



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 19, 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 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 (Note: Final action of this item will be considered at the January 23, 2025 City Council Meeting- Subject to change).

Sponsors: Jeff Howell

Attachments:

1. Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment 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 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 (Note: Final action of this item will be considered at the January 23, 2025 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

Attachments:

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

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

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

- 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, 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.
- Thursday, January 16, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, January 23, 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.

- 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 December 13, 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 19, 2024
Item No. 5.1.
Barracks West Ph 3 Comprehensive Plan Amendment

Sponsor: Jeff Howell

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Mixed Residential to General Commercial for approximately 1.047 acres at 3423 Cain Road and 3197 Holleman Drive South. Case #CPA2024-000006 (Note: Final action of this item will be considered at the January 23, 2025 City Council Meeting- Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

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

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Mixed Residential to General Commercial for approximately 1.047 acres, generally located east of the intersection of Holleman Drive South and Cain Road. General Commercial is defined as areas of commercial activities typically located along regionally significant roads. This Comprehensive Plan Amendment is in conjunction with a rezoning of a portion of the property to GC General Commercial to allow for additional commercial uses in the area. It is the applicant's intent to develop uses allowed within the proposed General Commercial zoning district on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property and those directly abutting it have a future land use designation of Mixed Residential. The Mixed Residential land use designation is appropriate for moderate density residential development and may serve as an area of transition for development. The purpose of the Mixed Residential land use designation is to support neighborhoods with a mix of housing types, accommodate a well-connected street pattern and may be located near commercial centers. The adjacent properties are currently in the process of subdividing to be consistent with the T Townhouse zoning district. The immediate area is primarily developed as attached residential development (townhome and fourplexes).

The properties to the south, east, and west are designated as Mixed Residential as well. The properties to the north are designated as Neighborhood Center. The Neighborhood Center areas are areas appropriate for a mix of uses, including both residential and commercial. Generally, these areas tend to be smaller than urban center areas and encourage commercial activity along major roadways. Due to their context, these areas tend to create walkable activity centers and support multi-family uses as well. This request to change the land use designation of the subject property to General Commercial would allow for the development of a largely undeveloped property with close proximity to Holleman Drive South.

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

requesting an amendment to the Future Land Use & Character Map to General Commercial and has also requested a rezoning to General Commercial for a portion of the property. The intent of General Commercial is to accommodate a wide range of commercial uses and concentrate commercial development near major intersections and thoroughfares. The subject property is located at the intersection of Holleman Drive South and Cain Road, about 1000 feet north of Deacon Drive. This area continues to experience a high amount of residential development as owners look to develop the remainder of the land between Deacon Drive and Cain Road. This property would be compatible with existing uses, development patterns, and character of GC General Commercial zoned properties in the area.

The applicant held a neighborhood meeting on October 21, 2024. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately zero members of the public were in attendance. Attendees were only the applicant, property owner and City Staff.

The proposal is compatible with the character of the area as it allows for commercial development that is compatible with the surrounding area.

3. Impact on environmentally sensitive and natural areas: There is no FEMA designated floodplain on the property. While not within the subject property, there are existing waterbodies located in the general area.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water services will be provided by Wellborn Special Utility District. Wastewater services will be provided by College Station Utilities. There is adequate water and sanitary sewer capacity to support the proposed amendment. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property is located near the intersection of Holleman Drive South and Cain Road, as well as adjacent to Towers Parkway. Holleman Drive South is identified as a Minor Arterial on the Thoroughfare Plan. The property is also near Towers Parkway, which is identified as a Minor Collector on the Thoroughfare Plan. The proposed General Commercial designation may increase the potential traffic generated in comparison to the existing Mixed Residential designation, however a Traffic Impact Analysis with the rezoning was not required. The applicant states that commercial property is wanted on the west side of the railroad with the majority of the area being residential, there may be a need for commercial uses.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to General Commercial, defined as areas that accommodate a wide range of commercial uses, is appropriate for this property as it provides infill development along a major commercial corridor of the city.

Budget & Financial Summary: N/A

Attachments:

1. Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information

4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map



UNIVERSITY
HEIGHTS PH 4

GERMAN ACRES
THE BARRACKS
II PH 112

PALOMA RIDGE DRIVE
LAS PALOMAS

CAN ROAD

HOLLEMAN DRIVE SOUTH

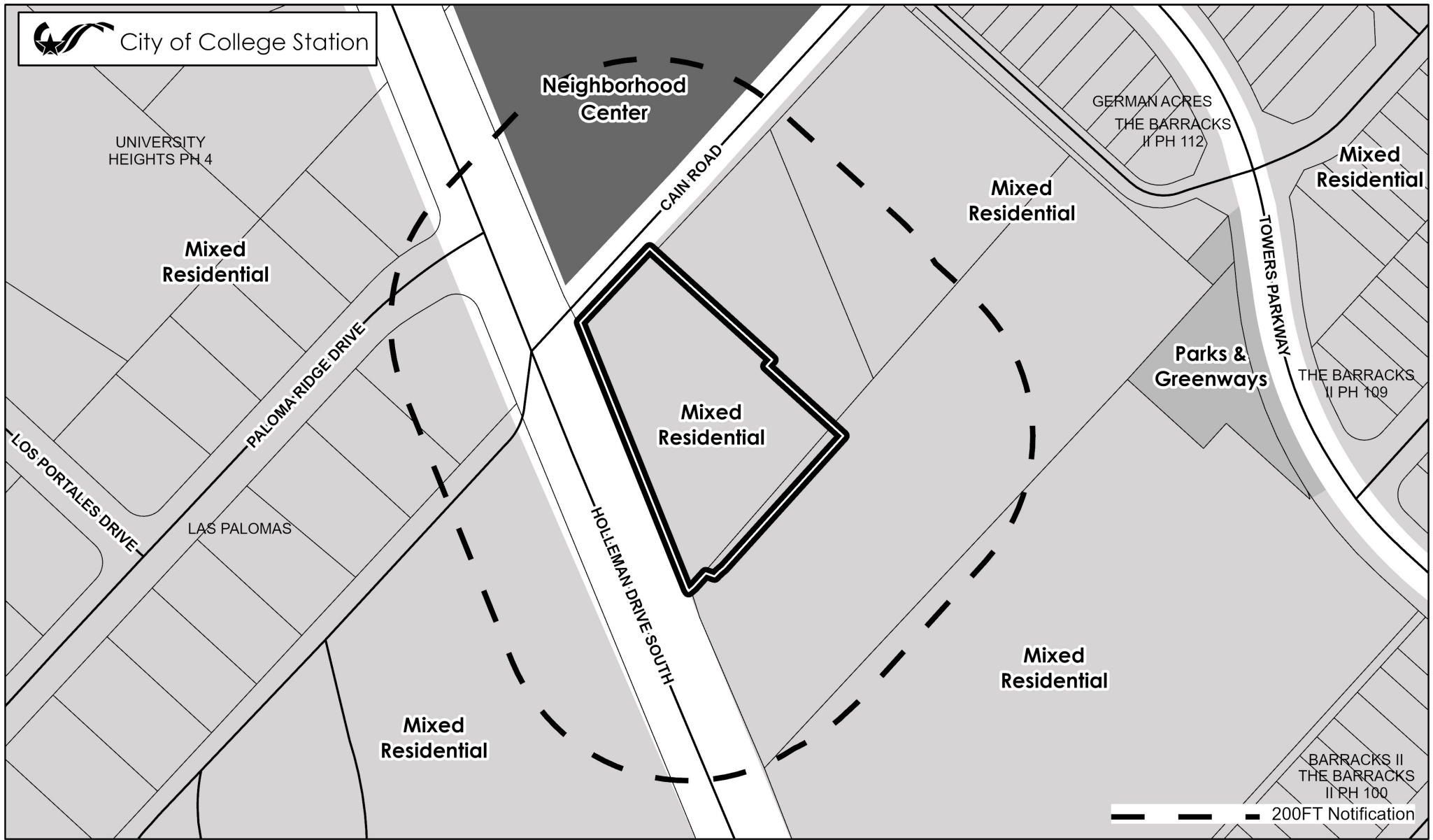


0 105 210 Feet

BARRACKS WEST PH 3

Case:
CPA2024-000006

COMPREHENSIVE PLAN
AMENDMENT



FUTURE LAND USE DISTRICTS (In Grayscale)

Residential

Urban Residential
Mixed Residential
Suburban Residential
Estate Residential
Rural
Neighborhood Conservation

Non-Residential

General Commercial
Neighborhood Commercial
Business Center
Medical

Combined Centers

Urban Center
Neighborhood Center

Other

Institutional/Public
TAMU
Parks & Greenways
Natural & Open Areas
Redevelopment Areas

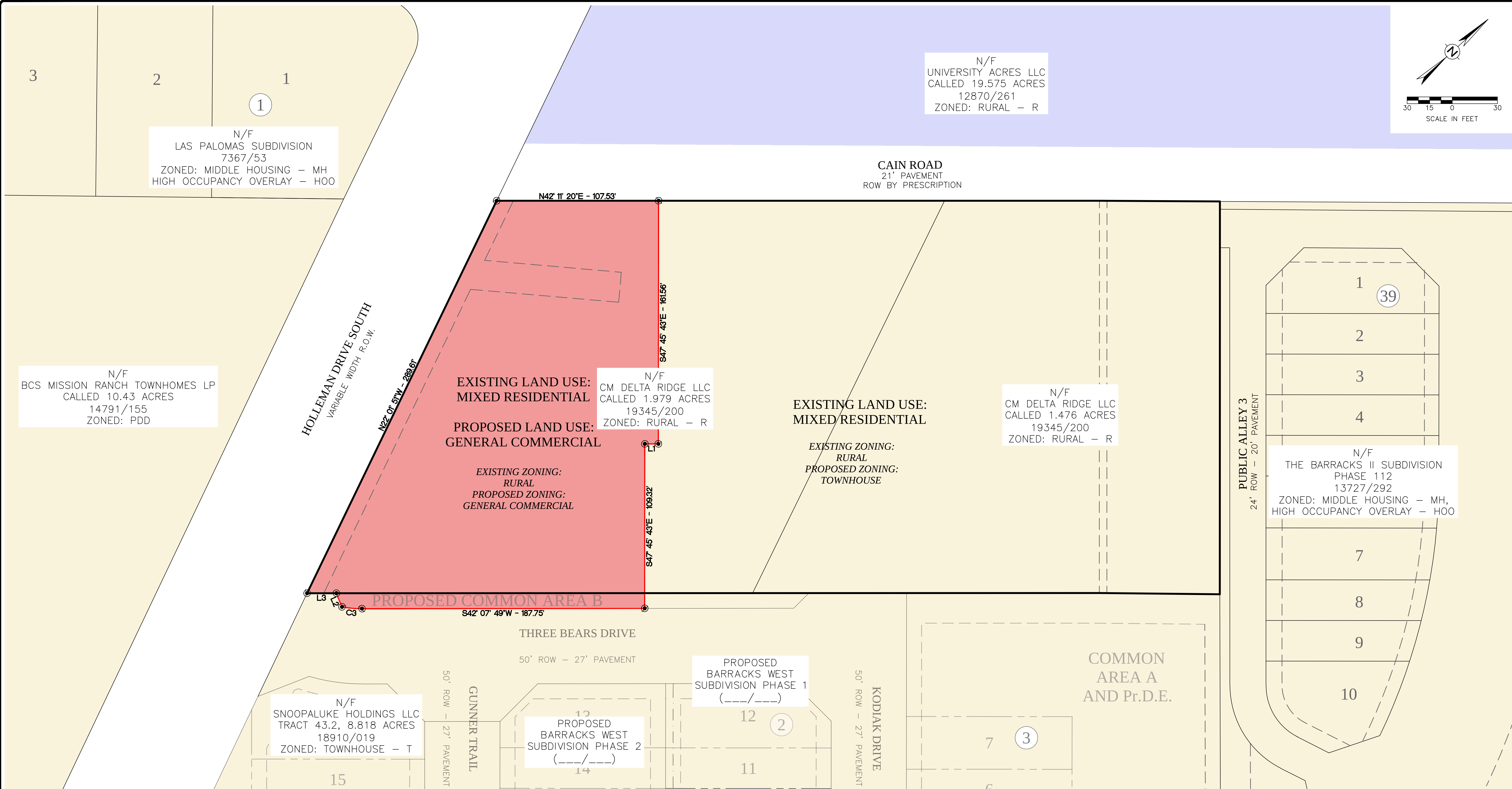


0 140 280 Feet

BARRACKS WEST PH 3

Case:
CPA2024-000006

**COMPREHENSIVE PLAN
AMENDMENT**



LEGEND

LAND USE CHANGE LIMITS

PROPERTY BOUNDARY

PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING PRIVATE DRAINAGE EASEMENT (Pr.D.E.)

EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)

LAND USE

EXISTING MIXED RESIDENTIAL

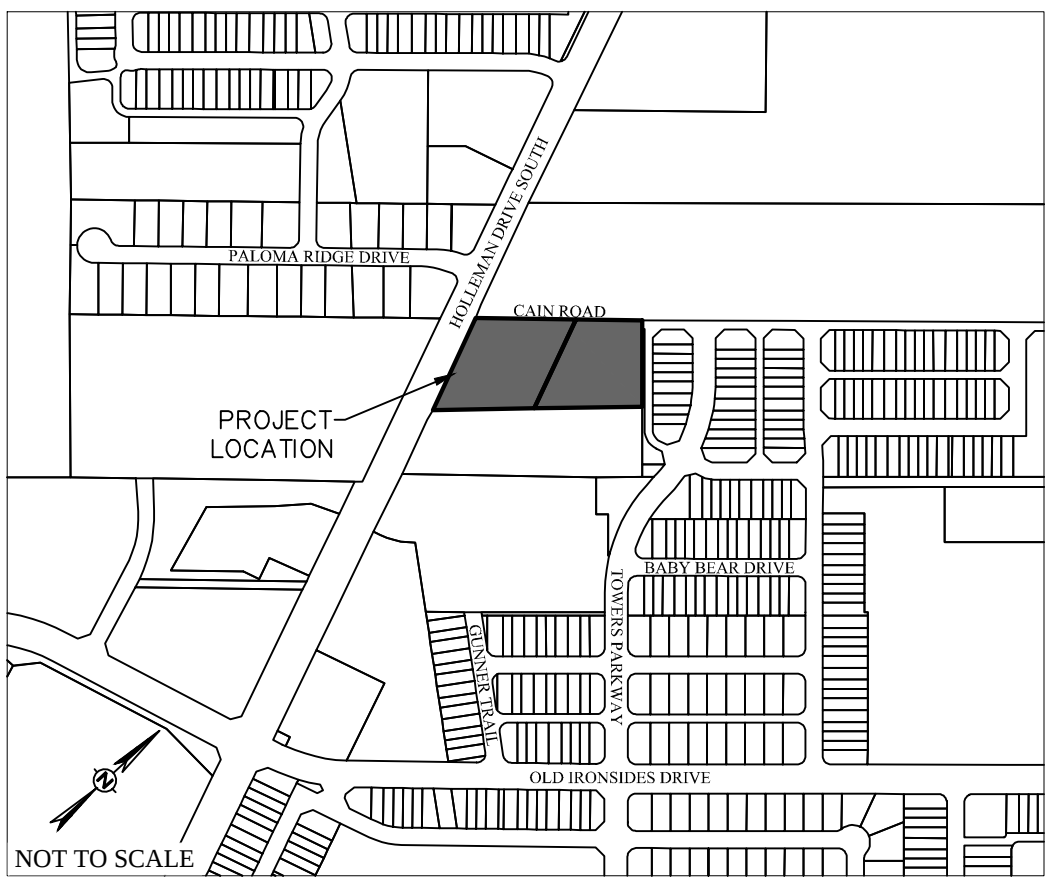
EXISTING NEIGHBORHOOD CENTER

PROPOSED GENERAL COMMERCIAL

LEGAL DESCRIPTION:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING PART OF THE CALLED 2 ACRE TRACT DESCRIBED IN THE DEED FROM JOHN DANIEL GERMAN AND BARBARA JOYCE HOGAN TO MARK GOLDEN RECORDED IN VOLUME 12674, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND PART OF THE CALLED 8.181 ACRE TRACT DESCRIBED IN THE DEED FROM ANTIOCH COMMUNITY CHURCH OF CS TO SNOOPALUKE HOLDINGS, LLC RECORDED IN VOLUME 18910, PAGE 19 (O.P.R.B.C.).

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.00'	S42° 14' 17"W
L2	9.86'	N70° 23' 26"W
L3	19.42'	S42° 10' 29"W

VICINITY MAP



COMPREHENSIVE PLAN
AMENDMENT

THE BARRACKS WEST, PHASE 2

1.047 ACRES

EXISTING LAND USE - MIXED RESIDENTIAL

PROPOSED LAND USE - MIXED RESIDENTIAL & GENERAL COMMERCIAL

EXISTING ZONING - RURAL AND TOWNHOUSE

PROPOSED ZONING - TOWNHOUSE AND GENERAL COMMERCIAL

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

OCTOBER 2024

OWNER/DEVELOPER:
CM Delta Ridge LLC
PO BOX 12236
College Station, TX 77842
(936) 545-6050

OWNER OF PROPOSED
COMMON AREA B:
Snoopaluke Holdings LLC
4100 Rocky Briar Ct.
College Station, TX 77845
(979) 217-1162

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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: December 19, 2024
Advertised Council Hearing Date: January, 23, 2025

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:

The Barracks at Rock Prairie

Property owner notices mailed: 10

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 Center	R Rural	Single-family attached, Cain Road (local street)
South	Mixed Residential	T Townhouse	Vacant, Three Bears Drive (local street)
East	Mixed Residential	T Townhome	Vacant
West	Mixed Residential	PDD Planned Development District, MH Middle Housing, HOO High Occupancy Overlay	Duplexes, Vacant, Holleman Drive South (Minor Arterial)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
0.47 acre property
○ from R Rural to T Townhouse (2023)
Final Plat: Unplatted
0.47 acre property: platted as Common Area B (Barracks West Phase 1 - recorded 10/31/2024)
Site Development: Single-family detached, Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: 3417 & 3423 CAIN ROAD, 3.252 AC PORTION (CPA2024-000006)

Address: 3417 CAIN RD

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 145, 1.476 ACRES

Total Acreage: 1.047

Applicant: SCHULTZ ENGINEERING LLC

Property Owner: CM Delta Ridge LLC

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

Land Use & Character Designation

What is the amendment requested?

1.047 Acres of Mixed Residential land use to be amended to General Commercial land use.

What is the reason for the amendment?

Current land use designation does not allow for the property to be rezoned from Rural to General Commercial.

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

General Commercial is warranted adjacent to Holleman Drive South with the increasing residential development in the area.

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

Properties adjacent to the subject property are currently Mixed Residential Land Use, and commercial property is wanted on the west side of the railroad. The majority of the surrounding area is residential, so there may be a need for commercial uses.

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

Properties adjacent to the subject property are currently Mixed Residential Land Use, and commercial property is wanted on the west side of the railroad. The majority of the surrounding area is residential, so there may be a need for commercial uses.

List any other reasons to support this zone change.

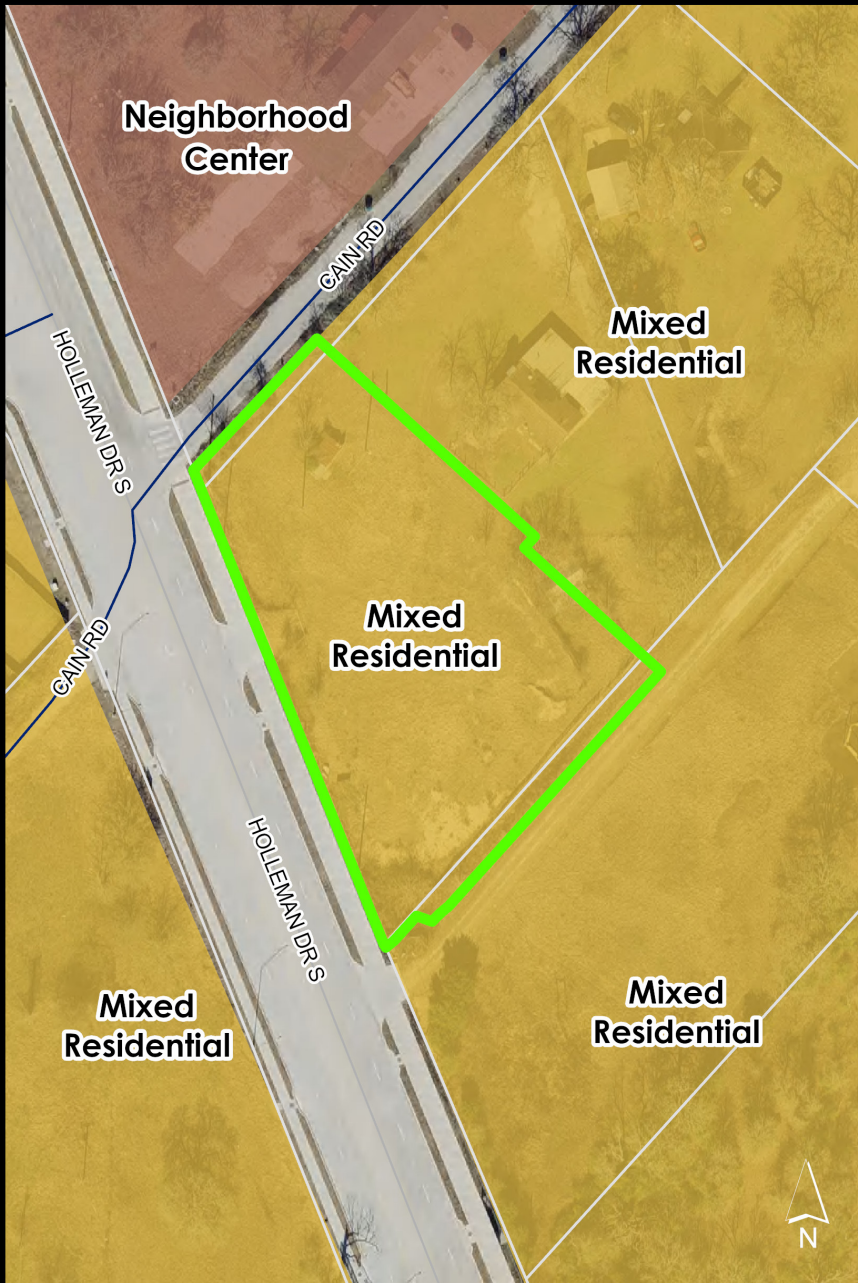
N/A

List any other additional properties.

N/A

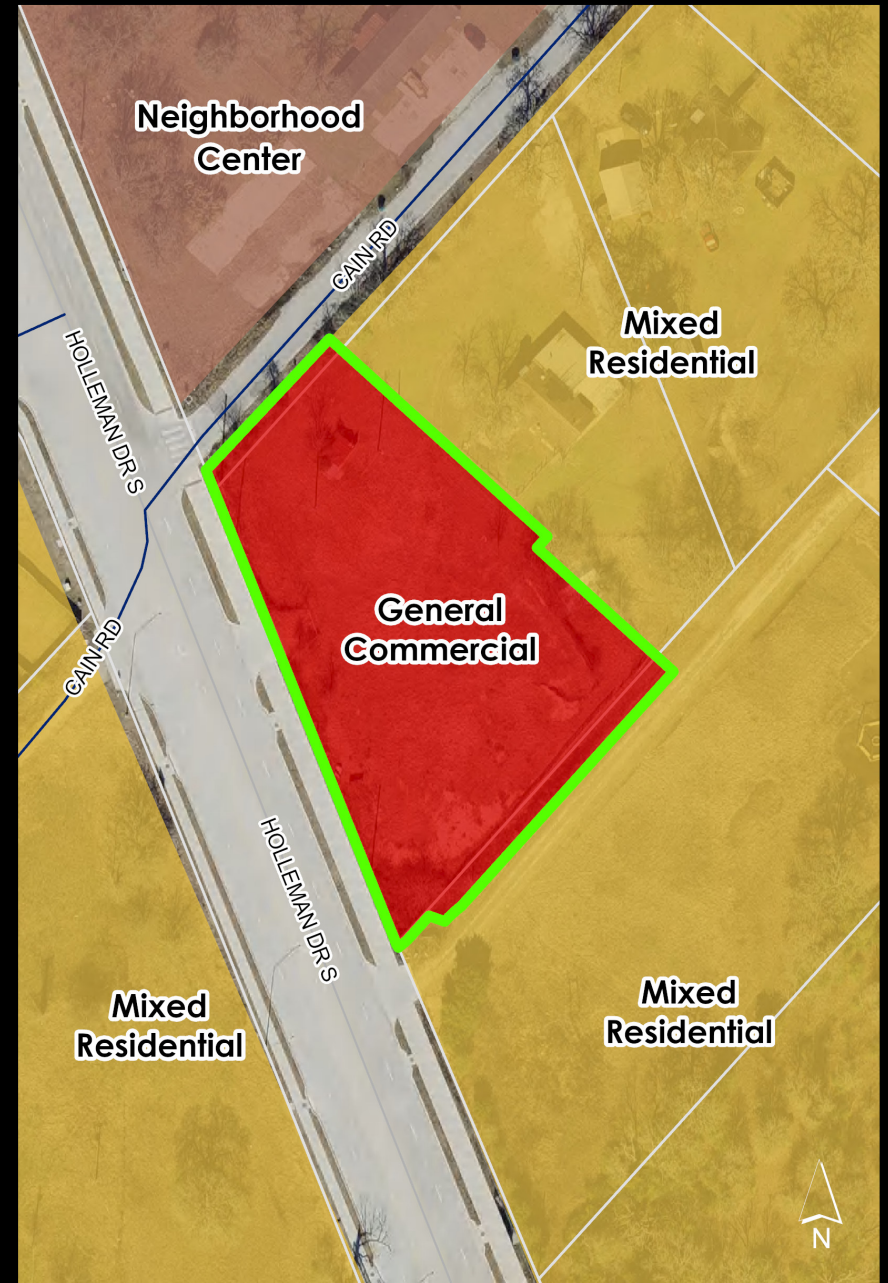
EXISTING

Future Land Use



PROPOSED

Future Land Use



December 19, 2024
Item No. 5.2.
Barracks West Ph 3 Rezoning

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 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 (Note: Final action of this item will be considered at the January 23, 2025 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this rezoning request as it is in line with the Comprehensive Plan, the proposed amendment to the Comprehensive Plan, and compatible with the surrounding area.

Summary: This request is to rezone approximately 3.30 acres of land generally located south of the intersection of Holleman Drive South and Cain Road from R Rural and T Townhouse to T Townhouse and GC General Commercial. The tract proposed to be rezoned consists of two unplatted properties and a small portion of common area which was platted in October 2024 as part of Barracks West Phase 1 subdivision. The majority of the property was originally zoned R Rural upon annexation to the City in 2002, while a small portion was recently rezoned to T Townhouse in 2023. This zoning request is in effort to provide additional housing and residential density to this area, as well as commercial uses along the corridor. The applicant is requesting the zoning district change to allow for a proposed townhome development which would not be allowed on properties zoned R Rural. The applicant is also requesting the commercial zoning district for a proposed commercial development which would not be permitted within the R Rural or T Townhouse zoning districts.

REZONING REVIEW CRITERIA

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

The subject tract is designated as Mixed Residential on the Comprehensive Plan Future Land Use & Character Map. 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 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the 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. A portion of this

development is aligned with that vision.

The zoning districts that are generally appropriate within the Mixed Residential land use include: Middle Housing, Duplex, Townhouse, and limited-scale single-family zoning.

The applicant has submitted an amendment request for a land use change from a Mixed Residential portion of the property to General Commercial. The proposed General Commercial land use designation is appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

The proposed rezoning request to GC General Commercial is consistent with the amendment to the Comprehensive Plan. The proposed rezoning request to T Townhouse is consistent with existing Comprehensive Plan land use designation.

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

The subject property is near other existing townhouse uses which are located across Towers Parkway to the east. The area to the south was recently rezoned to allow for the continuation of townhouse uses as well. There is an existing single-family attached residential development also near the subject property to the north across Cain Road. To the north, there is also an existing residential development consisting of multi-family structures as well. Along Holleman Drive South to the northwest, there is an existing commercial development as well as further to the south which includes a convenience store as well. The proposed zoning district is appropriate in the context of the area as it would allow for infill with additional housing options and commercial uses located adjacent to a major thoroughfare.

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 a townhouse and commercial development. The site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located near the intersection of Holleman Drive South and Cain Road, as well as adjacent to Towers Parkway. Holleman Drive South is identified as a Minor Arterial on the Thoroughfare Plan. The property also is near Towers Parkway, which is identified as a Minor Collector on the Thoroughfare Plan. The existing use is expected to generate less than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was not required to be submitted with the application.

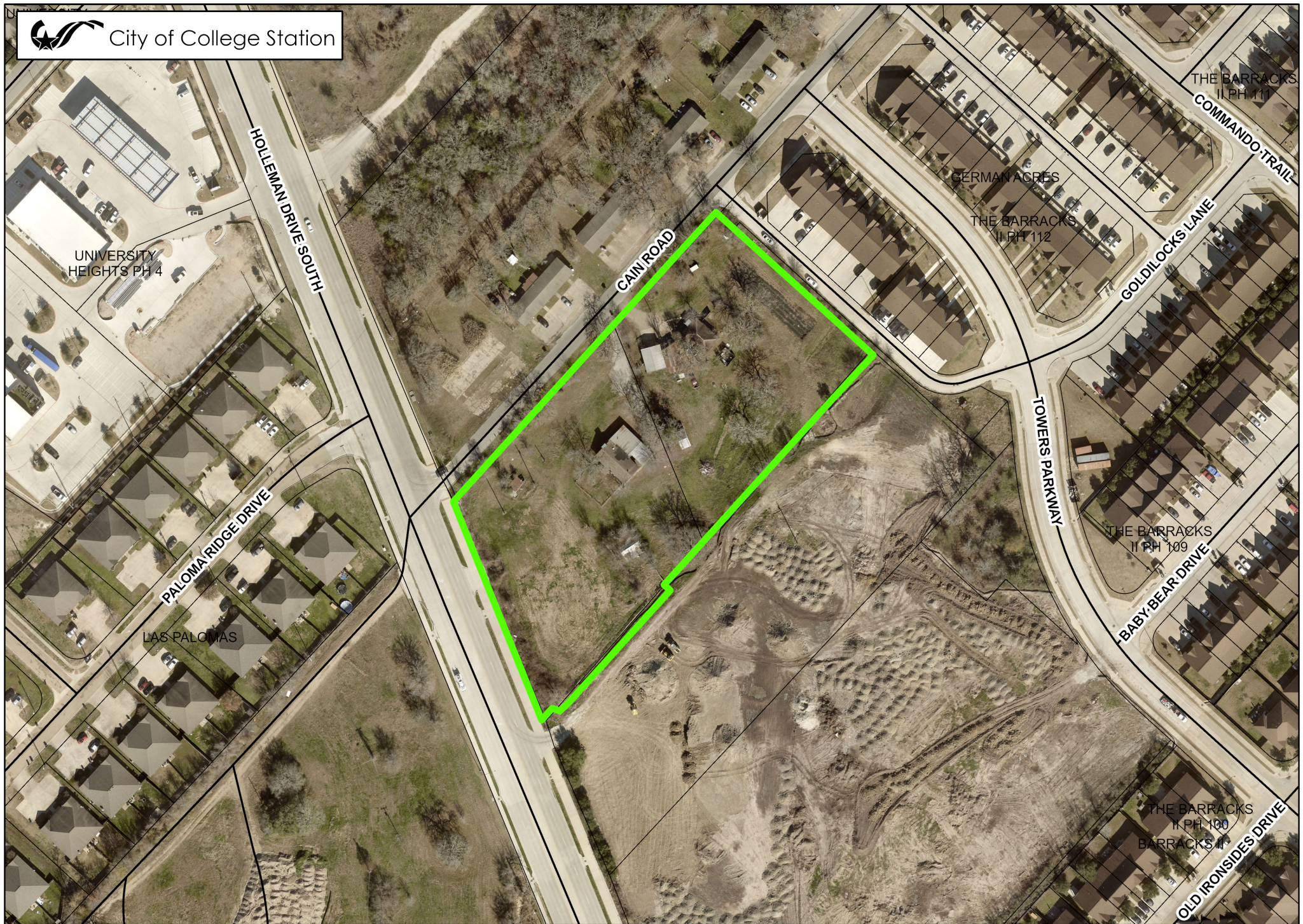
5. The marketability of the property:

The applicant states the existing rural zoning limits the development and rezoning will improve marketability. Rezoning the property to T Townhouse as well as to GC General Commercial will make the property more marketable in the future since, as stated by the applicant, there is a demand for higher density residential and commercial uses in the area.

Budget & Financial Summary: N/A

Attachments:

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

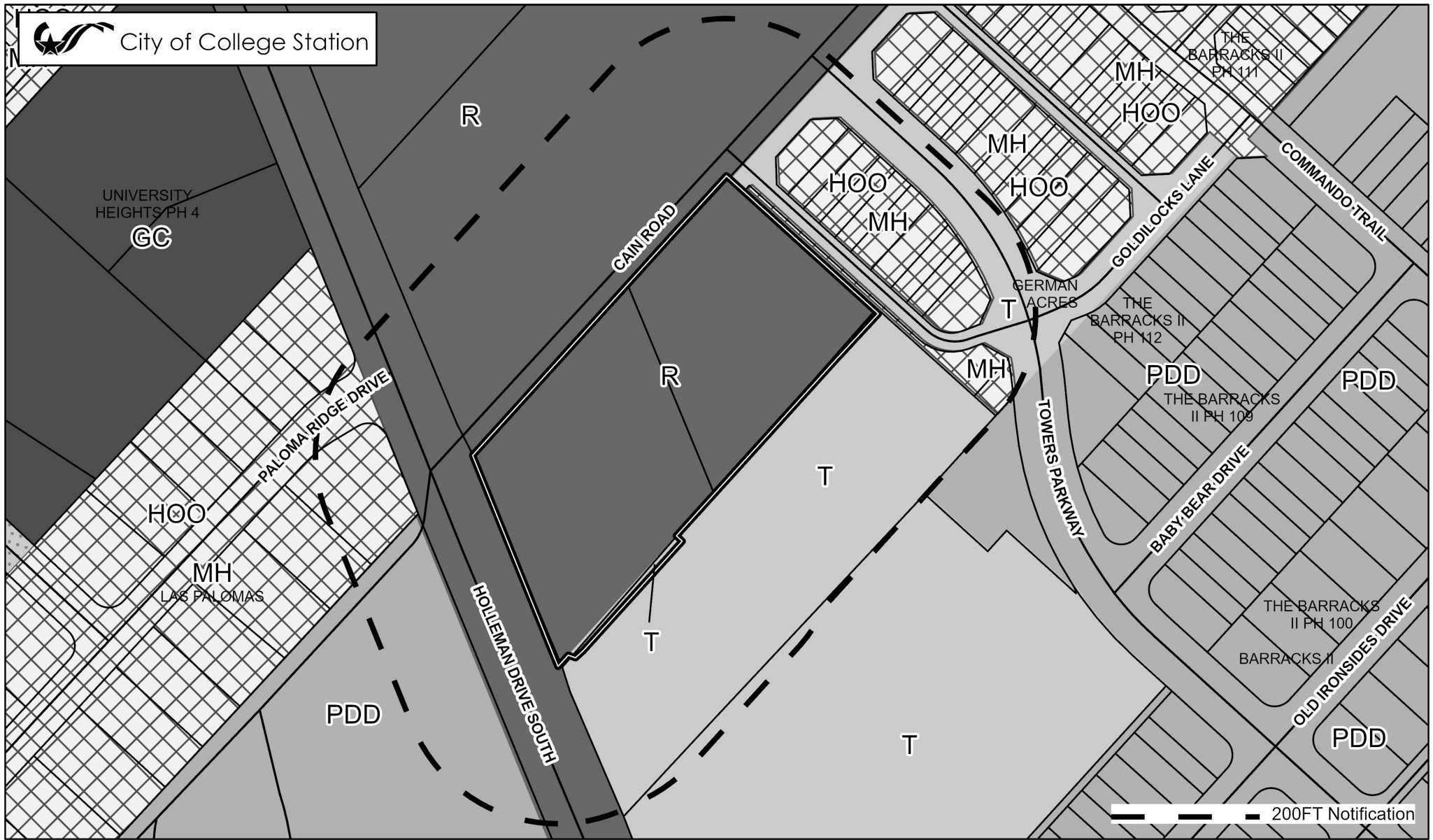


0 150 300 Feet

BARRACKS WEST PH 3

Case:
REZ2024-000021

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

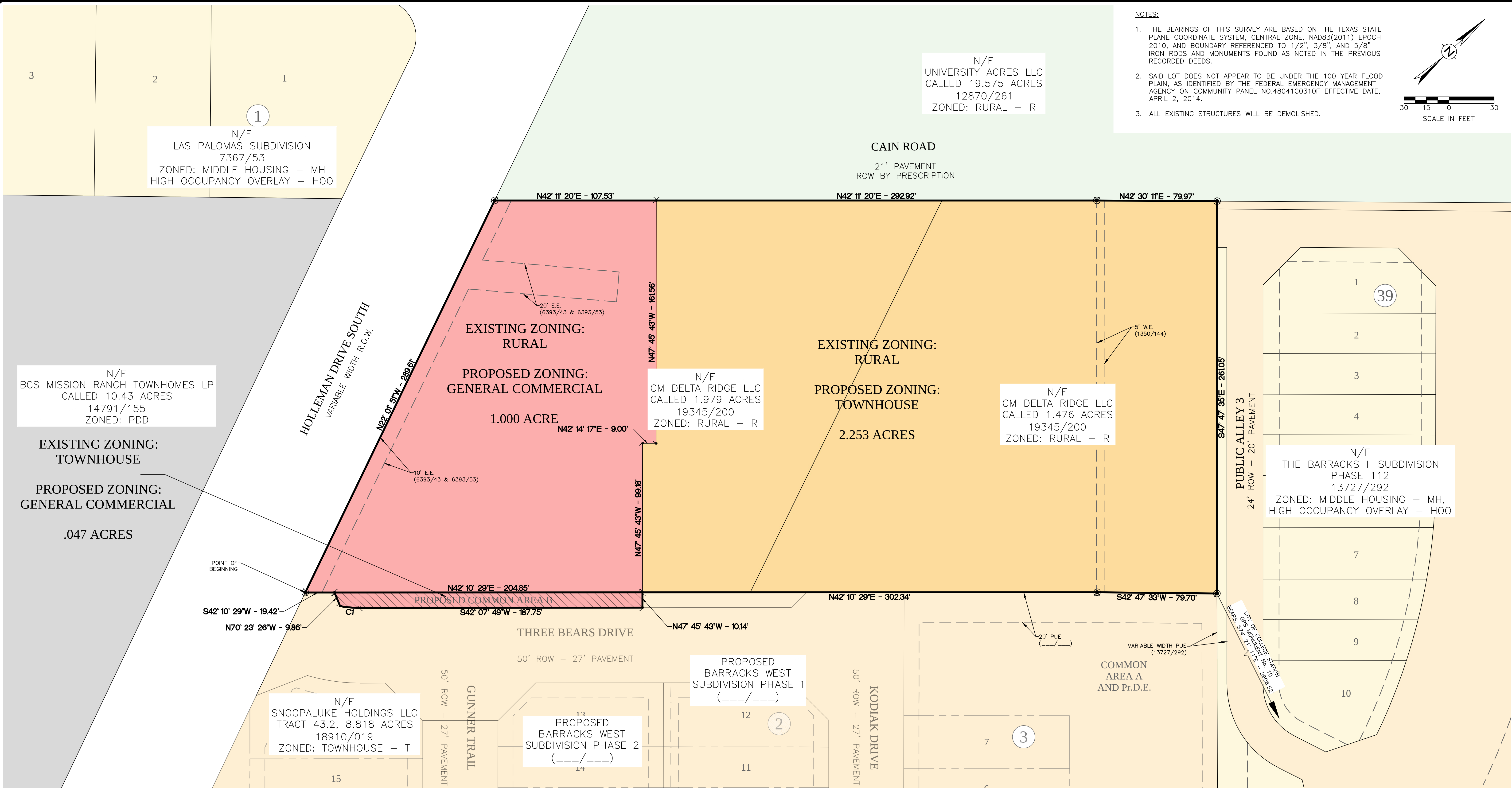


0 170 340 Feet

BARRACKS WEST PH 3

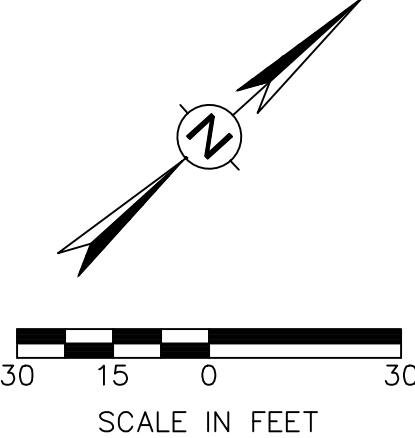
Case:
REZ2024-000021

REZONING



NOTES:

- THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO 1/2", 3/8", AND 5/8" IRON RODS AND MONUMENTS FOUND AS NOTED IN THE PREVIOUS RECORDED DEEDS.
- SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO.48041C0310F EFFECTIVE DATE, APRIL 2, 2014.
- ALL EXISTING STRUCTURES WILL BE DEMOLISHED.



SCALE IN FEET

LEGAL DESCRIPTION OF 2.253 ACRE TRACT:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7 IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING PART OF THE CALLED 2 ACRE TRACT DESCRIBED IN THE DEED FROM JOHN DANIEL GERMAN AND BARBARA JOYCE HOGAN TO MARK GOLDEN RECORDED IN VOLUME 12674, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND ALL OF THE CALLED 1.476 ACRE TRACT DESCRIBED IN THE DEED FROM B. BRENT DEWELL AND LORI BETH SEWELL TO MARK GOLDEN RECORDED IN VOLUME 12886, PAGE 254 (O.P.R.B.C.).

LEGAL DESCRIPTION OF 1.047 ACRE TRACT:
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT No. 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING PART OF THE CALLED 2 ACRE TRACT DESCRIBED IN THE DEED FROM JOHN DANIEL GERMAN AND BARBARA JOYCE HOGAN TO MARK GOLDEN RECORDED IN VOLUME 12674, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.) AND PART OF THE CALLED 8.181 ACRE TRACT DESCRIBED IN THE DEED FROM ANTIOCH COMMUNITY CHURCH OF CS TO SNOOPALUKE HOLDINGS, LLC RECORDED IN VOLUME 18910, PAGE 19 (O.P.R.B.C.).

— ZONING CHANGE BOUNDARY

- - - PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)

- - - PROPOSED PRIVATE DRAINAGE EASEMENT (Pr.D.E.)

- - - EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)

- - - EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)

● PROPERTY CORNER

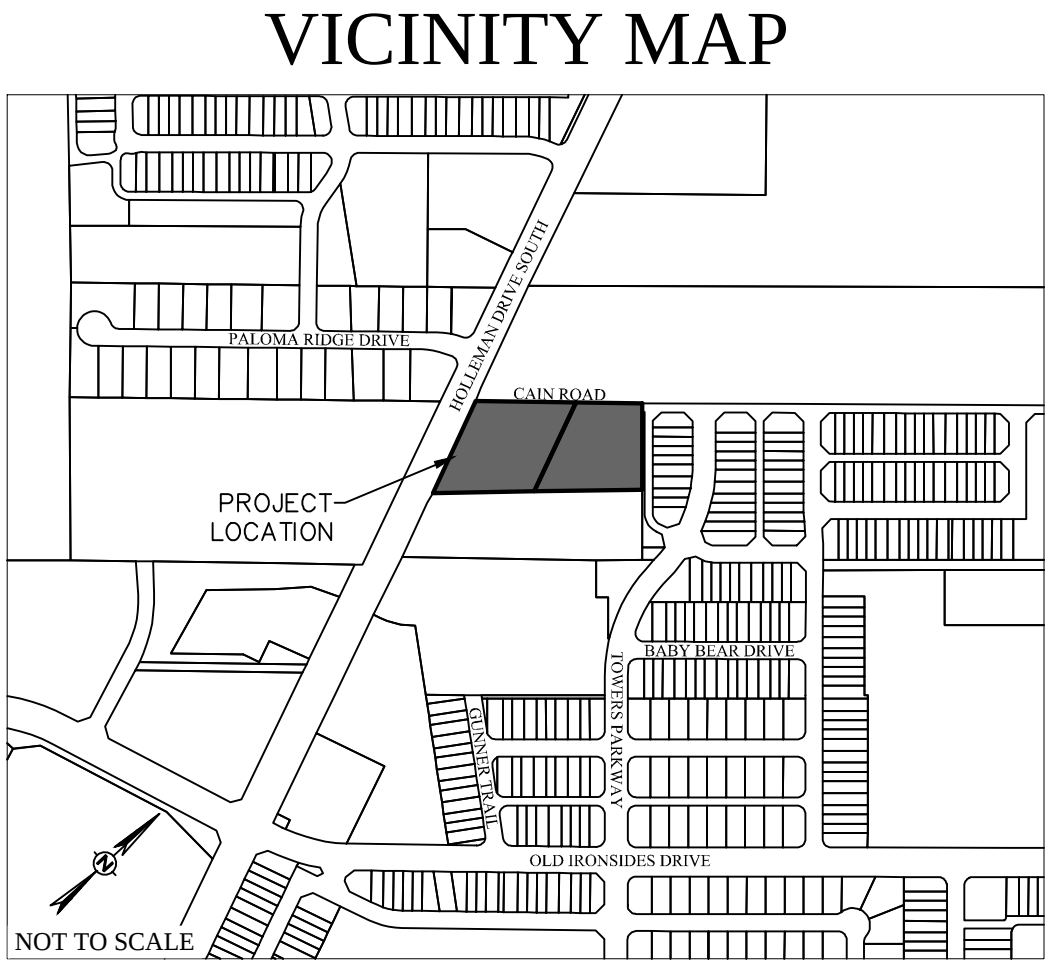
Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	13.37'	75.00'	010°13'01"	6.70'	13.36'

EXISTING ZONING

- RURAL
- TOWNHOUSE
- MIDDLE HOUSING
- PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING

- GENERAL COMMERCIAL
- TOWNHOUSE



REZONING EXHIBIT

THE BARRACKS WEST SUBDIVISION

PHASE 3

3.300 ACRES

EXISTING ZONING - RURAL AND TOWNHOUSE

PROPOSED ZONING - TOWNHOUSE AND GENERAL COMMERCIAL

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: CM Delta Ridge LLC
PO BOX 12236
College Station, TX 77842
(936) 545-6050

SCALE: 1"=30'
OCTOBER 2024

SURVEYOR: McClure & Browne
Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 693-3838

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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: December 19, 2024
Advertised Council Hearing Date: January 23, 2025

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:

The Barracks at Rock Prairie

Property owner notices mailed: 22

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 Center	R Rural	Single-family attached, Cain Road (local street)
South	Mixed Residential	T Townhouse	Vacant, Three Bears Drive (local street)
East	Mixed Residential	MH Middle Housing, HOO High Occupancy Overlay, T Townhome	Townhomes
West	Mixed Residential	PDD Planned Development District, MH Middle Housing, HOO High Occupancy Overlay	Duplexes, Vacant, Holleman Drive South (Minor Arterial)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
0.47 acre property
 ○ from R Rural to T Townhouse (2023)
Final Plat: Unplatted
0.47 acre property: platted as Common Area B (Barracks West Phase 1 - recorded 10/31/2024)
Site Development: Single-family detached, Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 3417 & 3423 CAIN ROAD AND 3197 HOLLEMAN DRIVE (REZ2024-000021)

Address: 3417 CAIN RD

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 145, 1.476 ACRES

Total Acreage: 3.299

Applicant:: SCHULTZ ENGINEERING LLC

Property Owner: CM Delta Ridge LLC

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

With the increasing residential development in the area, general commercial is warranted adjacent to Holleman.

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

A comprehensive plan amendment has been submitted for this tract, so that the zoning is compatible with the land use.

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 current rural zoning severely limits developable uses and is not the highest and best use for the tract.

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

The combination of general commercial along Holleman and residential at the rear of the tract provides nearby commercial development to serve the residence.

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

The combination of general commercial along Holleman and residential at the rear of the tract provides nearby commercial development to serve the residence.

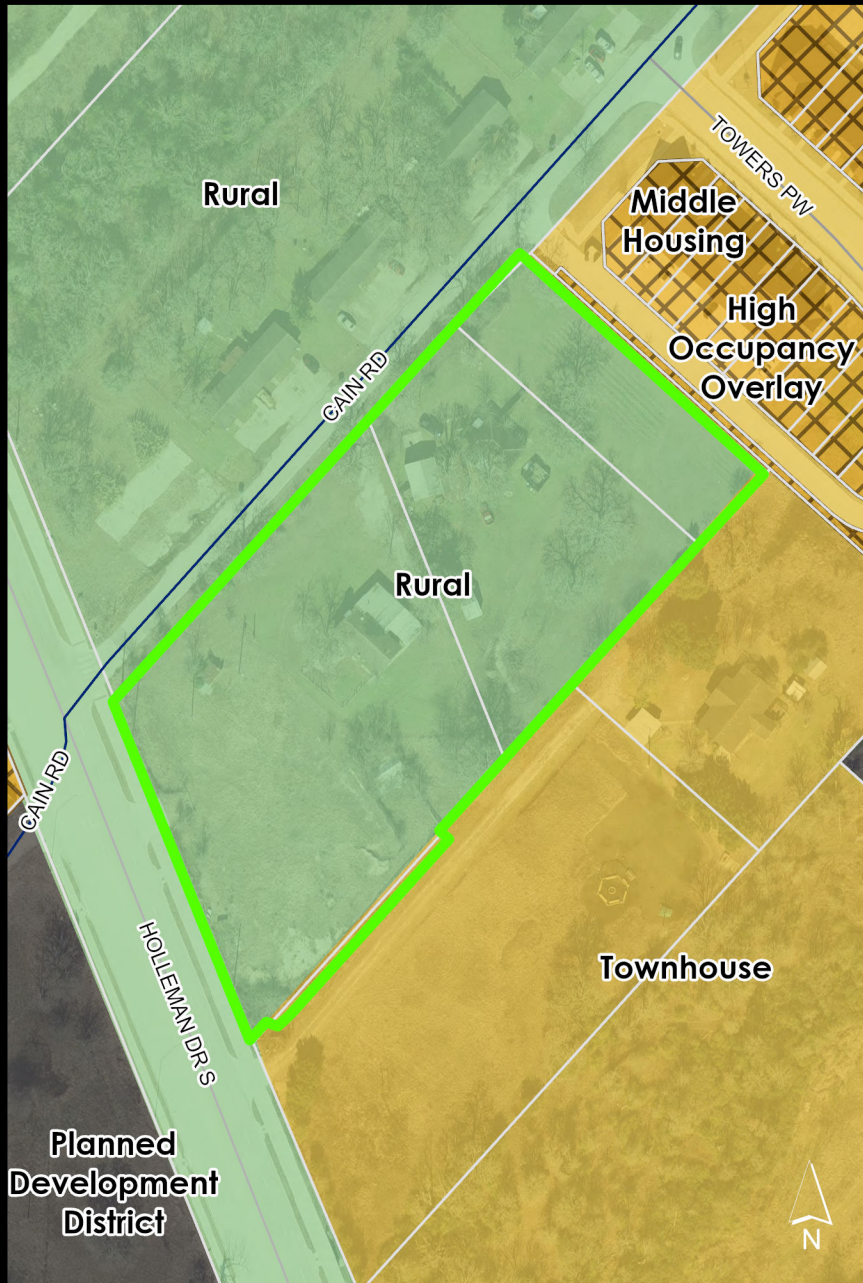
Explain the marketability of the property for uses permitted by the current zoning district.

The rural zoning limits the development of the tract, and rezoning the tract will greatly improve marketability.

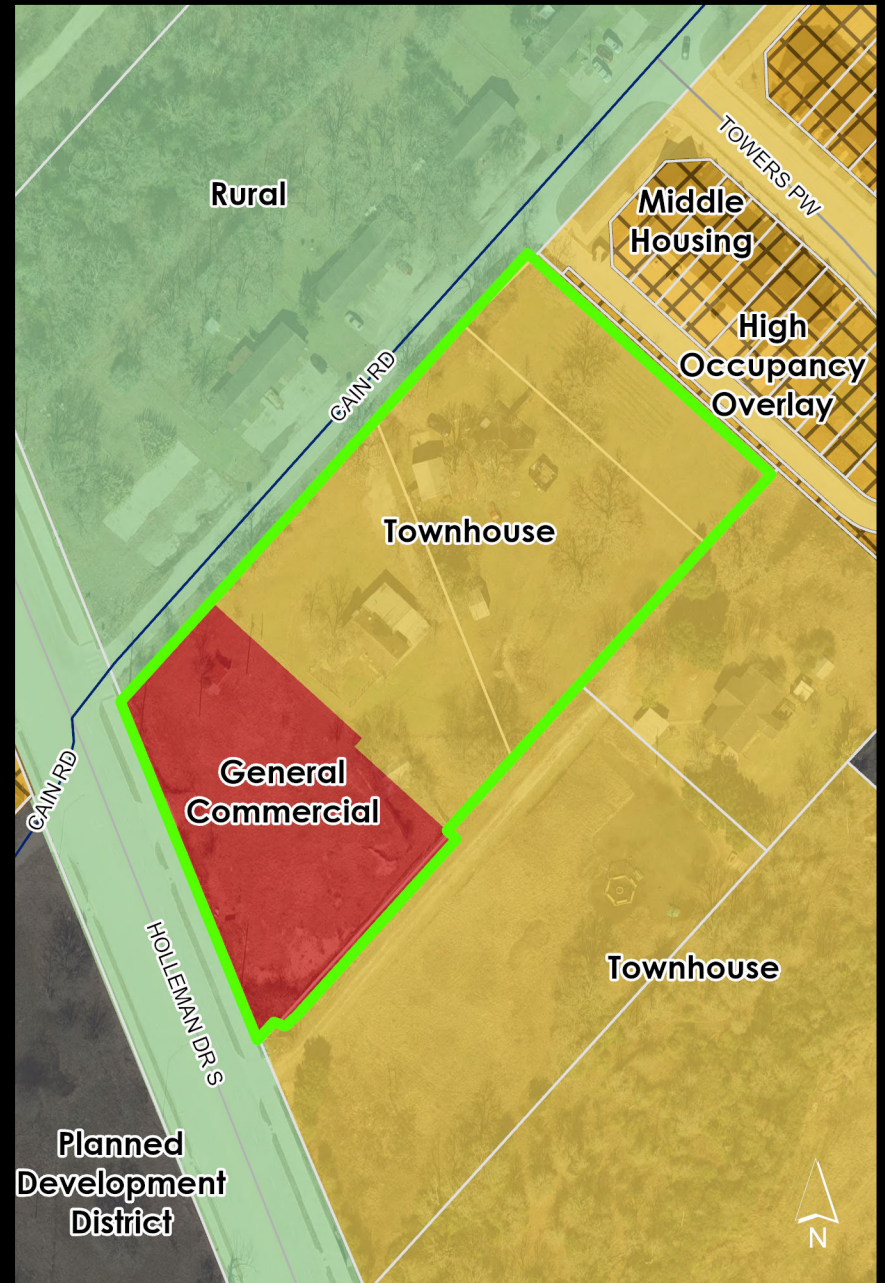
List any other reasons to support this zone change.

n/a

EXISTING Zoning



PROPOSED Zoning



EXISTING

Future Land Use

