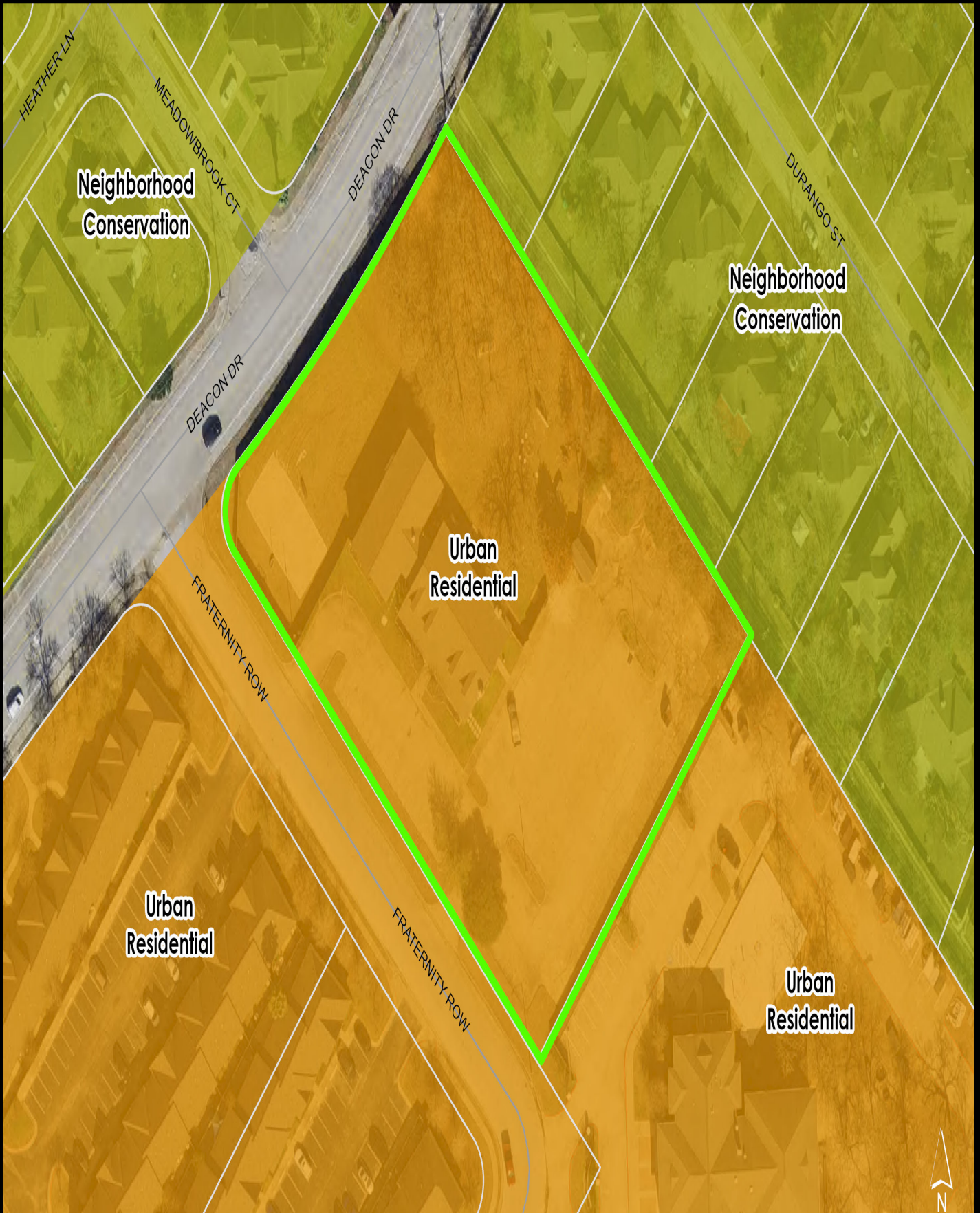
550 FRATERNITY ROW REZONING

Case:
REZ2024-000025

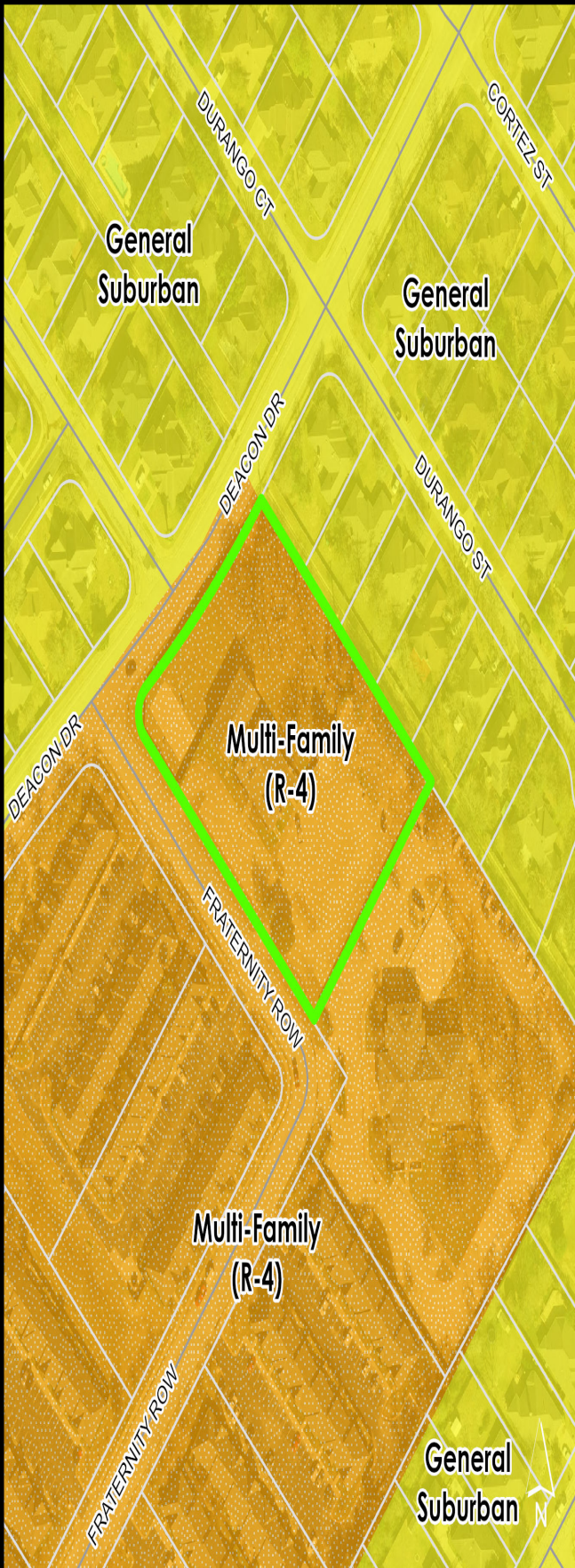
REZONING

EXISTING

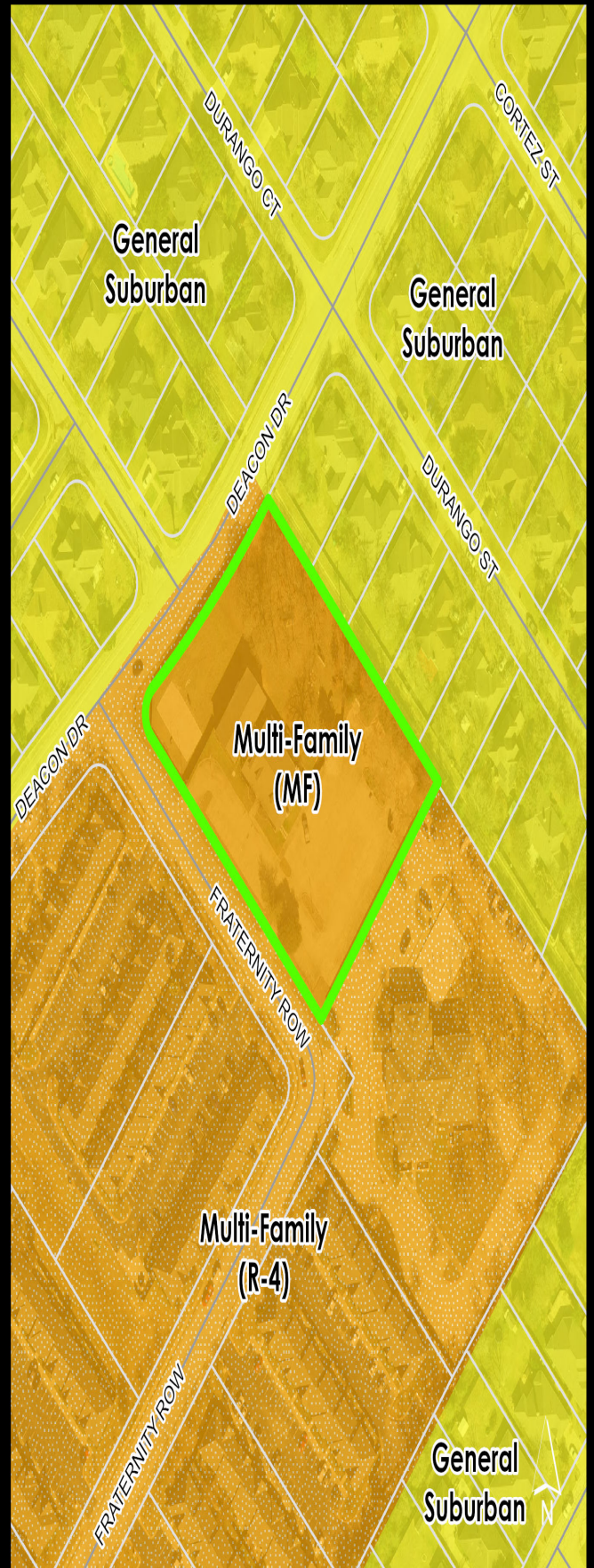
Future Land Use

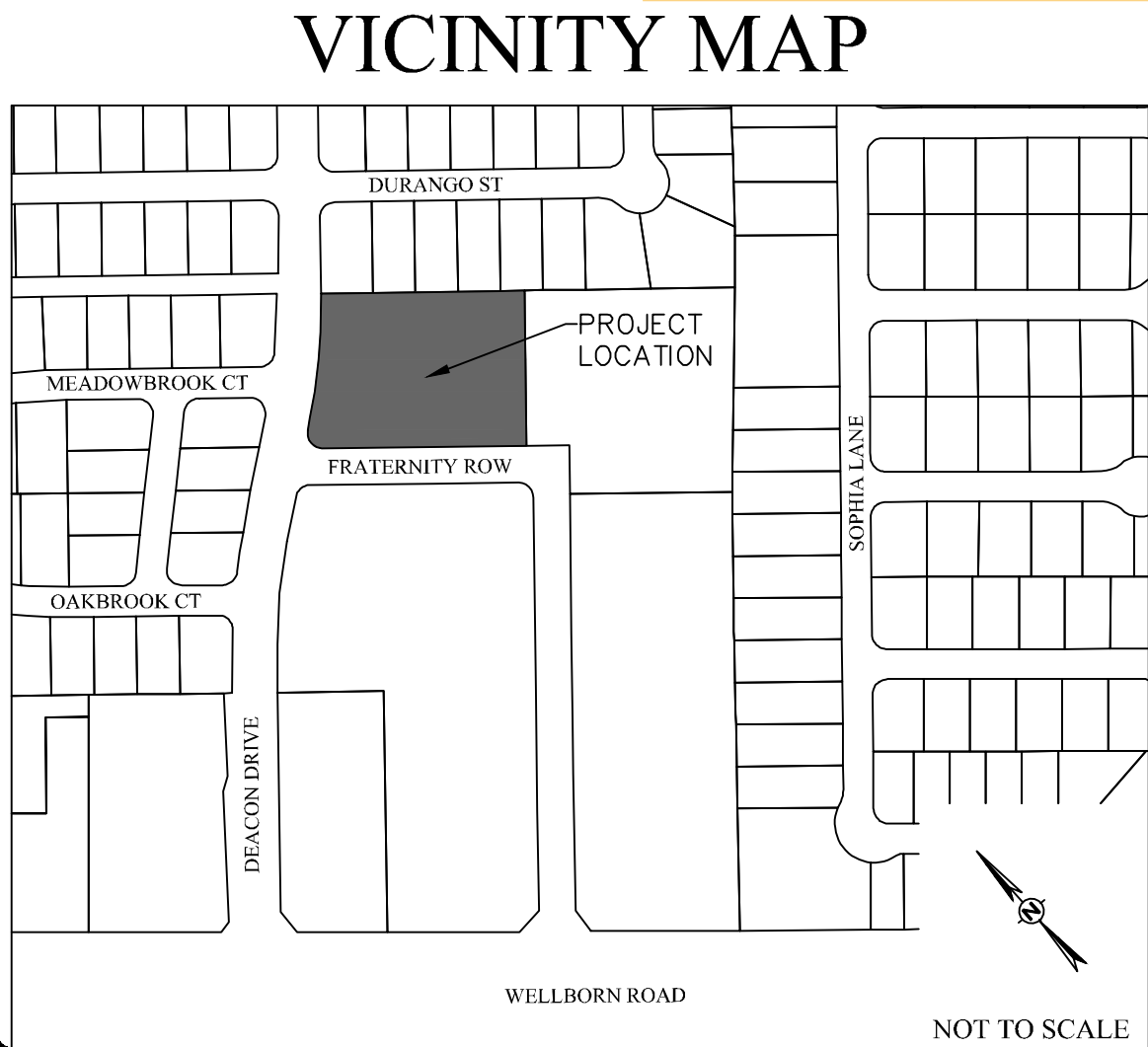
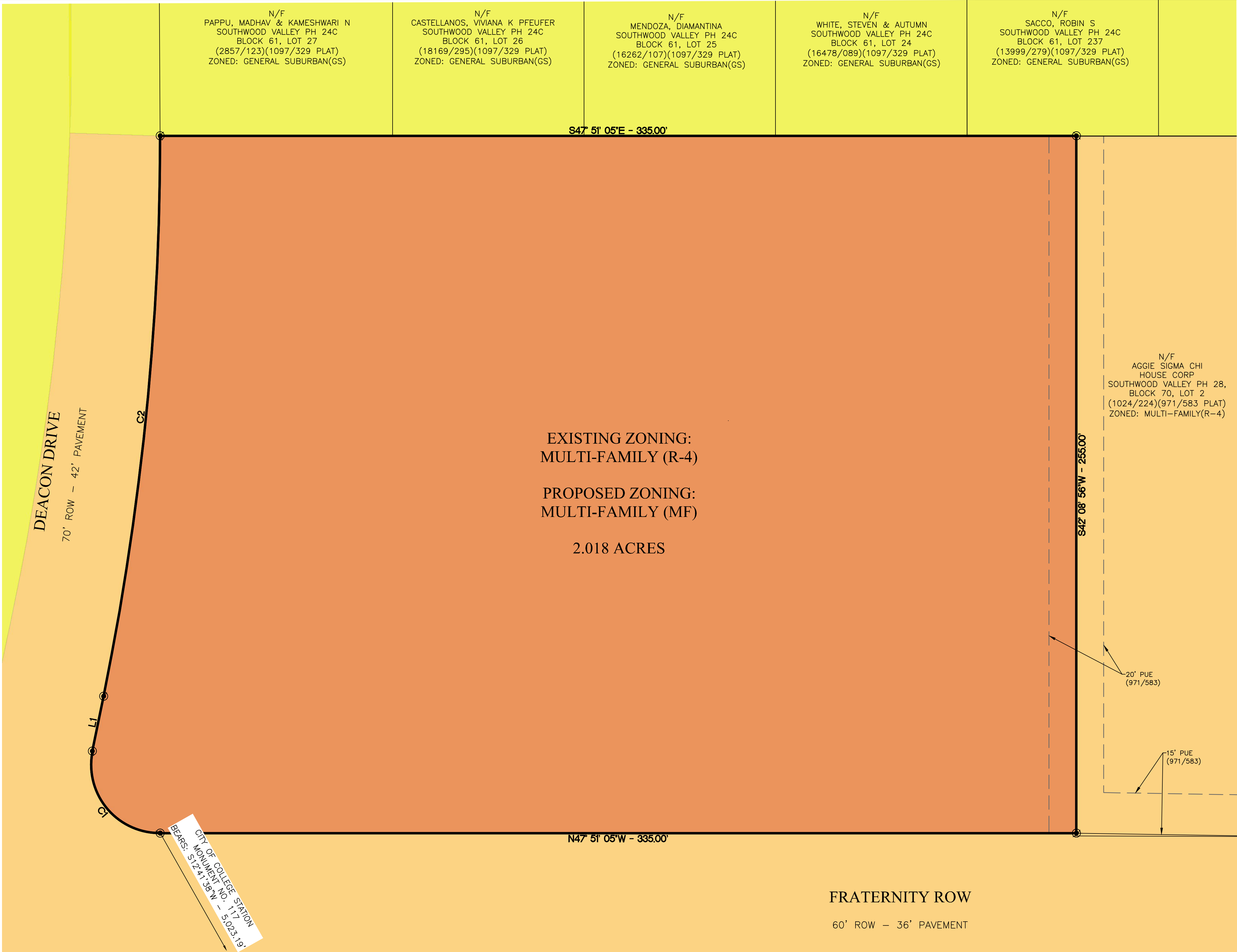
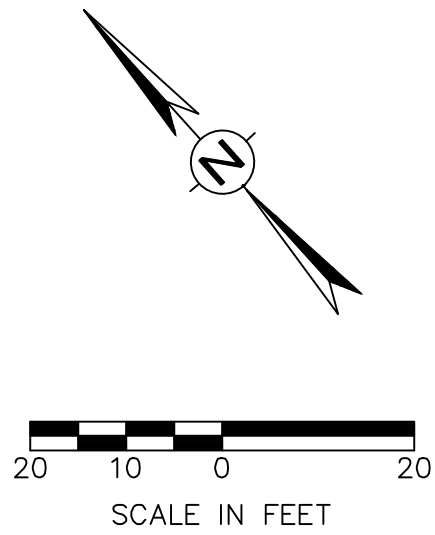


EXISTING Zoning



PROPOSED Zoning





LEGEND

PROPERTY BOUNDARY

ADJACENT LOT LINES

EXISTING PUBLIC ACCESS EASEMENT (P.A.E)

EXISTING PUBLIC UTILITY EASEMENT (P.U.E)

NATURAL PROTECTED AREAS

PROPERTY CORNER

EXISTING ZONING

GENERAL SUBURBAN (GS)

MULTI FAMILY (R-4)

PROPOSED ZONING

MULTI-FAMILY (MF)

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTIONS 2 (MYCS2).

2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREA) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010170500000 (CALCULATED USING GEOID12B).

3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: 04-02-2014.

5. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED WITH PLATTING.

ZONING MAP

LOT 1, BLOCK 70, FRATERNITY ROW

SOUTHWOOD VALLEY, SECTION 28,

VOLUME 971, PAGE 583 ORBCT

2.018 ACRES

CRAWFORD BURNETT SURVEY SECTION 3, ABSTRACT 7

COLLEGE STATION, BRAZOS COUNTY, TEXAS

EXISTING ZONING:

MULTI-FAMILY (R-4)

TO

PROPOSED ZONING:

MULTI-FAMILY (MF)

SCALE: AS SHOWN

OCTOBER 2024

OWNER/DEVELOPER:

AGGIELAND PREGNANCY

OUTREACH, INC.

410 HARVEY ROAD, SUITE 300

COLLEGE STATION, TX 77840

979-219-1068

SURVEYOR:

David Powell Brister, RPLS No. 6537

Kerr Surveying, LLC

1718 Briarcrest Dr

Bryan, TX 77802

(979) 268-3195

ENGINEER:

Schultz Engineering, LLC

TBPE NO. 12327

911 SOUTHWEST PKWY E.

College Station, Texas 77840

(979) 764-3900

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	20.43'	N53° 41' 08"E	

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	44.62'	25.00'	102°16'02"	31.02'	38.93'	N02°35'03"E
C2	206.36'	1025.25'	011°31'57"	103.52'	206.01'	N47°55'05"E



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 550 FRATERNITY ROW REZONING (REZ2024-000025)

Address: 550 FRATERNITY ROW

Legal Description: SOUTHWOOD VALLEY PH 28, BLOCK 70, LOT 1, ACRES 2.02

Total Acreage: 2.018

Applicant:: SCHULTZ ENGINEERING

Property Owner: AGGIELAND PREGNANCY OUTREACH I

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

The property owner will use the multi-family building for housing and for its office. The zoning change is necessary since R-4 multi-family zoning does not allow for office use.

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

The zone change is in accordance with the Comprehensive Plan.

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

The existing building is a multi-family building, so it is suitable.

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

The building has been used as multi-family housing so it will continue to be suitable for the proposed use.

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

The building has been used as multi-family housing so it will continue to be suitable for the proposed use.

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

The property is marketable for multi-family housing since it has previously been used for multi-family housing.

List any other reasons to support this zone change.

The zone change will allow the property owner to consolidate its operations.

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: December 5, 2024
Advertised Council Hearing Date: January 9, 2024

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

Edelweiss Estates HOA, Barracks Townhomes HOA, and Steeplechase HOA

Property owner notices mailed: 119

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	GS General Suburban	Single-family detached
South	Urban Residential	R-4 Multi Family	Fraternity House Fraternity Rw (local street) across is Multi Family Duplexes
East	Neighborhood Conservation	GS General Suburban	Single-family detached
West	Neighborhood Conservation	GS General Suburban	Deacon Dr (Major Collector) across is Single-Family Detached

DEVELOPMENT HISTORY

Annexed: April 1972
Zoning: A-O Agricultural-Open (upon annexation 1972)
Rezoned from A-O to R-4 Multi Family (1981)
Rezoned from R-4 Multi Family to R-5 Multi Family (1986)
R-5 District Multi Family converted to R-4 District Multi Family (2003)
Final Plat: Southwood Valley Phase 28 (1987)
Site Development: Fraternity House