



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.

March 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. February 20 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 PDD Planned Development District to MH Middle Housing and

HOO High Occupancy Overlay for approximately 1.152 acres at 101, 103, 105, 107, 109, and 110-119 Knox Drive, being Lots 18-27, Block 29 and Lots 12-16, Block 31 of The Barracks II Subdivision Phase 401, generally located southwest of the intersection of Knox Drive and Old Wellborn Road. Case #REZ2024-000030. (Note: Final action of this item will be considered at the March 27, 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. Existing Future Land Use Map
6. Rezoning Map

- 5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay for approximately 0.412 acres at 418, 420, 422, 424, and 426 Baby Bear Drive, being Lots 1-5, Block 32 of The Barracks II Subdivision Phase 109, generally located northeast of the intersection of Baby Bear Drive and Towers Parkway. Case #REZ2024-000031. (Note: Final action of this item will be considered at the March 27, 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. Existing Future Land Use Map
6. Rezoning Map

- 5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay for approximately 0.406 acres at 133, 135, 137, 139, and 141 Deacon Drive West, being Lots 1-5, Block 21 of The Barracks II Subdivision Phase 107, generally located northeast of the intersection of Deacon Drive West and General Parkway. Case #REZ2024-000032. (Note: Final action of this item will be considered at the March 27, 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. Existing Future Land Use Map
6. Rezoning Map

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

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

- A comprehensive plan amendment for approximately 3.6 acres of land located at 3768 McCullough Road from Estate Residential to Neighborhood Commercial. The Planning & Zoning Commission heard this item on February 6, 2025 and voted (7-0) to recommend approval. The City Council heard this item on February 27, 2025 and voted (6-0) to approve the request.
- A rezoning of approximately 15 acres of land located within Glenhaven Phase II Subdivision to establish a ROO Restricted Occupancy Overlay. The Planning & Zoning Commission heard this item on February 6, 2025 and voted (7-0) to recommend approval. The City Council heard this item on February 27, 2025 and voted (6-0) to approve the request.
- A rezoning of approximately two acres of land located at 810 Southwest Parkway East from R-4 Multi-Family to GC General Commercial. The Planning & Zoning Commission heard this item on February 6, 2025 and voted (7-0) to recommend approval. The City Council heard this item on February 27, 2025 and voted (6-0) to approve the request.

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

- Thursday, March 13, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Tuesday, March 18, 2025 ~ Northgate Small Area Plan Committee Meeting ~ 3:00 p.m.
- Thursday, March 20, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, March 27, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Tuesday, April 1, 2025 ~ Northgate Small Area Plan Committee Meeting ~ 3:00 p.m.
- Thursday, April 3, 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 April 28, 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
February 20, 2025**

COMMISSIONERS PRESENT: Acting Chairperson Aron Collins, Commissioners Marcus Chaloupka, David Higdon, Michael Buckley, and Tre Watson

COMMISSIONER ABSENT: Chairperson Jason Cornelius and Commissioner Warren Finch

COUNCILMEMBERS PRESENT: Councilmember Scott Shafer

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, Long Range Planning Administrator Christine Leal, Land Development Review Administrator Robin Macias, Senior Planners Jeff Howell and Jesse DiMeolo, Graduate Engineer I Gillian Sitler, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, and Technology Services Specialist Trey Bransom

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

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

2. **Hear Visitors**

Leslie Hicks, South Knoll Subdivision, addressed the Commission on student housing in the South Knoll Subdivision, citing concerns for increasing costs and a federal opportunity zone.

3. **Consent Agenda**

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

- February 6, 2025

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Buckley 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 waiver requests to the Unified Development Ordinance Section 8.4.C.8.a, 'Geometric Standards, Street Design Criteria' and presentation, discussion, and possible action regarding a Preliminary Plan for College Station West Subdivision on approximately 41.8 acres of land, generally located northeast of the intersection of Jones Road and Raymond Stotzer Parkway in the city's Extraterritorial Jurisdiction. Case #PP2024-000014.

Senior Planner Howell presented the waivers and preliminary plan to the Commission recommending approval of both stating that if the waivers are approved, the preliminary plan must also be approved.

Commissioner Higdon stated that the original plan called for drainage ditches which are being replaced by sidewalks, asking for clarification on how this will change the drainage system on those streets.

Engineer Sitler clarified that as part of the roadway sections waivers being requested, a drainage report was required showing that the water is appropriately being conveyed through the street systems as a part of the municipal separate storm water system. The drainage report concluded that overall drainage patterns are being maintained and discharge offsite is being decreased as a result of secondary drainage systems to be reviewed on the final plat.

Acting Chairperson Collins stated that it seems as though the intent of the ordinance is to maintain a more rural atmosphere with no sidewalks and drainage ditches, asking if the intent of the waivers is to create a more walkable city-consistent development with sidewalks.

Senior Planner Howell confirmed that the intent is to provide a more urban feel with sidewalks. Mr. Howell further clarified that since sidewalks are not allowed in the City's extraterritorial jurisdiction, they had to request a waiver.

Wylder Conoly, Applicant, Kimley Horn, was available to address the Commission and provide comments on a more walkable area of the community.

Commissioner Chaloupka asked if the county provided comments on the preliminary plan and waiver requests.

Senior Planner Howell clarified that street standards are specific within the City's extraterritorial jurisdiction, stating that the county did provide comments and did not have any objections.

Commissioner Chaloupka expressed concerns with the privately maintained roads becoming City of College Station maintained roads in the future.

Acting Chairperson Collins asked if there were any objections from the City's Fire, emergency services, or Public Works departments, and if the development meets all requirements.

Senior Planner Howell confirmed that no other departments had any objections to the waiver requests or preliminary plan.

Commissioner Buckley asked if the smaller roadways would be approved in the City of College Station's city limits.

Senior Planner Howell stated that the while the roadways are in line with the smaller section, the roadways would have to meet the standards for sidewalks and pavement width within the City of College Station.

Commissioner Watson asked if there will be parking on both sides of the street.

Senior Planner Howell stated that parking is only proposed on Scott Street, on one side.

Commissioner Higdon moved to approve the waivers and preliminary plan as presented, Commissioner Buckley seconded the motion.

Commissioner Watson expressed concerns for city expansion with substandard roads.

Acting Chairperson Collins asked for clarification that the intent is to create something that closely aligns with what is currently in the City of College Station.

Senior Planner Howell stated that the development is closely aligned with the City road widths.

Mr. Conoly addressed access for emergency services.

Commissioner Chaloupka asked if the right-of-way is being reduced.

Senior Planner Howell confirmed that the right-of-way is being reduced.

The motion passed 4-1 with Commissioner Chaloupka voting in opposition.

6. Informational Agenda

- 6.1 Presentation, discussion, and possible action regarding a recap of the public engagement last November and December for the Active Transportation Master Plan.

Senior Planner DiMeolo provided an update on the Active Transportation Master Plan public engagement event to the Commission.

Acting Chairperson Collins asked for clarification on the difference between a bike lane and a bike route.

Senior Planner DiMeolo clarified that a bike route has signage but no striping on the pavement, though there may be a sharrow that indicates the road is shared with motorists; a bike lane is a single or double striped line on the side of the road specifically for the cyclist.

Commissioner Watson asked for clarification on where motorized scooters are allowed.

Senior Planner DiMeolo confirmed that micromobility will be covered in the Master Plan with policies related to the uses of micromobility.

Commissioner Higdon expressed concerns that planned bicycle lanes will be interrupted by street parking.

Senior Planner DiMeolo clarified that part of the process is to look at cross sections, especially the ones with proposed on-street parking. Mr. DiMeolo stated that on-street parking can be used as a buffer to pedestrians and cyclists.

Acting Chairperson Collins asked if staff is considering prioritizing quickly-implemented, minimal-cost updates like those on George Bush Drive.

Senior Planner DiMeolo stated that staff is looking at project prioritization and list of unfunded projects to pick from.

Commissioner Chaloupka stated that regulations and funding play a big part in the transportation planning throughout the City, and commended staff on their efforts.

Commissioner Higdon asked if Texas A&M University is involved.

Senior Planner DiMeolo confirmed that Texas A&M University representatives are involved.

6.2 Discussion of new development applications submitted to the City.

New Development Link: www.cstx.gov/newdev

There was no discussion.

6.3 Presentation and discussion regarding an update on items heard:

- A rezoning of approximately four acres of land located at 15305 FM 2154 from R Rural to WC Wellborn 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 February 13, 2025 and voted (7-0) to approve the request.

- A rezoning of approximately 12 acres of land located at 2950 Rock Prairie Road West from R Rural to MU Mixed-Use. 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 February 13, 2025 and voted (7-0) to approve the request.

There was no discussion.

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

- Tuesday, February 18, 2025 ~ Northgate Small Area Plan Committee Meeting ~ 3:00 p.m.
- Thursday, February 27, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Tuesday, March 4, 2025 ~ Northgate Small Area Plan Committee Meeting ~ 3:00 p.m.
- Thursday, March 6, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, March 13, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Tuesday, March 18, 2025 ~ Northgate Small Area Plan Committee Meeting ~ 3:00 p.m.
- Thursday, March 20, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

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

- None

There was no discussion.

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:46 p.m.

Approved:

Attest:

Aron Collins, Acting Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

March 6, 2025
Item No. 5.1.
Barracks II MH and HOO - Knox Drive

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 PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay for approximately 1.152 acres at 101, 103, 105, 107, 109, and 110-119 Knox Drive, being Lots 18-27, Block 29 and Lots 12-16, Block 31 of The Barracks II Subdivision Phase 401, generally located southwest of the intersection of Knox Drive and Old Wellborn Road. Case #REZ2024-000030. (Note: Final action of this item will be considered at the March 27, 2025 City Council meeting – Subject to change)

Relationship to Strategic Goals:

Diverse & Growing Economy

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

Summary: This request is to rezone approximately 1.152 acres of land being fifteen platted lots generally located at 101, 103, 105, 107, 109, and 110-119 Knox Drive from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The subject properties were originally platted in 2016 and developed as a townhome development with three groups of buildings containing five attached units each. The applicant intends to maintain the existing structure and rezone to allow for the existing townhomes to function as a shared housing use. Shared housing is not an allowed use in the current PDD Planned Development District zoning district. The request to Middle Housing is in line with the reduced setbacks for townhome development that were included as part of the original PDD modifications. If rezoned, the property would be required to go through the site-planning process to ensure that it meets all of the requirements for a shared housing development.

REZONING REVIEW CRITERIA

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

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

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

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods.

Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. The MH Middle Housing zoning district is aligned with that vision.

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

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

The subject property is bordered by commercial and planned development district zoned properties to the north, as well as single-family attached (townhome) development to the south, east and west. The MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

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

The size and location of the subject properties are suitable for townhouse development, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district. The existing townhome development would require a minor site plan to allow for shared housing uses.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The residential lots front and will continue to take access from Knox Drive, which is classified as a local street. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required. Additionally, while there are existing sidewalks on Knox Drive, future improvements and right-of-way dedications may be provided as properties are redeveloped and re-platted.

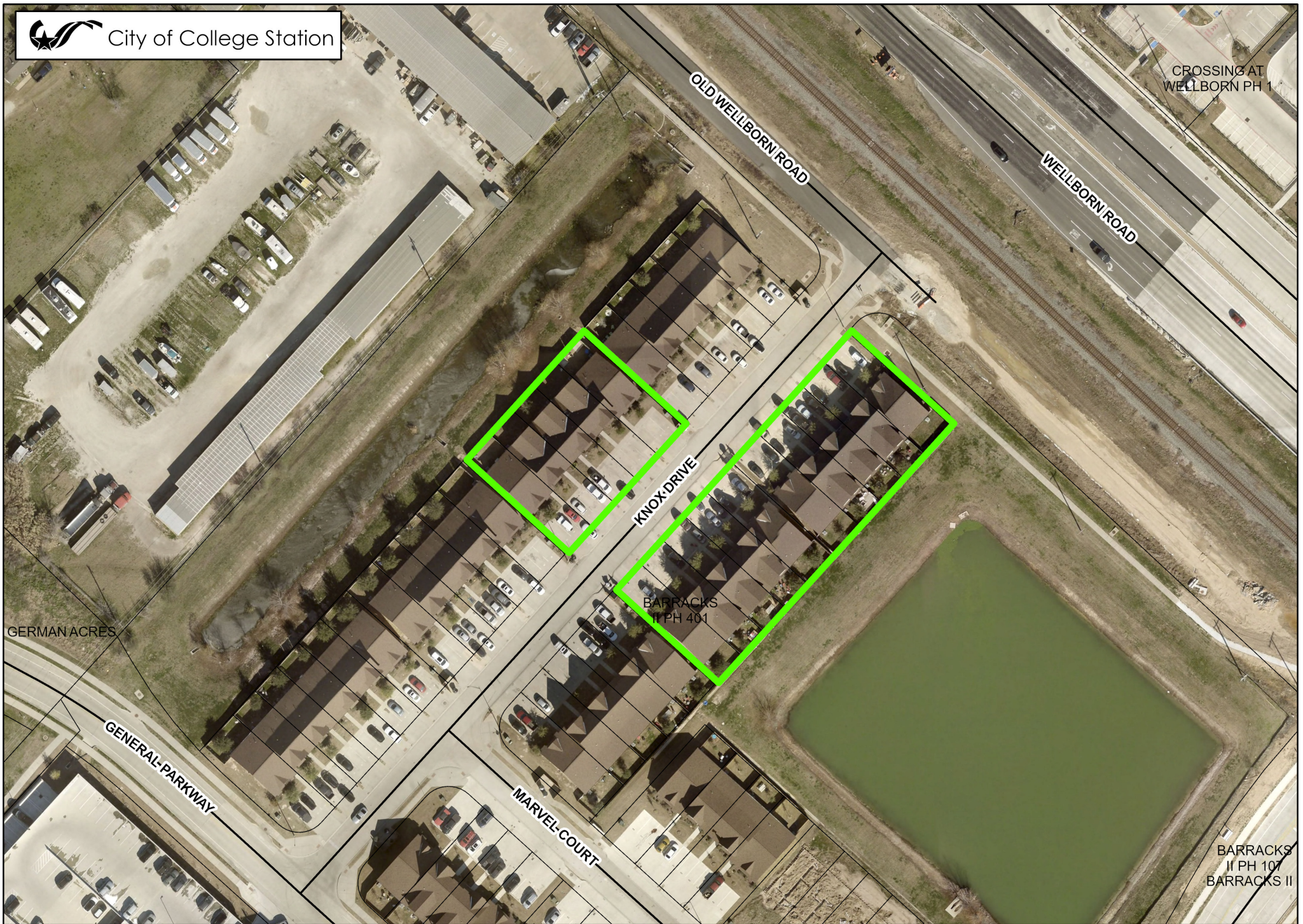
5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has stated the uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Budget & Financial Summary: N/A

Attachments:

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



CROSSING AT
WELLBORN PH 1

BARRACKS
II PH 401

BARRACKS
II PH 107
BARRACKS II

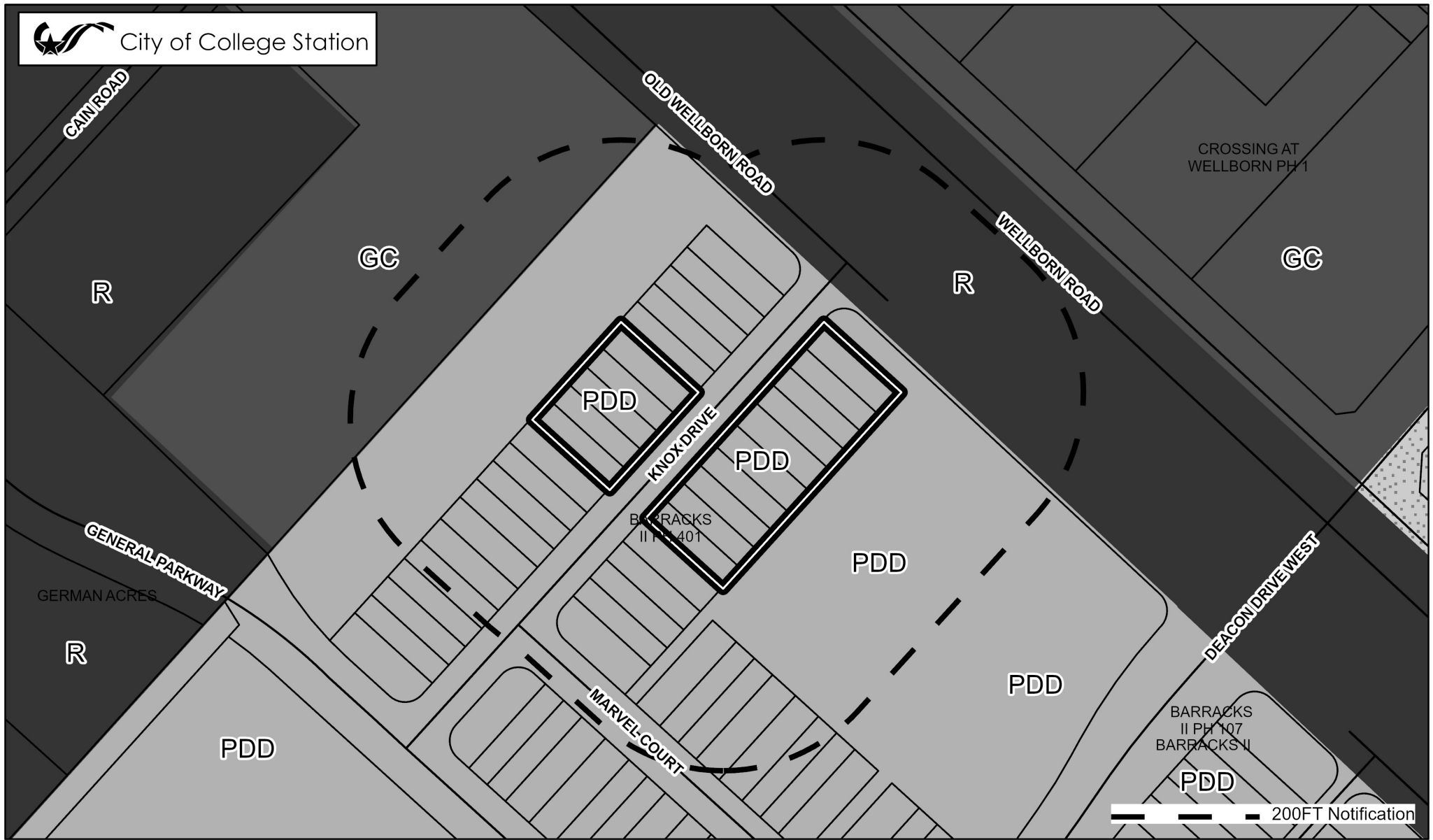


0 100 200 Feet

BARRACKS II MH AND HOO
(101,103,105,107,109 & 110-119 KNOX)

Case:
REZ2024-000030

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

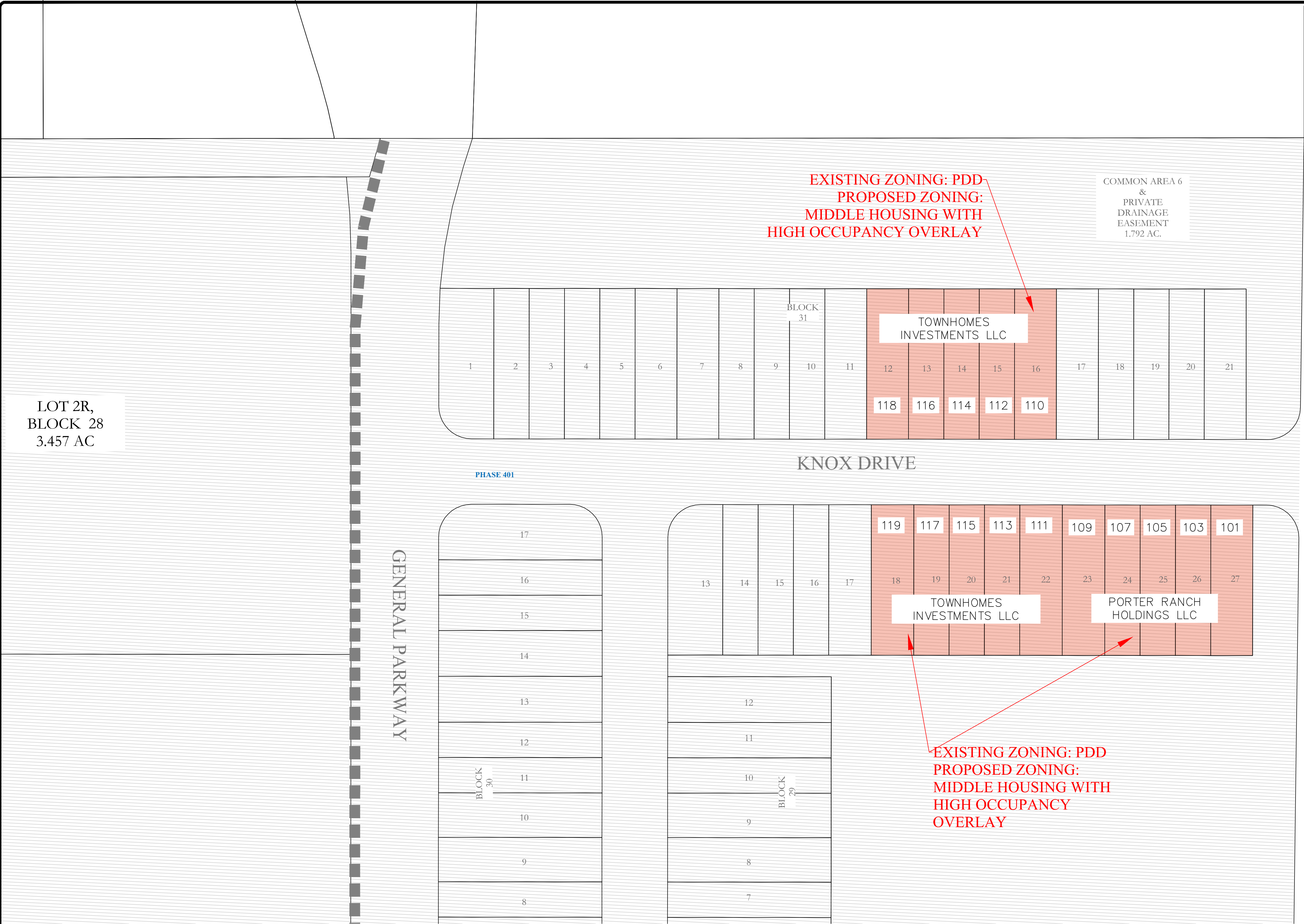


0 145 290 Feet

BARRACKS II MH AND HOO
(101,103,105,107,109 & 110-119 KNOX)

Case:
REZ2024-000030

REZONING



LEGEND

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

EXISTING ZONING

TOWNHOUSE

MIDDLE HOUSING

PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING

MH - MIDDLE HOUSING & HOO - HIGH OCCUPANCY OVERLAY

VICINITY MAP

NOTES:

1. 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.

REZONING EXHIBIT

THE BARRACKS II SUBDIVISION

LOTS 18-27 BLOCK 29, PHASE 401

LOTS 12-16 BLOCK 31, PHASE 401

1.152 ACRES

EXISTING ZONING - PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING - MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'

DECEMBER 2024

OWNER 101, 103, 105, 107, & 109 KNOX:
PORTER RANCH HOLDINGS, LLC
20102 ENGELMANN LN
Manor, TX 78653

OWNER 110-119 KNOX:
TOWNHOMES INVESTMENTS, LLC
7800 DALLAS PKWY STE 360
Plano, TX 75024

ENGINEER:
Civitas Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(879) 764-3900

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BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 6, 2025
Advertised Council Hearing Date: March 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:

The Barracks at Rock Prairie

Property owner notices mailed: 40

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Natural & Open Areas	PDD Planned Development District	Vacant, Common Area (drainage)
South	General Commercial, Business Center	PDD Planned Development District	Vacant, Common Area (drainage), Knox Drive (ROW)
East	Mixed Residential	PDD Planned Development District	Townhomes, Common Area, Old Wellborn Road (ROW)
West	Mixed Residential	PDD Planned Development District	Townhomes

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
R Rural to PDD Planned Development District (2014)
PDD Planned Development District to PDD Planned Development District (2015)
Final Plat: THE BARRACKS II SUBDIVISION, Phase 401 (2016)
Site Development: Townhomes



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: BARRACKS II MH AND HOO (101,103,105,107,109 & 110-119 KNOX) (REZ2024-000030)

Address: 101 KNOX DR

Legal Description: THE BARRACKS II PH 401, BLOCK 29, LOT 27

Total Acreage: 1.97

Applicant:: SCHULTZ ENGINEERING

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.

These are existing properties that are needing to be brought in to compliance with city zoning.

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

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

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 does not allow for the HOO.

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

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

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

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

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

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

List any other reasons to support this zone change.

n/a

EXISTING

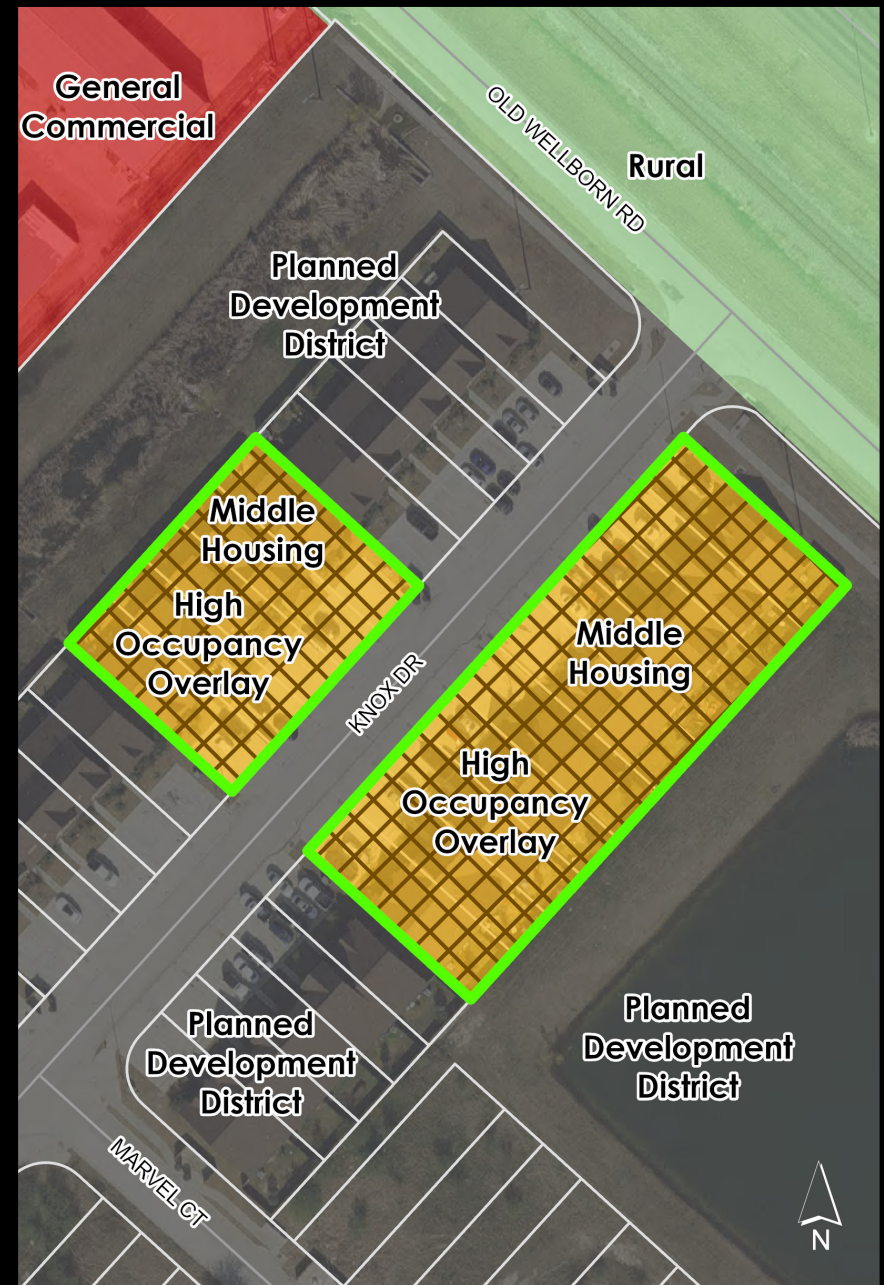
Future Land Use



EXISTING Zoning



PROPOSED Zoning



March 6, 2025
Item No. 5.2.
Barracks II MH and HOO - Baby Bear Drive

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 PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay for approximately 0.412 acres at 418, 420, 422, 424, and 426 Baby Bear Drive, being Lots 1-5, Block 32 of The Barracks II Subdivision Phase 109, generally located northeast of the intersection of Baby Bear Drive and Towers Parkway. Case #REZ2024-000031. (Note: Final action of this item will be considered at the March 27, 2025 City Council Meeting - Subject to change)

Relationship to Strategic Goals:

Diverse & Growing Economy

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

Summary: This request is to rezone approximately 0.412 acres of land being five platted lots generally located at 418, 420, 422, 424, and 426 Baby Bear Drive from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The subject properties were originally platted in 2016 and developed as a townhome development with a group of buildings containing five attached units. The applicant intends to maintain the existing structure and rezone to allow for the existing townhomes to function as a shared housing use. Shared housing is not an allowed use in the current PDD Planned Development District zoning district. The request to Middle Housing is in line with the reduced setbacks for townhome development that were included as part of the original PDD modifications. If rezoned, the property would be required to go through the site-planning process to ensure that it meets all of the requirements for a shared housing development.

REZONING REVIEW CRITERIA

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

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

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

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near

community facilities or adjacent to commercial or neighborhood centers. The MH Middle Housing zoning district is aligned with that vision.

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

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

The subject property is bordered by planned development district zoned properties with single-family attached (townhome) development to the north, south, and east. To the west it is zoned PDD as well as developed as a park and common area. The MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

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

The size and location of the subject properties are suitable for townhouse development, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district. The existing townhome development would require a minor site plan to allow for shared housing uses.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The residential lots front and will continue to take access from Baby Bear Drive, which is classified as a local street. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required. Additionally, while there are existing sidewalks on Baby Bear Drive, future improvements and right-of-way dedications may be provided as properties are redeveloped and re-platted.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has stated the uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Budget & Financial Summary: N/A

Attachments:

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



GERMAN ACRES

THE BARRACKS II PH 112

TOWERS PARKWAY

GOLDILOCKS LANE

THE BARRACKS II PH 109

BLK: 32
LT: 1

THE BARRACKS II PH 100
BARRACKS II

BABY BEAR DRIVE

KODIAK DRIVE

OLD IRONSIDES DRIVE

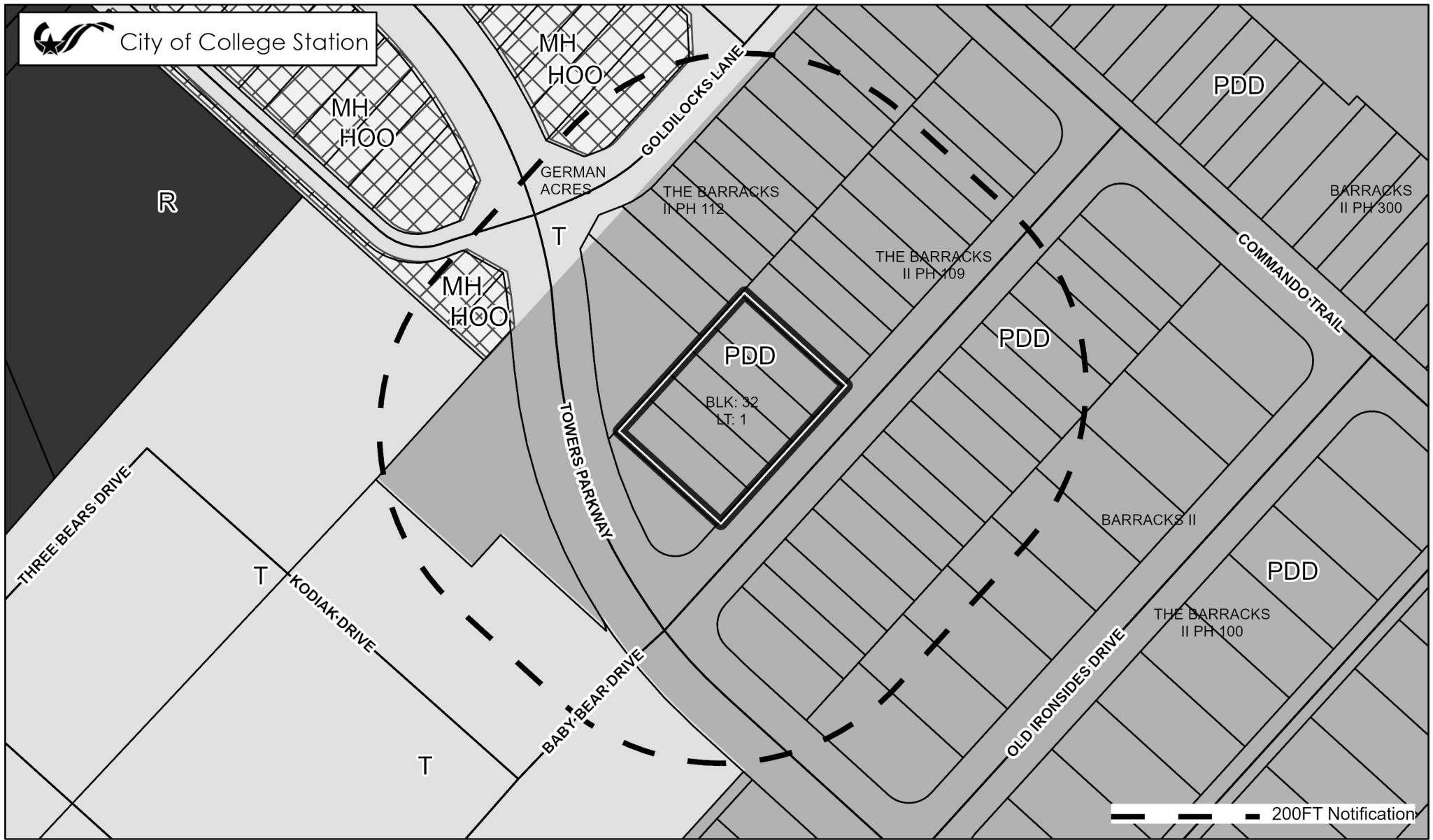


0 62.5 125 Feet

BARRACKS II SUBDIVISION BABY BEAR
MIDDLE HOUSING AND HOO

Case:
REZ2024-000031

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

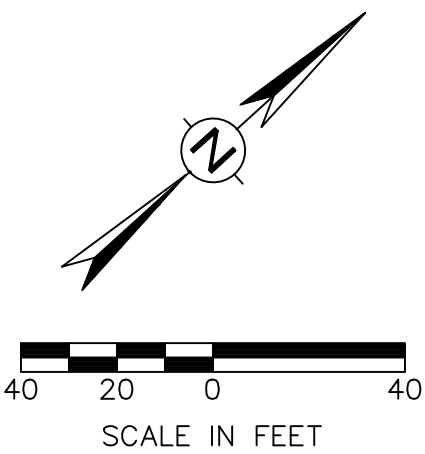
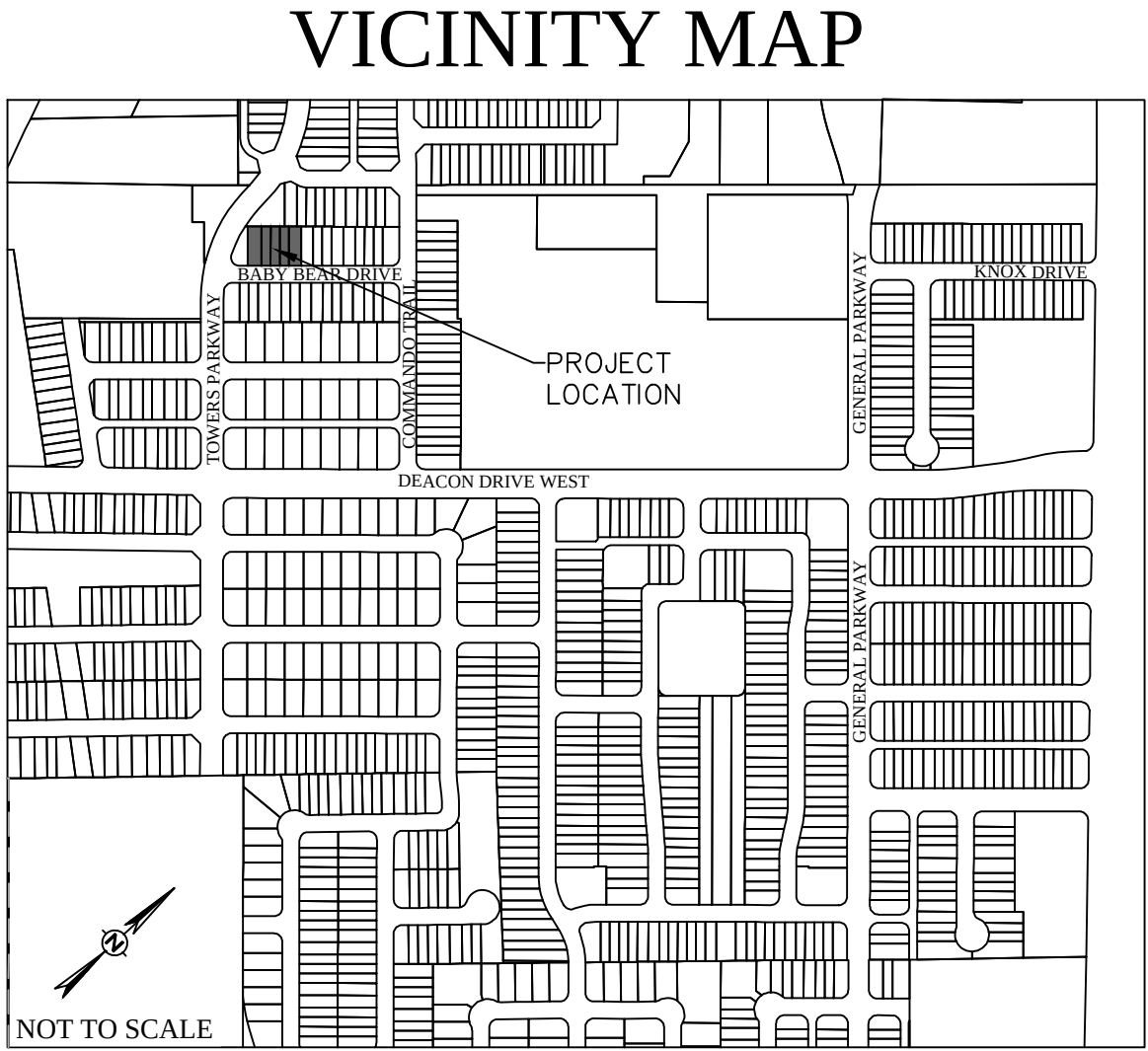
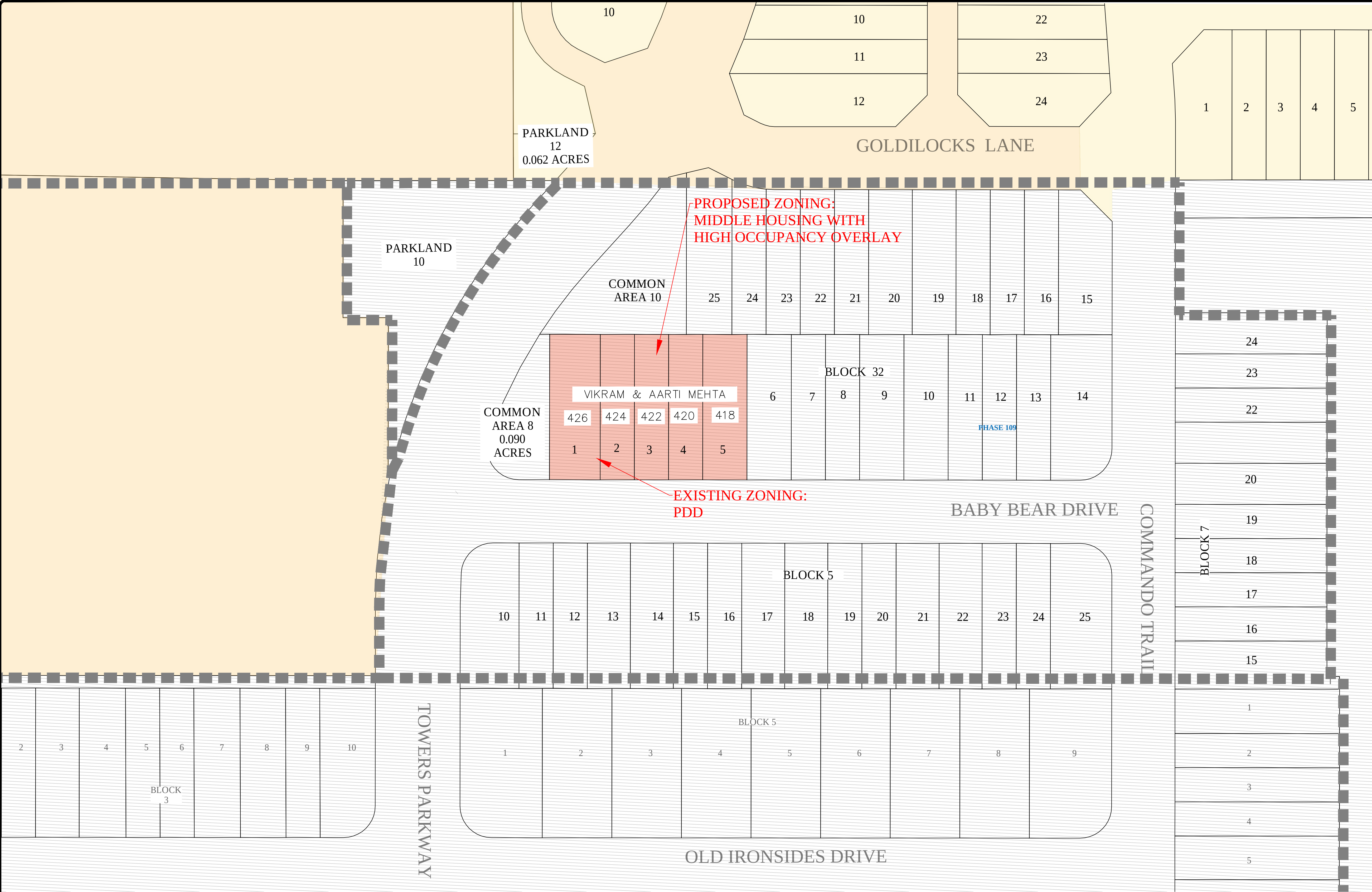


0 112.5 225 Feet

**BARRACKS II SUBDIVISION BABY BEAR
MIDDLE HOUSING AND HOO**

Case:
REZ2024-000031

REZONING



LEGEND

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

EXISTING ZONING

- TOWNHOUSE
- MIDDLE HOUSING AND HIGH OCCUPANCY OVERLAY
- PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING

- MH - MIDDLE HOUSING & HOO - HIGH OCCUPANCY OVERLAY

NOTES:

- 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.

REZONING EXHIBIT
THE BARRACKS II SUBDIVISION
LOTS 1-5 BLOCK 32, PHASE 109
0.412 ACRES

EXISTING ZONING - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING - MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
JANUARY 2025

OWNER:
VIKRAM & AARTI MEHTA
9815 Martha Springs Dr
Houston, TX 77070
(281) 808-0289

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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 6, 2025
Advertised Council Hearing Date: March 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:

The Barracks at Rock Prairie

Property owner notices mailed: 49

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Mixed Residential	PDD Planned Development District	Townhomes, Common Area
South	Mixed Residential	PDD Planned Development District	Townhomes, Baby Bear Drive (ROW)
East	Mixed Residential	PDD Planned Development District	Townhomes
West	Parks & Greenways, Mixed Residential	PDD Planned Development District	Parkland, Common area, Vacant, Towers Parkway (ROW)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open renamed to R Rural (2013)
R Rural to PDD Planned Development District (2014)
PDD Planned Development District to PDD Planned Development District (2015)
Final Plat: THE BARRACKS II SUBDIVISION, Phase 109 (2016)
Site Development: Townhomes



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: BARRACKS II MH AND HOO (101,103,105,107,109 & 110-119 KNOX) (REZ2024-000030)

Address: 101 KNOX DR

Legal Description: THE BARRACKS II PH 401, BLOCK 29, LOT 27

Total Acreage: 1.97

Applicant:: SCHULTZ ENGINEERING

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.

These are existing properties that are needing to be brought in to compliance with city zoning.

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

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

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 does not allow for the HOO.

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

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

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

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

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

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

List any other reasons to support this zone change.

n/a

[illegible]

EXISTING Zoning



PROPOSED Zoning



March 6, 2025
Item No. 5.3.
Barracks II MH and HOO - Deacon Drive West

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 PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay for approximately 0.406 acres at 133, 135, 137, 139, and 141 Deacon Drive West, being Lots 1-5, Block 21 of The Barracks II Subdivision Phase 107, generally located northeast of the intersection of Deacon Drive West and General Parkway. Case #REZ2024-000032. (Note: Final action of this item will be considered at the March 27, 2025 City Council Meeting - Subject to change)

Relationship to Strategic Goals:

Diverse & Growing Economy

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

Summary: This request is to rezone approximately 0.406 acres of land being five platted lots generally located at 133, 135, 137, 139, and 141 Deacon Drive West from PDD Planned Development District to MH Middle Housing and HOO High Occupancy Overlay. The subject properties were originally platted in 2015 and developed as a townhome development with a group of buildings containing five attached units each. The applicant intends to maintain the existing structure and rezone to allow for the existing townhomes to function as a shared housing use. Shared housing is not an allowed use in the current PDD Planned Development District zoning district. The request to Middle Housing is in line with the reduced setbacks for townhome development that were included as part of the original PDD modifications. If rezoned, the property would be required to go through the site-planning process to ensure that it meets all of the requirements for a shared housing development.

REZONING REVIEW CRITERIA

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

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

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

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods.

Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. The MH Middle Housing zoning district is aligned with that vision.

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

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

The subject property is bordered by planned development district zoned properties with single-family attached (townhome) development to the north and east. To the south and to the west it is developed as a park and a pond. The MH Middle Housing zoning district enables redevelopment of these lots at an appropriate scale, permitting the increase in residential density on these sites. The residential uses permitted in the MH Middle Housing zoning district are appropriate for this area, as it allows for additional residential density to meet market demand, while still fitting into the context of the surrounding areas.

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

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

The size and location of the subject properties are suitable for townhouse development, although some uses would require replatting of the lots to fit the dimensional standards of the MH Middle Housing zoning district. The existing townhome development would require a minor site plan to allow for shared housing uses.

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

The existing water and wastewater infrastructure is adequate to support the needs of the proposed zoning districts. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The residential lots front on Deacon Drive West and will continue to take access from the alley at the rear of the property connecting to General Parkway. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required. Additionally, while there are existing sidewalks on Deacon Drive West, future improvements and right-of-way dedications may be provided as properties are redeveloped and re-platted.

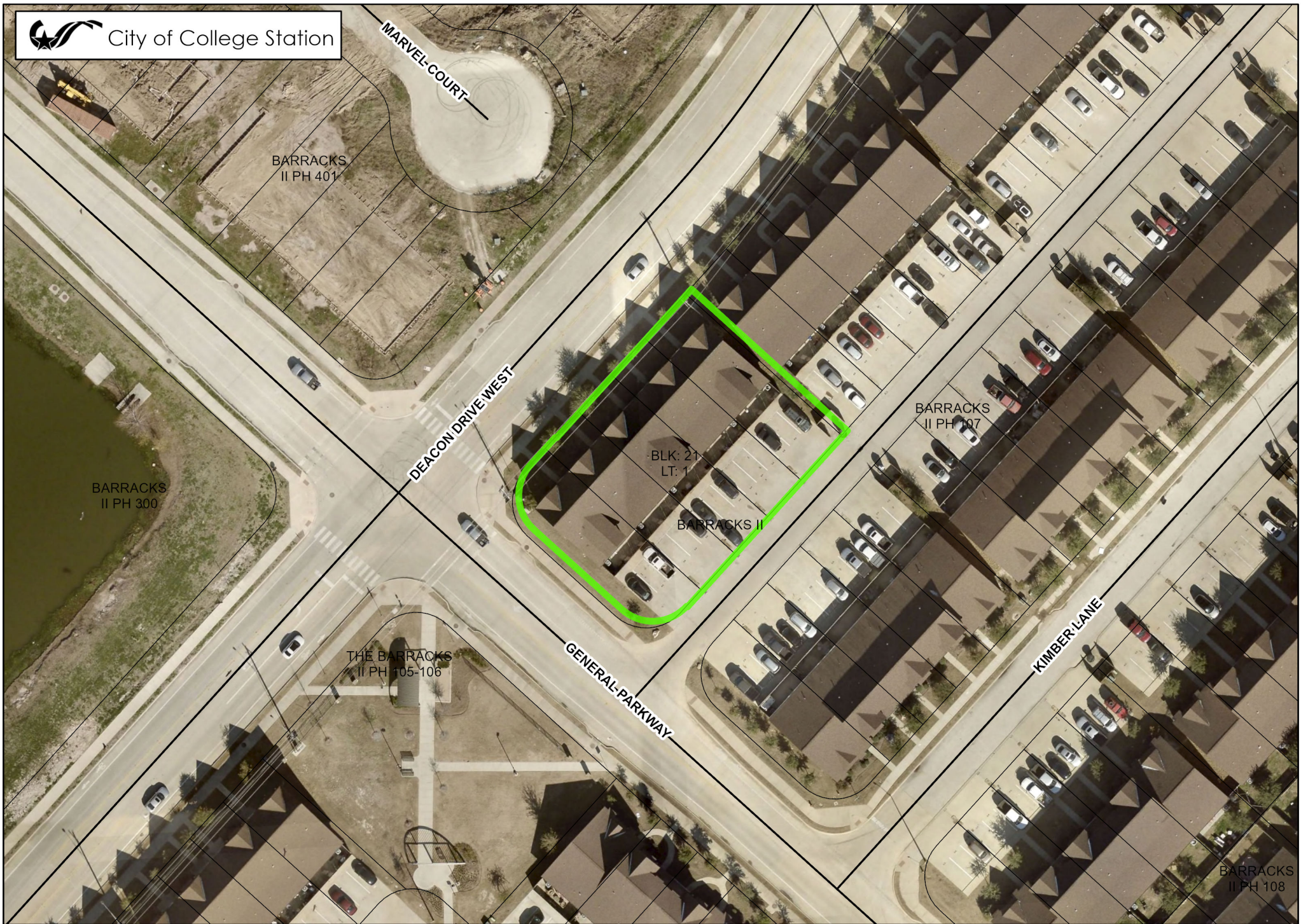
5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant has stated the uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

Budget & Financial Summary:

Attachments:

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

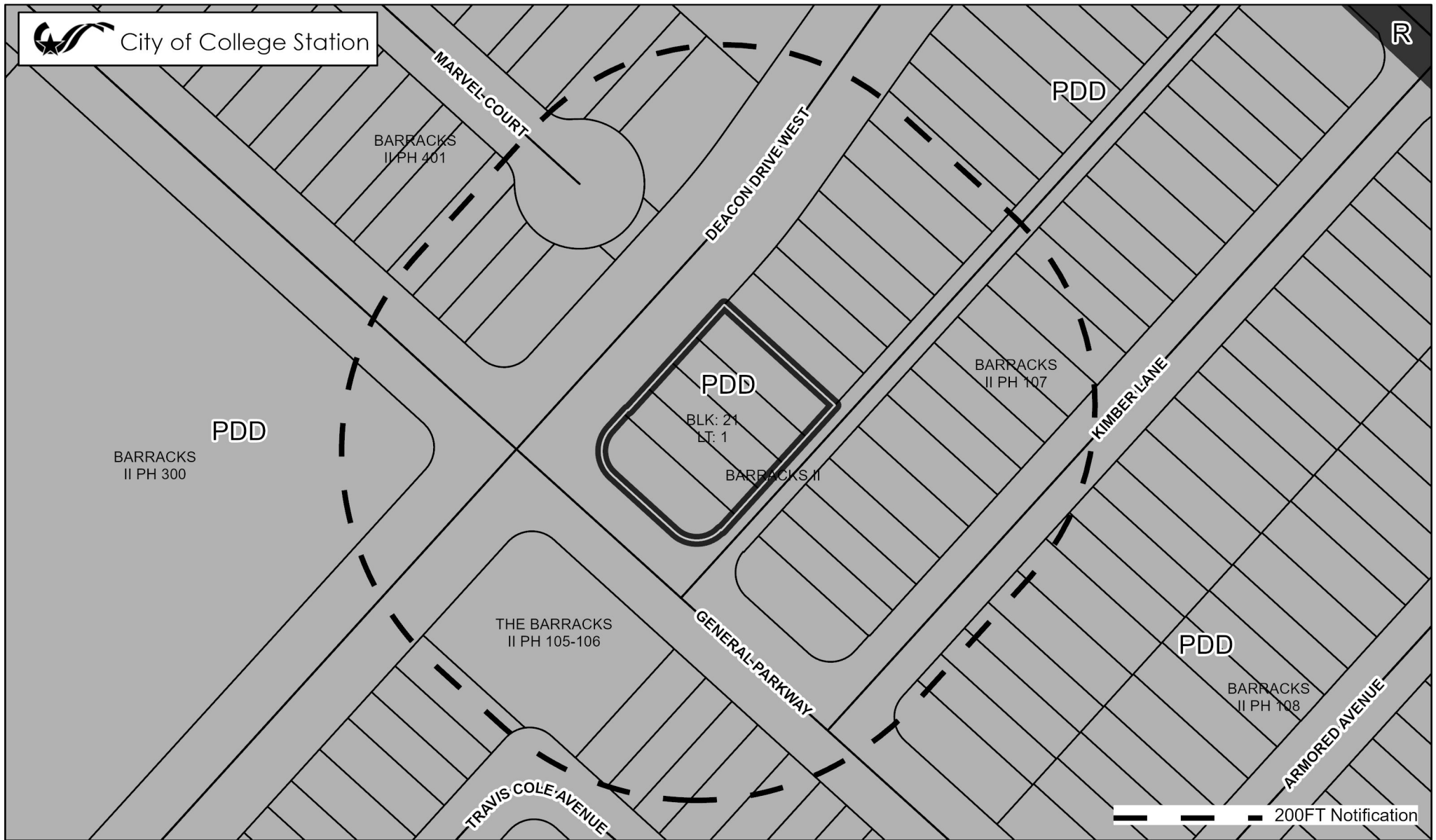


0 65 130 Feet

**BARRACKS II SUBDIVISION DEACON
MIDDLE HOUSING AND HOO**

Case:
REZ2024-000032

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



0 100 200 Feet

**BARRACKS II SUBDIVISION DEACON
MIDDLE HOUSING AND HOO**

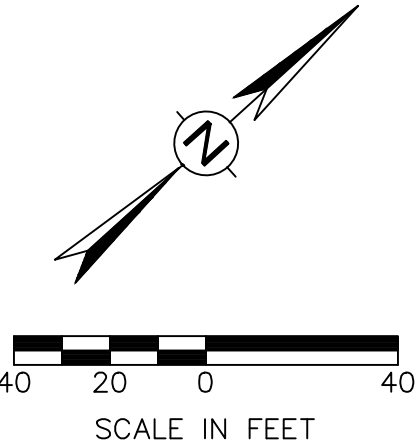
Case:
REZ2024-000032

REZONING



OLD WELLBORN ROAD

VICINITY MAP



LEGEND

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

EXISTING ZONING

 PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING

 MH - MIDDLE HOUSING & HOO - HIGH OCCUPANCY OVERLAY

NOTES:

1. 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.

REZONING EXHIBIT

THE BARRACKS II SUBDIVISION

LOTS 1-5 BLOCK 21, PHASE 107

0.406 ACRES

EXISTING ZONING - PLANNED DEVELOPMENT DISTRICT

PROPOSED ZONING - MIDDLE HOUSING AND HOO HIGH OCCUPANCY OVERLAY

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'

JANUARY 2025

OWNER:

MARY LYNN HEGAR

21100 FM 159 RD

Navasota, TX 77868

ENGINEER:

Civitas Engineering, LLC

TBPE NO. 12327

911 SOUTHWEST PKWY E.

College Station, Texas 77840

www.civitaseng.com

(979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 6, 2025
Advertised Council Hearing Date: March 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:

The Barracks at Rock Prairie

Property owner notices mailed: 48

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Mixed Residential	PDD Planned Development District	Vacant, Deacon Drive West (ROW)
South	Mixed Residential	PDD Planned Development District	Townhomes
East	Mixed Residential	PDD Planned Development District	Townhomes
West	Parks & Greenways, Natural & Open Areas	PDD Planned Development District	Parkland, Common area (drainage)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
A-O Agricultural-Open to PDD Planned Development District (2011)
PDD Planned Development District to PDD Planned Development District (2013)
PDD Planned Development District to PDD Planned Development District (2014)
Final Plat: THE BARRACKS II SUBDIVISION, Phase 107 (2015)
Site Development: Townhomes



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: BARRACKS II SUBDIVISION DEACON MIDDLE HOUSING AND HOO (REZ2024-000032)

Address: 141 DEACON DR W

Legal Description: THE BARRACKS II PH 107, BLOCK 21, LOT 1

Total Acreage: 0.406

Applicant:: SCHULTZ ENGINEERING

Property Owner: HEGAR MARY LYNN ETAL

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

These are existing properties that are needing to be brought in to compliance with city zoning.

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

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

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 does not allow for the HOO.

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

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

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

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

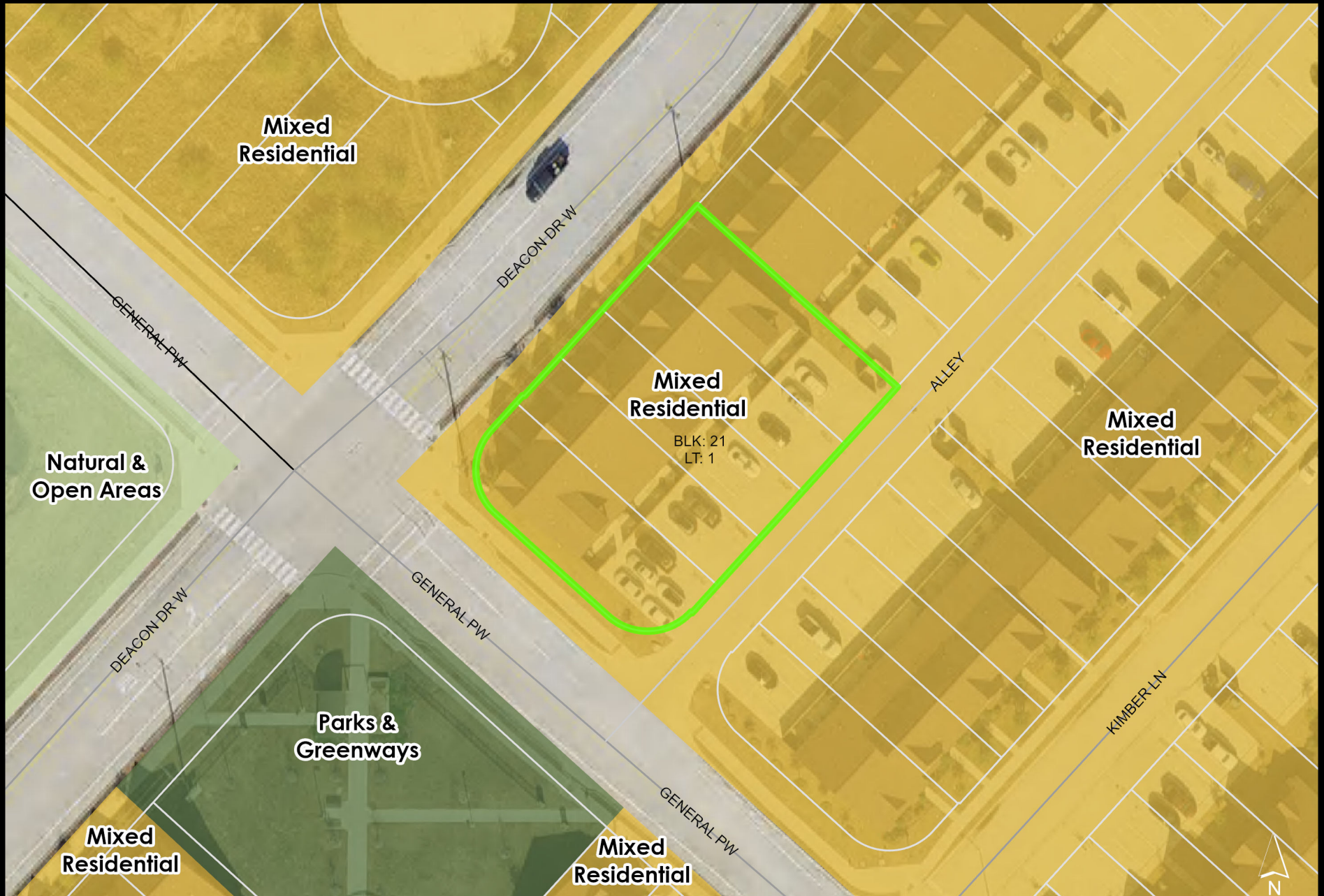
The uses allowed by MH Middle Housing and the HOO High Occupancy Overlay provide for an increase in density that is marketable given the location of the property.

List any other reasons to support this zone change.

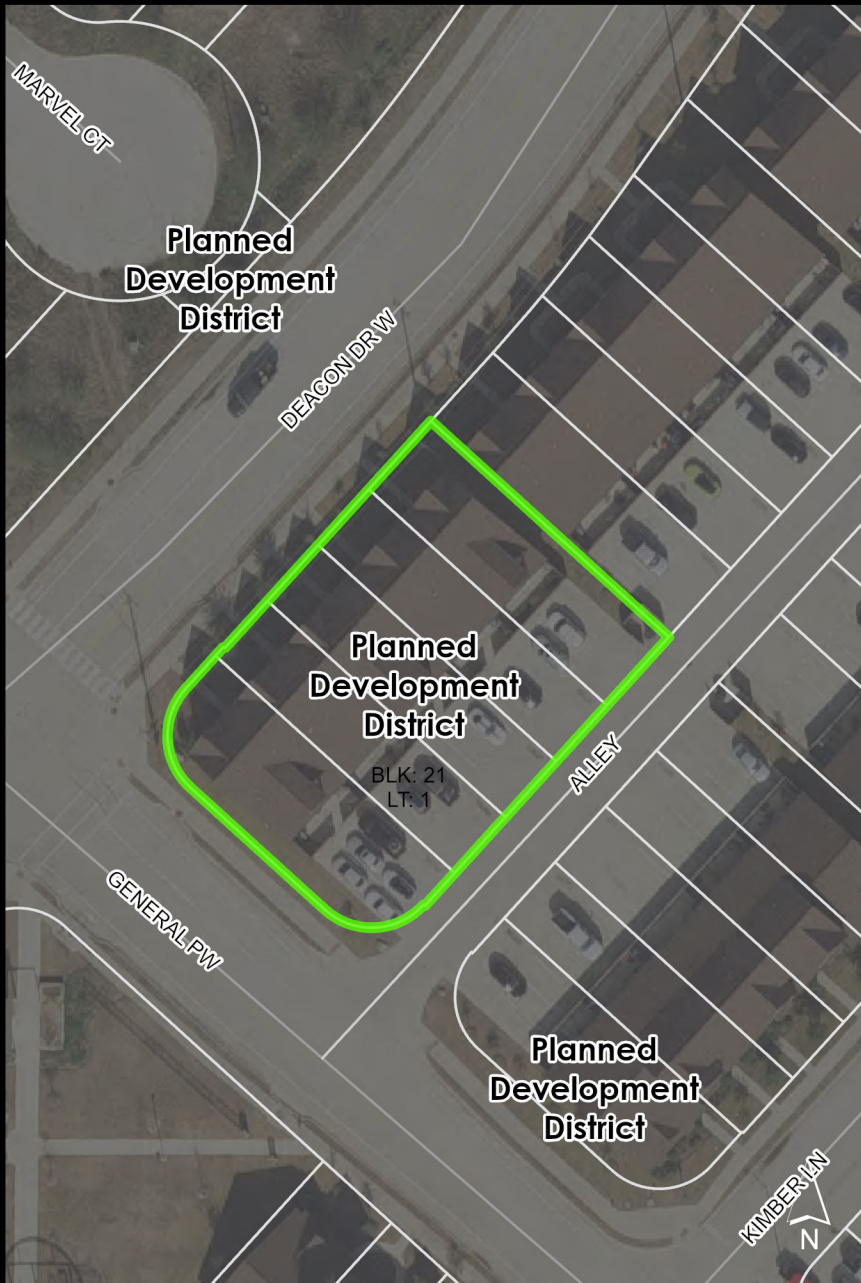
n/a

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

