



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.

June 5, 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. May 15 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 R Rural to CI Commercial Industrial for approximately 19.33 acres

at 2855 Graham Road North, generally located at the intersection of Graham Road and Old Wellborn Road. Case #REZ2025-000003 (Note: Final action of this item will be considered at the June 26, 2025 City Council Meeting – Subject to change).

Sponsors: Bekha Blasingame

Attachments:

1. Aerial and Small Area Map
2. Background Information
3. Rezoning Exhibit
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 rezoning of approximately ten acres of land generally located at the terminus of Castle Rock Parkway from PDD Planned Development District to GC General Commercial, O Office, and NAP Natural Areas Protected. The Planning & Zoning Commission heard this item on May 1, 2025 and voted (7-0) to recommend approval. The City Council heard this item on May 22, 2025 and voted (7-0) to approve the request.

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

- Thursday, June 12, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 26, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 10, 2025 ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, July 17, 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.

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 May 30, 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
May 15, 2025**

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

COMMISSIONERS ABSENT: Chairperson Jason Cornelius, Commissioners Warren Finch and Michael Buckley

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Land Development Review Administrator Robin Macias, Senior Planner Jeff Howell, Staff Planner Bekha Blasingame, Assistant City Attorney II Aaron Longoria, Engineer II Lucas Harper, Administrative Support Specialist Kristen Hejny, Technology Services Specialists 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.

Acting Chairperson Collins recessed the meeting at 6:01 p.m.

Acting Chairperson Collins reconvened the meeting at 6:33 p.m.

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- May 1, 2025

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Higdon seconded the motion, the motion passed 4-0.

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 General Commercial to Urban Residential for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Case #CPA2024-000009
- 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 GC General Commercial & OV Corridor Overlay to PDD Planned Development District for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Case #REZ2024-000024

Public hearings, presentations, and discussions on 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 if there would be a detention pond on the property.

Senior Planner Howell stated that staff currently have a general layout of the development, while an area has been identified as a detention pond, more details will be provided with the site plan.

Commissioner Higdon asked if there are any guidelines in place for more adequate run-off to Bee Creek.

Engineer Harper clarified that with a site plan review, the applicant will release the current peak flow for the site. Staff does not anticipate seeing any increase in the amount of flow, as it is mitigated by timing, so that the peak coming from the site would not be exceeded.

Commissioner Higdon asked for further information on water mitigation from the development.

Engineer Harper stated that run-off from the development would cross Harvey Mitchell Parkway to the north to Bee Creek through an adjacent tract.

Commissioner Higdon expressed concerns for water flow into the Emerald Forest Subdivision.

Engineer Harper clarified that all developments are required to follow the BCS Design Guidelines for mitigation.

Commissioner Higdon expressed concerns for flow mitigation near the Brethren Church.

Engineer Harper clarified that guidelines have not always been in place in the current form, stating that flood policies regarding the Federal Emergency Management Agency (FEMA) have not always been in place. Mr. Harper further clarified that with any new development there are guidelines in place so that surrounding developments do not feel an increase in flood waters.

Director Armstrong reminded the Commission that they are to evaluate and provide a recommendation on this development's change in land use and rezoning at this time.

Acting Chairperson Collins asked if there would be any advantage from a flood perspective for this property to develop as commercial rather than residential.

Engineer Harper clarified that the analysis would be the same on a commercial or residential development.

Acting Chairperson Collins opened the public hearing for agenda items #5.1 and #5.2.

No visitors spoke.

Commissioner Chaloupka asked for the intent of the "Detention Recreation" area shown on the concept plan.

Travis James, Applicant, H2B Inc, clarified that the intent is to use the area for stormwater detention to mitigate additional run-off. If any area is remaining, an additional recreation area for the development would be developed.

Acting Chairperson Collins closed the public hearing for agenda items #5.1 and #5.2.

Commissioner Watson moved to recommend approval of the comprehensive plan amendment. Commissioner Chaloupka seconded the motion, the motion was approved 3-1 with Commissioner Higdon voting in the negative.

Commissioner Watson moved to recommend approval of the rezoning. Commissioner Chaloupka seconded the motion, the motion was approved 3-1 with Commissioner Higdon voting in the negative.

- 5.3 Presentation, discussion, and possible action regarding a discretionary item to the Unified Development Ordinance (UDO) Section 8.3.H.1.i 'Lots', and presentation, discussion, and possible action regarding a Final Plat of Bugai Subdivision Lot 1, Block 1 of approximately

4.332 acres, generally located near the corner of WS Phillips Parkway and Barron Cut-Off Road.

Staff Planner Blasingame presented the discretionary item and final plat to the Commission recommending approval of both.

Acting Chairperson Collins asked for clarification on the discretionary item request.

Staff Planner Blasingame clarified that the lot does not currently meet the requirements of UDO Section 8.3.H.1.i 'Lots', which states that single-family lots cannot take access off a collector.

Commissioner Watson asked for the definition of a collector.

Transportation Planning Administrator Schubert clarified that the roadway classification term "collector" refers to a smaller roadway, a minor collector being the smallest thoroughfare other than a residential street.

Acting Chairperson Collins asked for the notification process on the discretionary item and final plat.

Staff Planner Blasingame clarified that notification was not required for this item.

Commissioner Chaloupka asked for clarification on the driveway placement for the development.

Staff Planner Blasingame clarified that there is no confirmed access point at this time, staff will evaluate the driveway placement with the site plan.

Commissioner Chaloupka asked how access to this property will affect future access to adjacent properties.

Staff Planner Blasingame clarified that the property was annexed with two existing drives not meeting standards. The applicant could choose to create joint access through with a driveway permit and access easement.

Acting Chairperson Collins asked for additional clarification on staff's recommendation of approval.

Staff Planner Blasingame clarified that the development does have enough frontage for approval of the plat and discretionary item.

Commissioner Watson moved to approve the discretionary item and final plat. Commissioner Higdon seconded the motion, the motion was approved 4-0.

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 the P&Z Calendar of Upcoming Meetings:

- Thursday, May 22, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 5, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, June 12, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, June 26, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.

There was no discussion.

6.3 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.

Director Armstrong addressed the Commission regarding future date possibilities for training.

8. Adjourn

The meeting adjourned at 6:58 p.m.

Approved:

Aron Collins, Acting Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

June 5, 2025
Item No. 5.1.
The Range College Station Rezoning

Sponsor: Bekha Blasingame, 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 boundary from R Rural to CI Commercial Industrial for approximately 19.33 acres at 2855 Graham Road North, generally located at the intersection of Graham Road and Old Wellborn Road. Case #REZ2025-000003 (Note: Final action of this item will be considered at the June 26, 2025 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of this rezoning request as it is in line with the Comprehensive Plan.

Summary: This request is to rezone approximately 19.33 acres of land generally located at the intersection of Graham Rd North and Old Wellborn Road, also adjacent to Union Pacific Railroad and FM 2154 (Wellborn Rd), from R Rural to CI Commercial Industrial. The tract proposed to be rezoned consists of an unplatted property and is currently vacant. The property was assigned the zoning district of A-O Agricultural Open, later renamed R Rural, upon annexation in 1996. This zoning request is in an effort to allow the applicant to develop the property as a use not currently allowed under the R Rural zoning district. The applicant's intent is to develop a commercial amusement use consisting of a driving range and other entertainment such as outdoor games and snacks. Though the zoning district of R Rural allows for the use of a driving range, it does not allow for the use of commercial amusement.

REZONING REVIEW CRITERIA

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

The subject tract is designated as Business Center on the Comprehensive Plan Future Land Use & Character Map.

For the Business Center land use, the Comprehensive Plan provides the following:

Areas that include office, research, or industrial uses that may be planned and developed as a unified project. Generally, these areas need convenient access to arterial roadways.

The intent of the Business Center land use is to accommodate: a variety of large footprint buildings and commercial and service uses within Business Centers; pedestrian, bicycle, and transit connectivity to and within Business Centers; and provide buffering through landscaping and building placement where large-scale employment sites are adjacent to residential areas.

The zoning districts that are generally appropriate within the Business Center land use include: Business park, industrial, and commercial industrial zoning.

The proposed rezoning request from R Rural to CI Commercial Industrial aligns 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 property is surrounded by the remainder of the original tract to the south, which is zone R Rural and is currently undeveloped. Properties across Graham Rd N, Union Pacific Railroad, and Wellborn Rd to the northeast and northwest, are zoned GC General Commercial, C-3 Light Commercial, BPI Business Park Industrial and PDD Planned Development District. These properties are currently developed as wholesales/services, retail sales and services, office, medical clinic, and storage facility, with some of the properties being undeveloped. The proposed zoning district is appropriate in the context of the area as it would allow for further commercial use adjacent to FM 2154 (Wellborn Road).

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 CI Commercial Industrial zoning district. The site has adequate space to meet the minimal dimensional standards for the proposed zoning district.

The use of driving range is allowed with the following specific use standards:

- a minimum of ten (10) acres and have a minimum field size of two hundred seventy-five (275) yards;
- be classified as a commercial enterprise and must comply with the Buffer Requirements Section of Article 7 of the Unified Development Ordinance;
- all balls must remain on the property through proper orientation of the tee boxes, adequate buffering or screening, and barrier nets;
- no building, structure, or outdoor activity of a driving range shall be located within one hundred (100) feet of residentially zoned property;
- all ground-level lighting of a driving range's landing area shall be directed away from adjacent properties and screening shall be provided with plantings, berms, or other means to limit nuisances associated with lighting and resulting glare.

The commercial amusement use is allowed with the following specific use standards:

- All outdoor activity must be located a minimum of three hundred (300) feet from an existing residential use.

With the proposed lot having a depth of over 1,200 feet, and a lot width of approximately 630 feet, the site has adequate space to meet the specific use standards of both uses as set forth in the Unified Development Ordinance.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located at the intersection of Graham Rd North and Old Wellborn Road, which are both identified as local streets, and adjacent to Union Pacific Railroad and FM 2154 (Wellborn Rd), which is identified as a 3-lane major arterial. Right of Way alignments and dedications would be determined

during the preliminary plan. After reviewing the TIA exemption letter, city staff and the administrator have determined that a TIA will not be required at this time.

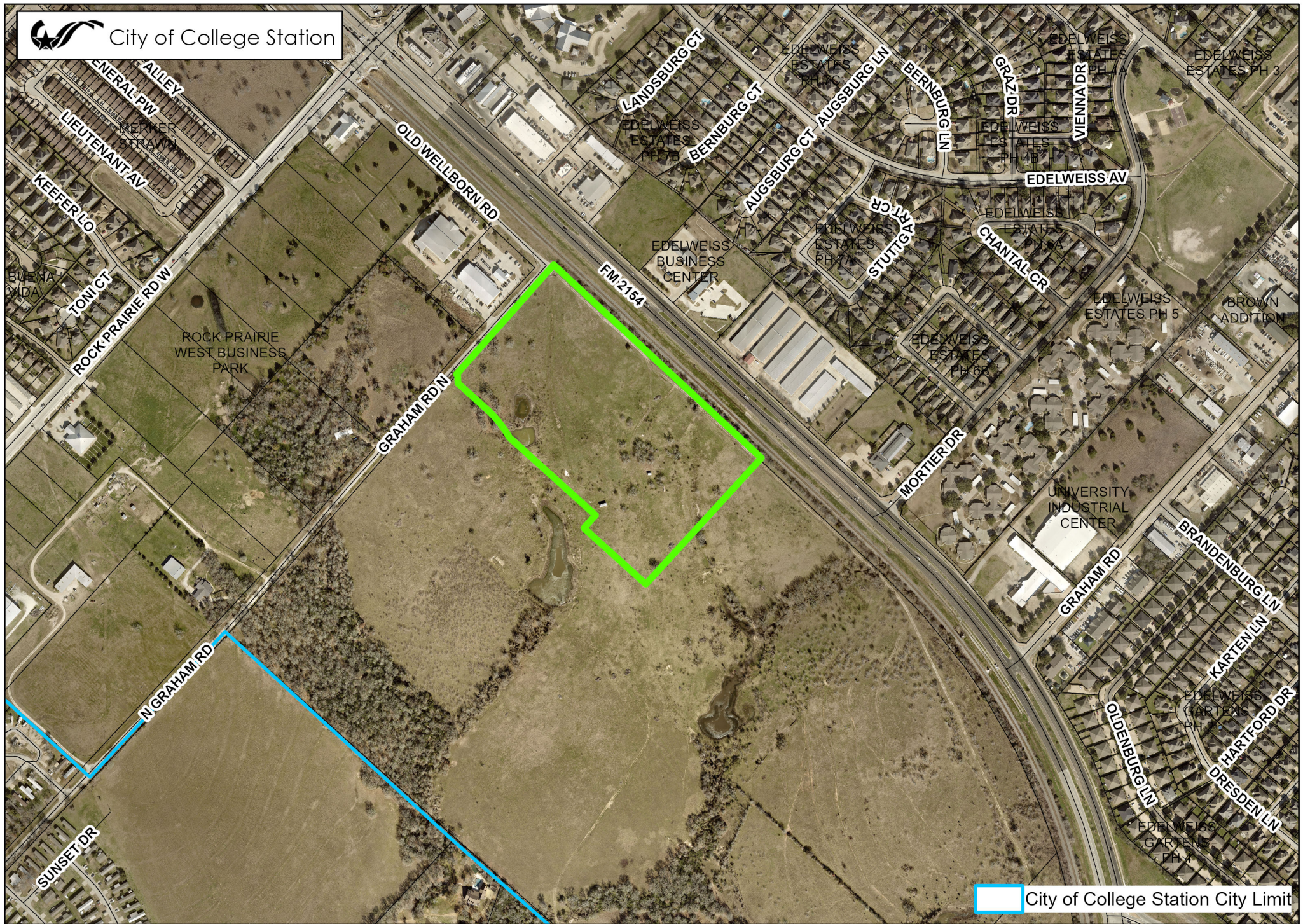
5. The marketability of the property:

The existing zoning of R Rural is highly restrictive to development. The desired zoning district is more marketable.

Budget & Financial Summary: N/A

Attachments:

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



City of College Station City Limit

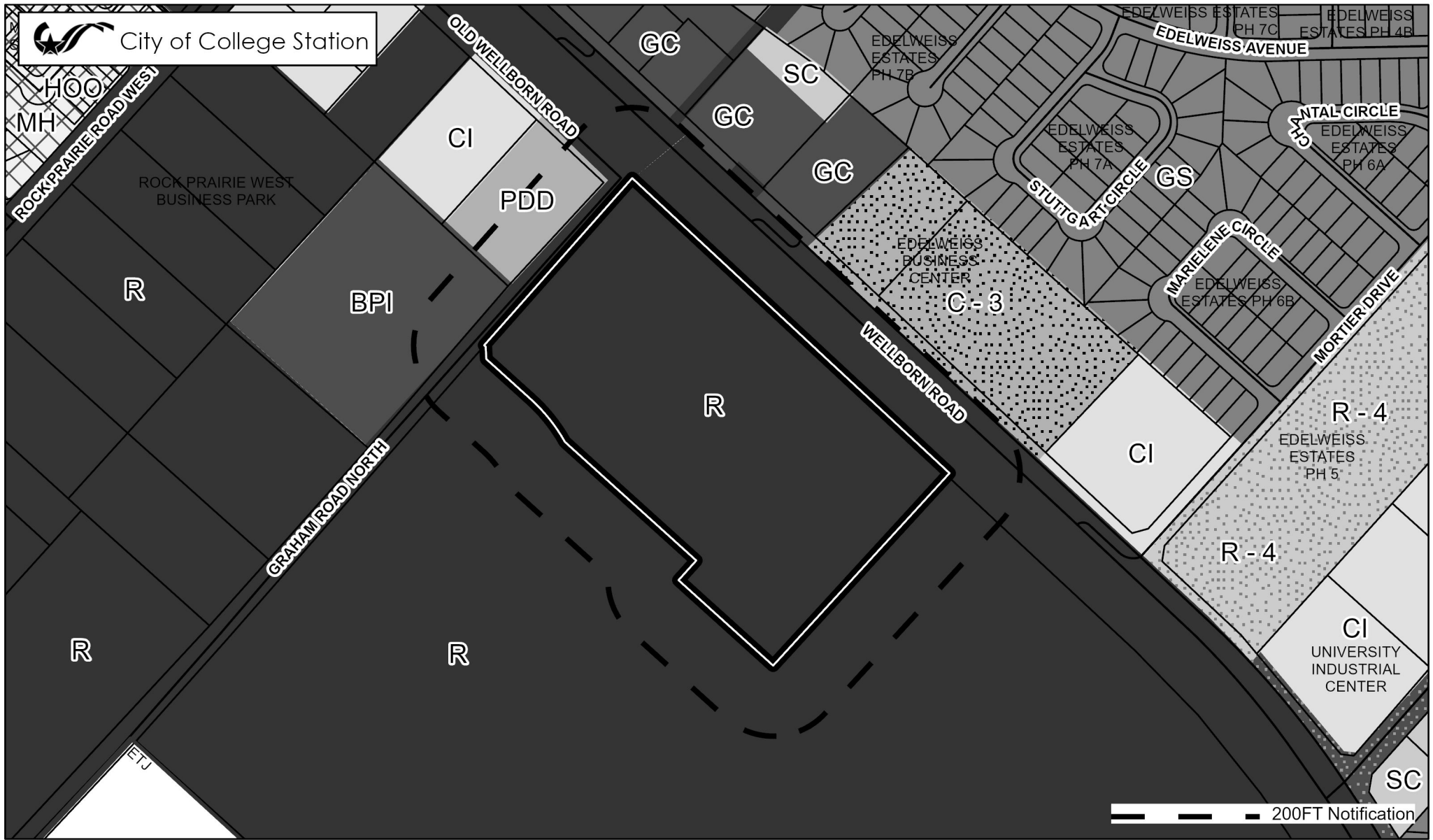


0 530 1,060 Feet

THE RANGE COLLEGE STATION

Case:
REZ2025-000003

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



0 380 760 Feet

THE RANGE COLLEGE STATION

Case:
REZ2025-000003

REZONING

NOTIFICATIONS

Advertised Commission Hearing Date: June 5, 2025
Advertised Council Hearing Dates: June 26, 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: 6

Contacts in support: None at the time of this report

Contacts in opposition: 1 – concerns regarding drainage and lighting

Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial, Right of Way, Railroad	PDD Planned Development District	Graham Rd N (local street)
South	Business Center	R Rural	Undeveloped
East	Right of Way, Railroad	R Rural	Union Pacific Railroad, FM 2154 (3 - lane major arterial)
West	Business Center	R Rural, BPI Business Park Industrial	Undeveloped

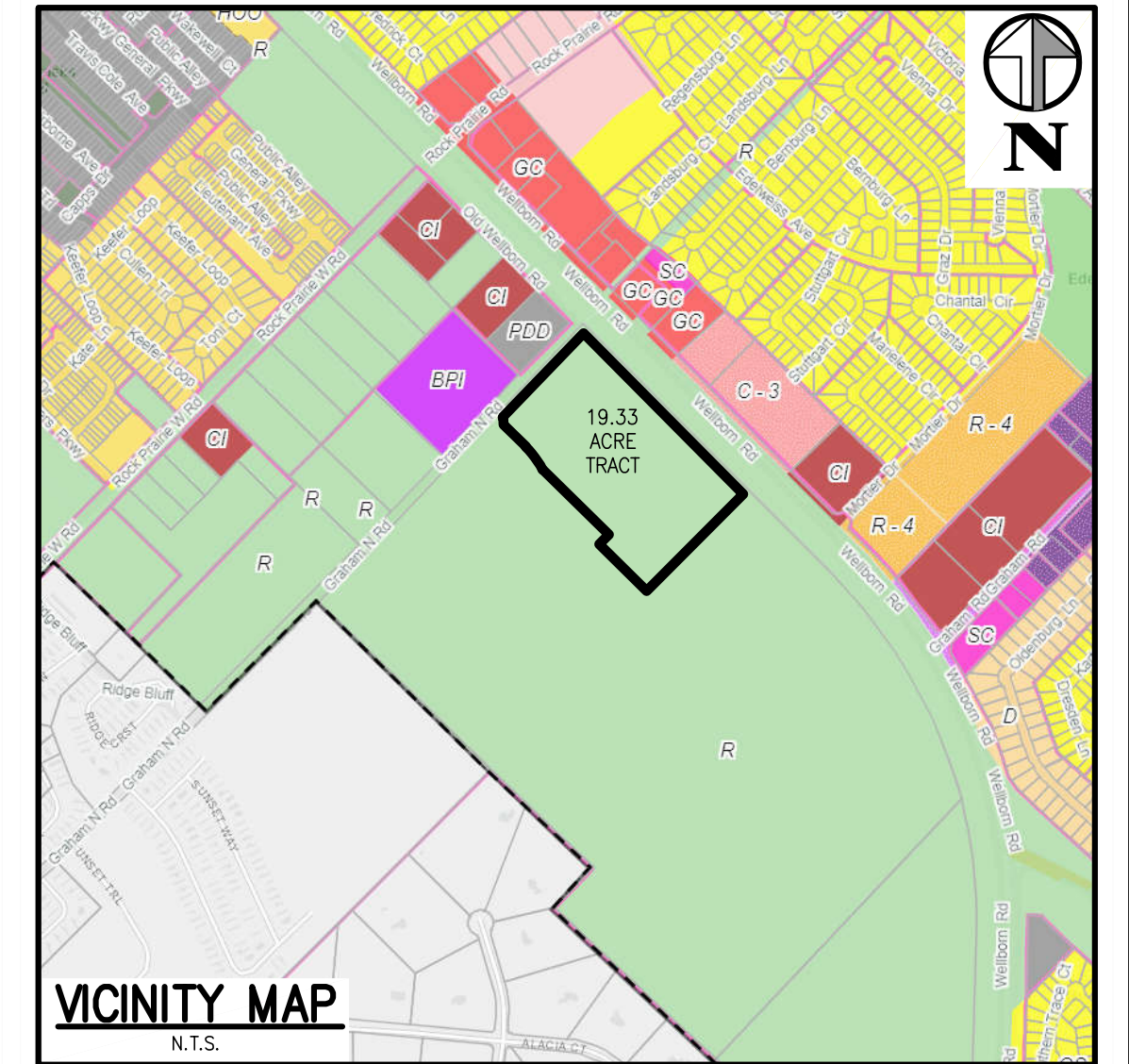
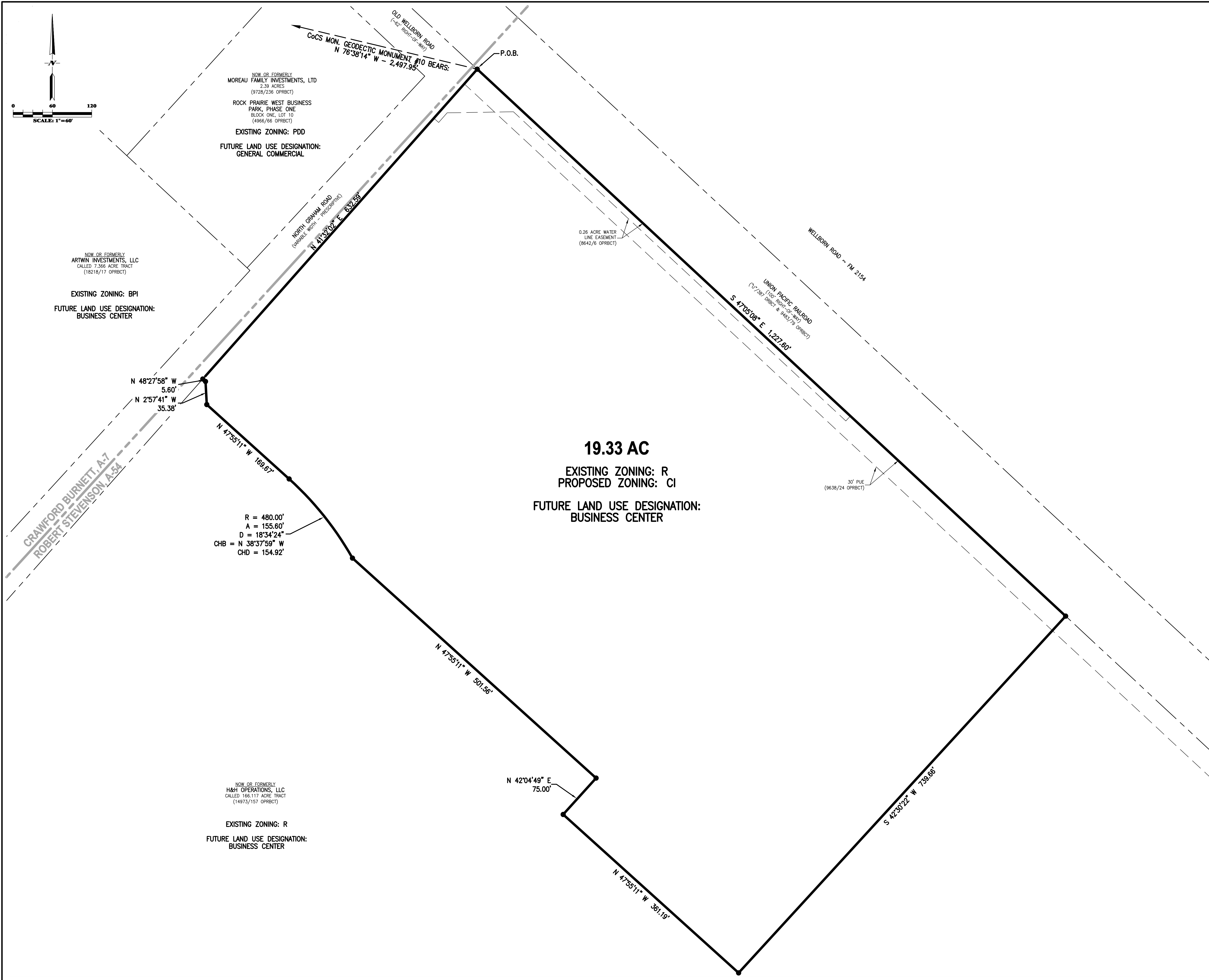
DEVELOPMENT HISTORY

Annexation: 1996

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

Final Plat: The property is currently unplatted.

Site development: The property is currently undeveloped.



- REZONING NOTES:**
1. BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON 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 UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00009669365921 (CALCULATED USING GEOD12B).
 2. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE IN R.O.W.S ARE MONUMENTED BY 1/2 INCH IRON RODS, WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING", UNLESS OTHERWISE NOTED.
 3. BOUNDARY DATA SHOWN WAS SURVEYED AND PROVIDED BY KERR SURVEYING, LLC (BRYAN, TX) UNDER THE DIRECTION OF MR. MICHAEL KONETSKI, RPLS (6531).
 4. THE EXISTING TRACT IS UNDEVELOPED AND VACANT AND ITS CURRENT USE IS AGRICULTURAL.
 5. ZONING NAME CONVENTION:
R = RURAL
BPI = BUSINESS PARK INDUSTRIAL
PDD = PLANNED DEVELOPMENT DISTRICT
CI = COMMERCIAL INDUSTRIAL
- DRAINAGE NOTES:**
1. 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 FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 48041C 0310F, REVISED DATE: 04-020214 AND PANEL No. 48041C 0325F, REVISED DATE: 05-15-2012.
 2. SITE DEVELOPMENT OF THIS TRACT WILL REQUIRE DETENTION TO ADEQUATELY DISCHARGE SITE RUNOFF TO PRE-DEVELOPMENT RUNOFF RATES.
- UTILITY NOTES:**
1. DOMESTIC WATER SUPPLY WILL BE PROVIDED BY WELLBORN SUD. FIRE FLOW PROJECT WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
 2. SITE DEVELOPMENT OF THIS TRACT WILL REQUIRE THE INSTALLATION OF AN ON-SITE SEWAGE FACILITY (OSSF) APPROVED BY THE BRAZOS COUNTY HEALTH DEPARTMENT.
 3. ELECTRIC WILL BE SUPPLIED BY CSU.

REZONING EXHIBIT
FOR
19.33 ACRE TRACT
BEING A PORTION OF A CALLED 166.117 ACRE TRACT
VOLUME 14973, PAGE 157 OPRBCT
ROBERT STEVENSON LEAGUE SURVEY, ABSTRACT 54
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

LANDOWNER:
H&H OPERATIONS, LLC
c/o MARK HOMEYER
17189 ROCK PRAIRIE ROAD
COLLEGE STATION, TX 77845

DEVELOPER:
RANGE COLLEGE STATION, LLC
c/o TODD CARNES
2501 SHADY ROUTE LANE
BRYAN, TX 77803
PH: (979) 704-6102
EMAIL: tcarnes70@gmail.com

POST OFFICE BOX 9253
COLLEGE STATION, TX 77842
PH: (979) 219-4174
EMAIL: civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

RME Consulting Engineers

FILENAME: 0855R21A SCALE: 1"=150'
SUBMITTED DATE: TBD
DRAWN BY: R.A.M. CHECKED BY:
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
171 - 0855
SHEET **1** OF 1



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: THE RANGE COLLEGE STATION (REZ2025-000003)

Address: 2855 GRAHAM RD N

Legal Description: A005401, R STEVENSON (ICL), TRACT 29, 166.0941 ACRES

Total Acreage: 19.33

Applicant:: RME CONSULTING ENGINEERS

Property Owner: H&H OPERATIONS LLC

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

The desired zoning change would allow for the development of a driving range facility with an entertainment venue (including food and beverage services).

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

Yes. The proposed CI (Commercial Industrial) conforms to the current Land Use (Business Center).

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 "R" rural which would allow for the development of a driving range. However, with an entertainment venue (including food and beverage services) a zoning change is mandated.

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

The proposed development is a compatible fit for the existing uses adjacent and comparable to the surrounding existing developments, both existing and future, which generally adhere to the Future Land Use Designation (Business Center).

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

The proposed development is a compatible fit for the existing uses adjacent and comparable to the surrounding existing developments, both existing and future, which generally adhere to the Future Land Use Designation (Business Center).

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

With the current zoning "R" the property is designated with a land use that is not in adherence to the Future Land Use Designation (Business Center). Development of the property would be highly restrictive with this current zoning.

List any other reasons to support this zone change.

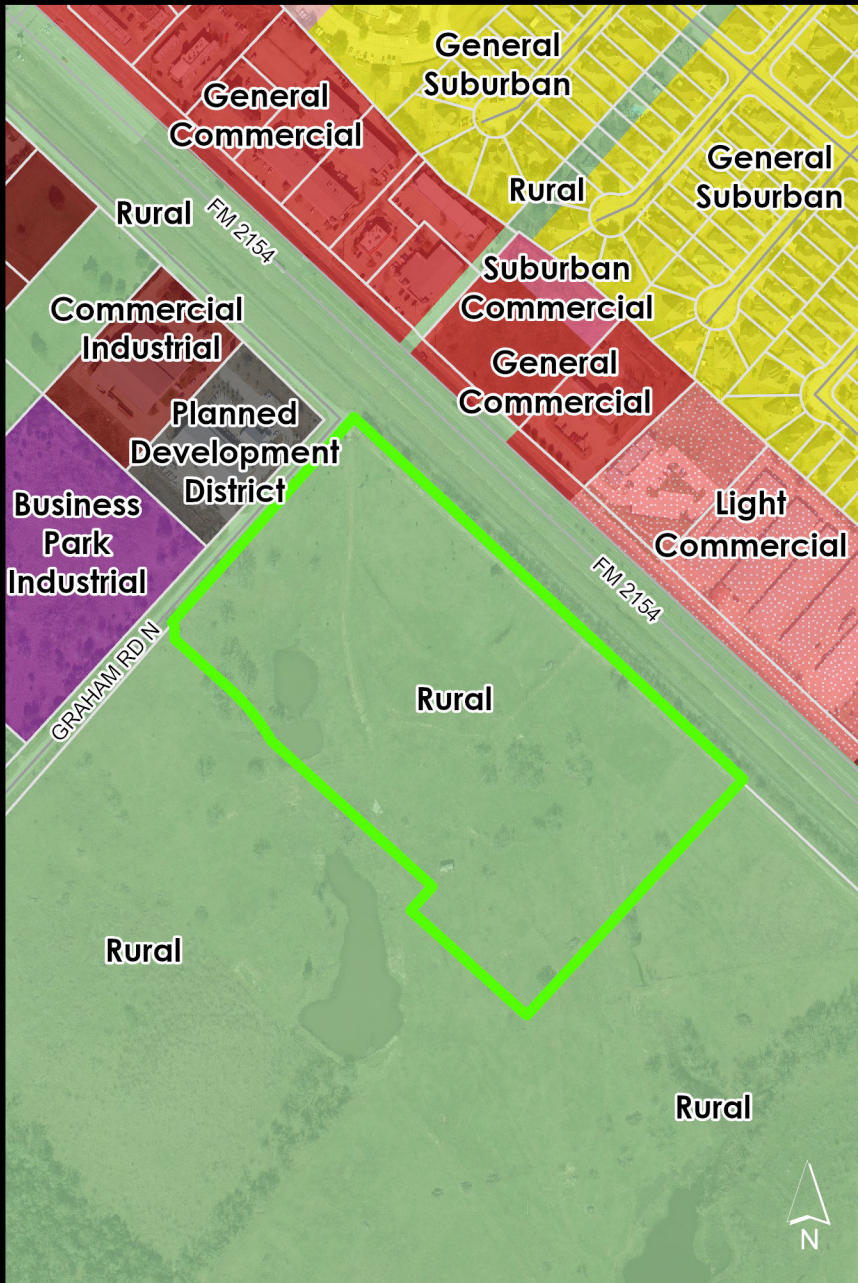
Development of the proposed project will incorporate a 100' wide buffer zone along a portion of its southwest boundary and all its southeast boundary.

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

