



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.

July 17, 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. June 5 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 the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 4.648 acres generally located south of the intersection of University Drive East and East Crest Drive. Case #CPA2025-000001 (Note: Final action of this item will be considered at the August 14, 2025 City Council Meeting- Subject to change).

Sponsors: Jeff Howell

- Attachments:
1. Aerial and Small Area Map
 2. Comprehensive Plan Exhibit
 3. Background Information
 4. Applicant's Supporting Information
 5. Comprehensive Plan Amendment Map

- 5.2. Public Hearing, presentation, discussion and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GC General Commercial, R Rural, and T Townhouse to MF Multi-Family (28.855 acres) and T Townhouse (9.385 acres) for approximately 38.24 acres generally located south of the intersection of University Drive East and East Crest Drive as well as at the terminus of Summit Crossing Lane. Case #REZ2025-000002 (Note: Final action of this item will be considered at the August 14, 2025 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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

6. Informational Agenda

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

New Development Link: www.cstx.gov/newdev

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

- A request for a comprehensive plan amendment on approximately three acres of land generally located at 2360 Harvey Mitchell Parkway South from General Commercial to Urban. The Planning & Zoning Commission heard this item on May 15, 2025 and voted (3-1) to recommend approval. The City Council heard this item on June 12, 2025 and voted (6-0) to approve the request.
- A rezoning of approximately three acres of land generally located at 2360 Harvey Mitchell Parkway South from GC General Commercial and OV Corridor Overlay to PDD Planned Development District. The Planning & Zoning Commission heard this item on May 15, 2025 and voted (3-1) to recommend approval. The City Council heard this item on June 12, 2025 and voted (6-0) to approve the request.

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

- Thursday, July 24, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, August 7, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, August 14, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Wednesday, August 20, 2025 ~ P&Z Commissioner Training ~ Bush 4141 Community Room ~ 1:00 p.m.

- Thursday, August 21, 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 July 11, 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
June 5, 2025**

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

COMMISSIONERS ABSENT: Commissioner Michael Buckley

COUNCIL MEMBERS PRESENT: Councilmembers Mark Smith and Melissa McIlhaney

CITY STAFF PRESENT: City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Long Range Planning Administrator Christine Leal, Land Development Review Administrator Robin Macias, Staff Planner Bekha Blasingame, Assistant City Attorney II Aaron Longoria, Administrative Support Specialist Kristen Hejny, Technology Services Specialists Jeremy Halling

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- May 15, 2025

Commissioner Collins moved to approve the Consent Agenda, Commissioner Higdon 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 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

Staff Planner Blasingame presented the rezoning to the Commission recommending approval.

Commissioner Finch asked for the nature of opposition expressed by an adjacent property owner.

Staff Planner Blasingame stated that the adjacent property owner expressed concerns with lighting and drainage affecting her property.

Chairperson Cornelius asked for the location of access points to this property.

Staff Planner Blasingame clarified that the property will take access from Graham Road North.

Chairperson Cornelius asked for the plan for the surrounding area.

Staff Planner Blasingame clarified that the surrounding area is undeveloped and vacant.

Commissioner Collins asked for the address of the call received in opposition.

Staff Planner Blasingame clarified that the call in opposition resides at 13409 Suzanne Place.

Chairperson Cornelius asked if the development would take access from Old Wellborn Road or Graham Road North.

Staff Planner Blasingame clarified that no access will be taken from Old Wellborn Road; access will be taken from Graham Road North.

Commissioner Chaloupka asked for clarification on the drainage through the property.

Staff Planner Blasingame stated that the development will need to abide by the City's standards for drainage.

Todd Carnes, Contractor, was available to address the Commission on lighting and drainage clarifying that there will be a detention pond for runoff.

Commissioner Chaloupka asked for plans on the proposed fire hydrant, line, and access.

Mr. Carnes clarified that there is a current private access easement along the railroad, however, there is a 100-foot buffer on the south side of the property for future residential developments.

Commissioner Collins asked if pickleball courts will be lit, if they will be closed, and the hours of operation.

Mr. Carnes clarified that the courts will be lit, open, and open until midnight.

Chairperson Cornelius asked if plans for the surrounding area are known.

Mr. Carnes clarified that he did not know the plans for the surrounding area as they are owned separately.

Chairperson Cornelius opened the public hearing.

Paula Gardner, 13409 Suzanne Place, College Station, spoke in opposition to the rezoning citing concerns for the public hearing sign, property values, noise, and light pollution.

Reese Gardner, 13409 Suzanne Place, College Station, spoke in opposition to the rezoning citing concerns for their property sitting at a lower elevation, erosion, road infrastructure, traffic, noise, and light pollution.

Chairperson Cornelius closed the public hearing.

Commissioner Watson asked if Wellborn was in the Extraterritorial Jurisdiction (ETJ).

Staff Planner Blasingame clarified that some of Wellborn Road (FM 2154) is inside the City of College Station city limits, and some is in the ETJ; this development is in the City of College Station city limits.

Commissioner Higdon asked if northbound Wellborn Road traffic has access to the development from Wellborn Road.

Staff Planner Blasingame stated that traffic heading north on Wellborn Road would access the property from Rock Prairie Road West and Graham Road North.

Transportation Planning Administrator Schubert stated that the median on Rock Prairie Road West was designed to end and include a larger turn-around at General Parkway, which would be the short-term plan. The Thoroughfare Plan long-term shows General Parkway extending south from Rock Prairie Road West to Graham Road North, into this tract.

Commissioner Higdon asked for the distance from the development to the Gardner's home.

Staff Planner Blasingame clarified that there is about 1000-feet in distance from the development to the Gardner's home.

Chairperson Cornelius clarified that the City has a Future Land Use Plan for considerations such as this, providing the Commission with feedback and direction on development.

Commissioner Collins elaborated on the Chairperson's comments on the Future Land Use, stating that the Commission looks at consistencies with the surrounding and adjacent properties, the Comprehensive Plan, and the Future Land Use Plan.

Commissioner Chaloupka clarified that the City's Future Land Use Plan is developed over the years; the Commission is charged with following the City's proposed plan.

Ms. Gardner asked if staff would take traffic flow into consideration during the planning phases.

Chairperson Cornelius clarified that staff, and the Transportation Planning Administrator will take all traffic plans into consideration.

Commissioner Chaloupka moved to recommend approval of the rezoning. Commissioner Watson seconded the motion, the motion was approved 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 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.

There was no discussion.

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.

There was no discussion.

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

- None

There was no discussion.

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 6:35 p.m.

Approved:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Attest:

Kristen Hejny, Board Secretary
Planning & Development Services

July 17, 2025
Item No. 5.1.
Summit Crossing 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 General Commercial to Urban Residential for approximately 4.648 acres generally located south of the intersection of University Drive East and East Crest Drive. Case #CPA2025-000001 (Note: Final action of this item will be considered at the August 14, 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 General Commercial to Urban Residential to for approximately 4.648 acres, generally located southwest of the intersection of University Drive East and East Crest Drive. The Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. This Comprehensive Plan Amendment is in conjunction with a rezoning of the property to MF Multi-Family to allow for additional residential development in the area. It is the applicant's intent to develop a multifamily development on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The area directly abutting the subject property to the south has a future land use designation of Urban Residential. The Urban Residential land use designation is appropriate for range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development. Also, they are to support commercial, service, office uses, and vertical mixed-use within redevelopment areas. The immediate area is vacant and primarily developed as multifamily development.

The subject property and those properties to the east and west are designated as General Commercial. The General Commercial areas are appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility. This request is to change the land use designation of the subject property to Urban Residential which would allow for the residential development on an undeveloped property with close proximity to University Drive East.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole: The applicant is requesting an amendment to the Future Land Use & Character Map to Urban Residential and has

also requested a rezoning to MF Multi-Family for the subject property. This property is a portion of a larger rezoning request for multiple properties to either MF Multi-Family or T Townhouse. The intent of Urban Residential is intended to accommodate multifamily housing for a diverse population with buildings organized in groups or clusters. The subject property is located near the intersection of University Drive East and East Crest Drive. This corridor continues to experience a high amount of development, however this is toward the edge of the City limits and is closer State Highway 30. This property would be compatible with existing uses, development patterns, and character of MF Multi-Family zoned properties and attached housing in the area. The applicant states they are not changing the current land uses under the comp plan which are Urban Residential and Commercial but rather adjusting common boundaries between the two to allow for a multi-family development.

The applicant held a neighborhood meeting on June 10, 2025. 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 and City Staff.

The proposal is compatible with the character of the area as it allows for multifamily 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 tributaries and creeks located in the general area.

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

The subject property is located near the intersection of University Drive East and East Crest Drive. University Drive East is identified as a Major Arterial on the Thoroughfare Plan, while East Crest Drive is a local street within the City of Bryan. The proposed designation may increase the potential traffic generated in comparison to the existing General Commercial designation, however a Traffic Impact Analysis with the associated rezoning was submitted. As part of the TIA, mitigation recommendations included a signal to be provided at University Drive East and East Crest Drive to be constructed when the amount of development produces 1,393 daily trips and a roundabout or signal along Harvey Road at Summit Crossing Lane when the amount of development produces 1,615 daily trips.

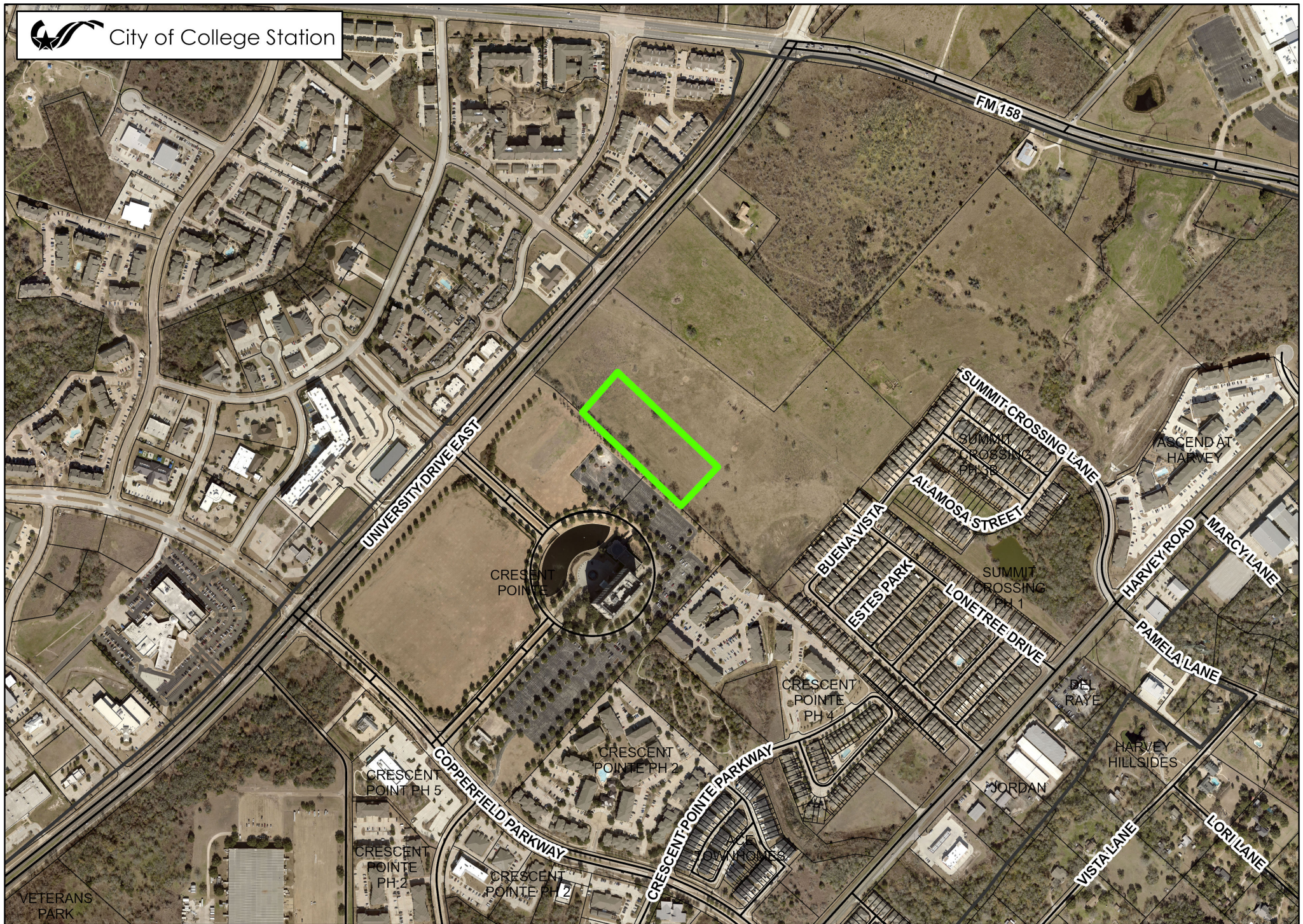
5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to Urban Residential, defined as areas that are appropriate for a range of high-density multifamily and attached residential development in various forms and limited non-residential uses are compatible with the surrounding area.

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

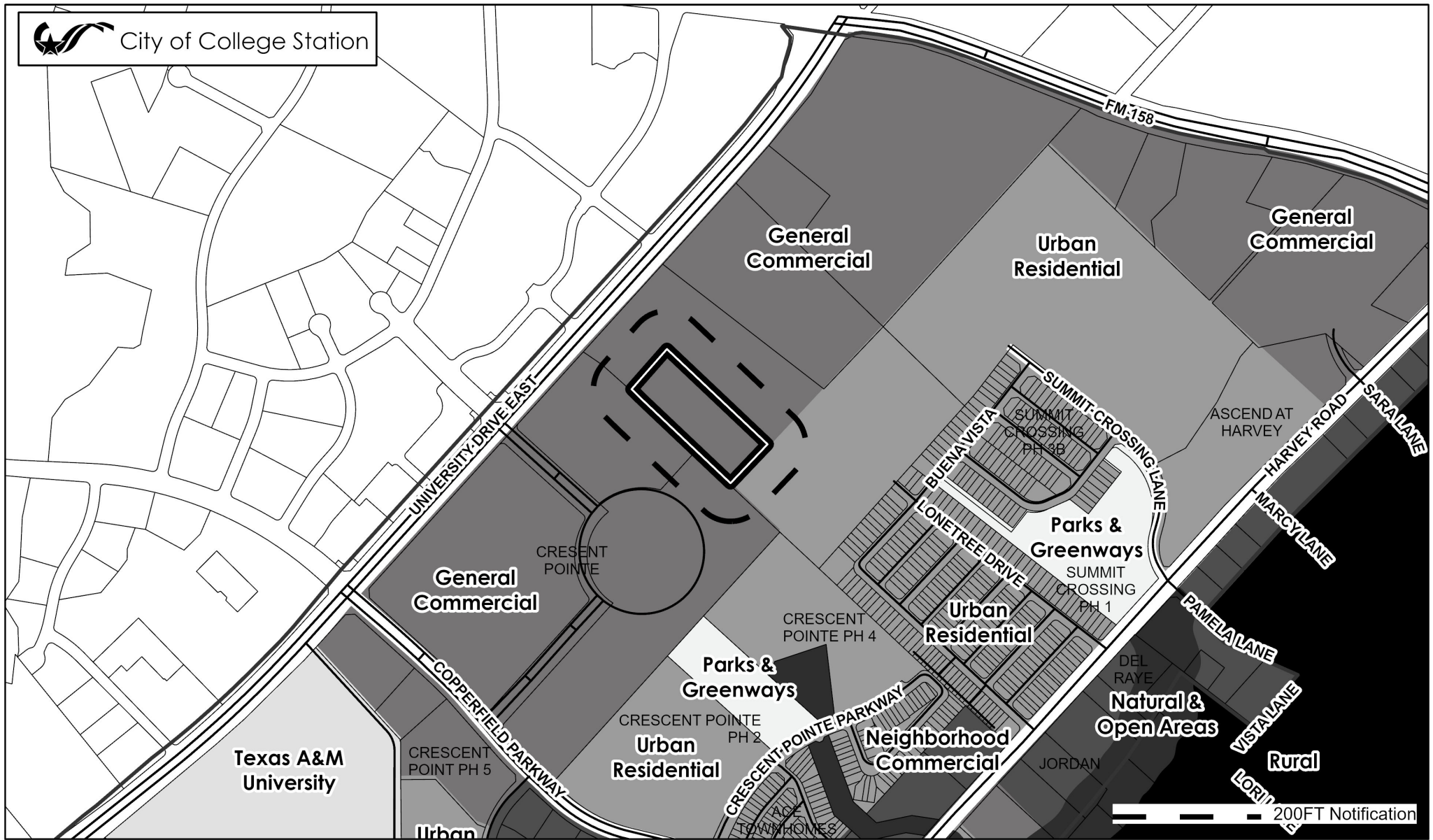


0 500 1,000 Feet

SUMMIT CROSSING EXPANSION

Case:
CPA2025-000001

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 | | | |

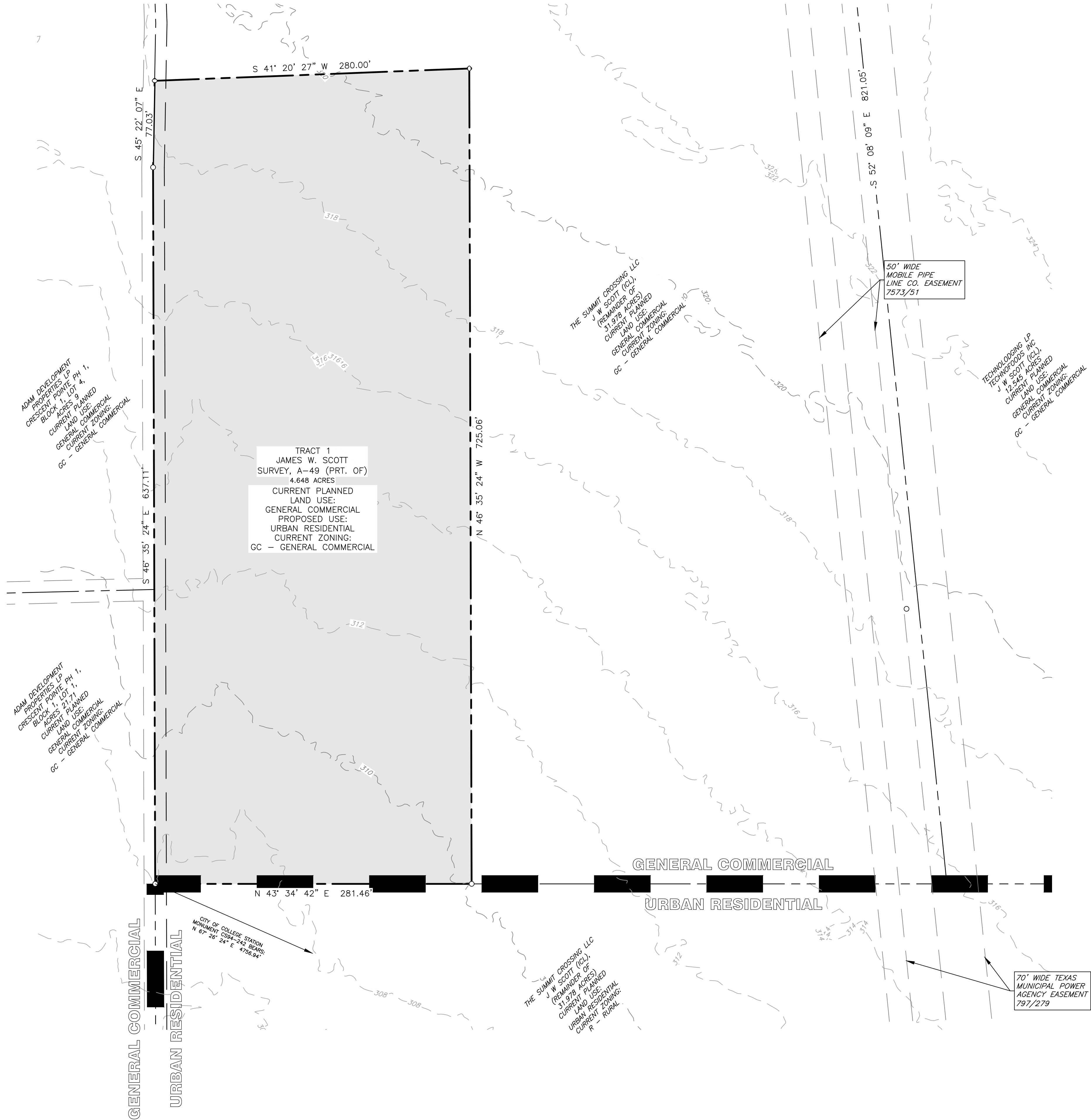


0 500 1,000 Feet

SUMMIT CROSSING EXPANSION

Case:
CPA2025-000001

COMPREHENSIVE PLAN
AMENDMENT



Vicinity Map

General Notes:

- Bearing System shown hereon is based on the Texas State plane Central Zone grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) Epoch 2010 multi-year 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 1.00011060575660 (Calculated using GEOID12B).
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0220F, Map No. 48041C0185E effective April 02, 2014.
- Blanket Easement to City of Bryan, 98/90 & 98/184, does apply to this tract.
- Easement to Wixon Water Supply Corp., 309/670 DBRCT, may or may not cross this tract. easement calls to be 20' wide, centered on a single water pipeline as installed. Location of the water line covered by this easement is not described and cannot be plotted.

COMPREHENSIVE PLAN AMENDMENT

James W. Scott Survey, A-49 4.648 Acres

College Station, Brazos County, Texas
June 2025

Owner:
The Summit Crossing LLC
809 University Dr. E
College Station, TX 77840

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

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLES #10018500
Project #21-687

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 17, 2025
Advertised Council Hearing Date: August 14, 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:

Summit Crossing HOA

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	General Commercial	GC General Commercial	Vacant
South	Urban Residential	R Rural	Vacant
East	General Commercial	GC General Commercial	Vacant
West	General Commercial	GC General Commercial	Office

DEVELOPMENT HISTORY

Annexed: September 1980
Zoning: A-O Agricultural-Open (upon annexation 1980)
A-O Agricultural-Open to C-1 General Commercial (2008)
C-1 General Commercial renamed to GC General Commercial (2012)

Final Plat: Unplatted
Site Development: Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: SUMMIT CROSSING EXPANSION (CPA2025-000001)

Address:

Legal Description: A004901, J W SCOTT (ICL), TRACT 35.1, 31.978 ACRES

Total Acreage: 5.604

Applicant: J4 ENGINEERING

Property Owner: THE SUMMIT CROSSING LLC

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

Land Use

What is the amendment requested?

Adjust the boundaries between Commercial and Urban Residential

What is the reason for the amendment?

Boundary adjustments are needed to fit proposed residential projects

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?

We are not changing the current land uses under the Comp plan which are Urban Residential and Commercial but rather adjusting common boundaries between the two to allow for a multi-family development.

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

Since the land uses are not changing, they are still compatible with the existing uses.

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

Since the land uses are not changing, they are still compatible with the existing uses.

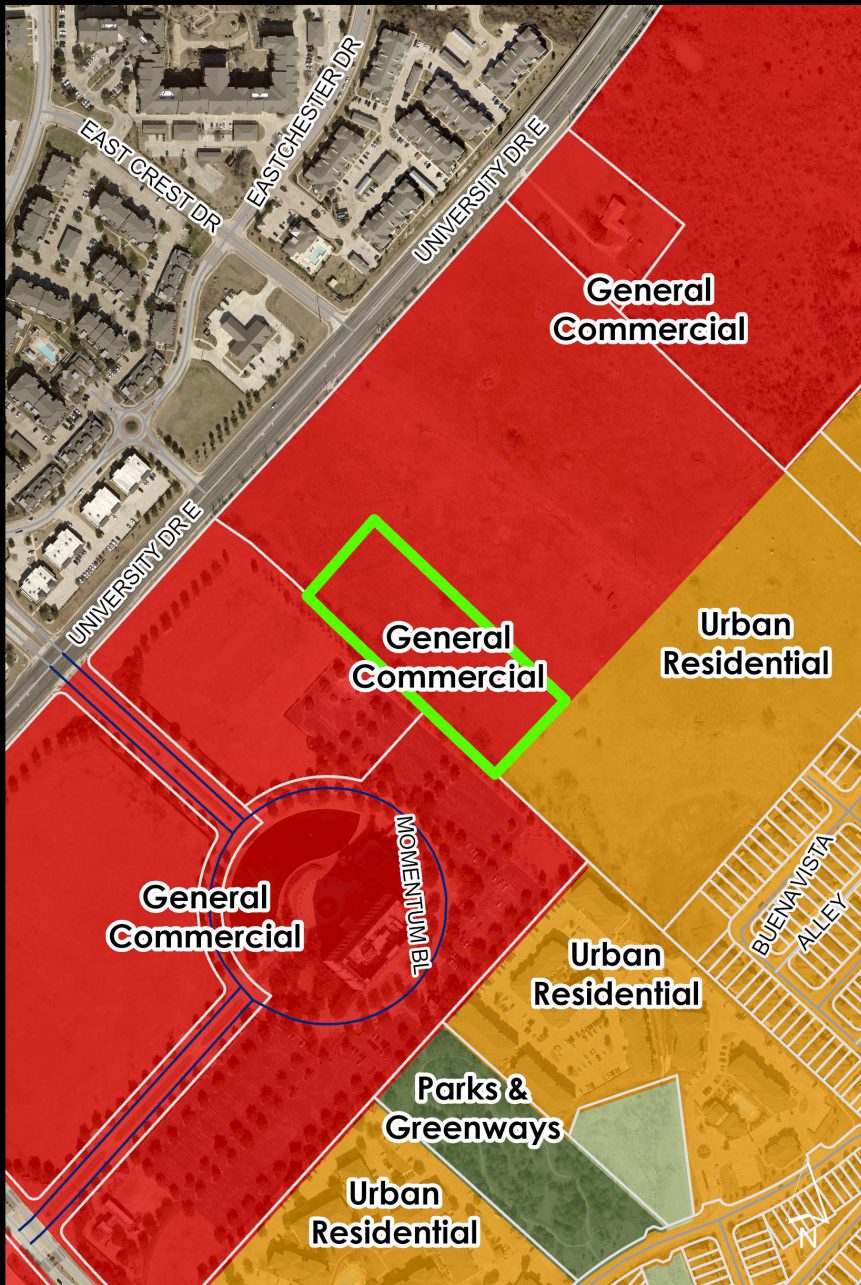
List any other reasons to support this zone change.

N/A

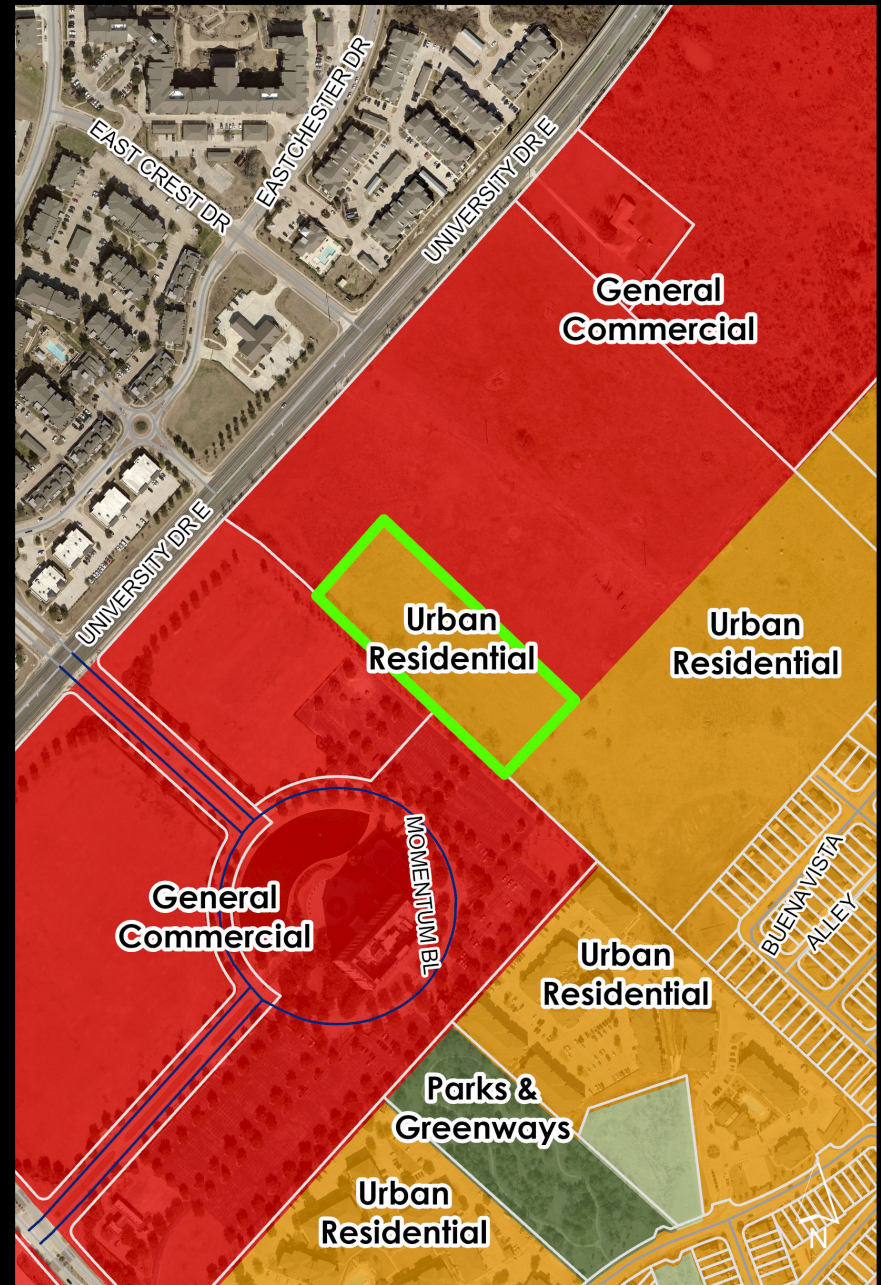
List any other additional properties.

3900 UNIVERSITY DR E

EXISTING Future Land Use



PROPOSED Future Land Use



July 17, 2025
Item No. 5.2.
Summit Crossing Expansion

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 GC General Commercial, R Rural, and T Townhouse to MF Multi-Family (28.855 acres) and T Townhouse (9.385 acres) for approximately 38.24 acres generally located south of the intersection of University Drive East and East Crest Drive as well as at the terminus of Summit Crossing Lane. Case #REZ2025-000002 (Note: Final action of this item will be considered at the August 14, 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 the proposed amendment to the Comprehensive Plan and compatible with the surrounding area.

Summary: This request is to rezone approximately 38.24 acres of land generally located south of the intersection of University Drive East and East Crest Drive as well as at the terminus of Summit Crossing Lane from GC General Commercial, R Rural, and T Townhouse to MF Multi-Family and T Townhouse. The area proposed to be rezoned consists of portions of three un-platted properties and is currently vacant. A portion of the property was originally zoned R Rural upon annexation to the City in 1980, while a small portion was recently rezoned to T Townhouse in 2006 and the GC General Commercial rezoning taking place later in 2008. This zoning request is in effort to provide additional housing and residential density to the area. The applicant is requesting the MF Multi-Family zoning district for a proposed multi-family development which would not be permitted within the R Rural, GC General Commercial or T Townhouse zoning districts. The applicant is also requesting the zoning district change to allow for a proposed townhome development which would not be allowed on properties zoned R Rural or GC General Commercial.

REZONING REVIEW CRITERIA

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

The subject tract is partially designated as General Commercial on the Comprehensive Plan Future Land Use & Character Map. For the General Commercial land use, the Comprehensive Plan provides the following:

Areas appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

The intent of the General Commercial land use is to accommodate commercial uses, concentrate development at major intersections, and encourage shared surface parking.

The zoning districts that are generally appropriate within the General Commercial land use include: General commercial, office, and mixed-use zoning.

A portion of subject tract is also designated as Urban Residential on the Comprehensive Plan Future Land Use & Character Map. For the Urban Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development. Also, they are to support commercial, service, office uses, and vertical mixed-use within redevelopment areas.

The intent of the Urban Residential land use is to accommodate a wide range of attractive multifamily housing for a diverse population. Buildings may be clustered and grouped with connectivity between developments.

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

The applicant has submitted an amendment request for a land use change from General Commercial to Urban Residential which includes a portion of this rezoning request. The proposed rezoning request to MF Multi-Family and T Townhouse is consistent with the amendment to 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 near other existing multi-family and office uses which are adjacent to the west. To the south, the properties are developed as townhomes, with an area that remains undeveloped to the southeast. Other properties to the east include a commercial use on State Highway 30 and a portion that is vacant as well. Along University Drive East to the north, there is an existing commercial development as well as other multifamily development and a single-family use as well. The proposed zoning district is appropriate in the context of the area as it would allow for infill with additional housing options to be located adjacent to similar development. Access to major thoroughfares including University Drive East and Summit Crossing Lane would be coordinated through platting and connecting to the existing developments.

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

The size and location of the subject property is suitable for a multi-family and townhome development, but would have to conform to the density standards for each district. The site also has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located near the intersection of University Drive East and East Crest Drive, as well as adjacent to Summit Crossing Lane and Lonetree Drive. University Drive East is identified as a Major Arterial on the Thoroughfare Plan, while Summit Crossing Lane is a Minor Collector. Additional right-of-way will need to be continued and dedicated as part of the platting process to provide circulation

and connect to existing roadways. A Traffic Impact Analysis (TIA) was submitted with the application. As part of the TIA, mitigation recommendations included a signal to be provided at University Drive East and East Crest Drive to be constructed when the amount of development produces 1,393 daily trips and a roundabout or signal along Harvey Road at Summit Crossing Lane when the amount of development produces 1,615 daily trips.

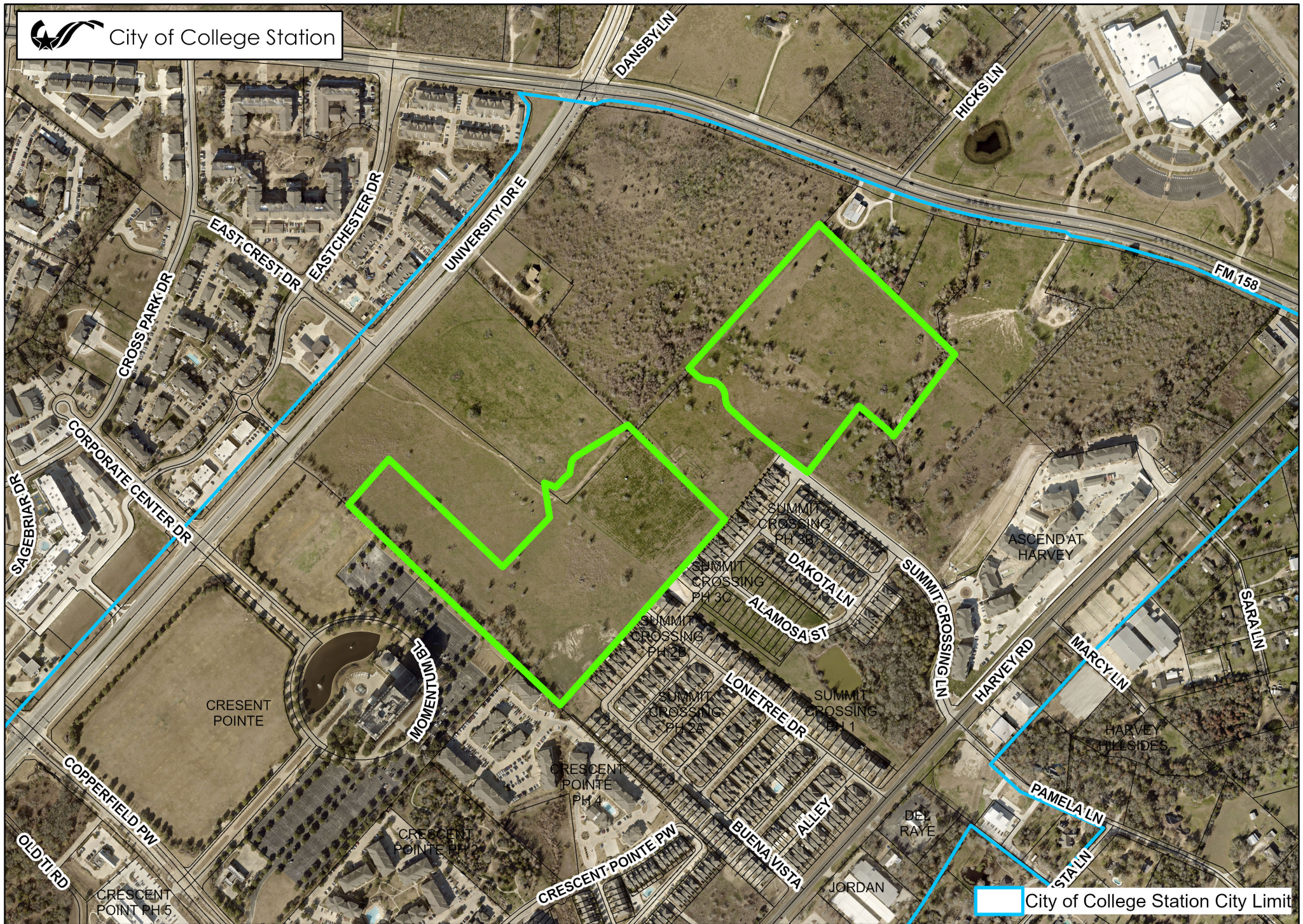
5. The marketability of the property:

The applicant states this is an expansion of uses and the area is a growing and urban residential development is the highest and best use 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. Rezoning Map
6. Existing Future Land Use Map



City of College Station City Limit

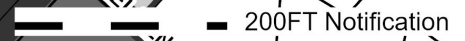


0 500 1,000 Feet

SUMMIT CROSSING EXPANSION

Case:
REZ2025-000002

REZONING



<u>Residential</u>	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		

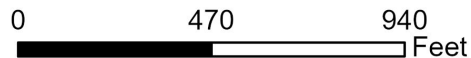
<u>Non-Residential</u>	
NAP	Natural Area Protected
O	Office
SC	Suburban Commercial
WC	Wellborn Commercial
GC	General Commercial
CI	Commercial Industrial
BP	Business Park
BPI	Business Park Industrial
C-U	College and University

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

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.

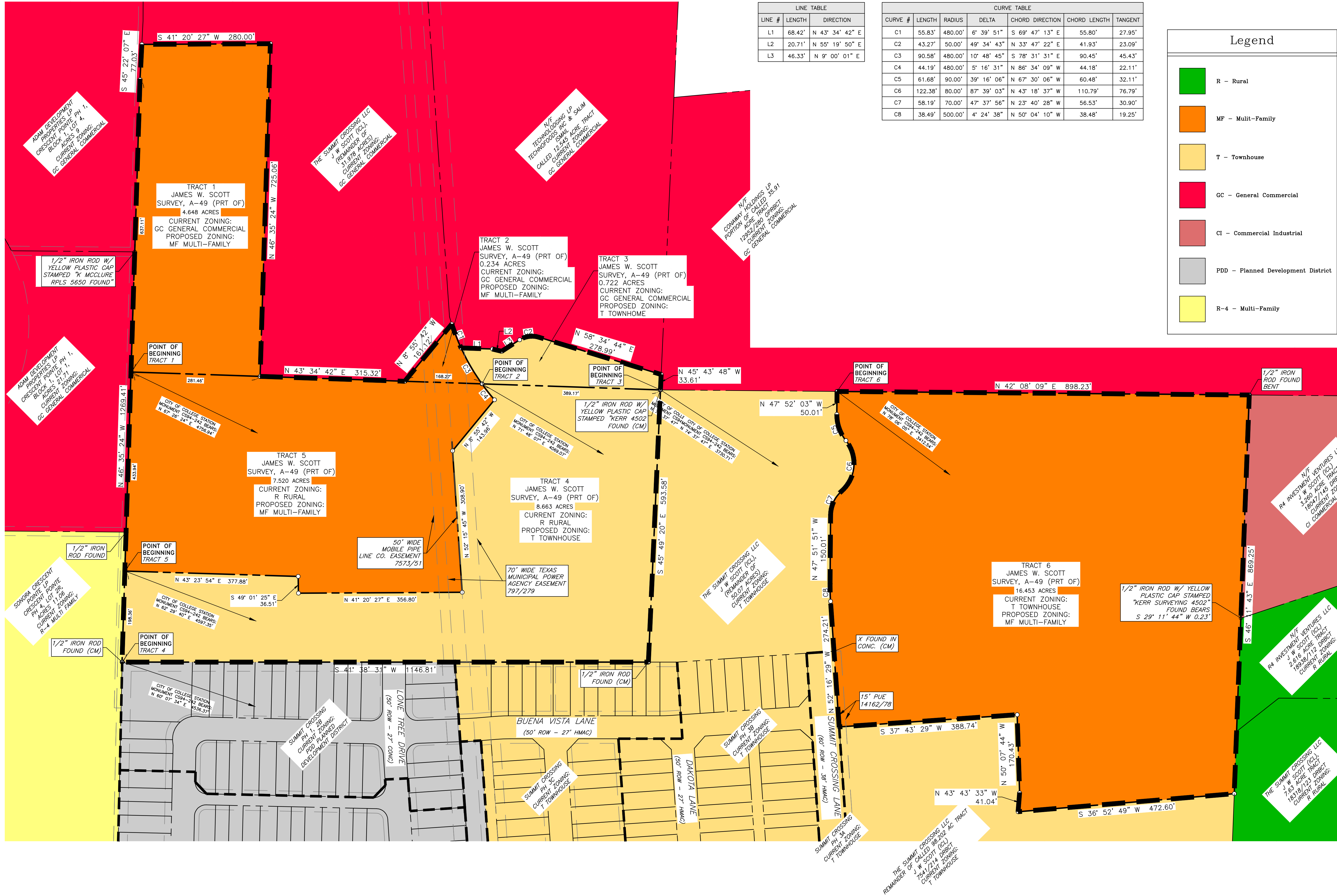
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



SUMMIT CROSSING EXPANSION

Case:
REZ2025-000002

REZONING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	68.42'	N 43° 34' 42" E
L2	20.71'	N 55° 19' 50" E
L3	46.33'	N 9° 00' 01" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	55.83'	480.00'	6° 39' 51"	S 69° 47' 13" E	55.80'	27.95'
C2	43.27'	50.00'	49° 34' 43"	N 33° 47' 22" E	41.93'	23.09'
C3	90.58'	480.00'	10° 48' 45"	S 78° 31' 31" E	90.45'	45.43'
C4	44.19'	480.00'	5° 16' 31"	N 86° 34' 09" W	44.18'	22.11'
C5	61.68'	90.00'	39° 16' 06"	N 67° 30' 06" W	60.48'	32.11'
C6	122.38'	80.00'	87° 39' 03"	N 43° 18' 37" W	110.79'	76.79'
C7	58.19'	70.00'	47° 37' 56"	N 23° 40' 28" W	56.53'	30.90'
C8	38.49'	500.00'	4° 24' 38"	N 50° 04' 10" W	38.48'	19.25'

Legend

R - Rural

MF - Multi-Family

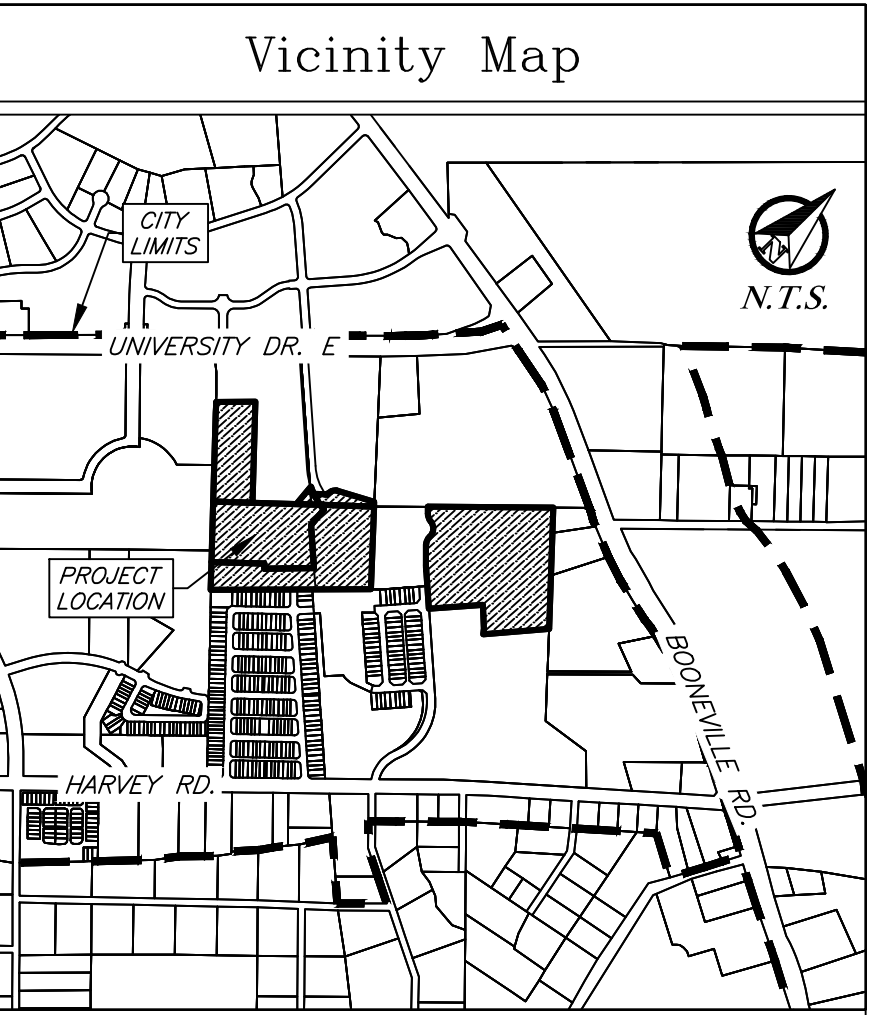
T - Townhouse

GC - General Commercial

CI - Commercial Industrial

PDD - Planned Development District

R-4 - Multi-Family



- General Notes:
- Bearing System shown hereon is based on the Texas State plane Central Zone grid north as established from GPS observation using the LEICA Smartnet NAD83 (NA2011) Epoch 2010 multi-year 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 1.0001060575660 (Calculated using GEOD12B).
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0220F, Map No. 48041C0185E effective April 02, 2014.
 - Blanket Easement to City of Bryan, 98/90 & 98/184, does apply to this tract.
 - Easement to Wixon Water Supply Corp., 309/670 DBBCT, may or may not cross this tract. easement calls to be 20' wide, centered on a single water pipeline as installed. Location of the water line covered by this easement is not described and cannot be plotted.

100 50 0 100

REZONE

James M. Webb
Survey, A-49
38.24 Acres

College Station, Brazos County, Texas
December 2024

Owner:
Technologing LP, Technofoods
Inc. & Salim Ismail
PO BOX 2864
Bryan, TX 77840

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLES #10018500
Project #21-687

Owner:
The Summit Crossing LLC
809 University Dr. E
College Station, TX 77840

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

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 17, 2025
Advertised Council Hearing Date: August 14, 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:

Summit Crossing HOA

Property owner notices mailed: 75

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	GC General Commercial	Vacant
South	Urban Residential	R Rural, PDD Planned Development District, T Townhouse	Vacant, Townhomes
East	General Commercial, Urban Residential	GC General Commercial, CI Commercial Industrial, R Rural	Vacant, Vehicle Service
West	General Commercial, Urban Residential	GC General Commercial, R Rural, T Townhouse, R-4 Multi-Family	Office, Apartments, Townhomes

DEVELOPMENT HISTORY

Annexed: September 1980

Zoning: A-O Agricultural-Open (upon annexation 1980)

- Area currently designated as GC General Commercial:
 - A-O Agricultural-Open to C-1 General Commercial (2008)
 - C-1 General Commercial renamed to GC General Commercial (2012)
- Area currently designated as R Rural:
 - A-O Agricultural-Open renamed to R Rural (2013)
- Area currently designated as T Townhouse:

- A-O Agricultural-Open to PDD Planned Development District (2003)
- PDD Planned Development District to T Townhouse (2018)

Final Plat: Unplatted

Site Development: Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: SUMMIT CROSSING EXPANSION (REZ2025-000002)

Address:

Legal Description: A004901, J W SCOTT (ICL), TRACT 35.1, 31.978 ACRES

Total Acreage: 38.24

Applicant:: J4 ENGINEERING

Property Owner: THE SUMMIT CROSSING LLC

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

This is a growing area with existing townhomes. Additional townhomes are proposed with an apartment development.

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

CPA2025-000001 is proposed in conjunction with this rezone to adjust boundaries to fit proposed developments. All uses are in compliance with land uses.

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

This is just expanding existing uses in the area.

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

The multifamily zoning request is for apartments and the townhome zoning is for townhomes.

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

The multifamily zoning request is for apartments and the townhome zoning is for townhomes.

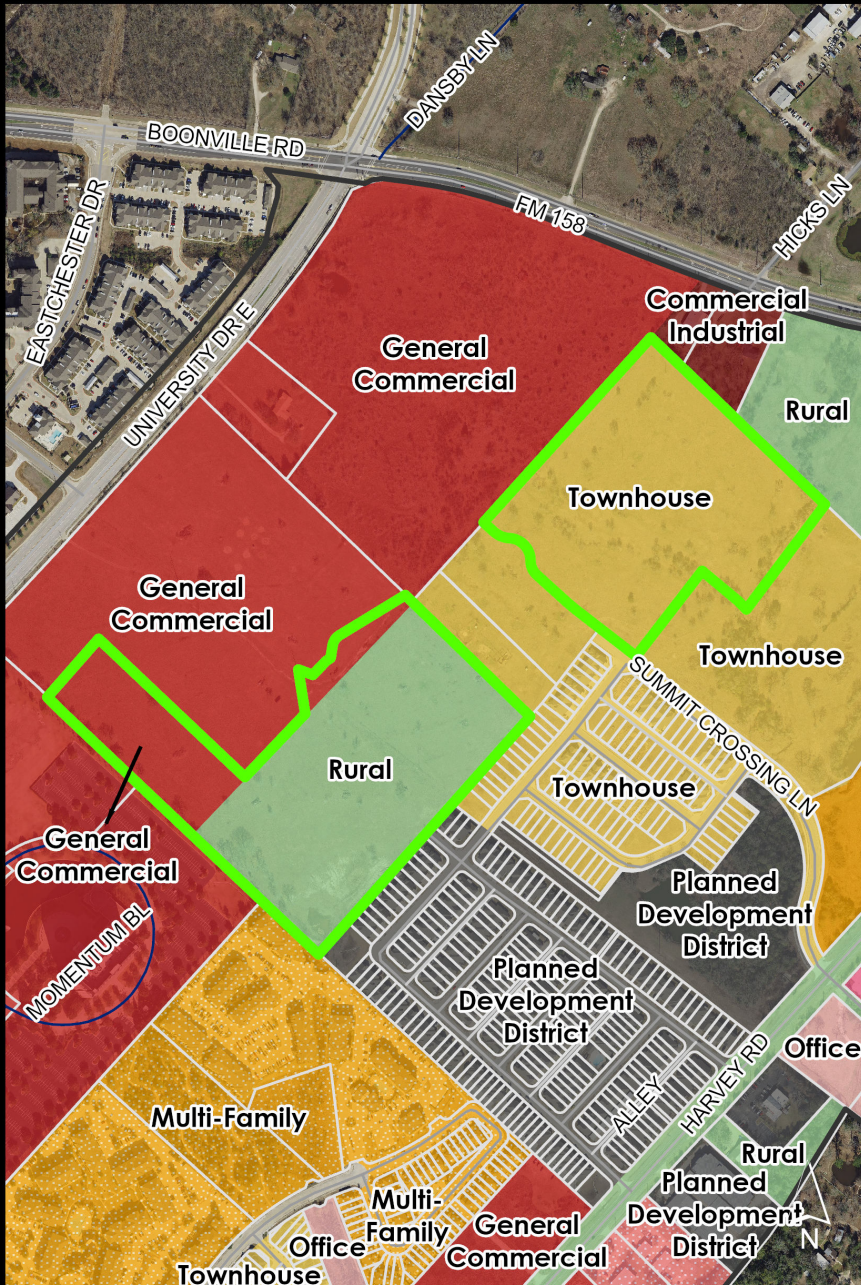
Explain the marketability of the property for uses permitted by the current zoning district.

Again this is a growing area and urban residential development is the highest and best use of the property.

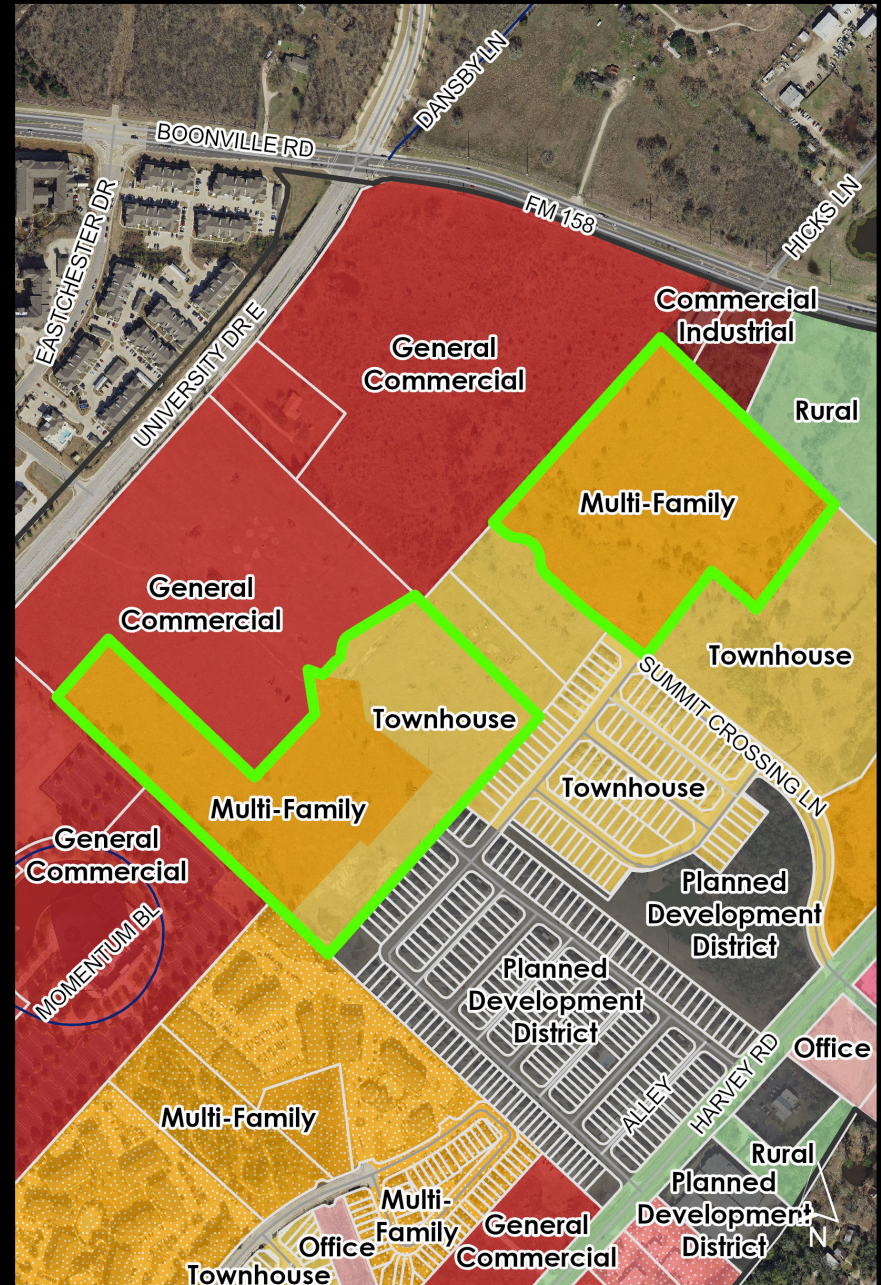
List any other reasons to support this zone change.

NA

EXISTING Zoning



PROPOSED Zoning



EXISTING

Future Land Use

