



# 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](http://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.*

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**October 2, 2025**

**6:00 PM**

**City Hall Council Chambers**

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**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 thirdparty 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. September 18, 2025

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

**5. Regular Agenda**

**5.1. Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.3.G.2.a. 'Blocks' and presentation, discussion, and possible action regarding a Preliminary Plan for Culpepper At TAMU Subdivision on approximately 10.84 acres of land, generally located at the intersection of College Avenue and University Drive, specifically on the west side of University Drive. Case #PP2025-000008.**

Sponsors: Jeff Howell

- Attachments:
1. Staff Report
  2. Waiver Request
  3. Applicants Supporting Information
  4. Aerial and Small Area Map
  5. Preliminary Plan

- 5.2. Presentation, discussion, and possible action regarding a waiver request to the Unified Development Ordinance Section 8.4.E.1 'Blocks' and Unified Development Ordinance Section 8.4.C.3.a 'Street Projection' and presentation, discussion, and possible action regarding a Preliminary Plan for Bertram Grove Subdivision on approximately 50 acres of land, generally located along Royder Rd. Case #PP2025-000009.

Sponsors: Gabriel Schrum

- Attachments:
1. Staff Report
  2. Waiver Request
  3. Preliminary Plan

- 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 GC General Commercial to MF Multi-Family for approximately 4.71 acres generally located south of the intersection of University Drive East and East Crest Drive. Case #REZ2025-000022 (Note: Final action of this item will be considered at the October 9, 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](http://www.cstx.gov/newdev)

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

- An ordinance amendment amending Appendix A, Unified Development Ordinance, Article 11 "Definitions", Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections regarding the definition of family. The Planning & Zoning Commission heard this item on September 4, 2025, and voted (4-0) to recommend approval. The City Council heard this item on September 11, 2025 and voted (7-0) to approve the request.
- An ordinance amendment amending Appendix A, Unified Development Ordinance, Article 1 "General Provisions", Section 1.10 "Transitional Provisions," Article 3 "Development Review Procedures", Section 3.4 "Official Zoning Map Amendments (Rezoning)," Article 4 "Zoning Districts", Section 4.1 "Establishment of Districts," Article 5 "District Purpose Statements and Supplemental Standards", Section 5.10 "Overlay Districts" and Section 5.11 "Single-Family Overlay Districts," and Article 6 "Use Regulations", Section 6.3 "Types of Use" of the Code of Ordinances of the City of College Station, Texas, by amending

certain sections regarding the ROO Restricted Occupancy Overlay zoning district and HOO High Occupancy Overlay zoning district. The Planning & Zoning Commission heard this item on September 4, 2025, and voted (4-0) to recommend approval. The City Council heard this item on September 11, 2025 and voted (7-0) to approve the request.

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

- Thursday, October 9, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 16, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 23, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, November 6, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

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

- None

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

A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

**8. Adjourn.**

The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on September 26, 2025 at 5:00 p.m.

  
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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](mailto: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  
September 18, 2025**

**COMMISSIONERS PRESENT:** Chairperson Jason Cornelius, Commissioners Aron Collins, Tre Watson, Warren Finch, Marcus Chaloupka, and Michael Buckley

**COMMISSIONERS ABSENT:** Commissioner David Higdon

**COUNCIL MEMBERS PRESENT:** Councilmember David White

**CITY STAFF PRESENT:** Director of Planning & Development Anthony Armstrong, Assistant Director of Planning & Development Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Coordinator Jason Schubert, Land Development Review Administrator Robin Macias, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Staff Planners Bekha Blasingame and Garrett Segraves, Graduate Engineer I Gillian Sitler, Deputy City Attorney Leslie Whitten, Administrative Support Specialist Kristen Hejny, Technology Services Specialist Trey Bransom

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.

- September 4, 2025

**Commissioner Watson moved to approve the Consent Agenda, Commissioner Chaloupka 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 boundaries from R Rural to E Estate on approximately 4 acres generally located at the corner of Yaupon Lane and Bradley Road. Case #REZ2025-000011

Planner Segraves presented the rezoning to the Commission recommending approval.

Commissioner Collins asked for clarification that an E Estate zoning district has a maximum of one dwelling unit per acre, creating a maximum of four dwelling units on this development.

Planner Segraves confirmed that an E Estate zoning district has a maximum of one dwelling unit per acre, this rezoning would allow for four dwelling units.

Commissioner Chaloupka asked for clarification that adjacent developments contain one dwelling unit per acre.

Planner Segraves clarified that the adjacent developments are single-family homes on rural lots.

Chuck Moreau, Property Owner, Carter Creek Subdivision, College Station, was available to address the Commission.

Joe Schultz, Applicant, Schultz Engineering, was available to address the Commission’s questions on deed restrictions.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

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

- 5.2 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 “Official Zoning Map,” of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from R Rural to GS General Suburban, for approximately 237.65 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway. Case #REZ2025-000007

Planner Blasingame presented the rezoning to the Commission recommending approval.

Commissioner Chaloupka asked if there were any transportation or infrastructure concerns regarding a potential College Station school (CSISD), and if the school owned any surrounding property.

Director Armstrong clarified that CSISD does not own property in this direct vicinity, however, they do own approximately 40 acres on Arrington Road. Mr. Armstrong also clarified that the school district is notified of all rezonings to collect information for projections.

Commissioner Chaloupka asked if this development would consist of entry level homes.

Director Armstrong clarified that these homes are in compliance with the zoning.

Commissioner Collins asked for the future land use designation for this property.

Planner Blasingame confirmed that this property is designated as Suburban Residential on the Future Land Use Plan.

Chairperson Cornelius asked for clarification that based on the Traffic Impact Analysis (TIA) of approximately 800 dwelling units, a new TIA would be required for additional dwelling units to be developed.

Coordinator Schubert confirmed that development over the TIA's assumption of 886 dwelling units would require a new TIA. The TIA assumes 886 dwelling units, and the analysis shows the additional growth will be mitigated by a required new signal at Greens Prairie Road and William D. Fitch Parkway.

Chairperson Cornelius asked for the maximum number of developable dwelling units based on the current TIA.

Coordinator Schubert stated that the current TIA assumes 886 established dwelling units based on roadway capacity.

Commissioner Collins asked if water, wastewater, and storm sewer capacities have been addressed.

Planner Blasingame stated that water, wastewater, and storm capacities support the development and proposed extensions.

Commissioner Collins asked if the use is appropriate.

Planner Blasingame clarified that this zoning will allow use for residential single-family detached houses.

Chairperson Cornelius asked for the desired number of dwelling units to be developed by the applicant.

Adam Kurtz, Applicant, DR Horton, stated that the developer is planning to construct 886 single-family detached homes.

Commissioner Watson asked for the applicant's aimed demographic.

Mr. Kurtz confirmed that the target audience is families.

Chairperson Cornelius opened the public hearing.

Frank Diaz-Garelli, Greens Prairie Reserve, College Station, spoke in opposition to the rezoning citing concerns for increased traffic and out of town developers.

Dolores Kmiecik Graham, Greens Prairie Reserve, College Station, spoke in opposition to the rezoning citing concerns for incompatibility with surrounding areas, water and wastewater facility stress, the creation of a Municipal Utility District, high density backing up to Greens Prairie Reserve, property values, and out of town developers.

Colleen Deeb, Saddle Creek, College Station, spoke in opposition to the rezoning citing concerns for property values, safety, DR Horton warranty issues, incompatibility, neighborhood integrity, legal challenges, inspection capacity, infrastructure strain, unsafe commutes, delayed emergency response, and stressed utilities.

Greg Talcott, Estates of Royder Ridge, College Station, spoke in opposition to the rezoning citing concerns for traffic, crime, lower property values, and horizontal multi-family developments.

Laura Lewis, Creek Meadows Subdivision, College Station, spoke in opposition to the rezoning citing concerns for the plan for the property, deed restriction violations, and homeowner complaints to the builder.

Robert Todd, Woodlake Subdivision, College Station, spoke in opposition to the rezoning citing concerns for property taxes, traffic, and environmental concerns. Mr. Todd asked who would be responsible for the water supply.

Director Armstrong clarified that the City of College Station is the water provider for this area.

Jeff Coppernoll, Woodlake Subdivision, College Station, spoke in opposition to the rezoning citing concerns for traffic, and an inconsistency with the surrounding area.

Randy Decker, Castlegate Subdivision, College Station, asked if someone is responsible for ensuring that new developments have drainage mitigation.

Engineer Sitler stated that storm sewer mitigation will be reviewed through the platting process, clarifying that there are FEMA tributaries on the tract that would require a flood study. Ms. Sitler also clarified that the developer must abide by state legislature that no increased flow to adjacent properties is allowed.

Austin Pitman, Greens Prairie Reserve, College Station, asked if there are criteria that must be met to keep with the consistency of the surrounding areas. Mr. Pitman also shared concerns for traffic.

Commissioner Collins asked for clarification on the number of dwelling units on an estate residential land use and a GS General Suburban zoning district.

Planner Blasingame stated that the maximum number of dwelling units for E Estate is one dwelling unit per acre and a maximum of eight dwelling units per acre in a GS General Suburban zoning district.

Hannah Lopez, Shenandoah Phase 15, College Station, asked if there were any plans to build an additional CSISD school in the area to meet capacities of the new development.

Chairperson Cornelius clarified that CSISD zoning is outside of the Commission's purview.

Jonah Willians, Royal Oaks Gardens, Bryan, asked if there was an exception or clause that would bar the development from expanding past 886 dwelling units, and if there would be a possibility that the layout would prevent future expansion.

Deputy City Attorney Whitten stated that the Commission could decide that there is a condition related to public safety, health, or general welfare, and condition could be placed on the approval of the rezoning.

Planner Blasingame stated there is currently no condition on the rezoning to prevent future expansion or future growth.

Director Armstrong stated that the City of College Station can require what the Comprehensive Plan shows and what properties are zoned as. The City of College Station cannot legally look at an end user.

Jerry Ransom, Sweetwater Subdivision, College Station, addressed the Commission and staff asking why the applicant has chosen not to rezone to RS Restricted Suburban citing concerns with compatibility.

Planner Blasingame clarified that the applicant has applied to rezone the property to GS General Suburban.

Commissioner Collins asked if an RS Restricted Suburban zoning district complies with the Future Land Use Plan.

Planner Blasingame clarified that both RS Restricted Suburban and GS General Suburban zoning districts are appropriate.

Commissioner Collins asked for the most appropriate zoning district to abut an estate residential land use.

Director Armstrong confirmed that both RS Restricted Suburban and GS General Suburban zoning districts are allowed in this area. The adjacent estate residential land use district is in the City's Extraterritorial Jurisdiction (ETJ) and is not represented by the City's Comprehensive Plan.

Ken Welch, Woodlake Phase 1, College Station, spoke in opposition to the rezoning citing concerns for runoff, and erosion.

Chairperson Cornelius closed the public hearing.

Mr. Kurtz addressed the concerns from adjacent property owners, stating that at the planned 3.74 units per acre, the development is in line with the Future Land Use Plan.

Commissioner Collins asked for clarification that the Commission will approve the preliminary plan for the development.

Director Armstrong clarified that preliminary plans are approved at staff level if the plan is in direct compliance with the Subdivision Regulations; the Commission would only act on a preliminary plan if the plan contained discretionary items or waivers.

Chairperson Cornelius asked if the TIA included the Greens Prairie Road at Arrington Road interchange.

Coordinator Schubert clarified that the TIA did not include the intersection of Greens Prairie Road and Arrington Road and stated that there is a project funded to work on the intersection at William D. Fitch Parkway and Arrington Road.

Chairperson Cornelius asked what other safeguards are in place to limit the number of developable homes other than the TIA.

Director Armstrong clarified that there is parkland dedication, drainage design guidelines, and floodplain that must be protected, stating that this area has several creeks and large areas designated to floodplain that will limit the developable area.

Chairperson Cornelius asked for an estimate of parkland, right-of-way, and floodplain that would consume the developable area of the property.

Director Armstrong clarified that around 20% to 30% of this property is comprised of parkland, future right-of-way, floodplain, and open spaces.

Chairperson Cornleius asked for clarification that zoning requests do not reflect the applicant and what can be addressed with the request.

Director Armstrong confirmed that this zoning is a pure land use determination.

Commissioner Chaloupka asked for clarification on the two empty adjacent lots.

Planner Blasingame confirmed that the square parcel on the west side of the development is the City of College Station Fire Station #7.

Mr. Kurtz clarified that the adjacent empty area is not under contract with DR Horton at this time.

Commissioner Chaloupka asked for clarification that adjacent property to the northwest are four homes to an acre.

Planner Blasingame clarified that the Castlegate II Subdivision is zoned GS General Suburban and has 4.2 – 5 dwelling units per acre.

Commissioner Chaloupka asked about the notification process for the rezoning.

Planner Blasingame clarified that all property owners within a 200-foot buffer radius were notified.

Director Armstrong added additional clarification on notifications that all property owners within a 200-foot buffer radius were notified as well as all HOAs in the area.

Commissioner Collins asked why the applicant is requesting a GS General Suburban zoning rather than an RS Restricted Suburban zoning.

Mr. Kurtz clarified that the Future Land Use Plan indicates a GS General Suburban zoning which is also consistent with the adjacent zoning.

Commissioner Collins asked if zoning the property to an RS Restricted Suburban zoning district would inhibit the ability to use the property.

Mr. Kurtz stated that he is unsure of the utilization of the property if zoned to an RS Restricted Suburban zoning district.

Commissioner Chaloupka asked about the parkland, right-of-way, floodplain, and open spaces, and how it affects the developments estimate of 886 dwelling units.

Director Armstrong clarified that the TIA's calculation of 886 dwelling units is based on use.

Commissioner Finch asked if the Commission could recommend a larger lot size.

Director Armstrong clarified that the Commission could recommend a different zoning district or a density cap with a condition based on a public safety, health, or general welfare issue.

Chairperson Cornelius asked the applicant how the timeline of development would change if the Commission recommended a change in zoning or placed a condition on the zoning.

Mr. Kurtz stated that he is unsure of the changes in timeline for the development if the Commission were to recommend a different zoning district or placed a condition on the zoning.

Commissioner Collins commented that an RS Restricted Suburban zoning designation is a more suitable land use and would not inhibit the use of the property.

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

- 5.3 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2022-4391 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 9.95 acres being 26 lots and a common area within North Forest Estates, Block 1 and 2, generally located along Justin Avenue. Case #REZ2025-000013
- 5.4 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2023-4438 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 27.1 acres being 39 lots within Southwood Phase 21, Block 3 and 4, generally located along Bee Creek Drive and Southwood Drive. Case #REZ2025-000014
- 5.5 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2023-4466 in its entirety and amending Appendix A, Unified

Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 54.56 acres being 20 lots within Southwood Section 1, Block 1 and 2, 13 lots within Southwood Section 2, Block 2, 4 lots within Southwood Section 2A, Block 3, 38 lots within Southwood Section 6,7,9 Block 3, Block 7, Block 8, and 9, 8 lots within Southwood Section 10, Block 1, and 20 lots within Camelot Section 2, Block 1 and 2, generally located between Southwest Parkway and Guadalupe Drive. Case #REZ2025-000015

- 5.6 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2024-4513 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 21.21 acres being 49 lots and a common area within Cat Hollow Phase 1 Subdivision and Glenhaven Estates Phase 8 Subdivision, generally located between Brazoswood Drive and Dominik Drive. Case #REZ2025-000016
- 5.7 Public Hearing, presentation, discussion and possible action regarding an ordinance repealing Ordinance No. 2024-4536 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 118.56 acres being 147 lots within Sweet Briar, College Hills Woodlands, and Woodland Acres subdivisions, generally located between Lincoln Drive and Dominik Drive along Ashburn Avenue. Case #REZ2025-000017
- 5.8 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2024-4541 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban or PDD Planned Development District and ROO Restricted Occupancy Overlay to GS General Suburban or PDD Planned Development District for approximately 32.26 acres being 130 lots and common area within Woodcreek Section One Subdivision, save and except Woodcreek Drive from State Highway 6 S to Lake Forest Court S. Case #REZ2025-000018
- 5.9 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2025-4577 in its entirety and amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundary from GS General Suburban and ROO Restricted Occupancy Overlay to GS General Suburban for approximately 11.52 acres being 33 lots within Glenhaven

Estates Phase 2 Subdivision, save and except Glenhaven Drive, Fernhaven Circle, Francis Circle, and Springhaven Circle, generally located between Brazoswood Drive and Summerglen Drive. Case #REZ2025-000019

- 5.10 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing Ordinance No. 2023-4477 for the property described herein and 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 MH Middle Housing, R-4 Multi-Family and HOO High Occupancy Overlay to MH Middle Housing and R-4 Multi-Family for 2.85 acres being The Cooner Addition, Block 1, Lots 10-19, generally located along Cooner Street. Case #REZ2025-000012
  
- 5.11 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing in part Ordinance 2024-4542 and 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 MH Middle Housing and HOO High Occupancy Overlay to MH Middle Housing, provided associated conditions are met, for approximately 3.66 acres being all of that certain tract or parcel of land lying and being situated in the Richard Carter league, abstract no. 8, in College Station, Brazos County, Texas, including portions of Lot 5 and Lot 6 of the D.A. Smith Subdivision as described by plat recorded in volume 49, page 106 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of these two lots, within an area generally bounded by Lincoln Avenue, Nimitz Street, and Eisenhower Street. Case #REZ2025-000012
  
- 5.12 Public Hearing, presentation, discussion, and possible action regarding an ordinance repealing, in their entirety, Ordinance 2023-4477, Ordinance 2023-4479, Ordinance 2023-4481, Ordinance 2024-4499, Ordinance 2024-4528, Ordinance 2024-4543, Ordinance 2024-4549, Ordinance 2025-4583, Ordinance 2025-4584, and Ordinance 2025-4585, and 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 MH Middle Housing and HOO High Occupancy Overlay to MH Middle Housing for the following twenty-three areas: 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; 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; 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; approximately 2.01 acres being The Barracks II Phase 400 Block 36, Lots 27R & 28-40, generally located at the south corner of Tang Cake Drive and Old Wellborn Road; approximately 1.05 acres of the of the D.A. Smith Subdivision

recorded in Volume 19506, Page 169, and generally located along Avenue A; approximately 4.66 acres Little-Knight Addition, Lots 1-18, generally located on Aurora Court; approximately 23.62 acres being all of that certain tract or parcel of land lying and being situated in the Joseph E. Scott league, abstract no. 50, and Crawford Burnett league, abstract no. 7, in College Station, Brazos County, Texas, including all of the W.M. Sparks Subdivision as described by plat recorded in volume 139, page 261, and portions of West Park Addition and West Park 2nd Addition as described by plats recorded in volume 102, page 198 and volume 128, page 574, respectively, of the Deed Records of Brazos County, Texas, as well as subsequent replats of portions of these subdivisions in an area generally bounded by Luther Street, Montclair Avenue, Grove Street, and Maryem Street; approximately 8.15 acres being Pecan Tree Estates Phase One Subdivision and Pecan Tree Estates Phase Two Subdivision, save and except 0.687 acres labeled "park," generally located along Oney Hervey Drive; approximately 4.6 acres being The Cooner Addition, Block 1, Lots 20-30, Block 5, Lots 1-8, generally located along Cooner Street; approximately 5.4 acres being College Vista, Block E, Lots 1-14, Block F, Lots 1-10, Block G, Lots 1-5, Block H Lots 1-3, 4R-5R, and 6-7, generally located along Live Oak Street and Ash Street; approximately 2.02 acres being Lincoln Place Phase 2, Block C, Lots 1-16 and 17R, generally located along Lincoln Avenue; approximately 5.11 acres being University Oaks Phase 2, Block 5, Lots 1-13, 14R1-14R2, 15A1-15A2, 16A1-16A2, 21-23, 24A1-24A2, and 25R, generally located at along Dominik Drive; approximately 4.12 acres being Timber Ridge Addition Phase 1, Block 2, Lots 13-24, Block 3, Lots 12-22, generally located along University Oaks Blvd; approximately 1.10 acres being all of that certain tract or parcel of land lying and being situated in the Richard Carter league, abstract no. 8, in College Station, Brazos County, Texas, being a portion of Lot 12 of the D.A. Smith Subdivision as described by plat recorded in volume 49, page 106 of the Deed Records of Brazos County, Texas, and the northeast half (approximate) of the adjoining right-of-way of Turner Street, generally for the properties located along Gilbert Street and Turner Street; 0.23 of an acre being all of a called 0.13 acre tract recorded in Volume 13901, Page 36 OPRBCT and all of a tract of land called to be Lot 27 of Pasler Addition recorded in Volume 18475, Page 202 OPRBCT Richard Carter League Survey, Abstract, generally located along Turner Street; approximately 12.85 acres being The Barracks II Phase 111 Subdivision, and The Barracks II Phase 112, Block 38, Lots 1-24, Block 39, Lots 1-10, Common Area 13 and Parkland 12, generally bounded by Towers Parkway, Goldilocks Lane, and Cain Road; approximately 18.83 acres being Pershing Pointe Villas Phase 1 Subdivision, Volume 14370, Page 149, and Pershing Pointe Villas Phase 2A Subdivision, generally bounded by Deacon Drive W, Towers Parkway, Oak Crest, and Holleman Drive S; approximately 6.71 acres being Parkway Plaza Phase 5, Block 1, Lots 1-15, Block 2, Lots 1- 12, generally located on Pine Ridge Dr.; approximately 55.49 acres being The Barracks Phase 1 Subdivision, The Barracks Phase 2 Subdivision, Williamsgate Phase 1 Subdivision, Buena Vida Subdivision, 12 at Rock Prairie Phase 1 Subdivision, 12 at Rock Prairie Phase 2 Subdivision, and 12 at Rock Prairie Phase 3 Subdivision, generally bounded by Rock Prairie Road W, Towers Parkway, Deacon Drive W, and General Parkway; approximately 28.4 acres being University Heights Phase 1 Subdivision, save and except Common Area 4, and University Heights Phase 2 and 3 Subdivision, generally bounded by Paloma Ridge Drive, Feather Run, Davidson Drive, and Holleman Drive

South; approximately 8.8 acres being Las Palomas Subdivision, generally bounded by Abbate Road, Feather Run, Kenyon Drive, and Holleman Drive South; approximately 28.14 acres all of that certain tract or parcel of land lying and being situated in the Morgan Rector league, abstract no. 46, in College Station, Brazos County, Texas, including portions of the Richards Subdivision as described by plat recorded in volume 137, page 25 of the Deed Records of Brazos County, Texas, and subsequent replats of portions of it, and generally being the majority of the properties which front on Richards Street, Crest Street and Sterling Street; approximately 19.34 acres being Autumn Chase, Block 1, Lots 1-7, Brentwood Section Two, Block 4, Lots 1-30, Block 5, Lots 1-23, Block 6, Lots 1-4, and Brentwood Section Three Subdivision, generally located along Cornell Dr., Brentwood Dr., and Southwest Pkwy; and approximately 5.8 acres being Ashford Square Subdivision Replat, volume 3202, page 61, generally located along Ashford Dr. Case #REZ2025-000012

Presentation, discussion, and public hearing on agenda items #5.3 – 5.12 were held together.

Principal Planner Wade presented agenda items #5.3 - #5.12 to the Commission recommending approval of all.

Chairperson Cornelius opened the public hearing.

Gordon Evans, Camelot Phase 4, College Station, shared concerns for the impact shared housing has on on-street parking and safety.

Will McCauley, Southwood Phase 10, College Station, recommended that the staff, Commission, and City Council notify owners on occupancy restriction changes.

Chairperson Cornelius asked if the City of College Station has a plan to inform citizens of the repeal.

Director Armstrong clarified that HOAs can continue to enforce occupancy; there is no longer enforcement opportunity for the City of College Station.

Leslie Winkey, North Forest Estates, College Station, asked if an HOA can restrict occupancy, why are there changes to the Restricted Occupancy Overlay.

Chairperson Cornelius clarified that a restricted occupancy overlay was a way for the City of College Station to help with occupancy.

Beth Hadden, Dobrovolny Subdivision, College Station, spoke with concerns on not having an HOA to control occupancy.

Chairperson Cornelius closed the public hearing.

**Commissioner Finch moved to recommend approval of agenda item #5.3.  
Commissioner Collins seconded the motion.**

Commissioner Chaloupka shared concerns for local government.

**The motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of agenda item #5.4.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of agenda item #5.5.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of agenda item #5.6.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of agenda item #5.7.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of the agenda item #5.8.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of the agenda item #5.9.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of the agenda item #5.10.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of the agenda item #5.11.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

**Commissioner Finch moved to recommend approval of the agenda item #5.12.  
Commissioner Collins seconded the motion, the motion was approved 6-0.**

- 5.13 Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 2, "Development Review Bodies," Section 2.2, "Planning and Zoning Commission," of the Code of Ordinances of the City of College Station, Texas, regarding the removal of the Planning and Zoning Commission's designation as the Impact Fee Advisory Committee. Case #ORDA2025-000008

City Engineer Cotter presented the ordinance amendment to the Commission recommending approval.

Chairperson Cornelius asked if this ordinance amendment to was to align with state statue.

City Engineer Cotter confirmed that this ordinance amendment is to align with SB1883.

Chairperson Cornelius asked if there has been any additional clarification on if two Commissioners could be ad hoc members of the Committee if they choose.

Director Armstrong clarified that the Commissioners could choose to do either.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

**Commissioner Collins moved to recommend approval of the ordinance amendment. Commissioner Watson seconded the motion, the motion was approved 6-0.**

- 5.14 Public Hearing, presentation, discussion, and possible action regarding the Comprehensive Plan 5-Year Evaluation & Appraisal Report and associated appendices.

Administrator Leal presented the evaluation and appraisal report to the Commission recommending approval for implementation and forwarding to the City Council.

Chairperson Cornelius opened the public hearing.

Kerry Roper, Pebble Creek Phase 7D, spoke in opposition to the Pebble Creek Parkway extension.

Katie Roper, Castlegate Section 2, spoke in opposition to the Pebble Creek Parkway extension.

Anna Lou Busboom, Pebble Creek Phase 7D, spoke in opposition to the Pebble Creek Parkway extension.

Chairperson Cornelius closed the public hearing.

Chairperson Cornelius asked what final effect the Comprehensive Plan and Throughfare Plan have on roadway extensions; do either have final authority.

Director Armstrong confirmed that the Comprehensive Plan and Throughfare Plan are the ultimate authority. Pebble Creek Parkway already shows a street projection south and would be required to continue south per subdivision regulations.

**Commissioner Chaloupka moved to recommend approval of the report to implement changes to the Comprehensive Plan. Commissioner Finch 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](http://www.cstx.gov/newdev)

There was no discussion.

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

- Thursday, September 25, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 2, 2025 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.
- Thursday, October 9, 2025 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00 p.m.
- Thursday, October 16, 2025 ~ P&Z Meeting ~ Council Chambers ~ 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.**

Commissioner Chaloupka asked for an update on shared housing parking.

Director Armstrong clarified that parking would revert to following the parking rules and regulations established prior to shared housing, restricted occupancy, and high occupancy overlays.

**8. Adjourn**

The meeting adjourned at 8:28 p.m.

**Approved:**

---

Jason Cornelius, Chairperson  
Planning & Zoning Commission

**Attest:**

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Kristen Hejny, Board Secretary  
Planning & Development Services



**Preliminary Plan  
for  
CULPEPPER AT TAMU  
PP2025-000008**

<b>Scale</b>	Three (3) lots on approximately 10.84 acres of land
<b>Location</b>	Generally located at the intersection of College Avenue and University Drive, specifically on the west side of University Drive.
<b>Applicant</b>	Kimley-Horn
<b>Project Manager</b>	Jeff Howell, Senior Planner <a href="mailto:jhowell@cstx.gov">jhowell@cstx.gov</a>
<b>Project Overview</b>	<p>The original preliminary plan was approved in October 2024. This revised preliminary plan includes the addition of one lot, updated phasing, and the modified location of a public way.</p> <p>A waiver to block length is being requested. This waiver is specifically for the public way identified as Legacy Point Drive. Two other public ways are located within the Preliminary Plan which also connect to the existing street network. This preliminary plan is for a development consisting of a mixed-use development located in the Northgate Design District.</p>
<b>Parkland Dedication</b>	Parkland dedication fees will be paid at the time of building permit at a rate of \$1,505 per bedroom for the multi-family portion.
<b>Traffic Impact Analysis</b>	An intersection analysis of Legacy Point Drive and Church Avenue was provided as part of the original preliminary plan. No mitigation was deemed necessary as a result of the proposed development.
<b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b>	The preliminary plan is compliant with the Comprehensive Plan Future Land Use and Character Map, which is classified as Urban Center. This property is also located within a Redevelopment Area.
<b>Compliant with Subdivision Regulations</b>	Yes, with the exception of five (5) waiver requests previously approved in 2024 and the new waiver request (1). This waiver is related to block length (Section 8.3.G.2.a.) for Legacy Point Drive between Spirit Drive and University Drive.
<b>Staff Recommendation</b>	Staff recommends approval of the waiver and the Preliminary Plan.

## **Supporting Materials**

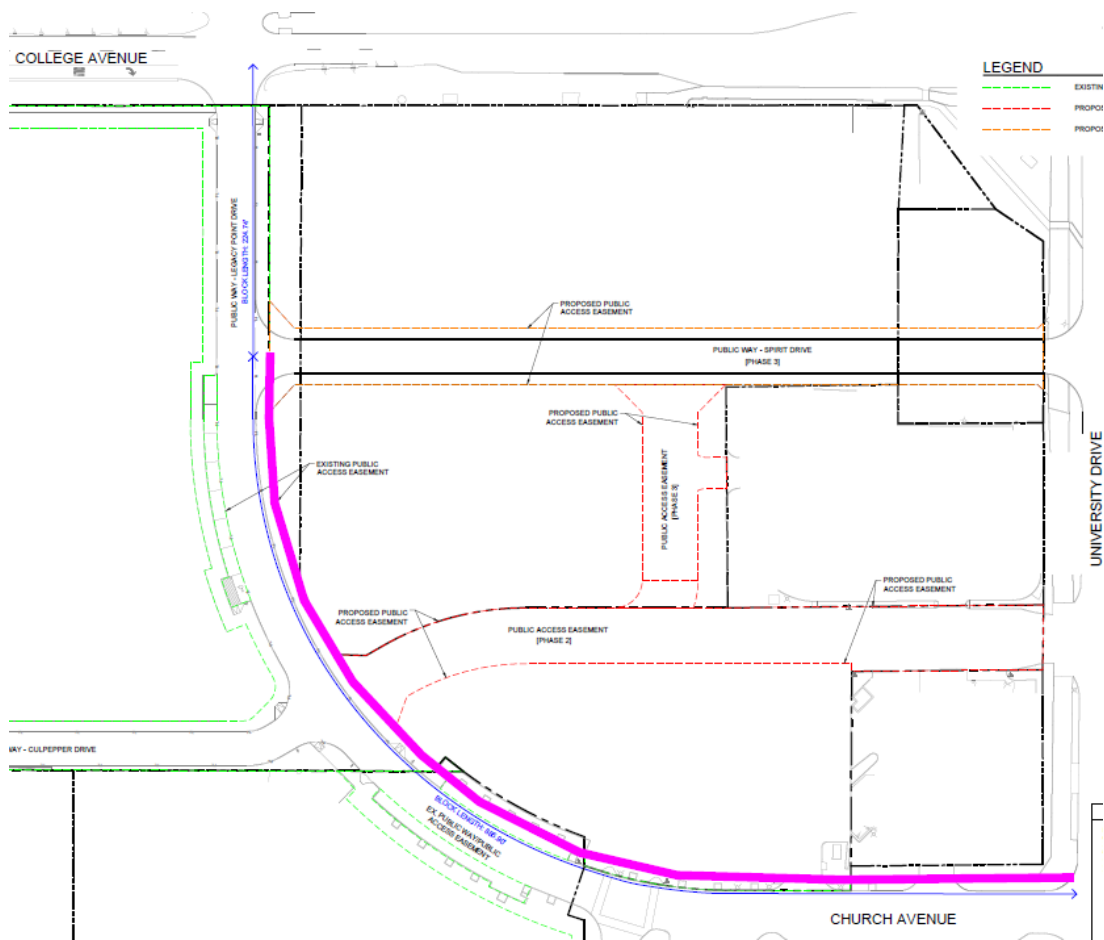
1. Waiver Request
2. Applicants Supporting Information
3. Aerial and Small Area Map
4. Preliminary Plan

## SUBDIVISION WAIVER REQUEST

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver request:

**UDO Section 8.3.G.2.a. 'Blocks'** -Per the requirements of this section, block length shall not exceed 660' for Urban Core context zones. As indicated in the waiver request, the request is for an increase in block length, which in this case extends along Legacy Point Drive. As indicated in the graphic provided, the block length on Legacy Point Drive is 885.90' (as shown below in pink). While a similar request was previously approved for Culpepper Drive, due to the updated location of the public way, the waiver to block length is being requested again. This extends along Legacy Point Drive/Church Avenue between Spirit Drive and University Drive.

The applicant states that due to the special circumstances the continuation of Culpepper Drive is not feasible due to the requirements for a public way as well as an eventual underpass between the two existing developments. It has been indicated this would also cause disruption to existing and future operations.



The applicant is requesting this waiver as their intention is to provide a new mixed-use development in the Northgate District. The applicant states that granting of the waivers will not affect the subdivision of the adjacent property as they have already been developed as well as under common ownership. The applicant is also providing the ability for future access points through the property which are encompassed within public access easements to provide future connectivity to the existing roadways.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

*The applicant is proposing a public right-of-way which is not meeting the block length requirements. The property is large, encompassing several non-platted properties under common ownership located adjacent to existing development. These properties are also located within the Northgate Design District. As part of the existing developments abutting this Preliminary Plan, three public ways (Culpepper Drive, Legacy Point Drive, and Spirit Drive) extend through the property and are uniquely configured. The other abutting roadways adjacent to the development are TXDOT roadways as well as a portion of Church Avenue. As part of this development, an existing driveway to College Avenue is proposed to be removed. Also, public access easements have been added to provide for future accessibility through the property, however these will not be formally identified as public ways.*

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

*If the waiver is not granted, the subject property can still be subdivided. The property is over 10 acres in size and there is no minimum lot size within the Northgate Design Districts. While the subdivision is proposed to include three lots, it may be reconfigured to still meet the requirements of the Unified Development Ordinance. However, the applicant has stated the due to the special circumstances of the adjacent development and the future development at University Drive, the development specifically on Lot 2 would be disrupted and modifications would be necessary.*

- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

*The granting of these waivers would not be detrimental to the public health, safety, or welfare of other properties in the area as this development will comply with all other standards and requirements found in the subdivision standards of the Unified Development Ordinance as they apply to properties located within the City of College Station.*

*The applicant has stated this waiver is an effort to preserve existing access to adjacent developments. A public access easement is proposed in this area, however it is not formally designated or designed as a public way. Spirit Drive is a public way proposed within the development to provide access from Legacy Point Drive to University Drive. Sidewalks and street trees are proposed within the public way.*

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

*This waiver will not have a negative effect on the orderly subdivision of land in the area. The public access easement encompassing the public ways are being provided to connect to existing subdivisions as well as to provide for a future connection to the adjacent TXDOT roadway. With the exception of the waivers requested, they will be meeting the requirements of the Unified Development Ordinance.*

*If the Commission approves the waiver, the Commission shall incorporate the findings of the waiver into the official minutes of the meetings at which such waiver is granted. If the waiver is denied, then the preliminary plan is also denied. For this preliminary plan to be approved as proposed, the waiver needs to be accepted. Waivers may be granted only when in harmony with the general purpose and intent of this UDO so that public health, safety, and welfare may be secured and substantial justice done.*

*Staff is recommending approval of the waiver request.*



Bell parking lots off of that driveway where there are existing private access easements that cannot be abandoned and 2) the eventual pedestrian underpass from this property to Texas A&M under University Drive will go in this area and would prevent an extension to University Drive.

**2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.**

Without granting this waiver, the public way extension to University Drive would have to be torn up in the future to accommodate the pedestrian underpass from this property to Texas A&M under University Drive, disrupting access and operations to the proposed building on the Phase 2/Lot 2 property. Additionally, modifications to the drive would have to be made anyways to stub it north as currently proposed.

**3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.**

No other properties in the area will be affected by this waiver. In fact, this waiver is submitted in an effort to preserve existing access for the adjacent Taco Bell and McDonald's properties. The rest of the surrounding property is under common ownership. There are no public health, safety, or welfare considerations.

**4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.**

The granting of this waiver will not prevent the orderly subdivision of other land in the area, as shown on the proposed Preliminary Plan.

**Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):**

N/A

**Detailed explanation of condition identified above:**

**Requested Oversize Participation:** N/A

**Parkland Dedication due prior to filing the Final Plat, if applicable:**

**Parkland Development Fee:** N/A

**No. of acres to be dedicated:** N/A

**No. of acres in floodplain:** N/A

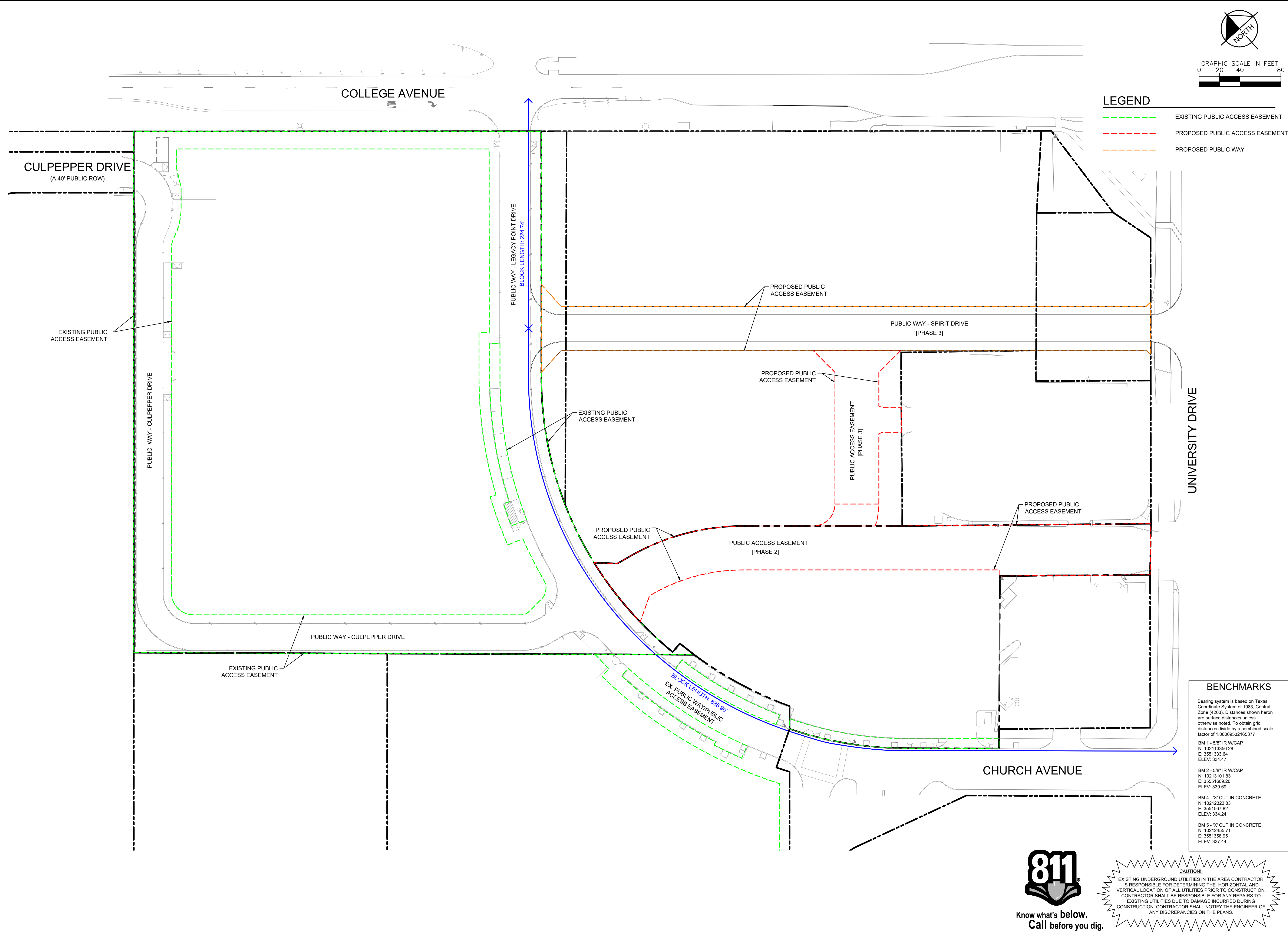
**No. of acres in detention:** N/A

**No. of acres in greenways:** N/A

**Parks & Recreation Advisory Board approval date:**

N/A

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

- EXISTING PUBLIC ACCESS EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED PUBLIC WAY

**BENCHMARKS**

Bearing system is based on Texas Coordinate System of 1983, Central Zone (4203). Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances divide by a combined scale factor of 1.00009532165377

BM 1 - 5/8" IR W/CAP N: 102113356.28 E: 3551333.64 ELEV: 334.47
BM 2 - 5/8" IR W/CAP N: 10213101.83 E: 35551609.20 ELEV: 339.69
BM 4 - "X" CUT IN CONCRETE N: 10212323.83 E: 3551567.82 ELEV: 334.24
BM 5 - "X" CUT IN CONCRETE N: 10212455.71 E: 3551358.95 ELEV: 337.44

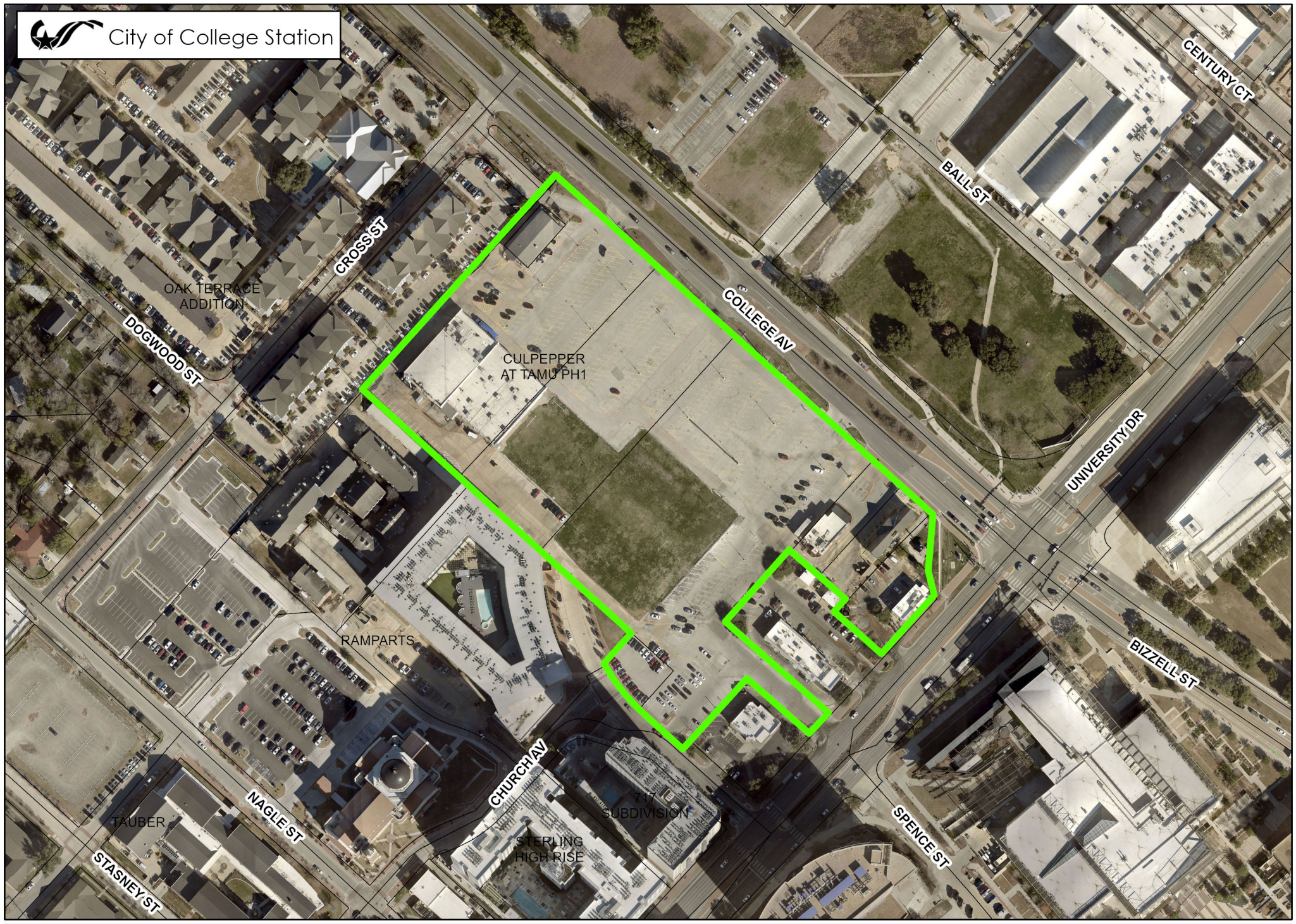


Know what's below.  
Call before you dig.

**CAUTION!!**

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

<b>Kimley»Horn</b>	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 614 HOLLEMAN DRIVE EAST, SUITE 1100 COLLEGE STATION, TX 77840 PHONE: 979-775-8595 FAX: 979-775-8599 WWW.KIMLEY-HORN.COM FIRM NO. F-928
<b>WAIVER EXHIBIT 1</b>	KHA PROJECT: 069294106 DATE: 09/03/2025 SCALE: AS SHOWN DESIGNED BY: PDJ DRAWN BY: PAM CHECKED BY: PDJ
<b>CULPEPPER AT TAMU PHASE 2 PUBLIC INFRA. PLANS</b>	PREPARED FOR: <b>LV COLLECTIVE</b> COLLEGE STATION, TEXAS
SHEET NUMBER <b>EX. 1</b>	REVISIONS No. _____ BY _____ DATE _____



CULPEPPER AT TAMU PH1

OAK TERRACE ADDITION

RAMPARTS

CHURCH AV

STERLING HIGH RISE

717 SUBDIVISION

COLLEGE AV

BALL ST

UNIVERSITY DR

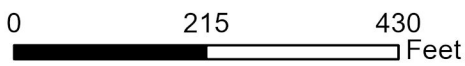
BIZZELL ST

SPENCE ST

NAGLE ST

STASNEY ST

CENTURY CT



Culpepper at TAMU Amendment

Case: PP2025-000008

PRELIMINARY PLAN



**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.
<b>Design Districts</b>	
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.

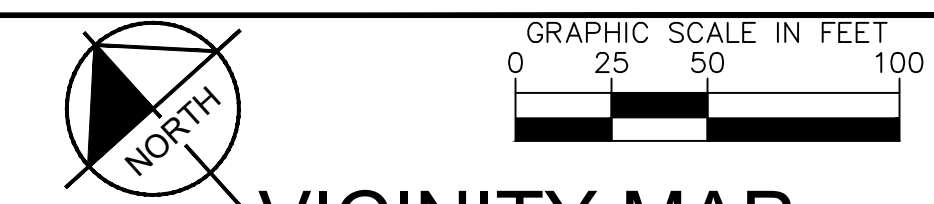
**Retired Districts**

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

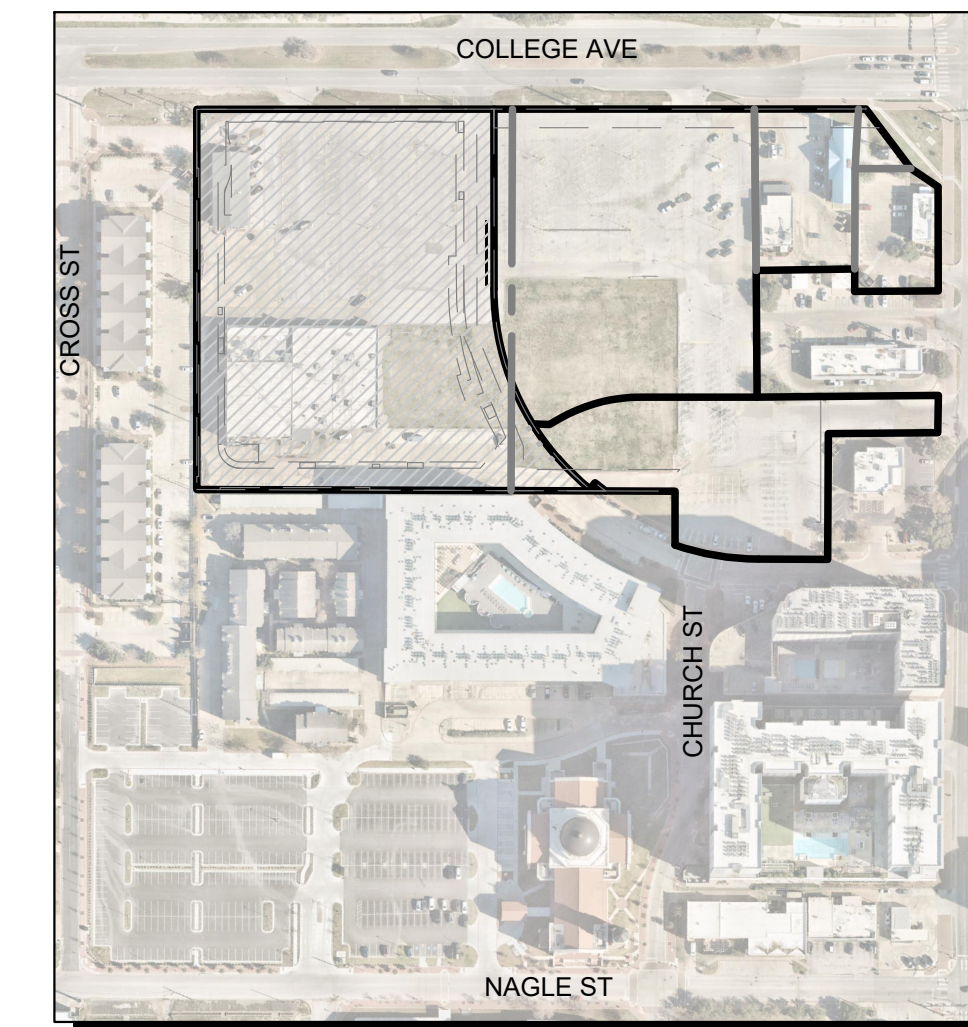


**Culpepper at TAMU Amendment**

Case: PP2025-000008 **PRELIMINARY PLAN**



### VICINITY MAP N.T.S.



### NOTES

- THE FOLLOWING NOTES ARE TAKEN FROM THE LAND TITLE SURVEY PLAT PREPARED BY KERR SURVEYING INCLUDED WITH THIS PRELIMINARY PLAN:
- COORDINATES AND BEARING SYSTEM SHOWN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-110 (N:10211269.23, E:354882.88) AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00009532165377 (CALCULATED USING GEOID19).
  - THE SURVEY PLAT DATED 8/9/2024 WAS PREPARED TO REFLECT THE NOTHING FURTHER CERTIFICATE ISSUED BY FIRST AMERICAN TITLE COMPANY, L.L.C. FILE NO. 1002-399137-RTT, DATED: 06-05-2024. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
    - ITEM c: (4485/142 OPRBCT) RECIPROCAL EMERGENCY ACCESS EASEMENT DOES NOT CROSS THIS TRACT.
    - ITEM f: (4661/24 OPRBCT) UTILITY RIGHT-OF-WAY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THE PLAT.
  - THE SURVEY PLAT WAS PREPARED TO REFLECT THE NOTHING FURTHER CERTIFICATE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1002-399137-A-RTT, DATED: 07-01-2025. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
    - ITEM a: (12294/73 OPRBCT) PUBLIC UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM b: (12294/89 OPRBCT) PUBLIC ACCESS AND LANDSCAPE EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THE PLAT.
  - THE SURVEY PLAT WAS PREPARED TO REFLECT THE NOTHING FURTHER CERTIFICATE ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 1002-399137-A-RTT, DATED: 07-01-2025. THIS CERTIFICATE ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
    - ITEM a: (17612/246 OPRBCT) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOES APPLY TO THE 0.412 ACRE TRACT.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
  - THE SURVEY PLAT DATED 8/9/2024 WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY REPUBLIC TITLE OF TEXAS, INC., GF NO. NCS-1170483-CH2, EFFECTIVE DATE: 03-05-2023. THIS COMMITMENT ONLY REFLECTS A PORTION OF THE PROPERTY SHOWN. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
    - ITEM 10e: (2918/07 OPRBCT) UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10f: (3354/76 OPRBCT) UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10g: (1389/222 OPRBCT) SANITARY SEWER EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10h: (1389/231 OPRBCT) INGRESS AND EGRESS EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10i: (1389/130 OPRBCT) 20' WIDE AERIAL UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10j: (4090/242 OPRBCT) WATER LINE EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10k: (726/494 OPRBCT) 30' SIDE "NO BARRIER" AREAS DO AFFECT THIS TRACT AS SHOWN.
    - ITEM 10m: (3191/5 DRECT) 30' WIDE "USE IN COMMON" AREA APPLIES TO THE CURB CUT ON THE NORTHWEST SIDE OF THE MCDONALD'S TRACT AS SHOWN.
    - ITEM 10n: (1387/323 OPRBCT) POWER LINE EASEMENT DOES AFFECT THIS TRACT AS SHOWN.
    - ITEM 10o: (1589/17 OPRBCT) LICENSE TO ENCROACH DOES AFFECT THIS TRACT AS SHOWN.
    - ITEM 10p: (1389/240 OPRBCT) PARKING LICENSE AGREEMENT NO LONGER AFFECTS THIS TRACT (AREA NOW LIES WITHIN THE DEDICATED RIGHT-OF-WAY OF CHURCH AVENUE).
    - ITEM 10q: (12294/73 OPRBCT) PUBLIC UTILITY EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ITEM 10r: (12294/73 OPRBCT) PUBLIC ACCESS AND LANDSCAPE EASEMENT DOES CROSS THIS TRACT AS SHOWN.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
  - (289/543 OPRBCT) MEMORANDUM OF SHOPPING CENTER LEASE BETWEEN JOHN C. CULPEPPER, SR., "LANDLORD," AND ALBERTSON'S, INC., "TENANT" PREVIOUSLY APPLIED TO A PORTION THIS TRACT AND APPEARS TO NOW BE VACANT.
  - (372/410 OPRBCT) MEMORANDUM OF LEASE CONTRACT BETWEEN JOHN C. CULPEPPER, JR., "LANDLORD," AND COLLEGE STATION-WEINER'S INC., "TENANT" DOES APPEAR (NOW OR FORMERLY) TO APPLY TO A PORTION OF THIS TRACT. EXHIBIT "F" BEING CALLED THE 5.13 ACRE TRACT, THE CALLED 4.963 ACRE TRACT HEREON (FORMERLY CALLED 4.96 ACRE TRACT), AND TO THE CALLED 0.688 ACRE TRACT HEREON (FORMERLY CALLED 0.687 ACRE TRACT).

### AMENDED PRELIMINARY PLAN CULPEPPER AT TAMU LOTS 1, 2, & 3, BLOCK 1. 10.84 ACRES

(TOTAL NUMBER OF PROPOSED LOTS: 3)  
**LOT 1, BLOCK 1 VOLUME-PAGE: 19599-63.**  
& JOSEPH E. SCOTT LEAGUE SURVEY,  
ABSTRACT 50, COLLEGE STATION, BRAZOS  
COUNTY, TEXAS

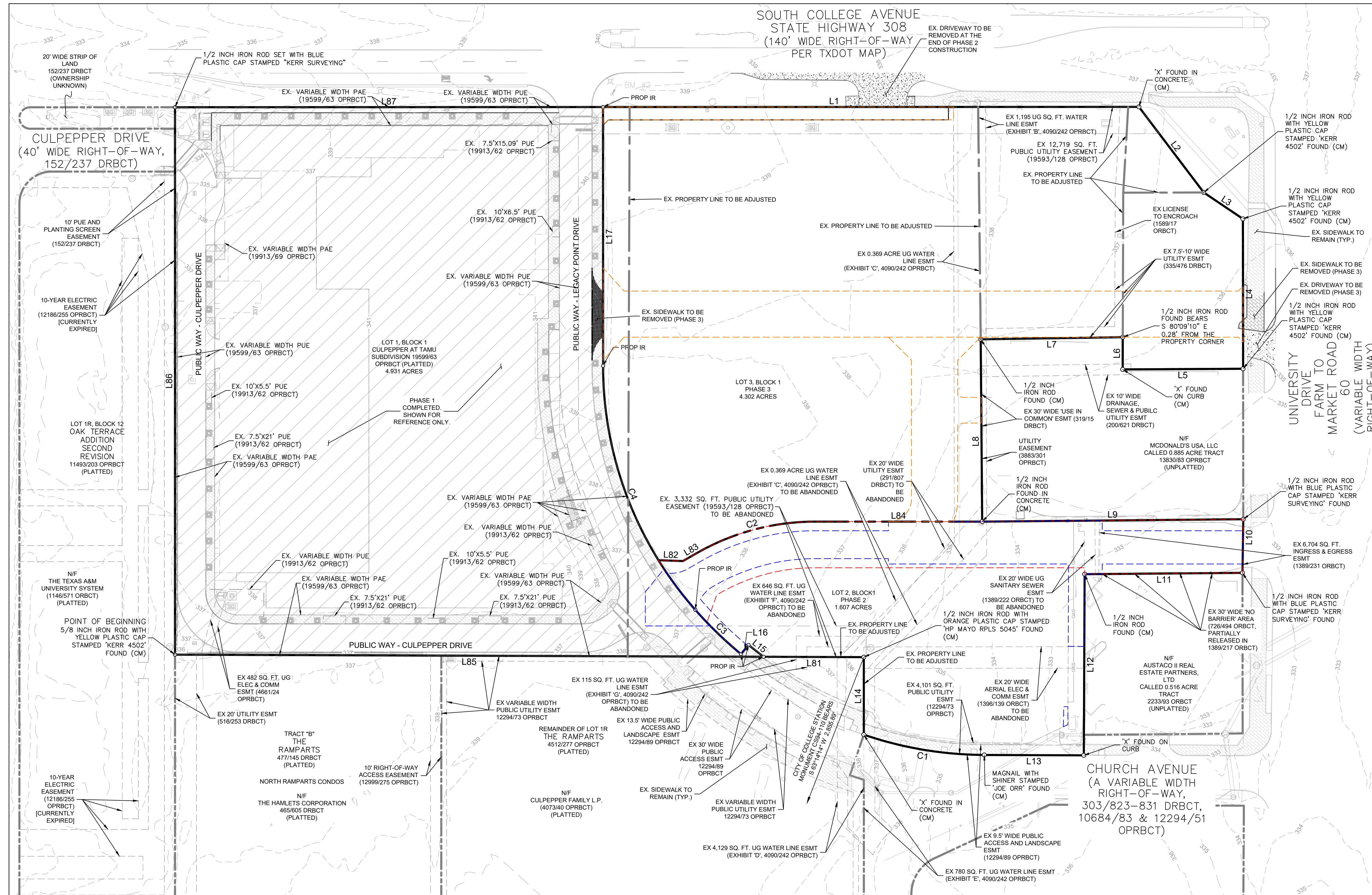
## Kimley»Horn

614 HOLLEMAN DRIVE E, SUITE 1100 COLLEGE STATION, TX 77840 FIRM NO. F-928 Tel. No. (979) 775-9595 Fax No. (979) 775-9599

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	PDJ / JVC	PDJ	SEP. 2025	069294106	1 OF 4

CITY PROJECT NUMBER: PP2025-000008

PROPERTY OWNER:	SURVEYOR:
CULPEPPER FAMILY LP 1700 GEORGE BUSH DRIVE E. COLLEGE STATION, TX 77840 CONTACT: JOHN CULPEPPER PHONE: 979-696-1444	KERR SURVEYING, LLC. TBPELS FIRM #1018500 SURVEY DATE: 3/19/2025 1719 BRVARD STREET DRIVE BRYAN, TX 77802 CONTACT: BRETT LAWLER PHONE: 979-268-3195



### NOTES

- NUMBER OF LOTS PROPOSED: 3. LOT 1 HAS ALREADY BEEN PLATTED.
- NUMBER OF PHASES PROPOSED: 3. PHASE 1 HAS ALREADY BEEN PLATTED.
- EXISTING STRUCTURES: LOT 3. EXISTING STRUCTURES "IHOP," "SCHLOTZSKYS," "CHIPOTLE MEXICAN GRILL," AND THREE ACCESSORY STRUCTURES ARE TO BE DEMOLISHED WITH PHASE 3.
- PROPOSED LAND USES: MULTIFAMILY, MIXED-USE, RETAIL.
- EXISTING ZONING: NG-2
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES (CSU).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS COLLEGE STATION UTILITIES. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO THE CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS THROUGHOUT THE SUBJECT PROPERTY. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- THIS PROPERTY FALLS WITHIN THE FLIGHT PATHS FOR TAKEOFFS AND LANDINGS OF THE EASTERWOOD AIRPORT AND MAY EXPERIENCE NOISE AND POSSIBLE VIBRATION FROM AIRCRAFT.
- NO PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0305F, EFFECTIVE DATE: 04/02/2014.
- PUBLIC WAYS WILL BE MAINTAINED BY LEGACY POINT PROPERTY OWNERS ASSOCIATION.
- POA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 8.3.U OWNERS ASSOCIATIONS FOR FACILITIES.
- CHANGES MADE BETWEEN PP2024-000009 AND NOW INCLUDE MAKING THE EXTENSION OF CULPEPPER DRIVE PAST LEGACY POINT DRIVE ONLY A PUBLIC ACCESS EASEMENT, AND NOT A PUBLIC WAY, TURNING IT NORTH TO NOT CONNECT TO UNIVERSITY DRIVE, RUNNING A NEW PUBLIC WAY "SPIRIT DRIVE" BETWEEN LEGACY POINT DRIVE AND UNIVERSITY DRIVE, AND UPDATING THE PROPOSED LOTS FROM 2 TO 3.
- WITHIN PHASE 1, WAIVERS REQUESTED TO BE GRANTED BY THE PLANNING AND ZONING COMMISSION WERE APPROVED ON 10/17/2024 FOR BLOCK LENGTHS, STREET EXTENSIONS, AND PUBLIC WAY REQUIREMENTS.
- THREE STREET TREES SHOWN ON THE PHASE 1 PRELIMINARY PLAN AND SITE PLAN WILL NOT BE INSTALLED WITH PHASE 1 IN ORDER TO PREVENT HAVING TO REMOVE THEM DURING PHASE 3. AN AMENDED PHASE 1 SITE PLAN WILL BE SUBMITTED TO THE CITY SHOWING THIS REVISION AND REPLACING OTHER TREES ALONG LEGACY POINT DRIVE WITH CANOPY TREES TO ACCOUNT FOR THE LANDSCAPE POINT DIFFERENTIAL ON PHASE 1.

### LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY LINE TO BE ADJUSTED
	EXISTING EASEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (PHASE 2) - SEE SHEET 2 FOR MORE DETAILS
	PROPOSED PUBLIC UTILITY EASEMENT - SEE SHEET 3 FOR MORE DETAILS
	EXISTING CURB LINES (PUBLIC ROAD)
	EXISTING CONTOURS
	EXISTING OVERHEAD ELECTRIC
	EXISTING ELECTRIC POLE
	EXISTING SIDEWALK TO REMAIN
	EXISTING PAVEMENT TO BE REMOVED

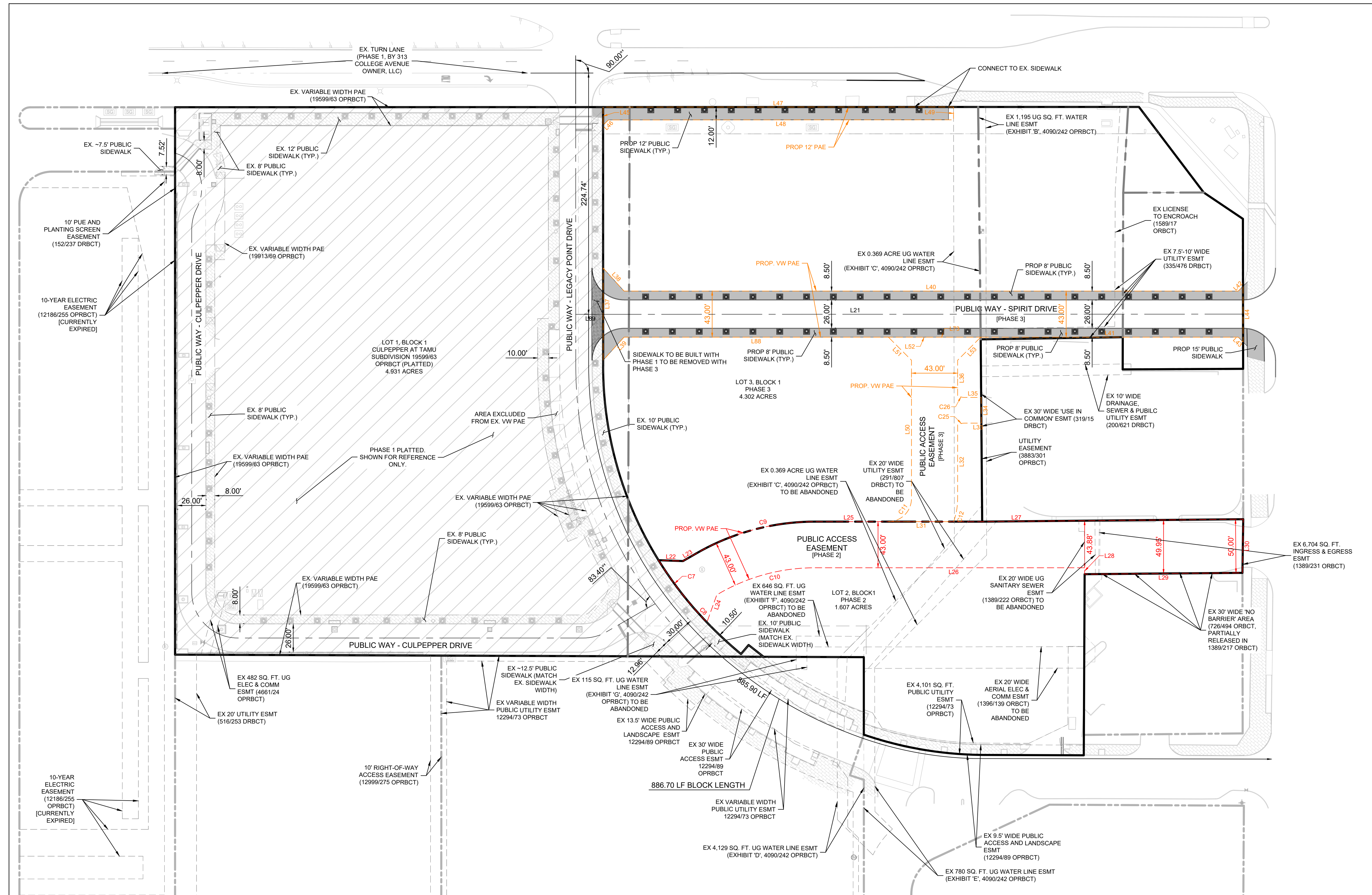
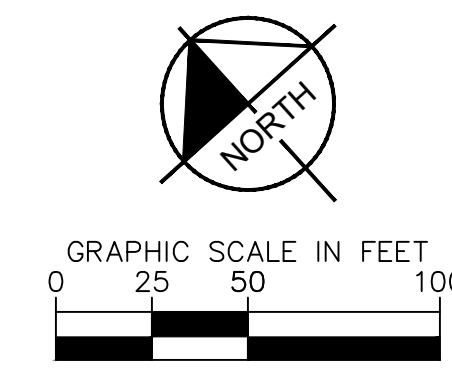
### ABBREVIATIONS

- EX = EXISTING
- IR = IRON ROD
- PAE = PUBLIC ACCESS EASEMENT
- PROP = PROPOSED
- PUE = PUBLIC UTILITY EASEMENT
- VW = VARIABLE WIDTH
- TYP = TYPICAL

# PRELIMINARY NOT FOR RECORD

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# PAE'S, ROAD CENTERLINES, TURN LANES, AND SIDEWALKS



**LEGEND**

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT - PHASE 2
- PROPOSED PUBLIC ACCESS EASEMENT - PHASE 3
- EXISTING CURBLINES (PUBLIC ROAD)
- PROPOSED CURBLINES
- PROPOSED DRIVE CENTERLINE
- PROPOSED PUBLIC SIDEWALK
- EXISTING PUBLIC SIDEWALK
- PUBLIC SIDEWALK TO BE BUILT WITH PHASE 1 AND REMOVED WITH PHASE 3

**ABBREVIATIONS**

- EX = EXISTING
- IR = IRON ROD
- PAE = PUBLIC ACCESS EASEMENT
- PROP = PROPOSED
- PUE = PUBLIC UTILITY EASEMENT
- VW = VARIABLE WIDTH
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**AMENDED PRELIMINARY PLAN  
CULPEPPER AT TAMU  
LOTS 1, 2, & 3, BLOCK 1.  
10.84 ACRES**

(TOTAL NUMBER OF PROPOSED LOTS: 3)  
**LOT 1, BLOCK 1 VOLUME-PAGE: 19599-63.**  
 & JOSEPH E. SCOTT LEAGUE SURVEY,  
 ABSTRACT 50, COLLEGE STATION, BRAZOS  
 COUNTY, TEXAS

## PRELIMINARY NOT FOR RECORD

Kimley»Horn

614 HOLLEMAN DRIVE E, SUITE 1100 COLLEGE STATION, TX 77840 FIRM NO. F-928 Tel. No. (979) 775-9595 Fax No. (979) 775-9599

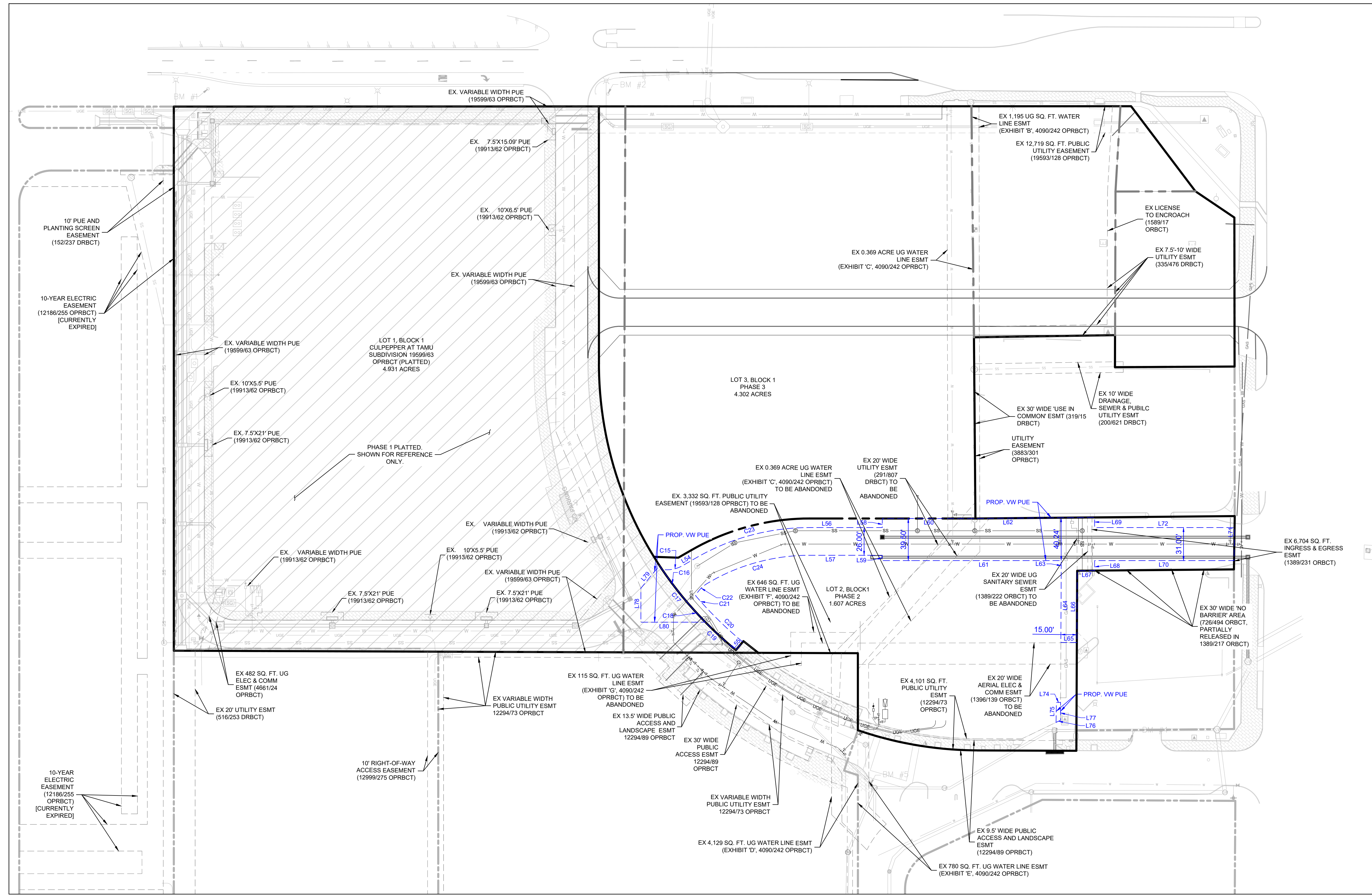
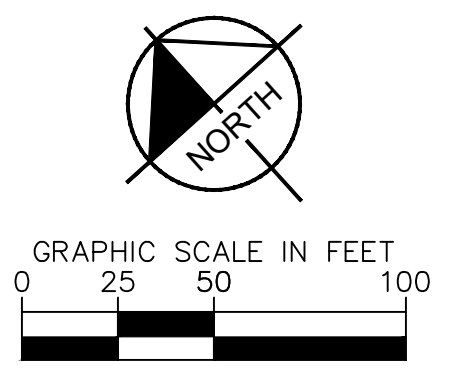
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	PDJ / JVC	PDJ	SEP. 2025	069294106	2 OF 4

**CITY PROJECT NUMBER: PP2025-000008**

<p><b>PROPERTY OWNER:</b>                  CULPEPPER FAMILY LP                  1700 GEORGE BUSH DRIVE E.                  COLLEGE STATION, TX 77840                  CONTACT: JOHN CULPEPPER                  PHONE: 979-696-1444</p>	<p><b>SURVEYOR:</b>                  KERR SURVEYING, LLC.                  TBPELS FIRM #10018500                  SURVEY DATE: 3/19/2025                  1719 BRIARCREST DRIVE                  BRYAN, TX 77802                  CONTACT: BRETT LAWLER                  PHONE: 979-268-3195</p>
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# PUE'S AND UTILITIES



### LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING CURBLINES (PUBLIC ROAD)
- PROPOSED CURBLINES
- PROPOSED STORM DRAIN
- PROPOSED STORM JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- EXISTING WATERLINE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC POLE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND COMMS

### ABBREVIATIONS

- EX = EXISTING
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- PAE = PUBLIC ACCESS EASEMENT
- PROP = PROPOSED
- PUE = PUBLIC UTILITY EASEMENT
- VW = VARIABLE WIDTH
- TYP = TYPICAL

**AMENDED PRELIMINARY PLAN**  
**CULPEPPER AT TAMU**  
**LOTS 1, 2, & 3, BLOCK 1.**  
**10.84 ACRES**  
 (TOTAL NUMBER OF PROPOSED LOTS: 3)  
**LOT 1, BLOCK 1 VOLUME-PAGE: 19599-63.**  
**& JOSEPH E. SCOTT LEAGUE SURVEY,**  
**ABSTRACT 50, COLLEGE STATION, BRAZOS**  
**COUNTY, TEXAS**

## PRELIMINARY NOT FOR RECORD

### Kimley»Horn

614 HOLLEMAN DRIVE E, SUITE 1100 COLLEGE STATION, TX 77840 FIRM NO. F-928 Tel. No. (979) 775-9595 Fax No. (979) 775-9599

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	PDJ / JVC	PDJ	SEP. 2025	069294106	3 OF 4

**CITY PROJECT NUMBER: PP2025-000008**

<b>PROPERTY OWNER:</b> CULPEPPER FAMILY LP 1700 GEORGE BUSH DRIVE E. COLLEGE STATION, TX 77840 CONTACT: JOHN CULPEPPER PHONE: 979-696-1444	<b>SURVEYOR:</b> KERR SURVEYING, LLC. TBPELS FIRM #10018500 SURVEY DATE: 3/19/2025 1719 BRIARCREST DRIVE BRYAN, TX 77802 CONTACT: BRETT LAWLER PHONE: 979-268-3195
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# PROPERTY BOUNDARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	499.33'	S48°01'54"E
L2	100.05'	S4°53'04"W
L3	44.05'	S14°03'33"E
L4	139.77'	S41°55'20"W
L5	112.20'	N48°18'26"W
L6	30.06'	N42°10'13"E
L7	132.40'	N48°52'54"W
L8	169.94'	S41°31'49"W
L9	243.30'	S48°32'27"E
L10	50.01'	S42°50'46"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	147.05'	N48°30'11"W
L12	168.84'	S42°15'19"W
L13	92.73'	N47°48'32"W
L14	72.29'	N41°58'54"E
L15	17.80'	S9°51'14"E
L16	11.00'	N81°54'55"E
L17	241.17'	S41°58'06"W
L81	93.41'	N47°48'16"W
L82	22.81'	S45°58'05"E
L83	14.20'	S78°00'42"E

LINE TABLE		
LINE	LENGTH	BEARING
L84	155.72'	S48°00'42"E
L85	548.38'	N47°48'16"W
L86	510.33'	N41°59'18"E
L87	398.80'	S48°01'54"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	350.00'	114.32'	N38°27'07"W	113.81'	18°42'51"
C2	221.50'	115.98'	S63°00'42"E	114.66'	30°00'00"
C3	374.50'	59.18'	S3°54'47"E	59.12'	9°03'14"
C4	344.50'	248.65'	S21°17'27"W	243.29'	41°21'16"

# PUBLIC UTILITY EASEMENTS

LINE TABLE		
LINE	LENGTH	BEARING
L54	14.20'	N78°00'42"W
L55	10.00'	N81°54'55"E
L56	68.36'	N48°00'42"W
L57	68.36'	S48°00'42"E
L58	8.50'	S41°59'18"W
L59	5.00'	S41°59'18"W
L60	87.36'	N48°00'42"W
L61	167.85'	S48°00'42"E
L62	111.83'	N48°32'27"W
L63	9.48'	S41°59'18"W

LINE TABLE		
LINE	LENGTH	BEARING
L64	67.28'	S42°15'19"W
L65	15.00'	S47°42'37"E
L66	67.32'	N42°15'19"E
L67	16.34'	S48°30'11"E
L68	9.38'	N41°59'18"E
L69	9.53'	N41°59'18"E
L70	130.83'	S48°00'42"E
L71	31.00'	N42°50'46"E
L72	131.30'	N48°00'42"W
L73	86.00'	S48°00'42"E

LINE TABLE		
LINE	LENGTH	BEARING
L74	3.93'	N48°08'40"W
L75	18.79'	S42°59'23"W
L76	4.64'	S73°38'21"E
L77	16.79'	N42°15'19"E
L78	31.85'	N41°59'18"E
L79	27.58'	N81°23'20"E
L80	60.61'	N48°00'42"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C15	30.00'	20.08'	N58°50'23"W	19.70'	38°20'37"
C16	344.50'	43.61'	S4°14'25"W	43.58'	7°15'11"
C17	344.50'	48.10'	S4°36'48"W	48.06'	7°59'58"
C18	374.50'	20.45'	S0°57'02"E	20.45'	3°07'43"
C19	374.50'	59.18'	S3°54'47"E	59.12'	9°03'14"
C20	364.50'	42.28'	N5°07'36"W	42.26'	6°38'47"
C21	364.50'	19.79'	N0°14'53"W	19.79'	3°06'38"
C22	30.00'	15.99'	N85°51'46"E	15.80'	30°32'16"
C23	213.00'	111.53'	N63°00'42"W	110.26'	30°00'00"
C24	187.00'	100.71'	S63°26'24"E	99.50'	30°51'24"

# STREET CENTERLINES PUBLIC ACCESS EASEMENTS

LINE TABLE		
LINE	LENGTH	BEARING
L21	596.26'	S48°01'54"E
L89	25.50'	N48°01'54"W

LINE TABLE		
LINE	LENGTH	BEARING
L22	22.81'	N45°58'05"W
L23	14.20'	N78°00'42"W
L24	27.27'	N61°46'04"E
L25	155.72'	N48°00'42"W
L26	251.21'	S48°00'42"E
L27	243.30'	N48°32'27"W
L28	6.02'	S41°59'22"W
L29	147.05'	S48°30'11"E
L30	50.01'	N42°50'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	60.80'	N48°00'42"W
L32	68.80'	S41°59'18"W
L33	15.62'	N48°00'42"W
L34	23.94'	S41°31'49"W
L35	15.43'	S48°00'42"E
L36	33.13'	S41°59'18"W
L37	86.00'	N41°58'08"E
L38	29.02'	S0°13'41"E
L39	29.03'	S84°11'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L40	572.31'	S48°00'42"E
L41	239.99'	N48°00'42"W
L42	6.27'	N86°59'18"E
L43	6.32'	N3°00'42"W
L44	51.90'	S41°55'20"W
L45	17.00'	S41°58'06"W
L46	7.07'	N86°59'18"E
L47	326.55'	N48°01'54"W
L48	321.58'	S48°01'56"E

LINE TABLE		
LINE	LENGTH	BEARING
L49	12.00'	N41°52'07"E
L50	128.95'	N41°59'18"E
L51	30.41'	N3°00'42"W
L52	86.00'	S48°00'42"E
L53	30.41'	S86°59'18"W
L88	246.32'	N48°00'42"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C7	344.50'	57.76'	S5°25'02"W	57.70'	9°36'25"
C8	374.50'	15.80'	S0°35'42"E	15.80'	2°25'02"
C9	221.50'	115.98'	N63°00'42"W	114.66'	30°00'00"
C10	178.50'	96.13'	S63°26'24"E	94.97'	30°51'24"
C11	21.50'	33.76'	N86°58'37"E	30.40'	89°58'38"
C12	64.50'	21.92'	S51°43'27"W	21.81'	19°28'16"
C25	14.50'	6.74'	N61°19'41"W	6.68'	26°37'59"
C26	14.50'	6.74'	S34°41'42"E	6.68'	26°37'59"

# PRELIMINARY NOT FOR RECORD

AMENDED PRELIMINARY PLAN  
**CULPEPPER AT TAMU**  
 LOTS 1, 2, & 3, BLOCK 1.  
 10.84 ACRES  
 (TOTAL NUMBER OF PROPOSED LOTS: 3)  
 LOT 1, BLOCK 1 VOLUME-PAGE: 19599-63.  
 & JOSEPH E. SCOTT LEAGUE SURVEY,  
 ABSTRACT 50, COLLEGE STATION, BRAZOS  
 COUNTY, TEXAS

**Kimley»Horn**

614 HOLLEMAN DRIVE E, SUITE 1100 COLLEGE STATION, TX 77840 FIRM NO. F-928 Tel. No. (979) 775-9595 Fax No. (979) 775-9599

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	PDJ / JVC	PDJ	SEP. 2025	069294106	4 OF 4

CITY PROJECT NUMBER: PP2025-000008

**PROPERTY OWNER:**  
 CULPEPPER FAMILY LP  
 1700 GEORGE BUSH DRIVE E.  
 COLLEGE STATION, TX 77840  
 CONTACT: JOHN CULPEPPER  
 PHONE: 979-696-1444

**SURVEYOR:**  
 KERR SURVEYING, LLC.  
 TBPELS FIRM #10018500  
 SURVEY DATE: 3/19/2025  
 1718 BRIARCREST DRIVE  
 BRYAN, TX 77802  
 CONTACT: BRETT LAWLER  
 PHONE: 979-268-3195

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**Preliminary Plan  
for  
BERTRAM GROVE  
PP2025-000009**

<b>Scale</b>	Thirty (30) lots and five (5) common areas on approximately 50 acres of land
<b>Location</b>	Generally located in the City’s ETJ, southeast of the intersection of Greens Prairie Rd and Royder Rd
<b>Applicant</b>	Beamon Engineering
<b>Project Manager</b>	Gabriel Schrum, Staff Planner <a href="mailto:gschrum@cstx.gov">gschrum@cstx.gov</a>
<b>Project Overview</b>	<p>This preliminary plan was applied for at the end of July 2025. This preliminary plan includes the proposal of 30 single family lots, 5 common areas, and the continued projection of Wild Creek Road from Northwest to Southeast.</p> <p>There are 2 waivers being requested. The first waiver is specifically for the block length of the now connected Wild Creek Rd down to Royder Rd. The request is for the block length to be approximately 1,650ft compared to the typical city requirement of 1,500ft.</p> <p>The second waiver is to street projections for Triple Bend Rd located on the Northern portion of the property. The applicant has provided that the county will not maintain a creek crossing at this location aswell. The 10 AC remainder tract, will have public access via Triple Bend Rd.</p> <p>This preliminary plan is for a development consisting of a single-family lots located just outside of city limits in the City’s ETJ.</p>
<b>Parkland Dedication</b>	Parkland dedication fees will be paid at the time of platting with a single family rate of \$5,256 per dwelling unit.
<b>Traffic Impact Analysis</b>	A trip generation letter was provided, and no mitigation was deemed necessary as a result of the proposed development.
<b>Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance</b>	The preliminary plan is compliant with the Comprehensive Plan Future Land Use and Character Map, which is classified as Rural.
<b>Compliant with Subdivision Regulations</b>	Yes, with the exception of the proposed two (2) waiver requests. This waiver is related to block length (UDO

	<p>Section 8.4.E.1. 'Blocks') for Smalls Creek Rd between Royder Rd and Wild Creek Rd.</p> <p>The second waiver is related to street projections (UDO Section 8.4.C.3.a 'Streets') from the intersection of Wild Creek Rd and Smalls Creek Rd up to Triple Bend Rd.</p>
<b>Staff Recommendation</b>	<p>Staff recommends approval of the waiver and the Preliminary Plan.</p>

**Supporting Materials**

- 1. Waiver Request
- 2. Applicants Supporting Information
- 3. Aerial and Small Area Map
- 4. Preliminary Plan

# SUBDIVISION WAIVER REQUEST

The proposed Preliminary Plan is in compliance with the applicable Subdivision Regulations contained in the UDO except for the following waiver request:

**UDO Section 8.4.E.1. 'Blocks'** -Per the requirements of this section, block length shall not exceed 1500' for Rural context zones. As indicated in the waiver request, the request is for an increase in block length, which in this case extends along Smalls Creek Rd. As indicated in the graphic provided, the block length on Smalls Creek Rd is ~1,650' (as shown below in Green).

The applicant states that due to the existing condition of Wild Creek being located on this property they are requesting that the intersection 1,650' from Royder Rd. They are requesting the approval of the waiver due to the existing site condition of the creek not being able to be altered.



The applicant is requesting this waiver as their intention is to provide a single family subdivision in the City's ETJ. The applicant states that granting of the waivers will not affect the subdivision of the adjacent property as there is an extension provided west to east through Wild Creek Rd and have Triple Bend Rd on the other side of the creek.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

*The applicant is proposing a public right-of-way which is not meeting the block length requirements. The property is large, being a non-platted property of about 42 acres with a sizable creek area located near the rear of the property. This property is located just southeast of the intersection of Royder Rd and Greens Prairie Rd with a proposed extension of Wild Creek Ct being included within its bounds. This extension will go from the western property line to the eastern to allow for continuous access.*

- 2) That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

*If the waiver is not granted, the subject property can still be subdivided. The property is over 42 acres in size and there is a minimum lot size of 1 acre within the City of College Station's ETJ. While the subdivision is proposed to include thirty (30) lots, it may be reconfigured to still meet the requirements of the Unified Development Ordinance with block length. However, the applicant has stated the due to the special circumstances of the creek located on this property and the lack of being able to change the existing conditions, the development specifically would be disrupted, and modifications would be necessary. They also state that the block length waiver protects the neighbor to the east from needing to extend more streets than necessary onto their property.*

- 3) The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

*The granting of these waivers would not be detrimental to the public health, safety, or welfare of other properties in the area as this development will comply with all other standards and requirements found in the subdivision standards of the Unified Development Ordinance as they apply to properties located within the City of College Station's ETJ.*

*The applicant has stated the waivers will not be detrimental to the public because fire access and protection will still be adequate, and the limited number of acreage with the lots do not generate enough traffic to cause an issue with circulation and access to Royder Road or Greens Prairie Road.*

- 4) That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this**

**chapter.**

*These waivers will not have a negative effect on the orderly subdivision of land in the area. Public access is still encompassed with the proposed streets being provided to connect to existing subdivisions as well as to provide for a future connection to the adjacent properties. With the exception of the waivers requested, they will be meeting the requirements of the Unified Development Ordinance.*

*If the Commission approves the waiver, the Commission shall incorporate the findings of the waiver into the official minutes of the meetings at which such waiver is granted. If the waiver is denied, then the preliminary plan is also denied. For this preliminary plan to be approved as proposed, the waiver needs to be accepted. Waivers may be granted only when in harmony with the general purpose and intent of this UDO so that public health, safety, and welfare may be secured and substantial justice done.*

*Staff is recommending approval of the waiver request.*



The applicant is requesting this waiver to street projections as their intention is to provide a single family subdivision in the City's ETJ. The applicant states that the waiver will protect the rights of the neighbor to the north to not burden their property with a substantial drainage structure if they decide to develop in the future. The applicant has provided access points through the property with the extension of Wild Creek Rd and has provided a drainage study for the creek area that necessitates this waiver.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1. That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**

*The applicant is requesting a waiver to street projection requirements through the property to the property line along the northeast to Triple Bend Rd. The applicant states that a meandering creek runs west to east on the property to the north, which would require a substantial drainage structure to cross the creek. Furthermore, there is already a ROW extended to the northern property from Triple Bend Road.*

- 2. That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**

*If the waiver is not granted, the subject property can still be subdivided. The property is over approximately 42 acres in size and there is a minimum lot size of 1 acre within the City of College Station's ETJ. While the subdivision is proposed to include thirty (30) lots, it may be reconfigured to still meet the requirements of the Unified Development Ordinance with street projections. However, the applicant has stated the due to the special circumstances of the creek located on this property, and the lack of being able to change the existing conditions, the development specifically would be disrupted, and these modifications would be necessary. The applicant provided that the waiver for the street projection to the north, will protect the rights of the neighbor to the north to not burden their property with a substantial drainage structure if they decide to develop in the future.*

- 3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**

*The granting of these waivers would not be detrimental to the public health, safety, or welfare of other properties in the area as this development will comply with all other standards and requirements found in the subdivision standards of the Unified Development Ordinance as they apply to properties located within the City of College Station.*

*The applicant has stated the waivers will not be detrimental to the public because fire access and protection will still be adequate and the limited number of acreage lots do not generate enough traffic to cause an issue with circulation and access to Royder Road or Greens Prairie Road.*

- 4. That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

*These waivers will not have a negative effect on the orderly subdivision of land in the area. Public access is still encompassed with the proposed streets being provided to connect to existing subdivisions as well as to provide for a future connection to the adjacent properties. The applicant states if the waivers are not granted, then it possibly interrupts the orderly subdivision of land due to the size and shape of the existing neighboring properties. With the exception of the waivers requested, they will be meeting the requirements of the Unified Development Ordinance.*

*If the Commission approves the waiver, the Commission shall incorporate the findings of the waiver into the official minutes of the meetings at which such waiver is granted. If the waiver is denied, then the preliminary plan is also denied. For this preliminary plan to be approved as proposed, the waiver needs to be accepted. Waivers may be granted only when in harmony with the general purpose and intent of this UDO so that public health, safety, and welfare may be secured and substantial justice done.*

*Staff is recommending approval of the waiver request.*



**October 2, 2025**  
**Item No. 5.3.**  
**Summit Crossing Expansion -2**

**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 to MF Multi-Family for approximately 4.71 acres generally located south of the intersection of University Drive East and East Crest Drive. Case #REZ2025-000022 (Note: Final action of this item will be considered at the October 9, 2025 City Council Meeting – Subject to change)

**Relationship to Strategic Goals:**

Diverse and Growing Economy

**Recommendation(s):** Staff recommends approval of this rezoning request with the following condition: A 10' landscape buffer with an 8' fence in accordance with Section 7.7.F. of the Unified Development Ordinance as required between GC General Commercial and MF Multi-Family uses be provided along the western property line of the MF Multi-Family portion of this rezoning adjacent to Lot 1, Block 1, Crescent Pointe Phase 1 and Lot 4, Block 1, Crescent Pointe Phase 1 be provided on the subject property at time of site development.

**Summary:** This request is to rezone approximately 4.71 acres of land generally located south of the intersection of University Drive East and East Crest Drive from GC General Commercial to MF Multi-Family. The area proposed to be rezoned consists of a portion of an un-platted property and is currently vacant. The property was originally zoned R Rural upon annexation to the City in 1980 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. This request is an expansion to a recent rezoning request that was approved on August 14, 2025 which included the same condition. The applicant is requesting the MF Multi-Family zoning district for a proposed multi-family development which would not be permitted within the GC General Commercial zoning district.

**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 a 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 was also recently 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 a 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 Comprehensive Plan serves as a guide to achieve the community's vision for the future. It anticipates and guides physical development in a manner that provides College Station with a balance of land uses that promote economic development while retaining the quality of life. The future land use designations are generally flexible and are not tied to a specific boundary as compared to the zoning district. This is also more apparent as the property has not been subdivided or there are no natural features dictating the boundary (i.e. floodplain).

The proposed rezoning request to MF Multi-Family is consistent with the Comprehensive Plan as the request will be providing a development with permitted uses allowed by the zoning district.

**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 zoned property and office uses. To the south, the area remains undeveloped and was recently rezoned to MF Multi-Family. The other surrounding properties are zoned GC General Commercial. To the west, the property is developed as an existing office development, while the property to the north and east are vacant. 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 an extension of 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 multi-family but would have to conform to the density standards for the district. The site also has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance. This request would expand the MF Multi-Family area when taking into consideration the adjacent area that was rezoned in August 2025.

**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 development 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. University Drive East is identified as a Major Arterial on the Thoroughfare Plan. 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. The use is expected to generate more than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was required to be 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 and a roundabout or signal along Harvey Road at Summit Crossing Lane.

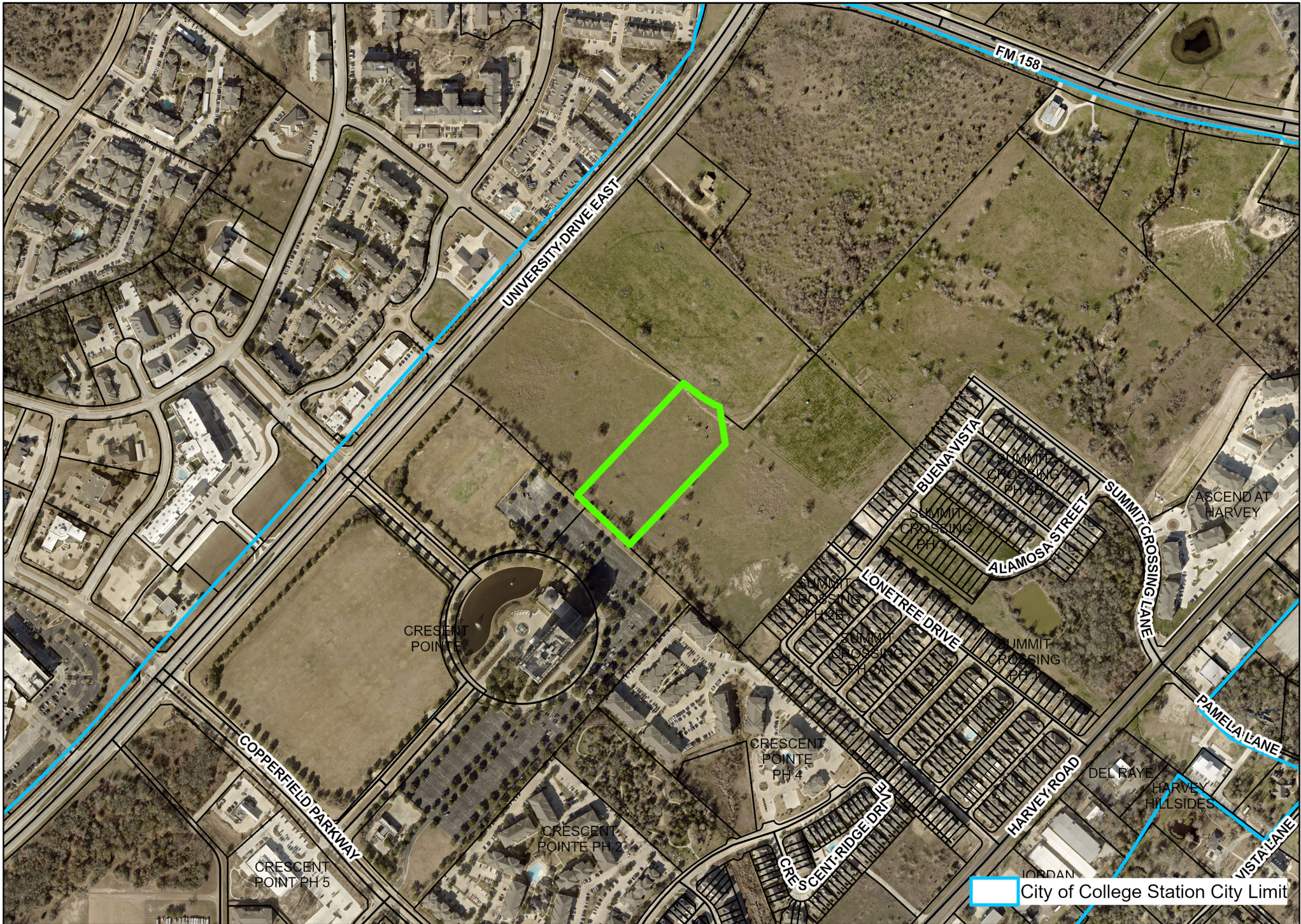
**5. The marketability of the property:**

The applicant states the property can be marketable for commercial uses, and 15 acres of commercial land has been preserved closer to University Drive East to develop it for commercial uses.

**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



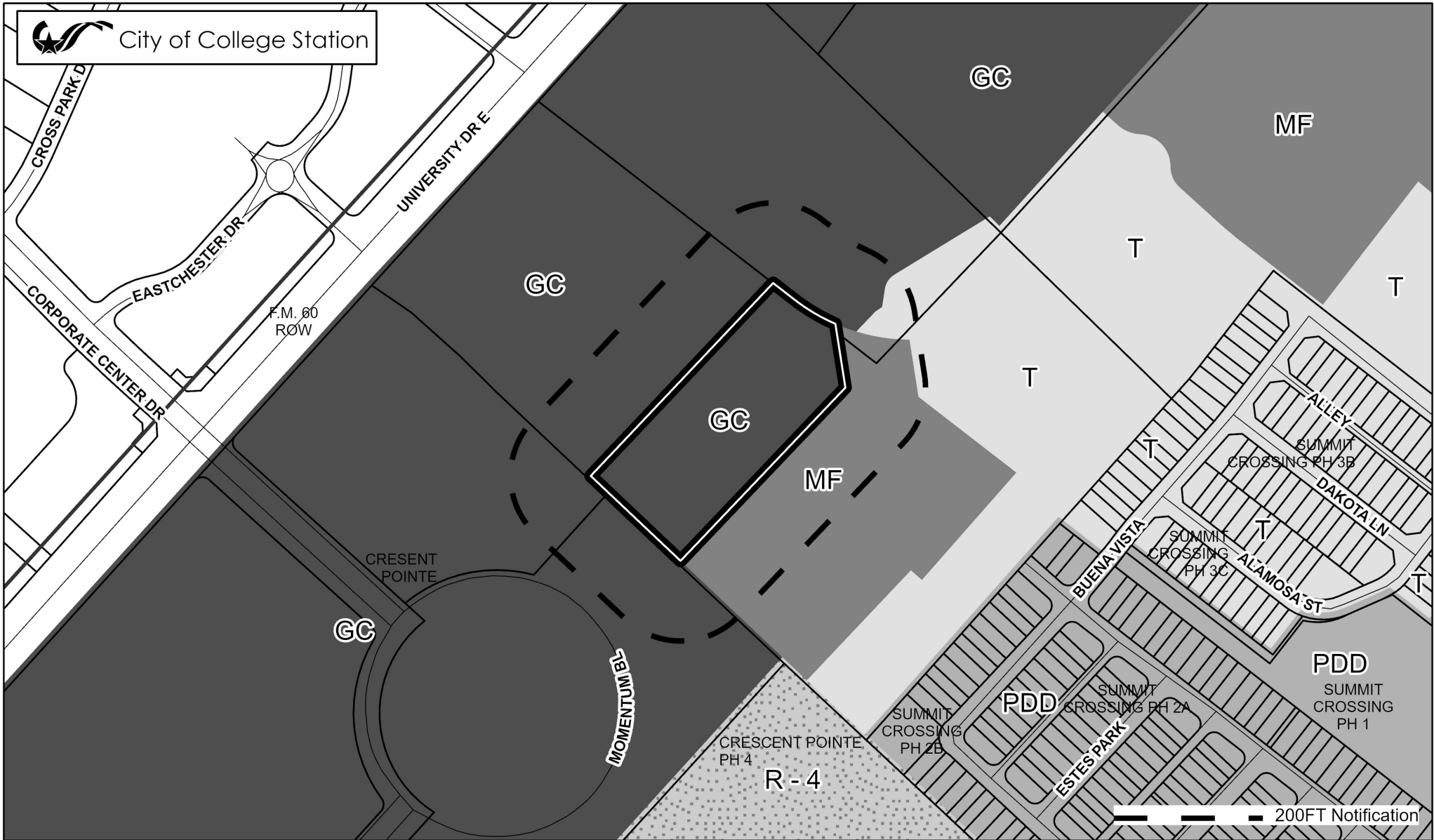
City of College Station City Limit



**SUMMIT CROSSING EXPANSION-2**

Case:  
REZ2025-000022

**REZONING**  
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**ZONING DISTRICTS** (In Grayscale)

<b>Residential</b>	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.

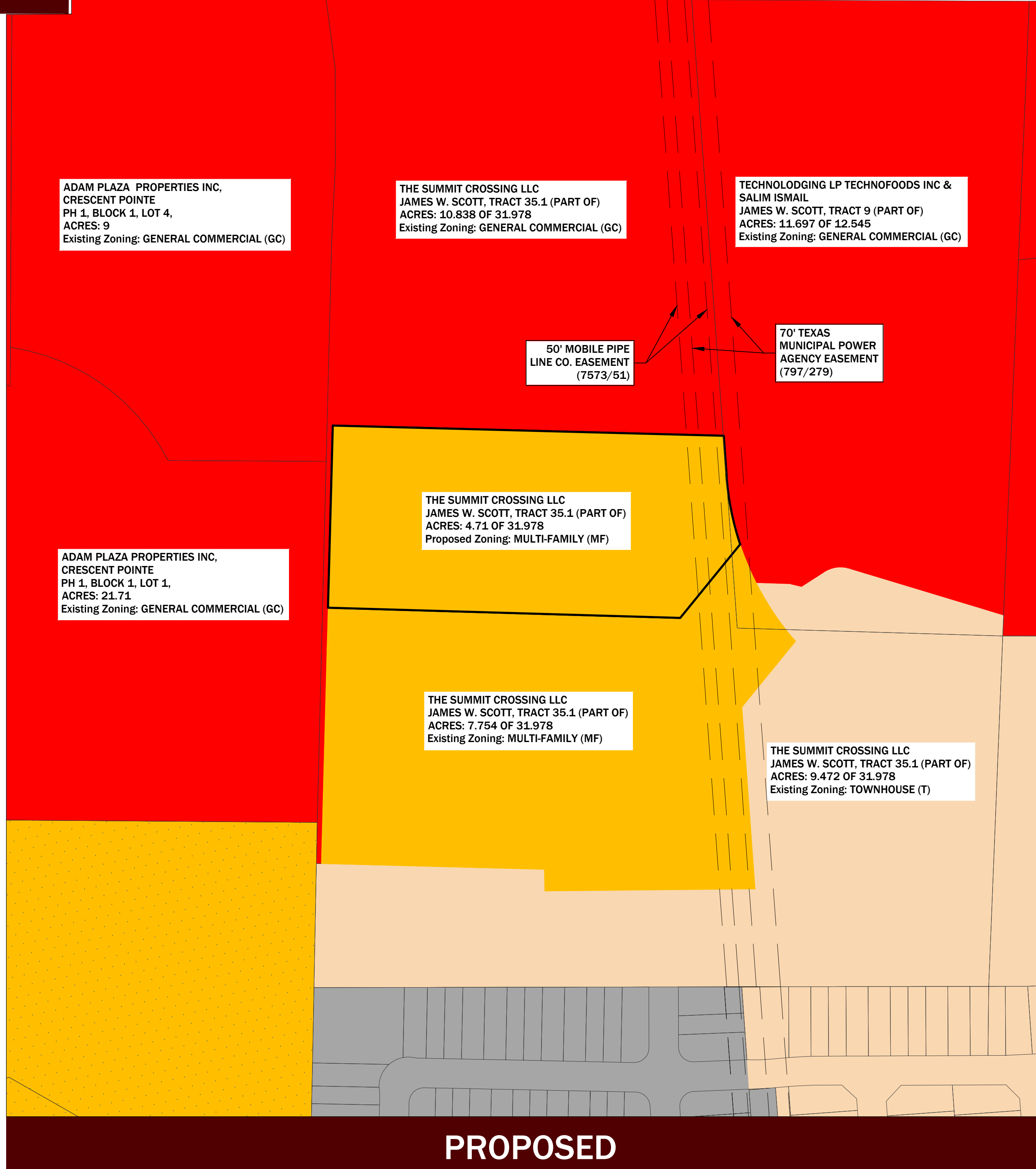
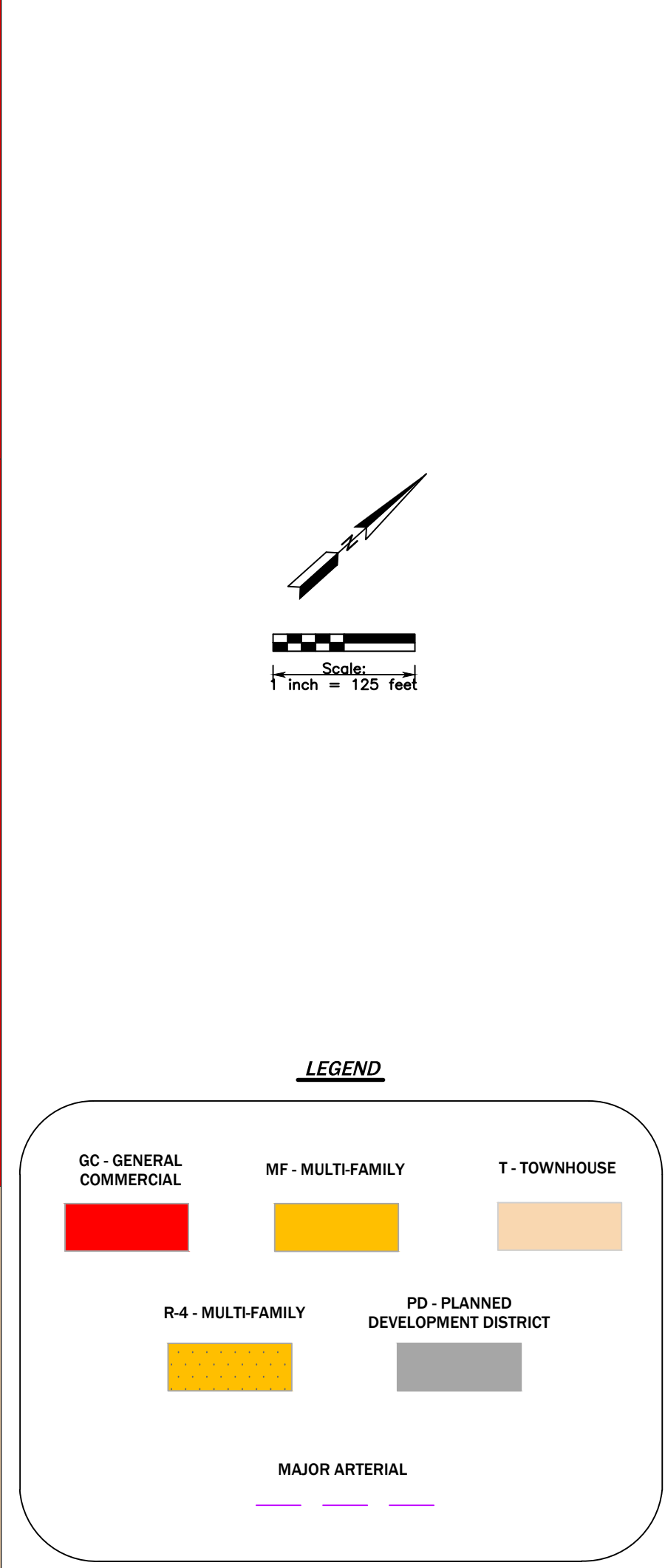
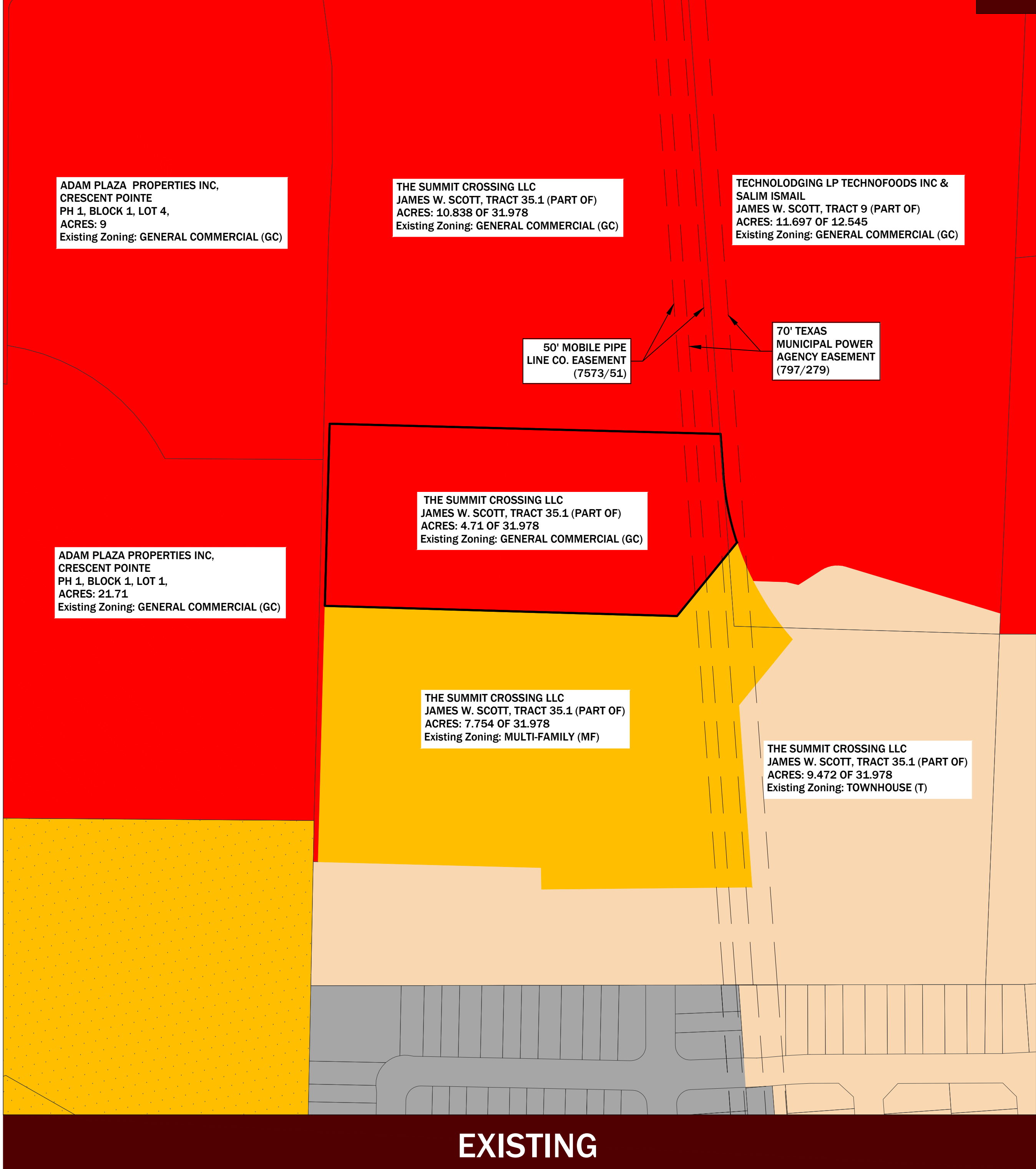
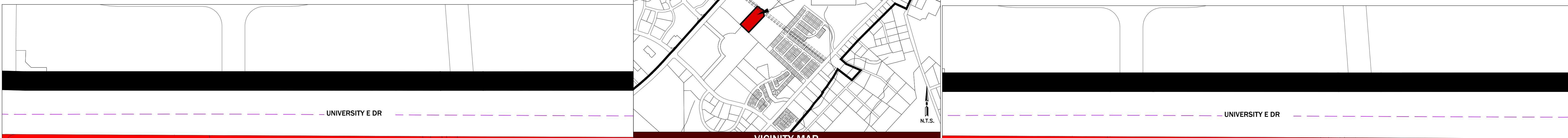
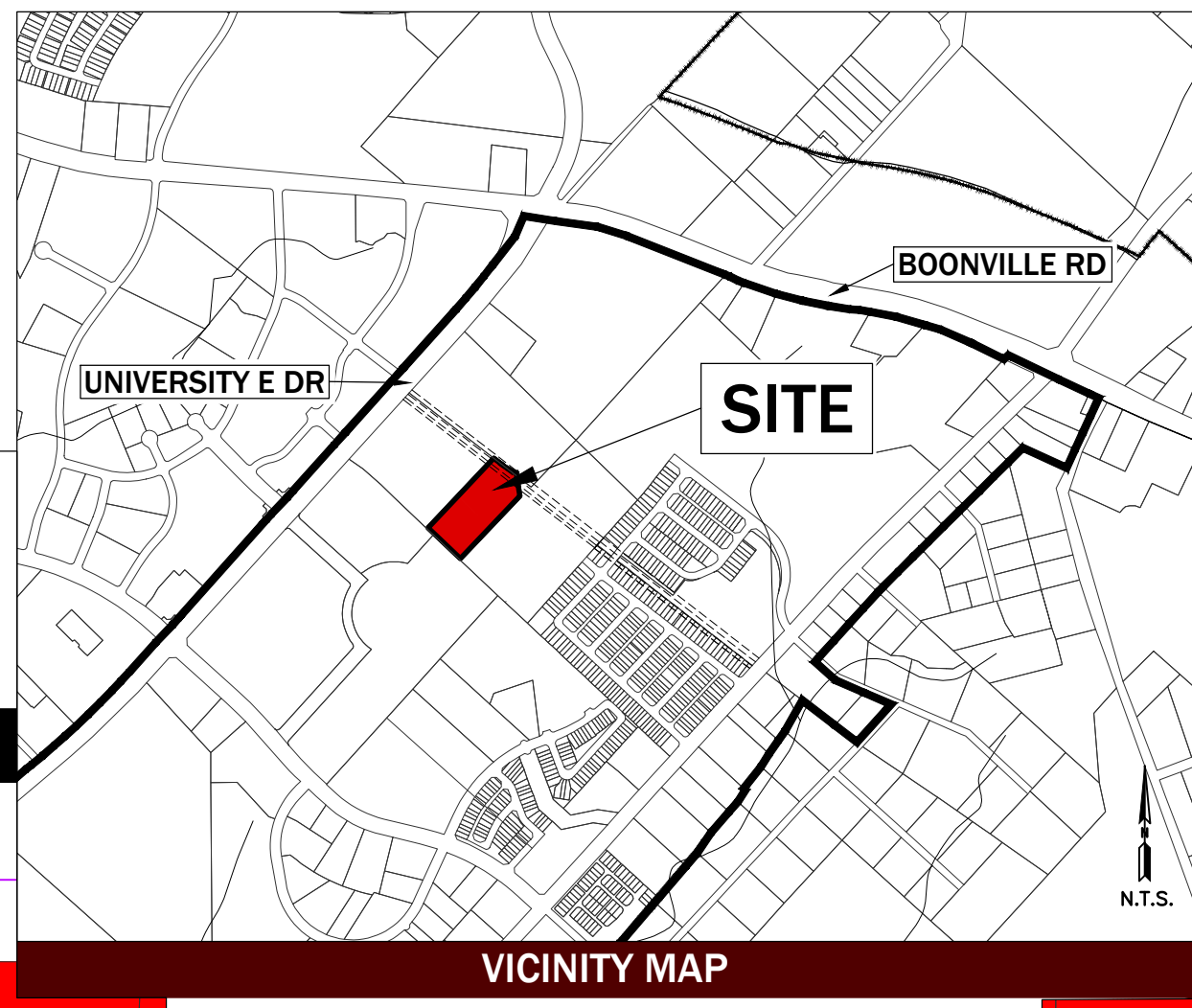
**Retired Districts**

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



**SUMMIT CROSSING EXPANSION-2**

Case: REZ2025-000022 **REZONING**



**BACKGROUND INFORMATION**

**NOTIFICATIONS**

Advertised Commission Hearing Date:                   October 2, 2025  
 Advertised Council Hearing Date:                   October 9, 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:                   8

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**

<b>Direction</b>	<b>Comprehensive Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	General Commercial	GC General Commercial	Vacant
<b>South</b>	Urban Residential	MF Multi-Family	Office, Vacant
<b>East</b>	General Commercial, Urban Residential	GC General Commercial, MF Multi-Family	Vacant
<b>West</b>	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



# REZONING APPLICATION SUPPORTING INFORMATION

**Name of Project:** SUMMIT CROSSING EXPANSION-2 (REZ2025-000022)

**Address:** N/A

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

**Total Acreage:** 4.71

**Applicant::** CRISSY HARTL

**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.**

On August 14, 2025, the City Council approved a Comprehensive Plan Amendment and rezoning requests for multi-family and townhome uses in the Summit Crossing development. Due to negotiations with the neighboring Adam Corporation before the City Council meeting, the applicant withdrew a portion of the multi-family request, referred to as Tract 1, with the intent to bring back a new application to reflect the adjusted property configuration. This rezoning request is the remainder of the multi-family portion of the 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.**

The Comprehensive Plan was recently amended to reflect Urban land uses as being appropriate for this property. The requested zone change to MF Multi-family is in accordance with the Comprehensive Plan.

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

Commercial uses can be suitable on this property, and approximately 15 acres of commercial has been preserved closer to University Drive East. Office and multi-family uses have been developed in the vicinity of the property and would be a suitable land use. However, multi-family housing is highly desired in College Station and more suitable for the property.

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

Summit Crossing is developing into a mixed-use area that includes commercial uses and a mix of residential units including multi-family and townhomes that were recently approved by the City Council. Rezoning the additional acreage for multi-family uses is suitable for this property.

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

Summit Crossing is developing into a mixed-use area that includes commercial uses and a mix of residential units including multi-family and townhomes that were recently approved by the City Council. Rezoning the additional acreage for multi-family uses is suitable for this property.

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

The property can be marketable for commercial uses, and 15 acres of commercial land has been preserved closer to University Drive East to develop it for commercial uses.

**List any other reasons to support this zone change.**

N/A



# EXISTING Future Land Use

