



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: 242 663 945 277 | Passcode: ov9Sa9Ed

Phone: 833-240-7855 | Phone Conference ID: 960 422 366#

The City Council may or may not attend this meeting.

February 6, 2025

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. January 16 2025

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

5. Regular Agenda

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

Restricted Occupancy Overlay on approximately 11.52 acres being 33 lots within Glenhaven Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle, generally located between Brazoswood Drive and Summer Glen Drive. Case #REZ2024-000028 (Note: Final action of this item will be considered at the February 27, 2025 City Council meeting – Subject to change)

Sponsors: Jeff Howell

Attachments:

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

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from Estate Residential to Neighborhood Commercial for approximately 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road. Case #CPA2024-000004 (Note: Final action of this item will be considered at the February 27, 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

- 5.3. 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 R-4 Multi-Family to GC General Commercial on approximately 2.3 acres generally located at 810 Southwest Parkway East. Case #REZ2024-000029 (Note: Final action of this item will be considered at the February 27, 2025 City Council Meeting – Subject to change).

Sponsors: Garrett Segraves

Attachments:

1. Aerial and Small Area Map
2. Existing Future Land Use
3. Rezoning Exhibit
4. Rezoning Map
5. Background Information
6. Applicant's Supporting 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 comprehensive plan amendment for approximately 1.047 acres of land located at 3423 Cain Road and 3197 Holleman Drive South from Mixed Residential to General Commercial. The Planning & Zoning Commission heard this item on January 16, 2025 and voted (6-0) to recommend approval. The City Council heard this item on January 23, 2025 and voted (7-0) to approve the request.
- A rezoning of approximately 3.3 acres of land located at 3417 and 3423 Cain Road and 3197 Holleman Drive South from R Rural and T Townhouse to T Townhouse and GC General Commercial. The Planning & Zoning Commission heard this item on January 16, 2025 and voted (6-0) to recommend approval. The City Council heard this item on January 23, 2025 and voted (7-0) to approve the request.
- A recommendation for appointments to the Comprehensive Plan Evaluation Committee and the BioCorridor Board. The Planning & Zoning Commission heard this item on January 16, 2025 and voted (6-0) to recommend Commissioners Buckley, Watson, and Finch as appointees to the Comprehensive Plan Evaluation Committee, and Commissioners Collins and Higdon as appointees to the BioCorridor Board. The City Council heard this item on January 23, 2025 and voted (7-0) to approve the recommendations.

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

- Thursday, February 13, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, February 20, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, February 27, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, March 6, 2025 ~ 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 January 31, 2025 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
January 16, 2025**

COMMISSIONERS PRESENT: Chairperson Jason Cornelius, Commissioners Aron Collins, Warren Finch, David Higdon, Michael Buckley, and Tre Watson

COMMISSIONERS ABSENT: Commissioner Marcus Chaloupka

COUNCILMEMBERS PRESENT: Councilmember Mark Smith

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Robin Macias, Senior Planner Jeff Howell, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, Staff Assistant Crystal Fails, and Lead Technology Services Specialist Lillian Wells

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

Chairperson Cornelius called the meeting to order at 6:03 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- January 2, 2025

Commissioner Finch moved to approve the Consent Agenda, Commissioner Collins 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 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).

- 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).

Presentations, discussions, and public hearings for agenda items #5.1 and #5.2 were held together.

Senior Planner Howell presented the comprehensive plan amendment and rezoning to the Commission recommending approval of both.

Commissioner Higdon asked how the T Townhouse zoning will align with the HOO High Occupancy Overlay on the adjacent property.

Senior Planner Howell clarified that a T Townhouse zoning allows for townhouses and the MH Middle Housing zoning district on the adjacent property also allows for townhouses and a shared-housing use.

Commissioner Collins stated that on the Future Land Use Plan, this property is listed as mixed-residential, asking if the proposed use aligns with surrounding developments.

Senior Planner Howell clarified that the developer has not identified a use for the property, however the zoning district change aligns with the adjacent uses.

Chairperson Cornelius asked for clarification that the applicant has not proposed a specific use for the site.

Senior Planner Howell stated that the applicant has identified that the development will fit within the uses permitted under a GC General Commercial zoning.

Chairperson Cornelius opened the public hearing for items #5.1 and #5.2.

No visitors spoke.

Chairperson Cornelius closed the public hearing for items #5.1 and #5.2.

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

Commissioner Finch moved to recommend approval of the rezoning, Commissioner Higdon seconded the motion.

Commissioner Watson asked for the definition of an R Rural zoning district.

Director Armstrong clarified that an R Rural zoning is the designation given to all property upon annexation into the City of College Station.

Commissioner Collins asked for clarification on uses allowed in a GC General Commercial zoning district, and if this designation aligns with the adjacent properties.

Director Armstrong clarified that a GC General Commercial zoning district allows for retail uses, restaurants, and most non-residential uses, confirming that the GC General Commercial zoning designation does align with the adjacent districts.

The motion passed 6-0.

- 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 R Rural to MU Mixed-Use for approximately 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #REZ2024-000026 (Note: Final action of this item will be considered at the February 13, 2025 City Council Meeting – Subject to change).

Senior Planner Howell presented and recommended approval of the rezoning with the condition that the construction, installation and acceptance of an approximately 506 feet portion of sewer line (from manhole numbers O38B2M007 to O38B2M006) on Old Wellborn Road be improved within 24 months of the signed ordinance for the zoning to take effect. This line must be approved by the City of College Station Water Services Department and the Planning and Development Services Department and be in compliance with the B/CS Design Guidelines.

Commissioner Cornelius asked for further clarification on the condition.

Senior Planner Howell clarified that construction, installation, and acceptance of 500 feet of sewer line approved by City of College Station Water Services Department and Planning and Development Services Department must be completed within 24 months and be in compliance with the B/CS Design Guidelines.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Commissioner Collins moved to recommend approval of the rezoning with the condition as stated, Commissioner Buckley seconded the motion, the motion passed 6-0.

- 5.4 Public Hearing, presentation, discussion and possible action regarding and ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to WC Wellborn Commercial on approximately 4 acres generally located at 15305 FM 2154. Case #REZ2024-000027 (Note: Final action of this item will be considered at the February 13, 2025 City Council Meeting - Subject to change).

Administrator Macias presented the rezoning to the Commission recommending approval.

Commissioner Finch asked for the definition of a WC Wellborn Commercial zoning district.

Administrator Macias clarified that a WC Wellborn Commercial zoning district is similar to an SC Suburban Commercial zoning district, with different buffering standards and drive-thru uses are not allowed.

Commissioner Higdon asked for clarification on the development's advertisement to the adjacent Wellborn Settlement subdivision property owners.

Administrator Macias clarified that this property is designated on the Comprehensive Plan Future Land Use map as commercial and is advertised as a commercial use. The developer will develop the property under permitted WC Wellborn Commercial use guidelines.

Commissioner Collins stated that the closest development is the Baylor Scott & White Clinic, asking for clarification that a commercial use is consistent with the surrounding developments.

Administrator Macias confirmed that a commercial use is consistent with the area.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

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

- 5.5 Discussion and possible action on a recommendation for appointments to the Comprehensive Plan Evaluation Committee and the BioCorridor Board.

Director Armstrong presented the item to the Commission requesting Commissioner recommendations on both the Committee and the Board.

Commissioners Buckley, Watson, and Finch volunteered as appointees to the Comprehensive Plan Evaluation Committee.

Commissioners Collins and Higdon volunteered as appointees to the BioCorridor Board.

Commissioner Collins moved to recommend approval of Commissioners Buckley, Watson, and Finch as members of the Comprehensive Plan Evaluation Committee, Commissioner Higdon seconded the motion, the motion passed 6-0.

Commissioner Finch moved to recommend approval of Commissioners Collins and Higdon as members of the BioCorridor Board, Commissioner Watson 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:

- A rezoning of approximately 2 acres of land located at 550 Fraternity Row from R-4 Multi-Family to MF Multi-Family. The Planning & Zoning Commission heard this item on January 2, 2025 and voted (5-0) to recommend approval. The City Council heard this item on January 9, 2025 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, January 23, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, February 6, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, February 13, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

- Thursday, February 20, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was general discussion amongst the Commission regarding upcoming Northgate Small Area Plan meetings.

- 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 6:33 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

February 6, 2025
Item No. 5.1.
Glenhaven Estates Phase 2 ROO

Sponsor: Jeff Howell, Senior Planner

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 GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay on approximately 11.52 acres being 33 lots within Glenhaven Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle, generally located between Brazoswood Drive and Summer Glen Drive. Case #REZ2024-000028 (Note: Final action of this item will be considered at the February 27, 2025 City Council meeting – Subject to change)

Relationship to Strategic Goals:

Neighborhood Integrity

Recommendation(s): N/A

Summary: This request is to rezone approximately 11.52 acres being 33 lots within Glenhaven Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle from GS General Suburban to GS General Suburban and ROO Restricted Occupancy Overlay. At time of original plat, the streets that are being excepted did not have residential lots, but were only platted as right-of-way.

This request is to add the ROO, which is a single-family overlay zoning district, to the existing base zoning within the Glenhaven Estates Phase 2 subdivision boundaries. The ROO is intended to provide subdivision-specific occupancy regulations – not to exceed two unrelated persons per single-family dwelling or accessory living quarter. The ROO Petition Committee, comprised of Glenhaven Estates Phase 2 property owners, has met all requirements of the ROO application process. The Petition Committee submitted the application materials including the ROO petition for the subdivision. When submitting an application, the fifty (50) percent plus one (1) petition signature threshold of property owners in support of the overlay must be met. City staff were able to verify that the petition met the signature threshold in support of the requested ROO.

REZONING REVIEW CRITERIA

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

The subject areas are designated as Neighborhood Conservation on the Comprehensive Plan Future Land Use & Character Map. The surrounding areas to the north are designated as Neighborhood Conservation with single-family detached dwellings and General Commercial for the developments fronting onto University Drive. The subject properties are also surrounded by Neighborhood Conservation to the south and east. To the west is also Neighborhood Conservation with single-family dwellings as well and Suburban Residential with townhomes. These subject areas are generally bounded by Summer Glen Drive to the north and Brazoswood Drive to the south which is an existing major collector and shown on the Comprehensive Plan’s Thoroughfare Plan.

The Comprehensive Plan discusses single-family overlay zoning districts in both Chapter 3, Strong Neighborhoods and Chapter 9, Collaborative Partnerships. The plan states that, “various single-family overlay zoning districts have been created to help mitigate the issues associated with tear-downs in established neighborhoods. These include the Neighborhood Conservation Overlay, the Restricted Occupancy Overlay, and the Historic Preservation Overlay.” The plan goes on to state that collaboration between the City and Texas A&M University is vital to proactively address issues caused by the rapid growth of the university and the stressors and potential changes that places on nearby neighborhoods. Single-family overlay zoning is a tool that a neighborhood can choose for itself to help address and mitigate perceived, anticipated, and actual changes within an established single-family neighborhood. While the NCO Neighborhood Conservation and HP Historic Preservation overlays address and mitigate changes to physical property characteristics, the intent of a ROO is to address and mitigate issues associated with over-occupancy. As a tool that a neighborhood can pursue for itself to address issues of over-occupancy and preserve neighborhood character, the request is aligned with the Comprehensive Plan.

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

The subject areas are generally surrounded by GS General Suburban zoned single-family homes, except to the west, which is zoned PDD Planned Development District and is currently developed with townhomes. To the north, along with GS General Suburban a portion is zoned GC General Commercial which contains an existing medical clinic. To the south, the subject area is also adjacent to GS General Suburban with single-family homes, with a portion to the east that includes a ROO Restricted Occupancy Overlay as well. The ROO for Glenhaven Estates Phase 8 subdivision was established in May of 2024. The properties to the east on the other side of Glenhaven Drive are zoned T Townhouse but also contain single-family uses as well. The single-family uses allowed by the GS General Suburban zoning district will remain and the addition of the ROO solely restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

As stated in the Unified Development Ordinance (UDO):

Single-family overlay districts create an additional zoning district that is superimposed over the underlying zoning district. Single-family overlay districts are intended to provide additional standards for College Station neighborhoods. These standards promote residential development patterns and are intended to protect and enhance desirable neighborhood characteristics, livability, and harmonious, orderly, and efficient growth and development. The underlying zoning district establishes the permitted uses and standards and shall remain in effect. The requirements of the overlay district are to be applied in addition to the underlying zoning district standards.

The ROO overlay standard is as follows:

Occupancy of either, a detached single-family dwelling or accessory living quarter, shall not exceed two unrelated persons per single-family dwelling or accessory living quarter. Related persons are specified in Section 11.2 ‘Defined Terms’ in the definition of ‘Family.’ Accessory living quarter requirements are further specified in Section 6.5 ‘Accessory Uses’ within the standards for ‘Living Quarters.’

UDO sections 3.3 Zoning Map Amendment (Rezoning), 4.1 Establishment of Districts, and 5.11 Single-Family Overlay Districts detail the application process and regulations for single-family overlay

districts and the ROO Process Handbook serves as a policy guide for residents. The process requires that a subdivision interested in pursuing a ROO form a Petition Committee. That committee is tasked with leading the effort, organizing their neighbors, hosting a neighborhood-led meeting and notifying all neighbors of the meeting via certified mail, collecting the petition signatures, and submitting the completed application and all required materials.

The ROO Petition Committee was comprised of five members: Angie Alaniz, Laurie Chapkin, Robert Chapkin, Francois Gabbai, and Caroline Gallagher. The Petition Committee hosted their neighborhood meeting on September 27, 2024, discussed pursuing the ROO, the overall process, and discussed collecting petition signatures. There were approximately 12 attendees at the meeting, in which all of them were property owners within the subdivision. City staff was present at the meeting.

The Petition Committee finished collecting petition signatures and submitted their complete ROO application on November 13, 2024. City staff verified that the application was complete, that all requirements were met, and that the ROO petition for the subdivision met the signature threshold. The verified petition signatures in support of the ROO are as follows:

- Glenhaven Estates Phase 2: 20 of 33 lots in support (60.6%)

Staff held a required City-hosted neighborhood meeting for this ROO application request on January 13, 2025. There were approximately 11 attendees, with the majority of questions relating to the overall process, rental registrations, and timeline of the ROO application.

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

The ROO zoning does not affect any of the physical characteristics of the underlying GS General Suburban zoning district. The existing subdivision meets the dimensional standards for GS General Suburban zoned properties as set forth in the UDO and are already developed as a single-family residential subdivision.

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

The existing water, wastewater, stormwater, and transportation infrastructure is adequate to support the needs of these existing developments. No additional development and subsequent impacts are anticipated from the addition of the ROO zoning designation.

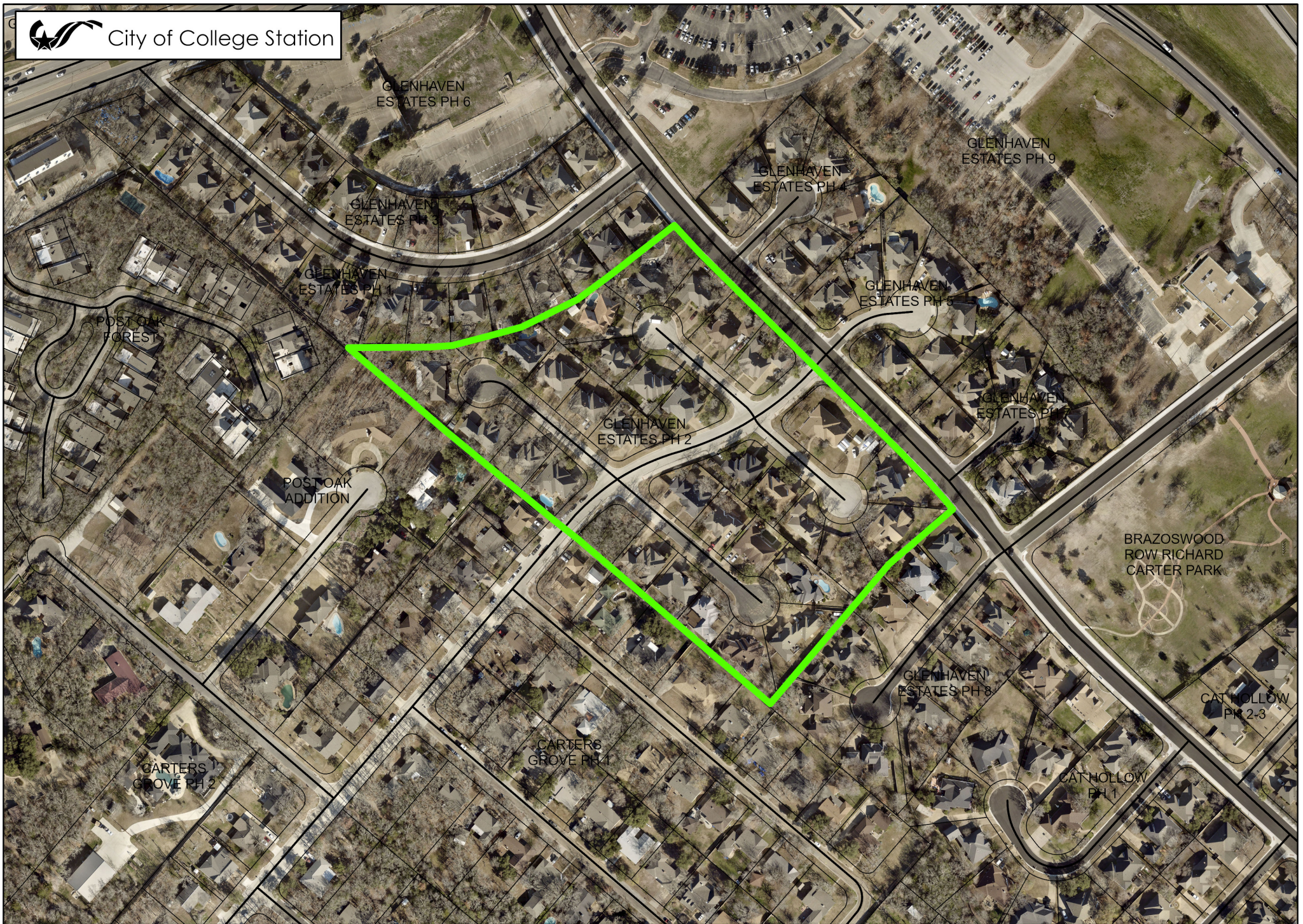
5. The marketability of the property:

The single-family uses allowed by the GS General Suburban zoning district will remain and is marketable as single-family residential homes. The ROO only restricts the number of unrelated persons per single-family dwelling or accessory living quarters to no more than two unrelated persons.

Budget & Financial Summary: N/A

Attachments:

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



0 245 490 Feet

GLENHAVEN ESTATES PHASE 2 ROO

Case:
REZ2024-000028

REZONING



ZONING DISTRICTS (In Grayscale)

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

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

Planned Districts	
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

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

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



0 287.5 575 Feet

GLENHAVEN ESTATES PHASE 2 ROO

Case:
REZ2024-000028

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 6, 2025
Advertised Council Hearing Date: February 27, 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:

N/A

Property owner notices mailed: 98

Contacts in support: 1 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

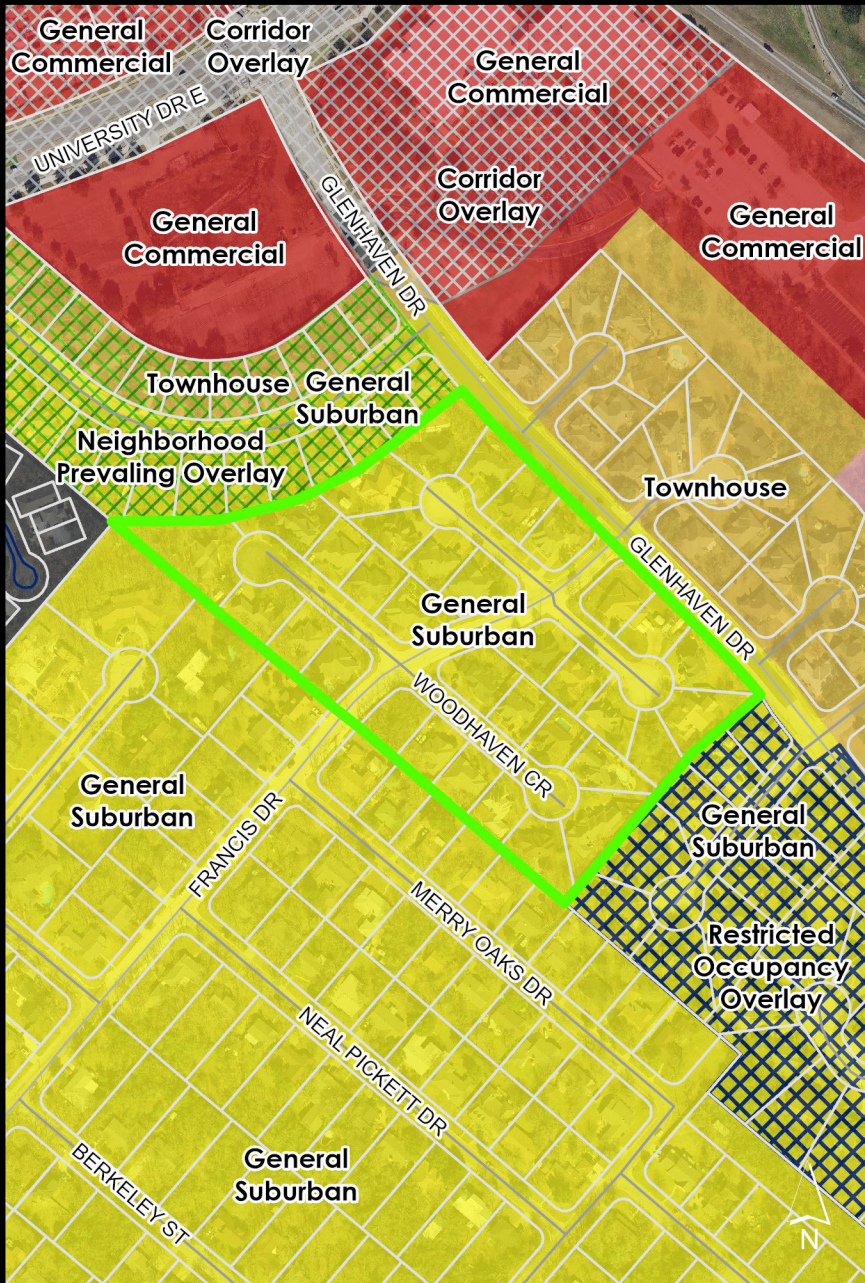
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Neighborhood Conservation, General Commercial	GS General Suburban, GC General Commercial	Single-family detached, Medical Clinic
South	Neighborhood Conservation	GS General Suburban, GS General Suburban & ROO Restricted Occupancy Overlay	Single-family detached
East	Neighborhood Conservation	T Townhouse	Single-family detached
West	Neighborhood Conservation, Suburban Residential	GS General Suburban, PDD Planned Development District	Single-family detached, Townhomes

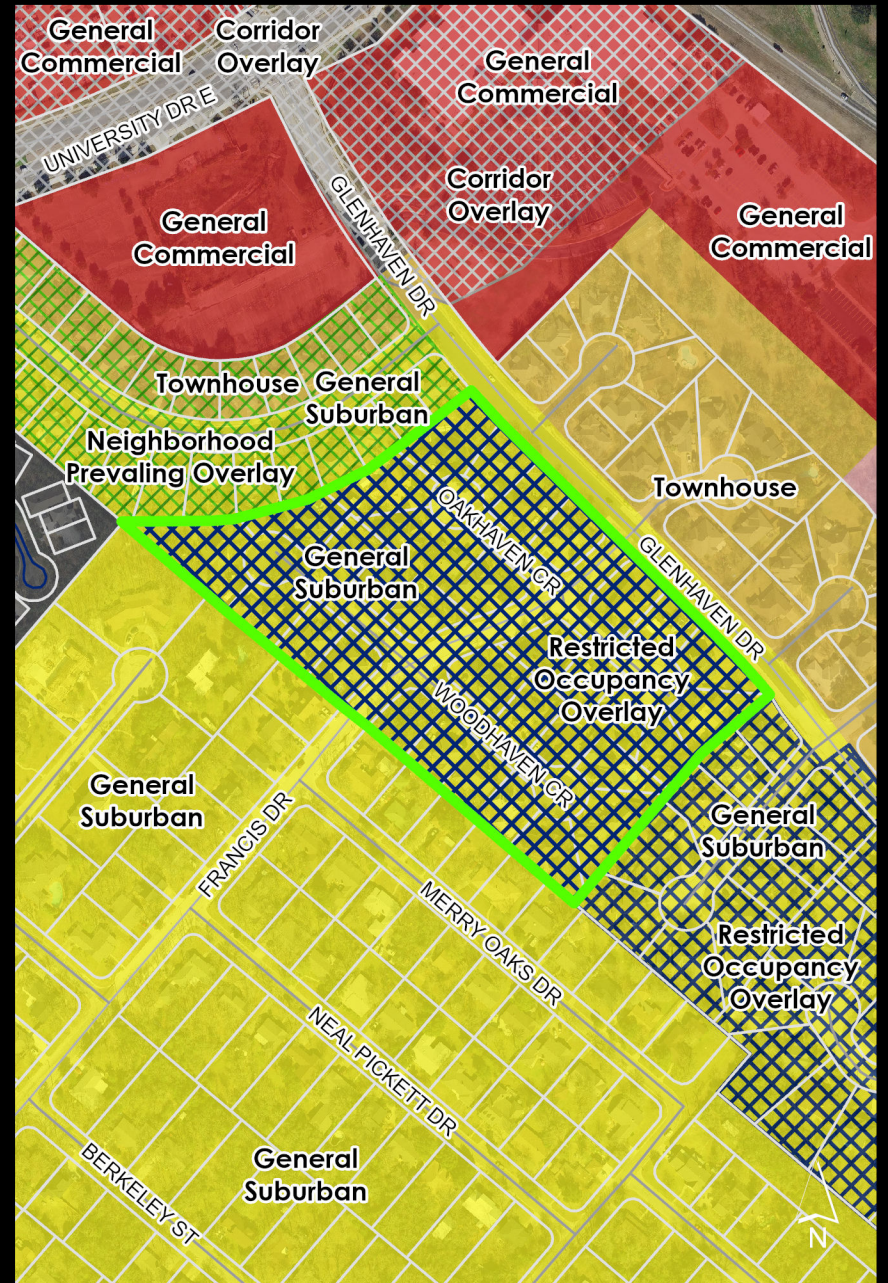
DEVELOPMENT HISTORY

Annexed: August 1958
Zoning: R-1 Single-Family Residential (upon annexation 1958)
R-1 Single-Family Residential renamed to GS General Suburban (2013)
Final Plat: Glenhaven Estates Phase 2 (1984)
Site Development: Single-family detached

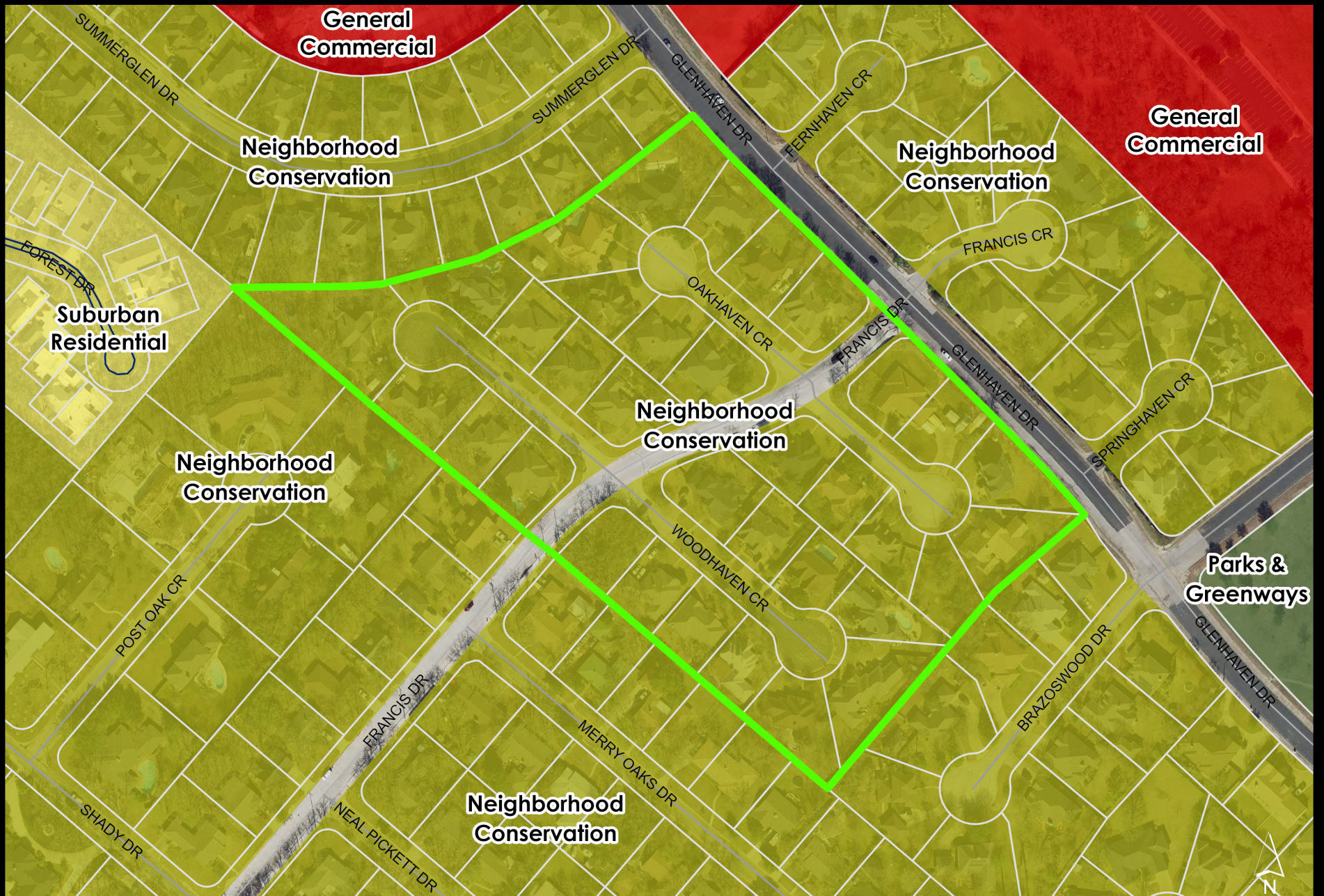
EXISTING Zoning



PROPOSED Zoning



EXISTING Future Land Use



CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARTIN L. RILEY, JR., Registered Public Surveyor No. 4089 and Registered Professional Engineer No. 50316, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground and that proper engineering consideration has been given this plat.

Martin L. Riley, Jr.
Martin L. Riley, Jr.,
R.P.S. No. 4089
R.P.E. No. 50316



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JAMES C. SMITH, President of Brazosland Properties, Inc., Owner and Developer of the land shown on this plat and designated hereon as GLENHAVEN ESTATES, PHASE II subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, easements and public places thereon shown for the purpose and consideration therein expressed.

James C. Smith
James C. Smith, President
Brazosland Properties, Inc.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JAMES C. SMITH, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the said corporation and in the capacity therein stated for the purpose and consideration therein expressed.

Given under my hand and seal of office on this the 14 day of January, 1992

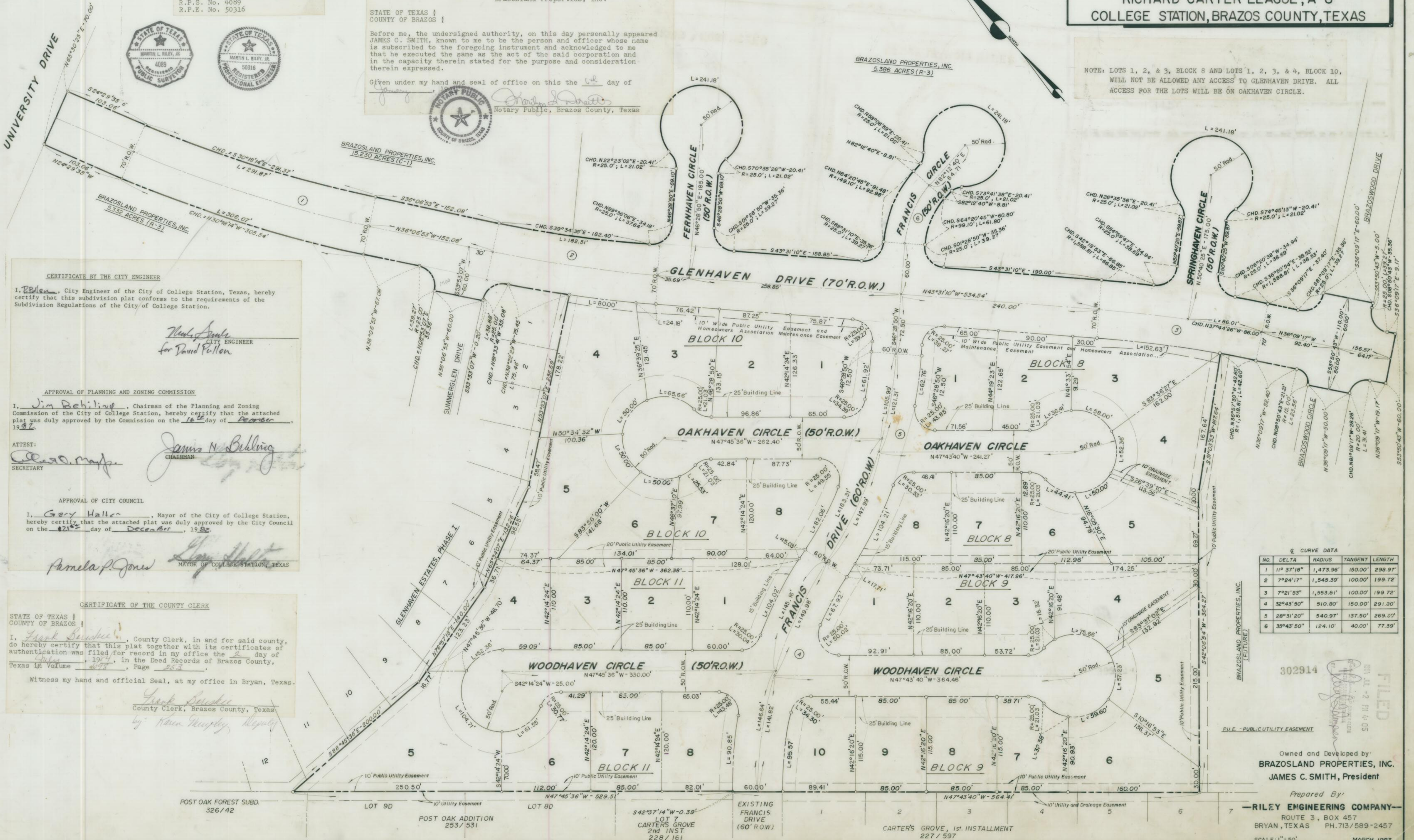


Notary Public, Brazos County, Texas

FINAL PLAT
for

GLENHAVEN ESTATES ~ PHASE II
15.115 ACRES
RICHARD CARTER LEAGUE, A-8
COLLEGE STATION, BRAZOS COUNTY, TEXAS

NOTE: LOTS 1, 2, & 3, BLOCK 8 AND LOTS 1, 2, 3, & 4, BLOCK 10, WILL NOT BE ALLOWED ANY ACCESS TO GLENHAVEN DRIVE. ALL ACCESS FOR THE LOTS WILL BE ON OAKHAVEN CIRCLE.



6 CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH
1	11° 37' 18"	1,473.96'	150.00'	298.97'
2	7° 24' 17"	1,545.39'	100.00'	199.72'
3	7° 21' 53"	1,553.61'	100.00'	199.72'
4	32° 43' 50"	510.80'	150.00'	291.30'
5	28° 31' 20"	540.97'	137.50'	269.37'
6	35° 43' 50"	124.10'	40.00'	77.39'

302914

BRAZOSLAND PROPERTIES, INC.
(FUTURE)

P.U.E. - PUBLIC UTILITY EASEMENT

Owned and Developed by:
BRAZOSLAND PROPERTIES, INC.
JAMES C. SMITH, President

Prepared By:
RILEY ENGINEERING COMPANY
ROUTE 3, BOX 457
BRYAN, TEXAS PH. 713/589-2457
SCALE: 1" = 50'
MARCH, 1993

GLENHAVEN ESTATES PHASE II



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: ROO APPLICATION FOR GLENHAVEN ESTATES PHASE II (REZ2024-000028)

Address: 1106 WOODHAVEN CIR

Legal Description: GLENHAVEN ESTATES PH 2, BLOCK 9, LOT 7

Total Acreage: 0

Applicant:: LAURIE CHAPKIN

Property Owner: LAURIE CHAPKIN

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

The influx of rentals on nearby streets is changing the character from the single-family neighborhood that has existed. Lots of parked cars make the streets unsafe for neighborhood children to play, for example. Our neighborhood seeks to maintain single-family living.

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

This zone change is in accordance with the comprehensive plan particularly in regard to distinctive places and strong neighborhoods.

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 neighborhood has been single-family homes since it was developed, but the use in the current zoning district of nearby streets has been altered by rentals to multiple unrelated people, resulting in problems that make it undesirable to family units. Problems like many cars per house parked on the street, less safety for children playing on the street, additional noise and less upkeep of yards. This is not how the neighborhood was designed.

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

The neighborhood has been single family homes since it was developed. This structure helps feed the local elementary school, College Hills. We strive to maintain this type of housing going forward. Homes that have gone up for resale in the neighborhood have always been quickly purchased by new families.

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

The neighborhood has been single family homes since it was developed. This structure helps feed the local elementary school, College Hills. We strive to maintain this type of housing going forward. Homes that have gone up for resale in the neighborhood have always been quickly purchased by new families.

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

Rental companies and investors are happy to buy up single-family homes and convert them into rent-by-room housing. The overlay would make this neighborhood even more desirable to families who want to live in town, near the university and good public schools. The overlay preserves this pocket of family living in town thus making it attractive to future residents.

List any other reasons to support this zone change.

Our neighborhood seeks the overlay to maintain a family and retirement environment in our neighborhood, maintain property values, preserve in-town living free from mass housing and the consequences that come with it, as well as maintain desirability of the neighborhood.

Glenhaven Phase II ROO Committee Members Contact Info

Angie Alaniz	1103 Woodhaven Circle abalaniz@outlook.com 979-229-8818
Laurie Chapkin	1106 Woodhaven Circle L-davidson@tamu.edu 979-324-9030
Robert Chapkin	1106 Woodhaven Circle r-chapkin@tamu.edu 979-324-7770
Francois Gabbai	1105 Woodhaven Circle francois@tamu.edu 979-703-0814
Caroline Gallagher	1105 Woodhaven Circle gallagher_c2@yahoo.com 979-739-2156

September 3, 2024

Dear Resident,

We are your neighbors living on Woodhaven Circle. You are invited to a neighborhood meeting to discuss rezoning the Glenhaven Estates Phase II area (Woodhaven Circle and Oakhaven Circle) to include a Restricted Occupancy Overlay (ROO). The ROO is a single-family zoning overlay intended to provide an additional restriction in single-family neighborhoods.

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

The meeting will take place at:

1105 Woodhaven Circle
Friday, September 27th
6:30 pm

For additional information regarding this discussion, you can find information on our website:

<https://tinyurl.com/2kq4d82f>

Also, feel free to contact one of the representatives below:

Caroline Gallagher
gallagher_c2@yahoo.com
979-739-2156

Laurie Chapkin
L-davidson@tamu.edu
979-324-9030

Restricted Occupancy Overlay Project for the Glenhaven
Estates Phase II Subdivision

Neighborhood Meeting Reminder

Friday, September 27 at 6:30 pm

Hosted by Caroline Gallagher and François Gabbai

at 1105 Woodhaven Circle

Restricted Occupancy Overlay Project for the Glenhaven Estates Phase II Subdivision

BACKGROUND: 1) Single-family overlay districts are special districts that provide additional standards for College Station neighborhoods. These overlay districts are intended to protect and enhance desirable neighborhood characteristics, livability, and harmonious, orderly, and efficient growth and development. Single-family overlay districts can only be applied to neighborhoods zoned and developed for single-family residences. Creating an overlay zoning district establishes a boundary and the additional regulations only apply to the properties within the boundary. The boundaries of each overlay are determined by the original subdivision, which is also known as a legally recorded subdivision plat. A plat is a map of a subdivision that shows the location and layout of individual parcels of land subdivided into lots with easements, alleys, or streets that is legally recorded with Brazos County. 2) Restricted Occupancy Overlays (ROO) are intended to provide subdivision-specific occupancy regulations in single-family neighborhoods to restrict occupancy to no more than two unrelated persons per single-family dwelling or accessory living quarter.



STATEMENT OF OBJECTIVE: This effort aims to designate the Glenhaven Estates Phase II Subdivision as a Single-family Restricted Occupancy Overlay (ROO) district.

JUSTIFICATION: Many of the properties in adjacent areas are being taken over by rent-by-the-room investors. High occupancy rentals change the character of the neighborhood and make it unattractive to families.

PETITION COMMITTEE: A petition committee of local homeowners has been formed. It includes Angie Alaniz, Robert Chapkin, Laurie Chapkin, Francois Gabbai, and Caroline Gallagher.

ADDITIONAL INFORMATION: Please visit our webpage at <https://tinyurl.com/2kq4d82f>, which is also accessible with the following QR code. You can also contact us with questions at the following email address: GlenhavenRoo@gmail.com.

STATUS OF THE EFFORT: Those who support the ROO will be able to sign the petition at the upcoming neighborhood meeting, which will be held on Friday, September 27, at 6:30 pm at 1105 Woodhaven Circle. We will also be walking around the neighborhood to collect signatures from others who cannot attend.

IMPORTANT LINKS: We have created a Frequently Asked document that details the process, answers common questions, and addresses misconceptions. This document can be accessed via the above-mentioned webpage, which also provides a link to the City ROO Process Handbook.



Required Sign-In Sheet

DATE 9-27-24

MEETING # _____

RESTRICTED OCCUPANCY OVERLAY MEETING SIGN-IN

NAME	ADDRESS	EMAIL/PHONE	SIGNATURE
1. CAROLINE GALLAGHER	1105 WOODHAVEN CIR	979 739 2156	Caroline Gallagher
2. Laurie Chapkin	1106 Woodhaven Cir.	979-324-9030	Laurie Chapkin
3. Robert Chapkin	1106 Woodhaven Cir	979-324-7770	Robert Chapkin
4. Francois GABBA	1105 WOODHAVEN CIR	979-703-0814	Francois Gabba
5. Angie Mann	1103 Woodhaven Cir	979-229-8818	Angie Mann
6. Glenda Ross	1002 Oakhaven Cir	979-220-8683	Glenda Ross
7. Jeff Howell	1101 Texas Ave	979 764 3674	jhowell@ctx.com
8. Charles Gilheath	1005 Woodhaven Cir	979 260 4155	Charles Gilheath
9. Elizabeth Donathen	1110 Woodhaven Cir	979-717-9598	Elizabeth Donathen
10. Timothy Donathen	1110 Woodhaven Cir	979.777.7509	Timothy Donathen
11. Lupita S. Aguirre	1108 Woodhaven Cir.	512-665-9361	Lupita S. Aguirre
12. Rachael Benden	1101 Woodhaven Cir.	979-219-4858	Rachael Benden
13. Justin Benden	1101 Woodhaven Cir	248-392-5414	Justin Benden
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____
23. _____	_____	_____	_____
24. _____	_____	_____	_____
25. _____	_____	_____	_____
26. _____	_____	_____	_____

Glenhaven Estates Phase II Subdivision Neighborhood Meeting

Friday, September 27, 2024, at 6:30 p.m.

Hosted by Caroline Gallagher and Francois Gabbai at 1105 Woodhaven Circle

Meeting Minutes

I. Introduction

Francois Gabbai welcomed guests and then introduced Robert Chapkin, a Neighborhood Petition Committee member and Treasurer, who would facilitate the meeting.

Robert then introduced the Neighborhood Petition Committee Members who include Co-Chairs Laurie Chapkin and Caroline Gallagher, Secretary Angie Alaniz, and Francois as the Vice Chair. He also introduced Jeff Howell, Senior Planner with the City of College Station, who was present to answer any technical questions for the group. Attendees then introduced themselves. (See attached sign-in sheet.)

After introductions, Robert informed the group that the goal of the Neighborhood Petition Committee is to pursue Restricted Occupancy Overlay (ROO) zoning designation for the Glenhaven Estates Phase II Subdivision. He continued by presenting an overview of the City of College Station's ROO zoning district option that aims to limit home occupancy to no more than two unrelated persons in single-family neighborhoods. Referencing the City of College Station's ROO Process Handbook, Robert discussed the process and timeline for applying for ROO zoning. He reminded attendees that the meeting invitation letter included a link to the Glenhaven Estates Phase II ROO website that has a Frequently Asked Questions section that includes a process overview, answers to frequent questions, and a link to the city's ROO handbook.

II. Discussion

Following the presentation of the ROO application process, Robert asked attendees if they had any questions or concerns about submitting a ROO application to the city. Questions included the following:

1. Is there an application fee?

A: Yes, the fee is approximately \$1,600. If all homeowners contributed to the cost, it would be about \$50 a household. However, it is expected that not all homeowners will want to support the petition and/or contribute to the application fee. Jeff also noted that the application fee is anticipated to increase within the next few weeks.

2. How can homeowners contribute to the application fee?

A: The committee is asking that residents who are willing to contribute provide a pledge, with a suggested contribution of \$50. If able and willing, additional funds may be pledged in anticipation that not all homeowners will contribute. After the application is submitted, the committee will request the financial commitment pledged, or less if pledges exceed the amount needed.

3. Will current rental property be “grandfathered” in?

A: Yes, houses currently registered as rental property will remain as such. If the property is sold in the future, the new owner would be required to maintain the rental designation, or it would revert to single-family status.

4. If homeowners have unrelated guests that stay with them for a period, would this situation be restricted under the ROO designation?

A: No, these individuals are temporary guests.

5. If a family is living in a house, how many unrelated residents can live in the house?

A: A family as a group is counted as “1”, so one other non-related individual may reside at the home.

6. If a resident has a live-in caretaker, is that counted as part of the “family” group or as a separate unrelated person?

A: A caretaker would be counted in the “family” group. Per the Unified Development Ordinance, Section 11.2 “When counting the number of unrelated persons in a single dwelling unit, a maximum of one (1) group of persons related by blood, adoption, guardianship, marriage, an authorized caretaker, or members of a group home for disabled persons shall be permitted, provided that all other persons shall each count as one (1) unrelated person.”

7. How many signatures are needed for the petition to move forward?

A: Fifty percent (50%) +1 of property owners’ signatures are required for the application to be considered.

8. If a home is jointly owned, do both signatures “count” towards the 50% +1 signature required for the application to be considered?

A: No, only one signature each lot and block (address) count toward the 50%+1

9. Who should a homeowner contact if they want to sign the petition?

Homeowners may contact Caroline Gallagher to sign the petition. She may also be contacted to commit a financial pledge.

Robert wrapped up the discussion by inquiring interest in moving forward. The consensus was to pursue the ROO designation. Robert presented the petition document so that attendees could sign the petition immediately after the meeting if desired. He reiterated that there was no pressure for any attendee to support or sign the petition.

III. Next Steps

Robert summarized the next steps which include:

- Collection of the necessary number of petition signatures to submit the ROO application and submission of the application within a two-month period;
- The city staff's review and confirmation that all application requirements are met;
- The city-hosted neighborhood meeting;
- The planning and zoning committee's consideration and recommendation to the City of College Station regarding the ROO application; and
- The College Station City Council's decision on whether to approve the application.

There being no further questions or discussion, Robert ended the meeting by thanking all the homeowners for attending the meeting and stating that the committee would continue to be in touch with homeowners to provide status updates on the process.

A handwritten signature in black ink, appearing to read "Robert", is written in a cursive style.

NOV 25 2024

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in **Glenhaven Estates Phase II**.

I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family."

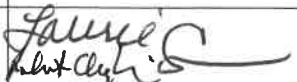
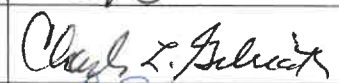
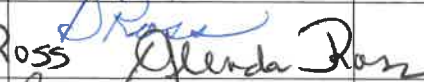
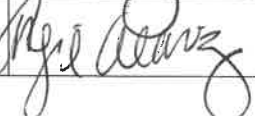
I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration.

I understand that submitting an application does not guarantee ROO approval.

A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

Date: 9/27/2024

Full Subdivision Name: Glenhaven Estates Phase II

Address	Legal Description	Property Owner Name	Signature	Date
1106 Woodhaven	Block 9 Lot 7	Robert & Laurie Chapkin		9/27/24
1005 WOODHAVEN	BLOCK 11 LOT 1	Charles L. Gilreath		9/27/2024
1002 Oakhaven	Block 10, Lot 5	Delph & Glenda Ross		9-27-24
1103 Woodhaven	Block 9, Lot 2	Angela Alaniz		9/27/24

NOV 25 2024

Address	Legal Description	Property Owner Name	Signature	Date
1101 Woodhaven	Block 9 Lot 1	Benden, Justin	<i>JB</i>	9/27/24
1110 Woodhaven Cir.	Block 9 Lot 5	Donathen, Timothy	<i>Tim Donathen</i>	9.27.24
1105 WOODHAVEN CIR	Block 9 Lot 3	GABBAI, FRANCOIS	<i>FW</i>	9.27.24
1008 Woodhaven Cir	Block 11, Lot 8	R. CHARD & T. LINDA TAVEL	<i>Richard Tavel</i>	10-5-24
1001 Woodhaven	Block 11, Lot 3	Rachel Foster	<i>R. Foster</i>	10/5/24
1000 Woodhaven	Block 11, Lot 4	Judy Stevener	<i>Judy Stevener</i>	10/5/24
1107 Woodhaven Cir	Block 9, Lot 4	Frances J. McGuire	<i>Frances McGuire</i>	10/6/24
Oakhaven	Block 8, Lot 5	Frances J. McGuire	<i>Frances McGuire</i>	10/6/24
1003 OAKHAVEN	Block 10 Lot 2	Don Langford	<i>DL</i>	10/20/24
1002 Woodhaven Cir	Phz Block 11 Lot 5	Elizabeth Tripp	<i>Elizabeth Tripp</i>	10/3/24
1004 Woodhaven	Block 11 Lot 6	Frank Duchmaxlo	<i>Frank Duchmaxlo</i>	1-3-24

NOV 25 2024

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in **Glenhaven Estates Phase II**.

I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family."

I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration.

I understand that submitting an application does not guarantee ROO approval.

A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

Date: 9/29/2024

Full Subdivision Name: Glenhaven Estates Phase II

Address	Legal Description	Property Owner Name	Signature	Date
1104 Woodhaven Circle	Block 9, Lot 8	Tok H. Oliver		9-29-2024
1108 WOODHAVEN CIR	Block 9, Lot 6	JUAN CARLOS RAMIREZ PAZ		10-04-2024

Glenhaven Estates Phase II ROO Petition

1

NOV 25 2024

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in **Glenhaven Estates Phase II**.

I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family."

I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration.

I understand that submitting an application does not guarantee ROO approval.

A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

Date: 11/1/24

Full Subdivision Name: Glenhaven Estates Phase II

Address	Legal Description	Property Owner Name	Signature	Date
1001 Oakhaven	Block 10 Lot 3	Josh Metz		11/1/24
1108 Oakhaven	Block 8 Lot 4	Judy Sutherland		11/1/24

Glenhaven Estates Phase II ROO Petition

1

Restricted Occupancy Overlay Petition

By signing below, I agree that the Restricted Occupancy Overlay (ROO) ordinance will limit occupancy to no more than two unrelated persons in a detached single-family dwelling or in an accessory living quarters in **Glenhaven Estates Phase II**.

I understand that related persons are related by blood, adoption, guardianship, marriage, are an authorized caretaker, or members of a group home for disabled persons, as defined in UDO Section 11.2 Defined Terms in the definition of "Family."

I understand that at least 50% + 1 of the total number of single-family zoned or developed building plots in the original subdivision are required to submit the ROO application for consideration.

I understand that submitting an application does not guarantee ROO approval.

A signer may not withdraw the signature from a petition on or after the petition is received by the authority of whom it is required to be filed. Before that date, a signer may withdraw the signature by deleting the signature from the petition or by filing with the authority with whom the petition is required to be filed an affidavit requesting that the signature be withdrawn from the petition.

Date: 11 - 12 - 24

Full Subdivision Name: Glenhaven Estates Phase II

Address	Legal Description	Property Owner Name	Signature	Date
1000 Oakhaven Cir College Station TX 77840	Block 10 Lot 4	Joe Morales		11 - 12 - 24

February 6, 2025
Item No. 5.2.
Brazos Moving & Storage #6 Expansion

Sponsor: Jeff Howell, Senior Planner

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 Estate Residential to Neighborhood Commercial for approximately 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road. Case #CPA2024-000004 (Note: Final action of this item will be considered at the February 27, 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 Estate Residential to Neighborhood Commercial for approximately 3.60 acres, generally located northeast of the intersection of Wellborn Road and McCullough Road. Neighborhood Commercial is defined as areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general commercial and located adjacent to major roads along the fringe of residential areas. Design of these structures is compatible in size, architecture, and lot coverage with surrounding residential uses. While a Neighborhood Commercial land use designation would allow for several future zoning options, each with their prescribed land use entitlements and development requirements, the applicant states they are pursuing this amendment in order to request a zoning that would allow the expansion of a planned, adjacent self-storage use onto 3.60 acres currently part of the existing Wellborn Baptist Church 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 Estate Residential and Neighborhood Commercial. The Estate Residential land use designation is primarily single-family residential areas that have a low level of development activities and appropriate for low-density residential lots. The purpose of the Estate Residential is to support a wide range of lot sizes with building located further from the street with connectivity between adjacent developments.

The adjacent property was rezoned to PDD and as part of the process amended the Comprehensive Plan to Wellborn Commercial. While much of the area on the east side of Wellborn Road (FM 2154) is not subdivided, it is already designated as Neighborhood Commercial, and only until recently has some development started to take place closer to McCullough Road.

The subject property is located within the Wellborn District Plan, which was adopted by City Council in October of 2023. The Wellborn Community Plan centers on the unique, rural character of the area. As part of the Community Plan, the sub-districts identified for particular properties, which included Wellborn Commercial that was changed to Neighborhood Commercial.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole: An amendment to the Future Land Use and Character Map to Neighborhood Commercial would allow for a future rezoning request for suburban commercial or office zoning. In the immediate area (200 ft) of the subject property, there is an existing PDD Planned Development District which was approved in 2020. There is also single-family residential development on either side of this development with about 10 acre lots.

In the general area (1/4 mile) of the subject property, there is existing single-family development as well as commercial development towards McCullough Road along Wellborn Road. The extent of the Neighborhood Commercial designation is along Wellborn Road approximately 900-1,000 on the north side of Victoria Avenue. With the inclusion of the 3.60 acre property, this request is consistent with extent of the corridor development.

The applicant held a neighborhood meeting on December 12, 2024. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and no members of the public were in attendance. Attendees were only the applicant, property owners 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 and Peach Creek South located in the general area. There is no anticipated impact to these features.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Wastewater will be provided by College Station Utilities. Water is provided by Wellborn SUD and fire flow for the site will be sourced from an existing Wellborn SUD line located along Wellborn Road. 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 Wellborn Road and McCullough Road. The designation of Wellborn Road is identified as a future 4-lane Major Arterial, while McCullough Road is a future 2-lane Minor Collector on the Thoroughfare Plan. Currently Wellborn Road is constructed as a 2-lane roadway, while the other is more narrow. The proposed Neighborhood Commercial designation would likely increase the potential traffic generated in comparison to the existing Estate Residential designation, however a Traffic Impact Analysis was not required. Additional right-of-way along Wellborn Road will need to be dedicated as part of the plat.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Future Land Use and Character Map is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and immediate properties to the north, south, and east are identified as Estate Residential. The properties to the west and those along Wellborn Road are identified as Neighborhood Commercial.

The proposed amendment to Neighborhood Commercial, defined as areas of commercial activities that cater primarily to nearby residents. These areas tend to be smaller format than general

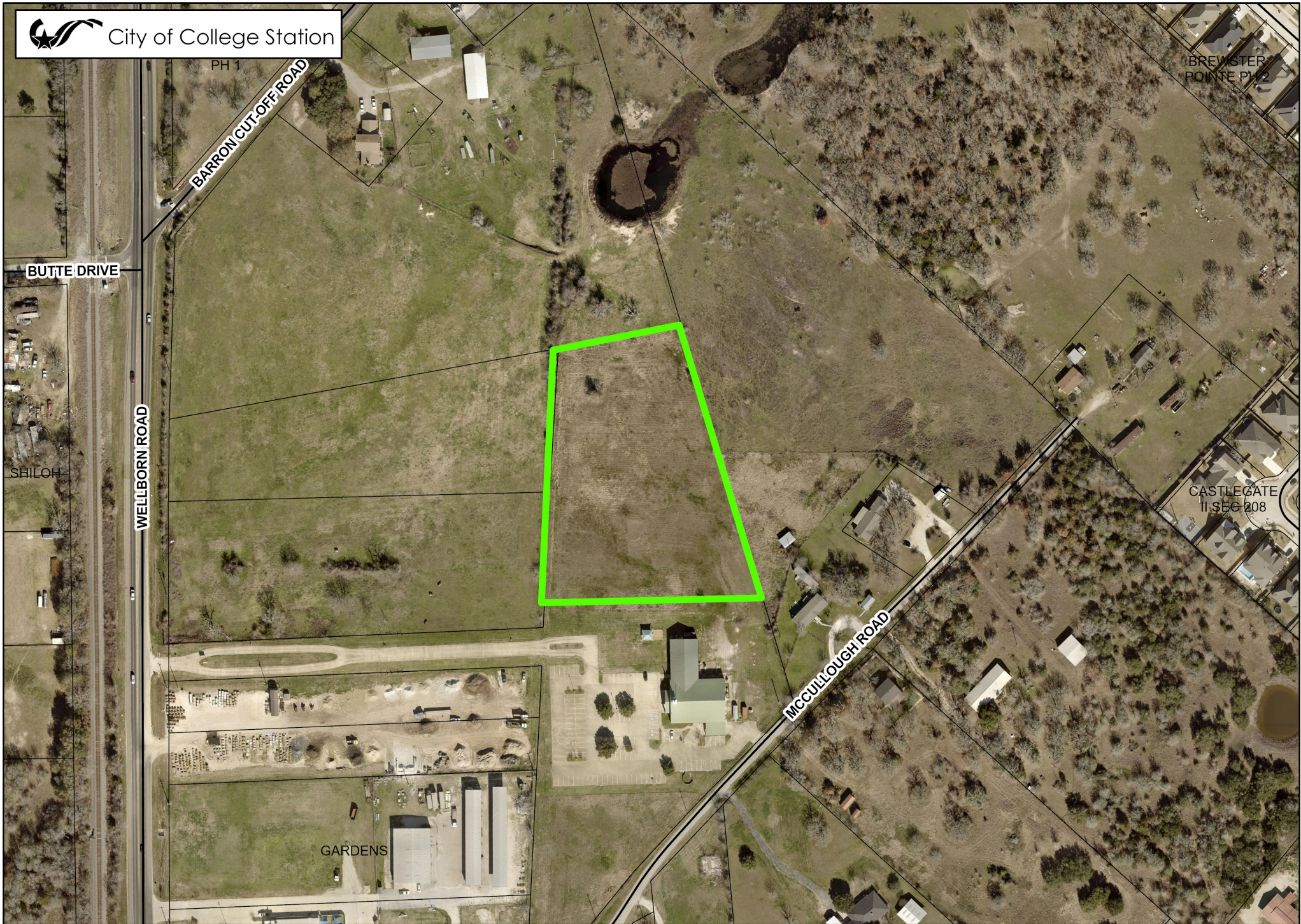
commercial and located adjacent to major roads along the fringe of residential areas. While this property would be partially surrounded by larger lot single-family and agricultural uses and generally more rural in character, the Neighborhood Commercial designation already exists on the adjacent property that is proposed to be expanded

The Neighborhood Commercial land use designation is appropriate for this property as much of the surrounding properties along the Wellborn Road corridor are designated as Neighborhood Commercial. The current Estate Residential land use designation is defined as low density development with low levels of development activity, which includes lots greater than one acre. This property, as well as much of the surrounding area is zoned as R Rural. As stated in the Comprehensive Plan, rural areas tend to be more sensitive than other character areas to intrusions from incompatible development. However, the development at this time is proposed to be an expansion of the existing concept plan as part of the adjacent property currently zoned PDD Planned Development District. As an expansion of the Neighborhood Commercial planning area that would be to a similar depth along the corridor of Wellborn Road and taking access through the existing property which fronts onto Wellborn Road, it would be consistent with the goals set forth in the Comprehensive Plan.

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

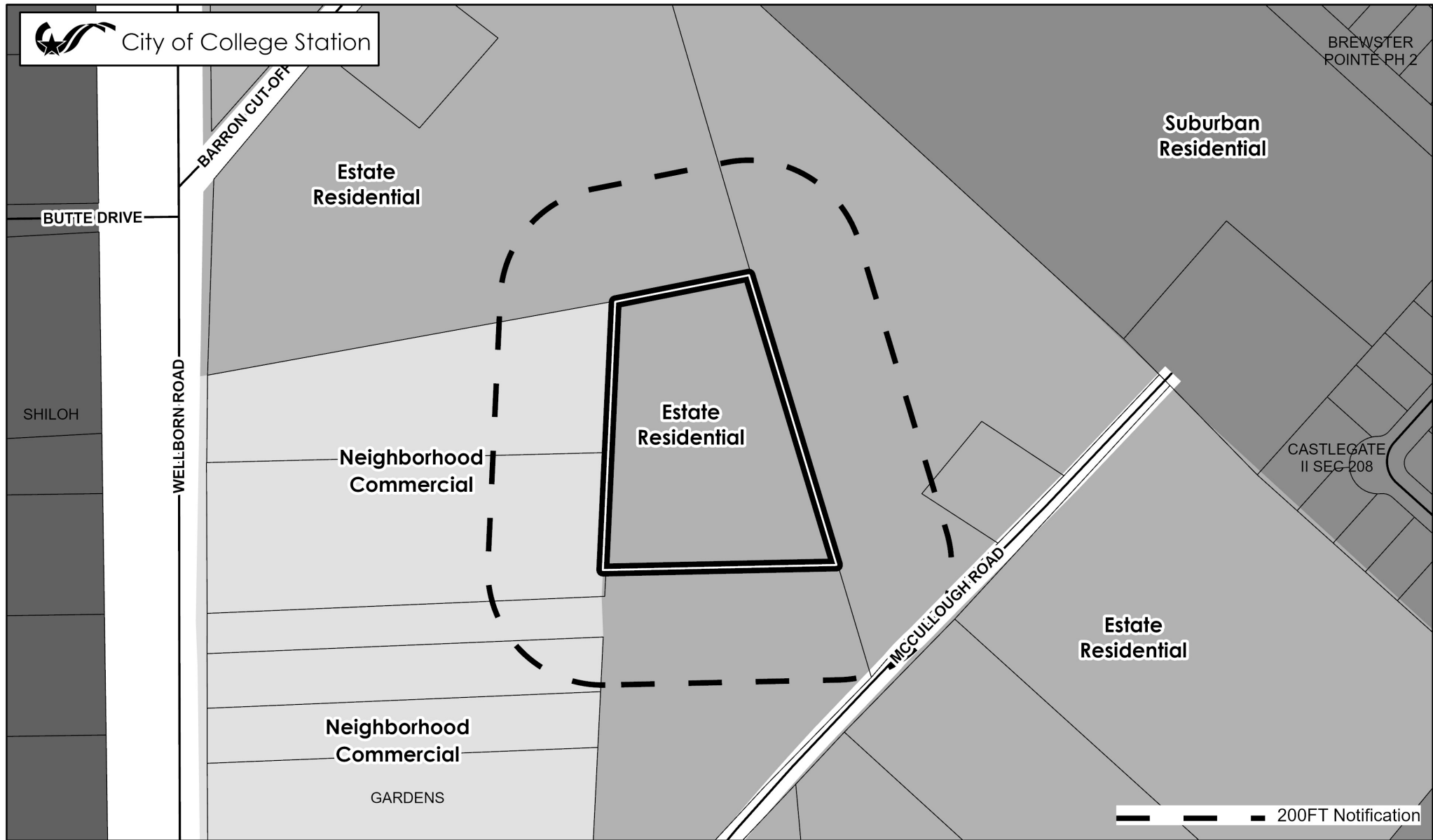


0 225 450 Feet

**BRAZOS MOVING & STORAGE
#6 EXPANSION**

Case:
CPA2024-000004

**COMPREHENSIVE PLAN
AMENDMENT**



FUTURE LAND USE DISTRICTS (In Grayscale)

<u>Residential</u>	<u>Non-Residential</u>	<u>Combined Centers</u>	<u>Other</u>
Urban Residential	General Commercial	Urban Center	Institutional/Public
Mixed Residential	Neighborhood Commercial	Neighborhood Center	TAMU
Suburban Residential	Business Center		Parks & Greenways
Estate Residential	Medical		Natural & Open Areas
Rural			Redevelopment Areas
Neighborhood Conservation			

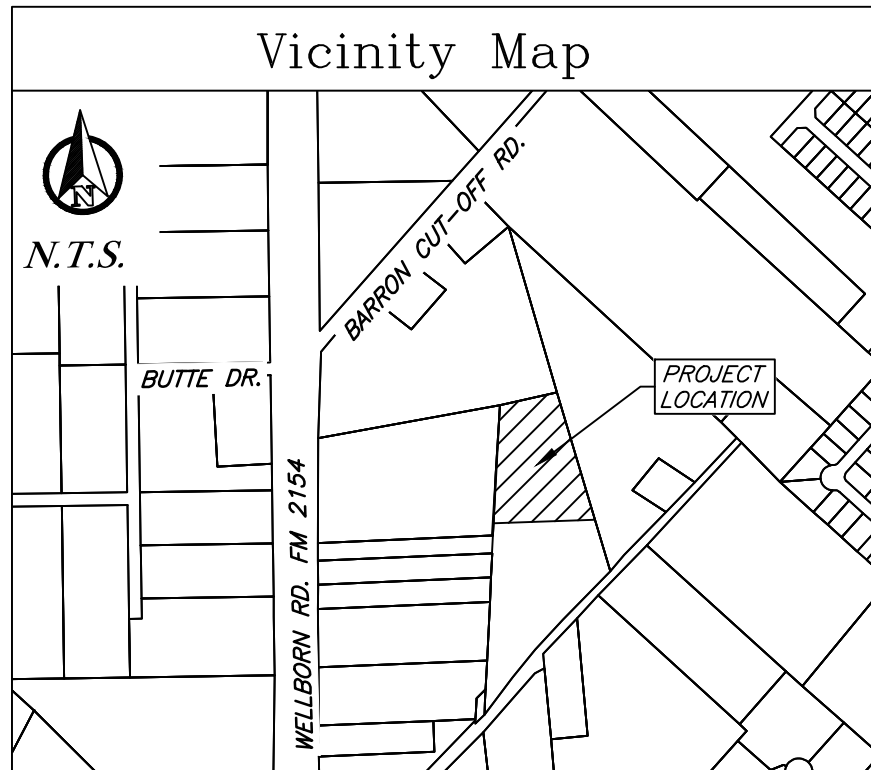
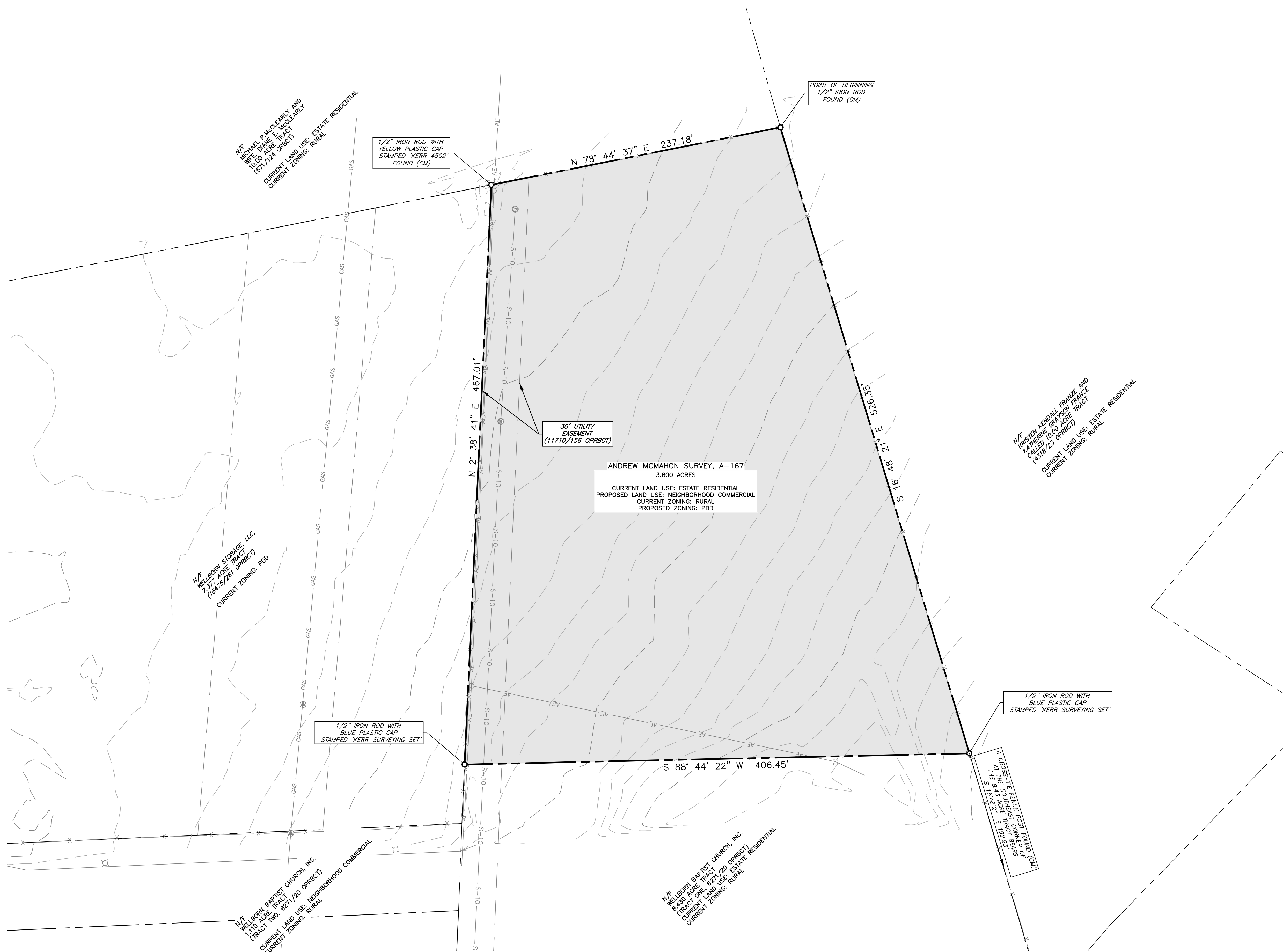


0 235 470 Feet

**BRAZOS MOVING & STORAGE
#6 EXPANSION**

Case:
CPA2024-000004

COMPREHENSIVE PLAN
AMENDMENT



- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances in US survey feet and decimals (ex. 383.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00009773886574 (calculated using GEOD12B).
 - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0325E revised date: May 16, 2012.
 - 1/2" Iron rods with yellow plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
 - All minimum building setbacks shall be in accordance with the City of College Station Code of Ordinances.
 - All utilities shown are approximate location.

**COMPREHENSIVE PLAN
EXHIBIT**

**Andrew McMahon
Survey, A-167,
-3.600 AC**

McMahon A-167 (ICL), Tract 10, 9.54 acres
College Station, Brazos County, Texas
December 2024

Owner:
Wellborn Baptist Church Inc.
14575, FM 2154
College Station, TX 77845

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 19-226

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 6, 2025
Advertised Council Hearing Date: February 27, 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:

N/A

Property owner notices mailed: 5

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	Estate Residential	R Rural	Single-family detached, Agricultural
South	Estate Residential	R Rural	Church
East	Estate Residential	R Rural	Single-family detached, Mobile home
West	Neighborhood Commercial	PDD Planned Development District	Vacant

DEVELOPMENT HISTORY

Annexed: April 2011
Zoning: A-O Agricultural-Open (upon annexation 2011)
A-O Agricultural-Open renamed to R Rural (2013)

Final Plat: Unplatted
Site Development: Vacant, Church



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: BRAZOS MOVING & STORAGE #6 EXPANSION (CPA2024-000004)

Address: 3768 MCCULLOUGH RD

Legal Description: A016701, A MCMAHON A-167 (ICL), TRACT 10, 9.54 ACRES

Total Acreage: 3.6

Applicant: J4 ENGINEERING

Property Owner: WELLBORN BAPTIST CHURCH INC

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

Land Use

What is the amendment requested?

Change the land use to Neighborhood Commercial

What is the reason for the amendment?

There is an existing PD 14565 FM2154 and this property is along the rear property line. The purpose of this Comp Plan Amendment is to add this property to the existing PD and extend the development.

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?

This property is landlocked without direct access to a public road and is currently un-developed. It has to be added to one of the adjacent properties in order to be viable for development. By extending the PD and including this property within the development along Wellborn road, this property will achieve its highest and best use.

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

Neighboring property is undeveloped, pasture land with a church from whom the property is being purchased from. The PD requires a landscape buffer along the property line which will mitigate the rural zoning on neighboring properties.

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

Neighboring property is undeveloped, pasture land with a church from whom the property is being purchased from. The PD requires a landscape buffer along the property line which will mitigate the rural zoning on neighboring properties.

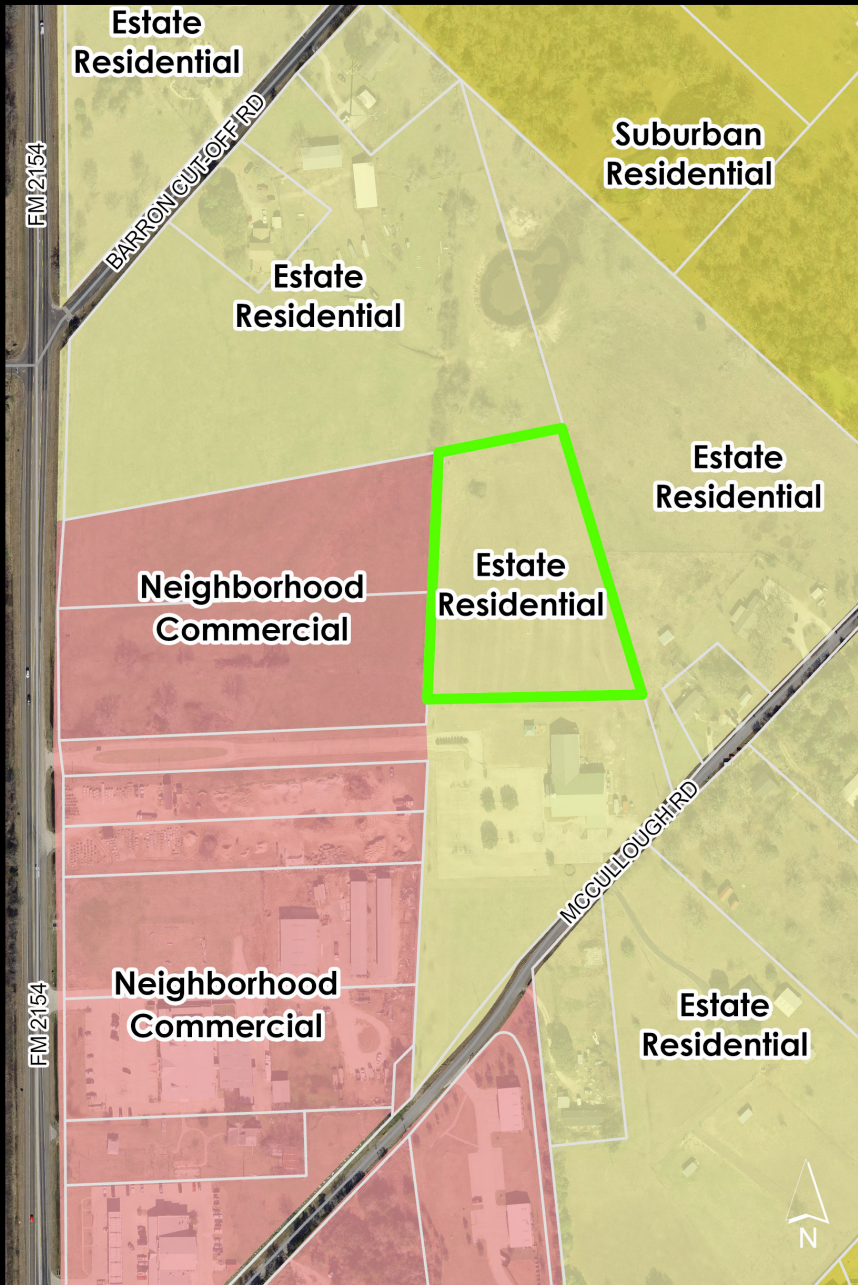
List any other reasons to support this zone change.

N/A

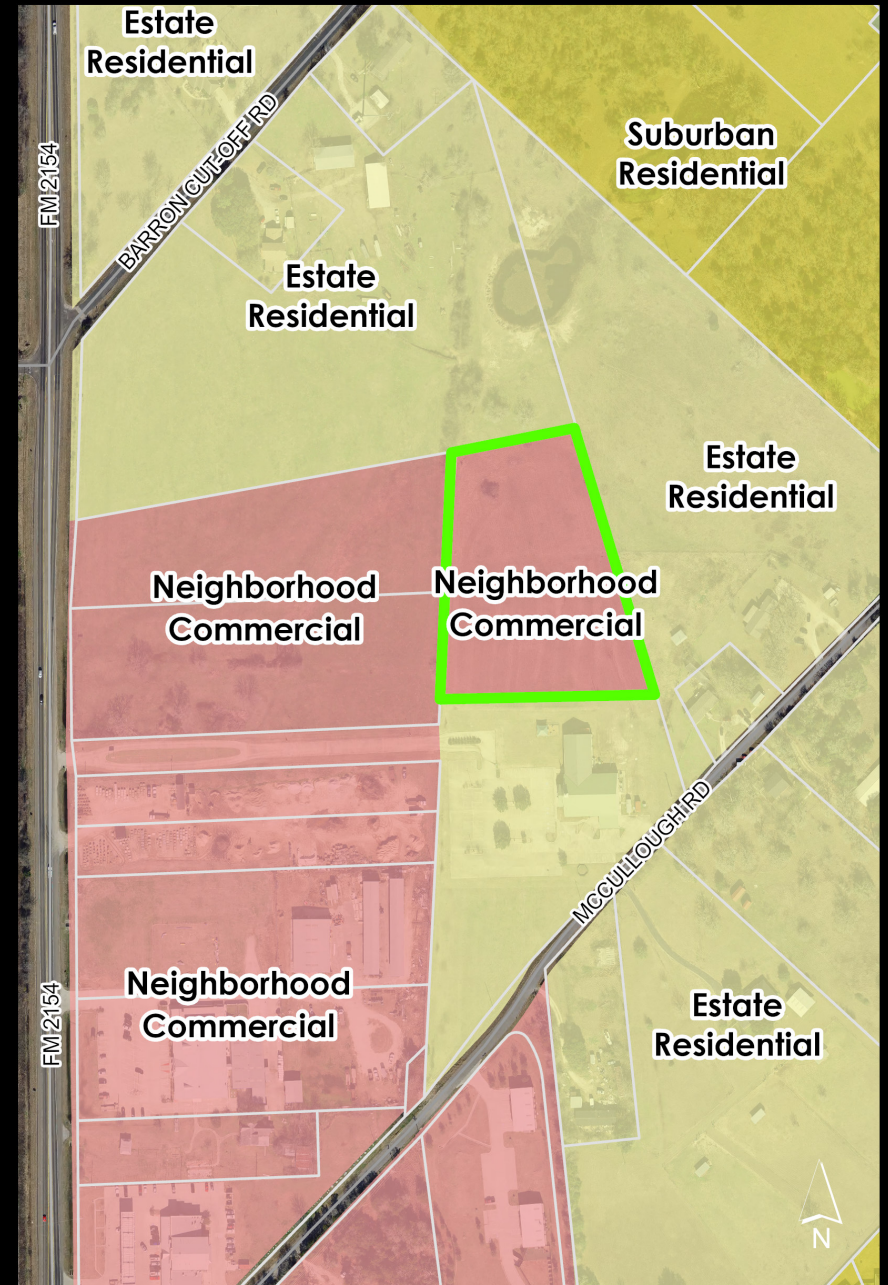
List any other additional properties.

N/A

EXISTING Future Land Use



PROPOSED Future Land Use



February 6, 2025
Item No. 5.3.
810 Southwest Pkwy E Rezoning

Sponsor: Garrett Segraves, Staff Planner

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 R-4 Multi-Family to GC General Commercial on approximately 2.3 acres generally located at 810 Southwest Parkway East. Case #REZ2024-000029 (Note: Final action of this item will be considered at the February 27, 2025 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

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

Summary: This request is to rezone approximately 2.3 acres of land located at 810 Southwest Pkwy E, from R-4 Multi-Family to GC General Commercial. The property is currently being used as a place of worship, but the current plan is to build a new facility at another location. The intent of the rezoning is to increase the marketability of the property and to allow for a future commercial use.

REZONING REVIEW CRITERIA

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

The subject property is located near the thoroughfare intersection of SH 6 and Southwest Parkway. The Comprehensive Plan Future Land Use and Character Map designates the subject property and all surrounding properties as General Commercial. The Comprehensive Plan generally describes the General Commercial land use designation as follows:

Areas of commercial activities that cater to both nearby residents and to the larger community or region. These areas tend to be large and are located along regionally significant roads.

The intent of the district is to:

- Accommodate a wide range of commercial uses
- Concentrate future commercial development at major intersections

The zoning districts that are generally appropriate within the General Commercial land use include: O Office, GC General Commercial, and MU Mixed-Use.

The proposed zoning district of GC General Commercial would be in line with the Comprehensive Plan.

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

The property has frontage to Southwest Pkwy E, which is classified as a Minor Arterial on the Thoroughfare Plan. Adjacent properties are zoned O Office to the north and across Southwest Pkwy

E, GC General Commercial to the east, and R-4 Multi-family to the south and southwest.

The properties to the north and across Southwest Pkwy E are office buildings. To the east of the subject property is a Holiday Inn. To the south are several attached multi-family dwelling units

The GC General Commercial zoning district is intended to provide a wide range of commercial uses, connectivity to surrounding bicycle and pedestrian networks, support to multi-family residential as secondary uses on site and encourage shared surface parking.

The proposed zoning district is appropriate for the surrounding area as it would allow for a variety of commercial uses which would provide services to the nearby residential and the larger community.

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 GC General Commercial. There is no floodplain on the property.

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. Detention is required in accordance with the BCS guidelines. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The subject property has frontage to Southwest Pkwy E which is designated as a 4-lane Minor Arterial on the City's Thoroughfare Plan.

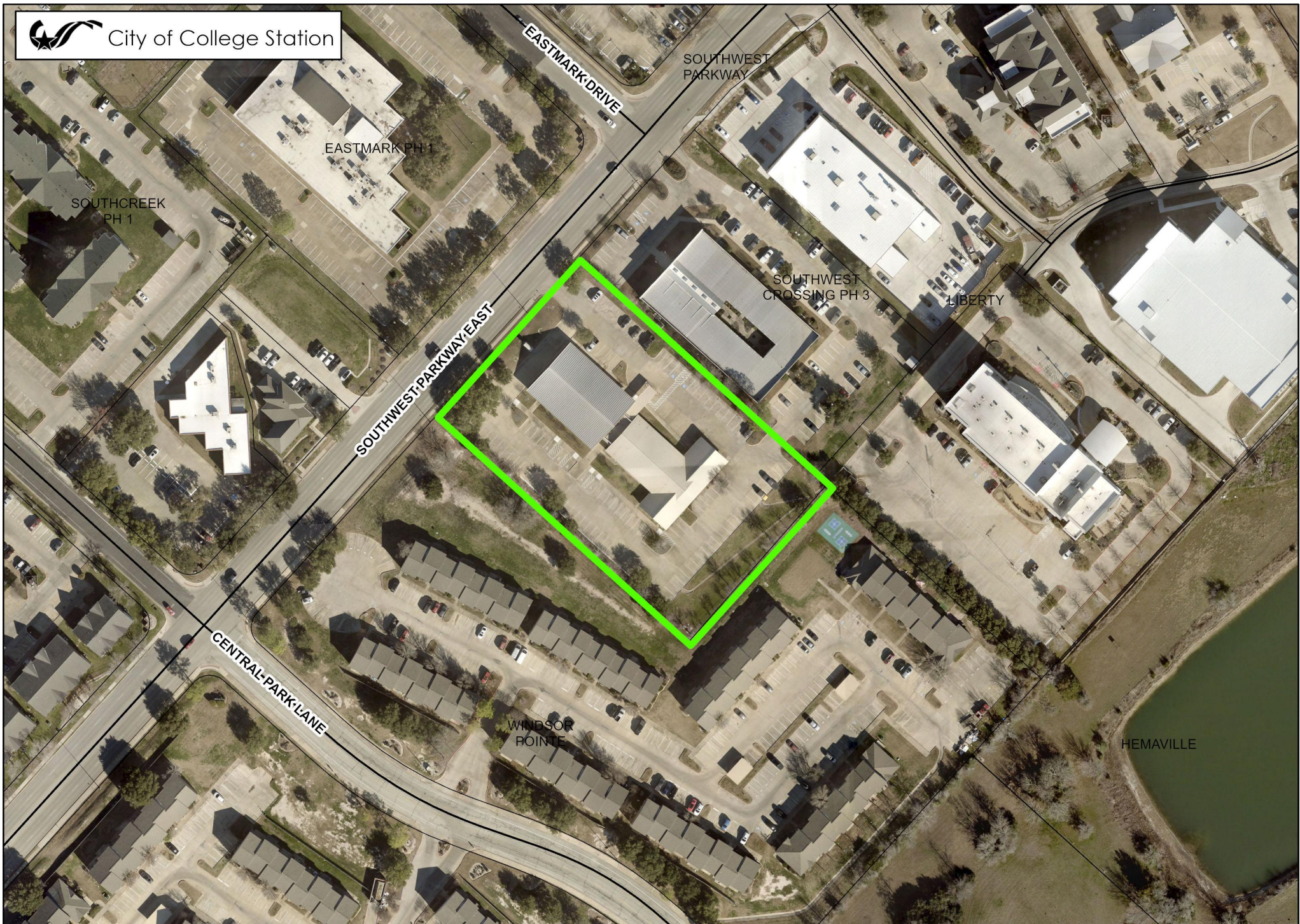
5. The marketability of the property:

Rezoning the property from R-4 Multi-Family to GC General Commercial can provide additional development opportunities in the area, making the property more marketable.

Budget & Financial Summary:

Attachments:

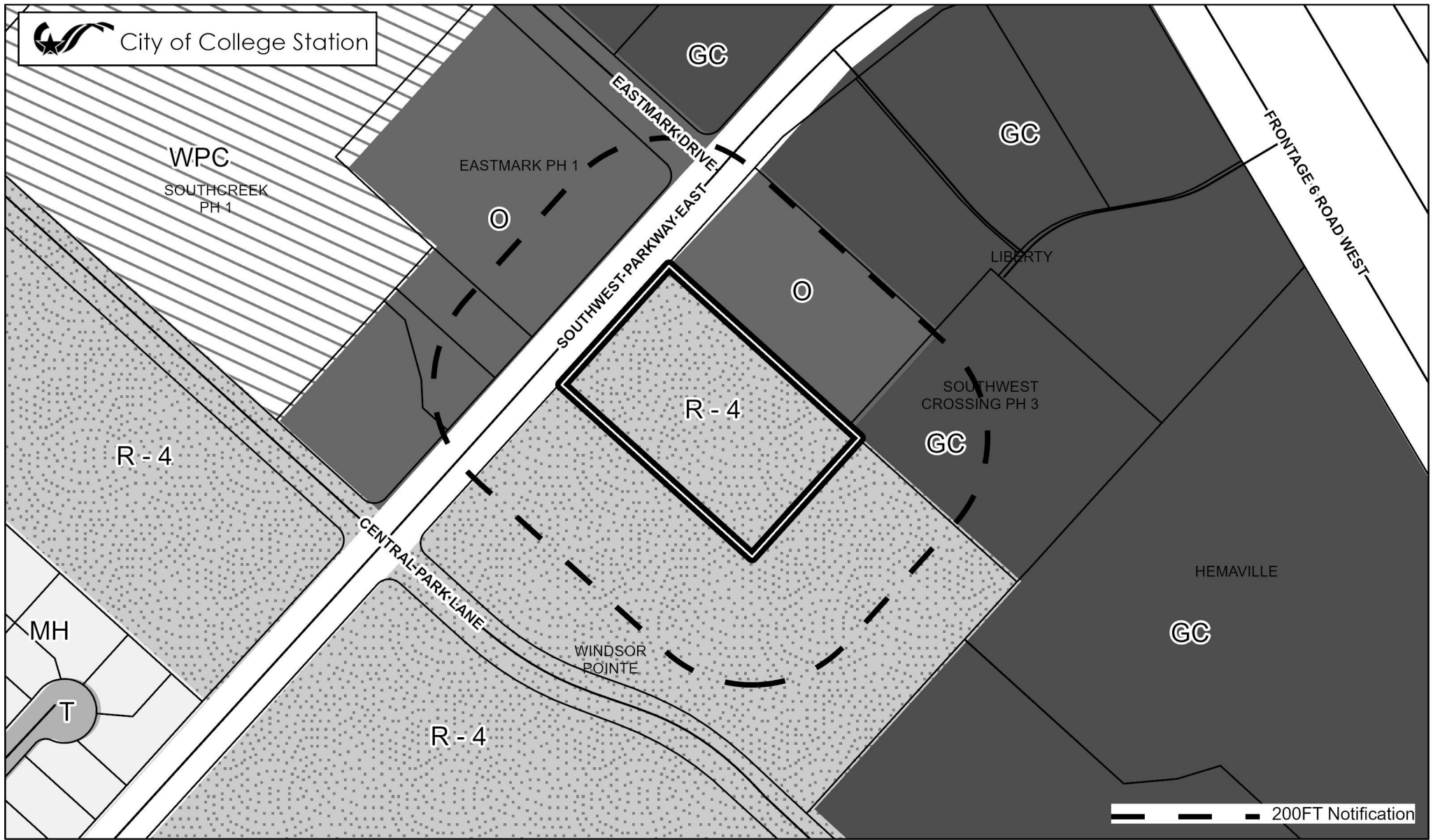
1. Aerial and Small Area Map
2. Existing Future Land Use
3. Rezoning Exhibit
4. Rezoning Map
5. Background Information
6. Applicant's Supporting Information



**SOUTHWEST CROSSING PHASE 3
LOT 2 BLOCK 7 REZONING**

Case:
REZ2024-000029

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



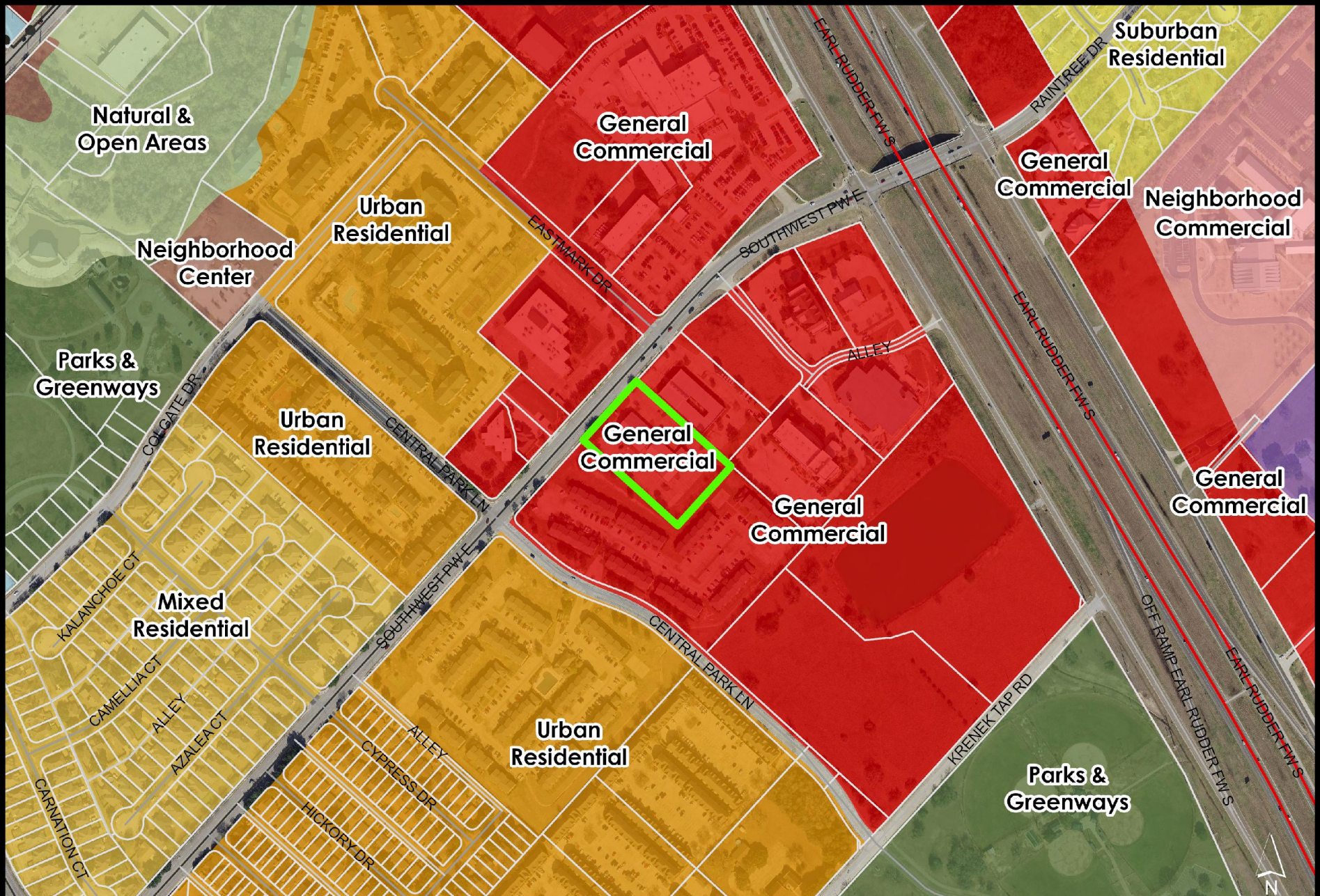
0 210 420 Feet

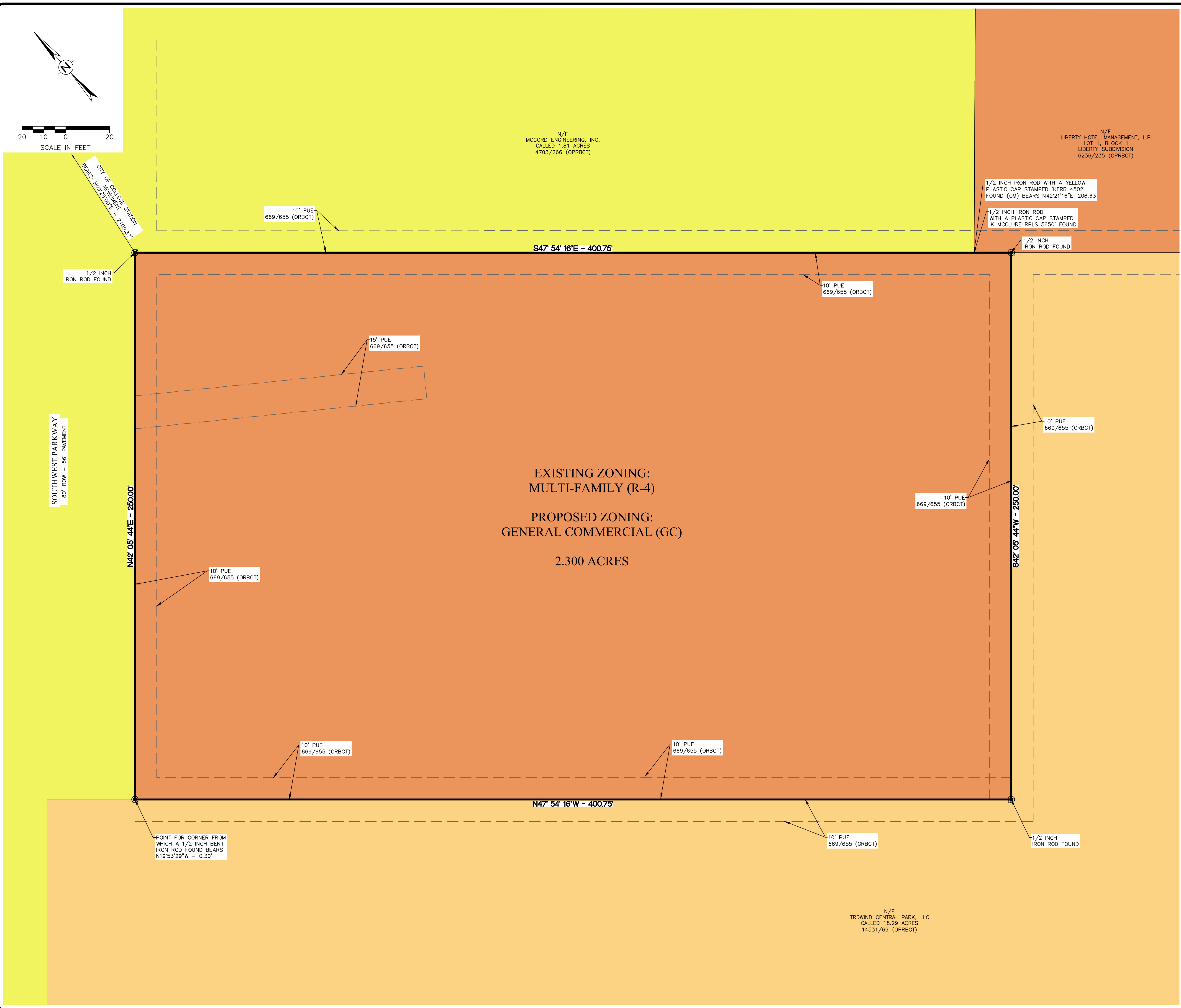
**SOUTHWEST CROSSING PHASE 3
LOT 2 BLOCK 7 REZONING**

Case:
REZ2024-000029

REZONING

EXISTING Future Land Use





LEGEND

PROPERTY BOUNDARY

ADJACENT LOT LINES

EXISTING PUBLIC ACCESS EASEMENT (P.A.E)

EXISTING PUBLIC UTILITY EASEMENT (P.U.E)

PROPERTY CORNER

EXISTING ZONING

OFFICE (O)

MULTI FAMILY (R-4)

GENERAL COMMERCIAL (GC)

PROPOSED ZONING

GENERAL COMMERCIAL (GC)

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSYEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS 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 1.00010546072209 (CALCULATED USING GEOID12B).
 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 4. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: 04-02-2014.
 5. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED WITH PLATTING.

810 SOUTHWEST PARKWAY
ZONING MAP

LOT 2, BLOCK 7,
SOUTHWEST CROSSING PHASE 3,
VOLUME 669, PAGE 655 ORBCT
2.300 ACRES

MORGAN RECTOR SURVEY SECTION 4, ABSTRACT 46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

EXISTING ZONING:
MULTI-FAMILY (R-4)
TO
PROPOSED ZONING:
GENERAL COMMERCIAL (GC)

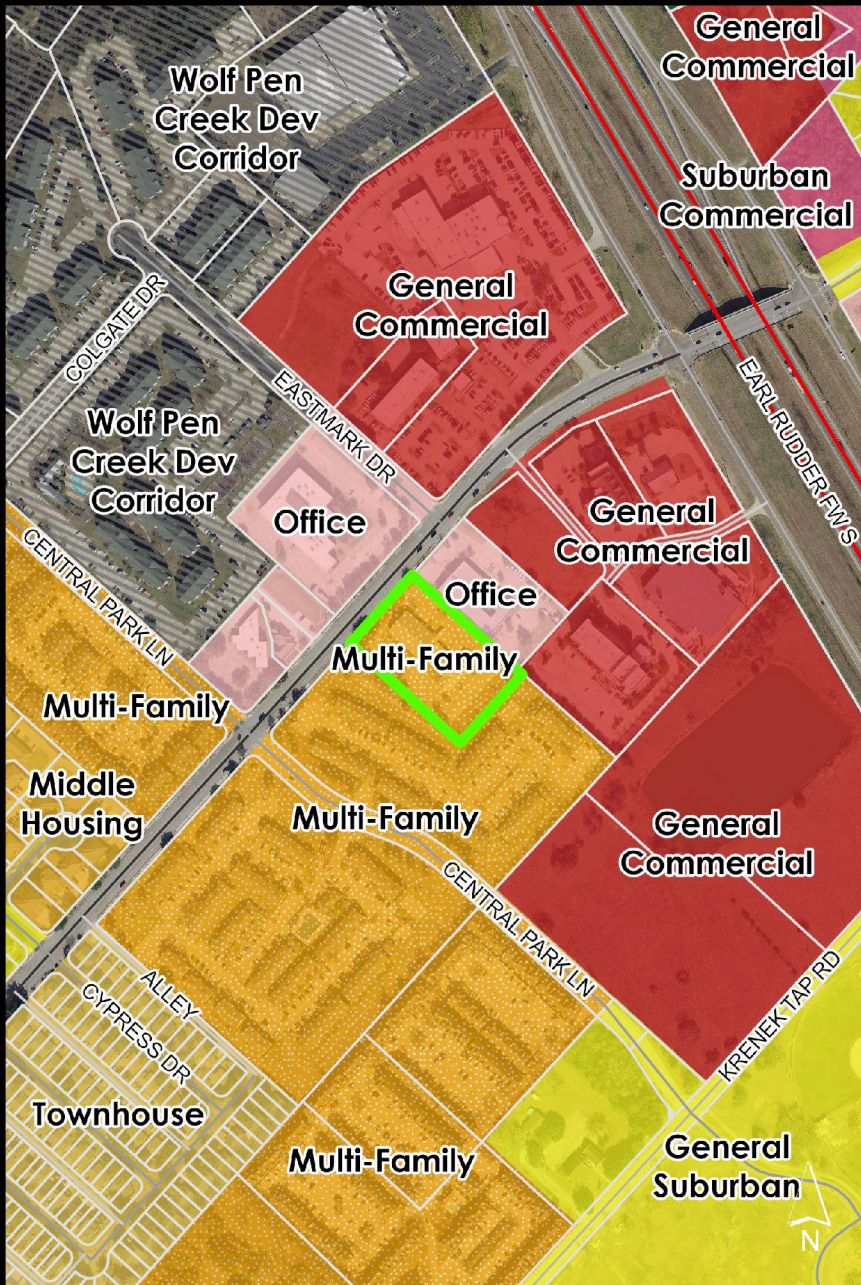
OWNER: TWIN CITY CHURCH OF CHRIST
810 SOUTHWEST PARKWAY EAST
COLLEGE STATION, TX 77840
SCALE: AS SHOWN
DECEMBER 2024

SURVEYOR: David Powell Brister, RPLS No. 6537
Kerr Surveying, LLC
1718 Briarcrest Dr
Bryan, TX 77802
(979) 268-3195

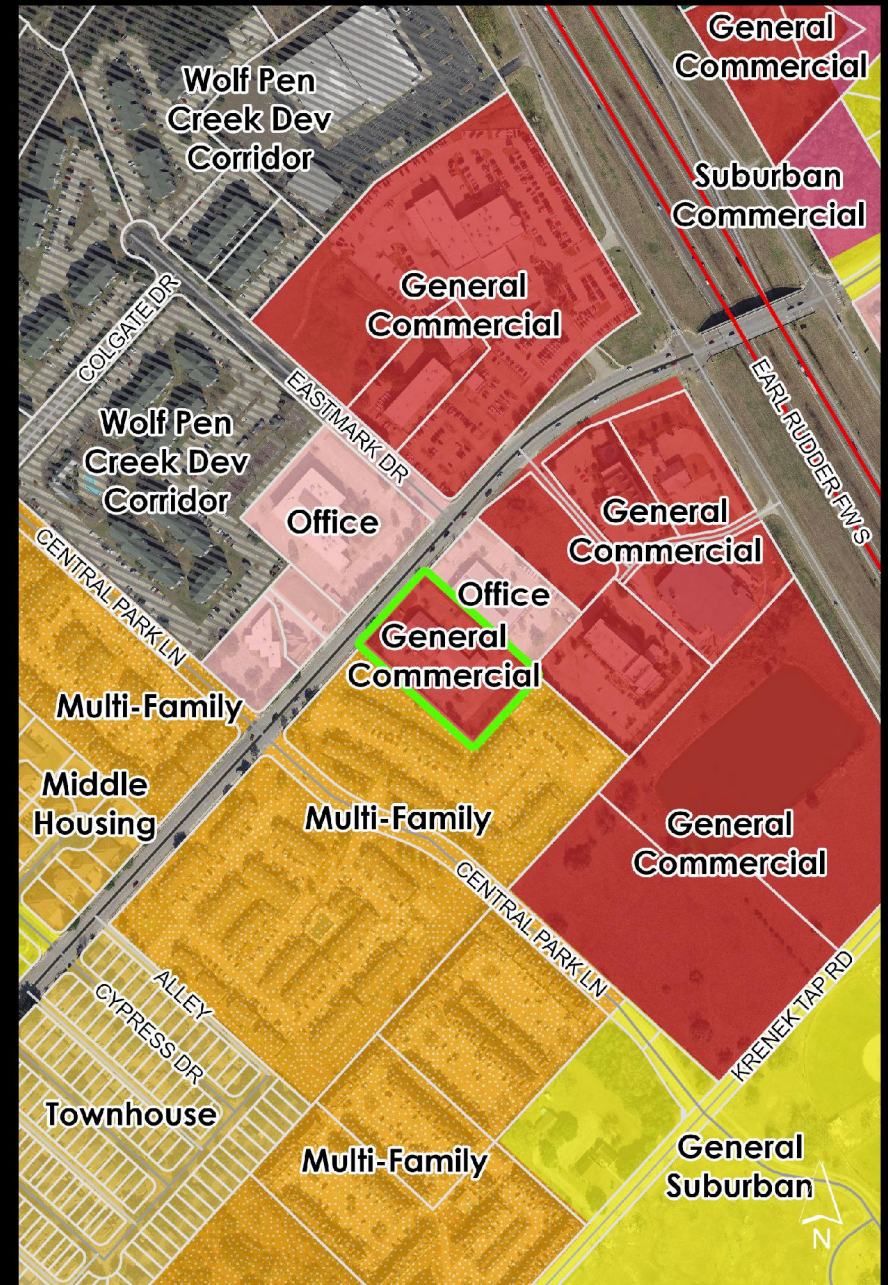
ENGINEER: Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

EXISTING Zoning



PROPOSED Zoning



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 6, 2025
Advertised Council Hearing Date: February 27, 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:

None

Property owner notices mailed: 11
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	General Commercial	O Office	Office
South	General Commercial	R-4 Multi-family	Multi-family
East	General Commercial	GC General Commercial	Hotel
West	General Commercial	Southwest Pkwy E (4-lane Minor Arterial)	Southwest Pkwy E (4-lane Minor Arterial)

DEVELOPMENT HISTORY

Annexation: 1971
Zoning: R-1 Single Family Residential upon annexation
R-3 Townhouse in April 1981
R-5 Apartment Medium-density in December 1981
Combined to R-4 Multi-family in June 2003
Final Plat: Southwest Crossing Phase 3
Site development: Place of Worship



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: SOUTHWEST CROSSING PHASE 3 LOT 2 BLOCK 7 REZONING (REZ2024-000029)

Address: 810 SOUTHWEST PKWY E

Legal Description: SOUTHWEST CROSSING PH 3, BLOCK 7, LOT 2

Total Acreage: 2.3

Applicant:: SCHULTZ ENGINEERING

Property Owner: TWIN CITY CHURCH OF CHRIST

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

The church is building a new facility and is selling the property. The owner of the adjacent property would like to buy the property and convert the building for commercial 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.

This change is in accordance with the 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 current zoning is multi-family, and the existing building is not suitable for multi-family residential use.

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

The existing building can be modified to allow for commercial use.

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

The existing building can be modified to allow for commercial use.

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

With the existing building, the property is not marketable as multi-family residential. The building would have to be demolished for multi-family use.

List any other reasons to support this zone change.

Repurposing of the building instead of it becoming vacant when the church moves to its new facility.