



College Station, TX

Meeting Agenda
Zoning Board of Adjustment
1101 Texas Avenue, College Station, TX 77840
Internet: www.microsoft.com/microsoft-teams/join-a-meeting
Meeting ID: 274 078 707 000 28 | Passcode: HD2xe7xw
Phone: 833-240-7855 | Phone Conference ID: 781 216 067#

The City Council may or may not attend this meeting.

January 6, 2026

6:00 PM

Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a 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 meeting to order and consider absence requests.

2. Agenda Items.

2.1. Consideration, discussion, and possible action to approve meeting minutes:

Attachments: 1. October 7 2025

2.2. Public Hearing, presentation, discussion, and possible action regarding a variance to the maximum size of accessory structures per the Unified Development Ordinance Section 6.5.B.1 'Accessory Structures,' for the property located at Woodland Acres, Lot 6 (Front 419' of), Acres 1.4445, generally located at 904 Ashburn Avenue. The property is zoned GS General Suburban. Case #AWV2025-000091

Sponsors: Gabriel Schrum

Attachments:

1. Staff Report
2. Aerial and Small Area Map
3. Concept Plan and Survey
4. Applicant's Supporting Information

3. Adjourn.

Adjournment into Executive Session may occur in order 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 December 29, 2025 at 5:00 p.m.

City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."

Minutes
Zoning Board of Adjustments
Regular Meeting
October 7, 2025

MEMBERS PRESENT: Chairperson Bill Lartigue, Board Members Justin Collins, Michael Martinez, Jaymeson Hacker, and James Hutchins

CITY STAFF PRESENT: Assistant Director of Planning & Development Services Molly Hitchcock, Staff Planner Garrett Segraves, Assistant City Attorney David Purnell, Technology Service Specialist Roxanna Duran, and Administrative Support Specialist Kristen Hejny

1. Call meeting to order.

Chairperson Lartigue called the meeting to order at 6:10 p.m.

2. **Agenda Items**

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

- September 2, 2025

Board Member Martinez moved to approve the meeting minutes from September 2, 2025, Board Member Collins seconded the motion, the motion passed 5-0.

- 2.2. Public Hearing, presentation, discussion, and possible action regarding a height variance to the Airport Zoning Ordinance for the properties located at A002601, John H Jones (ICL), Tract 22, 50.15 Acres, and A002601, John J Jones (ICL), Tract 77.2, 20.54 Acres. The properties are zoned R Rural and PDD Planned Development District. Case #AWV2025-000095

Planner Segraves presented the item to the Board and stated that the applicant is requesting a 63-foot height variance for the use of a mobile crane.

Staff recommended approval of the request due to the fact that it does meet the specified criteria. Specifically:

1. A literal application or enforcement of the regulation would result in practical difficulty or unnecessary hardship.
2. The granting of the relief would result in substantial justice being done.
3. The granting of the relief would not be contrary to the public interest.
4. The granting of the relief would be in accordance with the spirit of the regulation.

Board Member Collins asked for additional information on how the eight-hour time

allowance placed by the Texas A&M University System and the Federal Aviation Administration, is regulated.

Assistant Director Hitchcock clarified that mobile cranes are temporary variances with time limitations as recommendations from outside entities.

Chairperson Lartigue opened the public hearing.

No visitors spoke.

Chairperson Lartigue closed the public hearing.

Board Member Hutchins motioned to approve the variance as it will not be contrary to the public interest, the fact that the Federal Aviation Administration (FAA) and Texas A&M University did not have concerns, and that the approval was within the Zoning Board of Adjustment's jurisdiction, Board Member Hacker seconded the motion, the motion passed 5-0.

3. Discussion and possible action on future agenda items - A 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.

There was no discussion on future agenda items.

4. Adjourn.

The meeting adjourned at 6:16 p.m.

Approved:

Attest:

Bill Lartigue, Chairperson

Kristen Hejny, Board Secretary



**VARIANCE REQUEST
FOR
904 Ashburn Ave
AWV2025-000091**

REQUEST: An increase to the maximum size of an accessory structure as set forth in the Unified Development Ordinance Section 6.5.B.1 'Accessory Structures'

LOCATION: 904 Ashburn Ave
WOODLAND ACRES, LOT 6 (FRONT 419' OF), ACRES 1.4445

ZONING: GS General Suburban

PROPERTY OWNER: SPEARS BRANDON & ERICA

APPLICANT: Brandon Spears

PROJECT MANAGER: Gabriel Schrum, Staff Planner
gschrum@cstx.gov

BACKGROUND: The subject property is the location of an approximately 2,061 sq.ft. single family home accessed by a gravel drive. The home was built around 1963 with no major additions being made to the site until this proposal. According to UDO Section 6.5.B.1 "all accessory uses shall contain no more square footage than twenty-five (25) percent of the habitable floor area of the principal structure or four hundred (400) square feet, whichever is greater." With the primary structure size of 2,061 sq.ft., the combined area of all accessory uses is not to exceed 515.25 sq.ft. (25% of the area of the principal structure). The applicant is proposing to add a detached 1,196 sq.ft. accessory living quarters (this includes conditioned storage) to the rear of the existing home. At 1,196 sq.ft., the proposed accessory living quarters would be 58% of the principal structure on site. This necessitates the request for the variance to Unified Development Ordinance Section 6.5.B 'Accessory Structures' to allow the total accessory structures on the lot to exceed the 25% maximum (515.25 square feet) by allowing an additional 680.75 sq.ft. of accessory structures, which is 58% of the size of the home.

APPLICABLE

ORDINANCE SECTION: Section 6.5.B.1 ‘Accessory Structures’

ORDINANCE INTENT: UDO Section 6.5.B.4.A ‘Accessory Structures’ sets maximum square footage requirements for Accessory Structures that limit their size to scale in relation to the primary home in single family zoning districts.

RECOMMENDATION: Staff recommends denial of the variance request.

NOTIFICATIONS

Advertised Board Hearing Date: January 6, 2026

Property owner notices mailed: 9

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 ZONING AND LAND USES

Direction	Zoning	Land Use
Subject Property	GS General	Single-Family Home
North	GS General Suburban	Single-Family Home
South	GS General Suburban	Single-Family Home
East (across Ashburn Ave)	GS General Suburban	Single-Family Home
West	GS General Suburban	Single-Family Home

PHYSICAL CHARACTERISTICS

- Frontage:** The subject property has approximately 150 feet of frontage on Ashburn Ave.
- Access:** The subject property is currently taking access from Ashburn Ave via an existing gravel driveway.
- Topography and vegetation:** The subject property is a deep lot, with existing hedges and canopy trees screening the majority from the public ROW along Ashburn Ave. The site also has a large mass of bamboo and trees around the eastern property line. According to City estimates, the impervious cover for the entire lot does not exceed 55%. When a landowner applies for a building permit, a more detailed calculation is required to show that the maximum impervious cover limit will not be exceeded.
- Floodplain:** The subject property is not located within FEMA regulated floodplain.

REVIEW CRITERIA

According to Unified Development Ordinance Section 3.19.E 'Criteria for Approval of Variance', no variance shall be granted unless the Board makes affirmative findings in regard to all nine of the following criteria:

1. **Extraordinary conditions:** *That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of the UDO will deprive the applicant of the reasonable use of his land.*

Extraordinary or special conditions do exist for this property. The property is a large, deep lot (over 400 ft. in depth) and is vegetated with the abundance located near the ROW of Ashburn Ave, and the lot abuts the Schob Nature Preserve (owned by Texas A&M University) along the eastern property line. While special conditions exist on the lot, there are options to further increase the dwelling space on site without necessitating a variance. The special conditions do not prohibit conformance with the ordinance.

The applicant has stated that, "the ordinance doesn't not allow the building of an ADU that would be viable for habitation. Our lot is large enough to allow the size of ADU."

2. **Enjoyment of a substantial property right:** *That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.*

The variance is not necessary for the preservation and enjoyment of the substantial property right of the applicant. If the proposed variance is not granted, the applicant can still build an accessory structure within the 25% threshold and follow Section 6.5.B.1 'Accessory Structures' of the UDO. If the variance is not granted, the applicant is not being denied a substantial property right of a single-family lot.

3. **Substantial detriment:** *That the granting of the variance 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 UDO.*

Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering the UDO.

4. **Subdivision:** *That the granting of the variance will not have the effect of preventing the orderly subdivision of land in the area in accordance with the provisions of this UDO.*

The granting of the variance will not have the effect of preventing the orderly subdivision of land in the area in accordance with the provisions of the UDO. The surrounding properties are platted lots within the Woodland Acres Subdivision.

5. **Flood hazard protection:** *That the granting of the variance will not have the effect of preventing flood hazard protection in accordance with Article 8, Subdivision Design and Improvements.*

The granting of this variance will not have the effect of preventing flood hazard protection in accordance with Article 8, Subdivision Design and Improvements as the site is already developed and due to no portion of this property being located within floodplain.

6. **Other property:** *That these conditions do not generally apply to other property in the vicinity.*

Other lots in the area are significant in depth and there are several that abut the larger tract owned by TAMU. There are other lots in this subdivision that have large accessory structures, but these structures have been permitted as detached garages and not Accessory Dwelling Units. There are other Accessory Dwelling Units in the area that have been able to meet size standards put forth in Section 6.5.B 'Accessory Structures'.

7. Hardships: *That the hardship is not the result of the applicant's own actions.*

A hardship has occurred based upon the applicant's own actions and does not occur due to an extraordinary condition of the land. The applicant is seeking to build to 58% of the total principal structure compared to 25% permitted by Section 6.5.B.1 'Accessory Structures'. The addition could be redesigned to meet standards without a variance.

8. Comprehensive Plan: *That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this UDO.*

The granting of this variance would not substantially conflict with the Comprehensive Plan.

9. Utilization: *That because of these conditions, the application of the UDO to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.*

The application of the UDO standards to this particular property does not restrict the applicant in the utilization of their property. The applicant would still be able to utilize their property as a single-family lot and build an accessory structure within the maximum allotted accessory structure size.

ALTERNATIVES

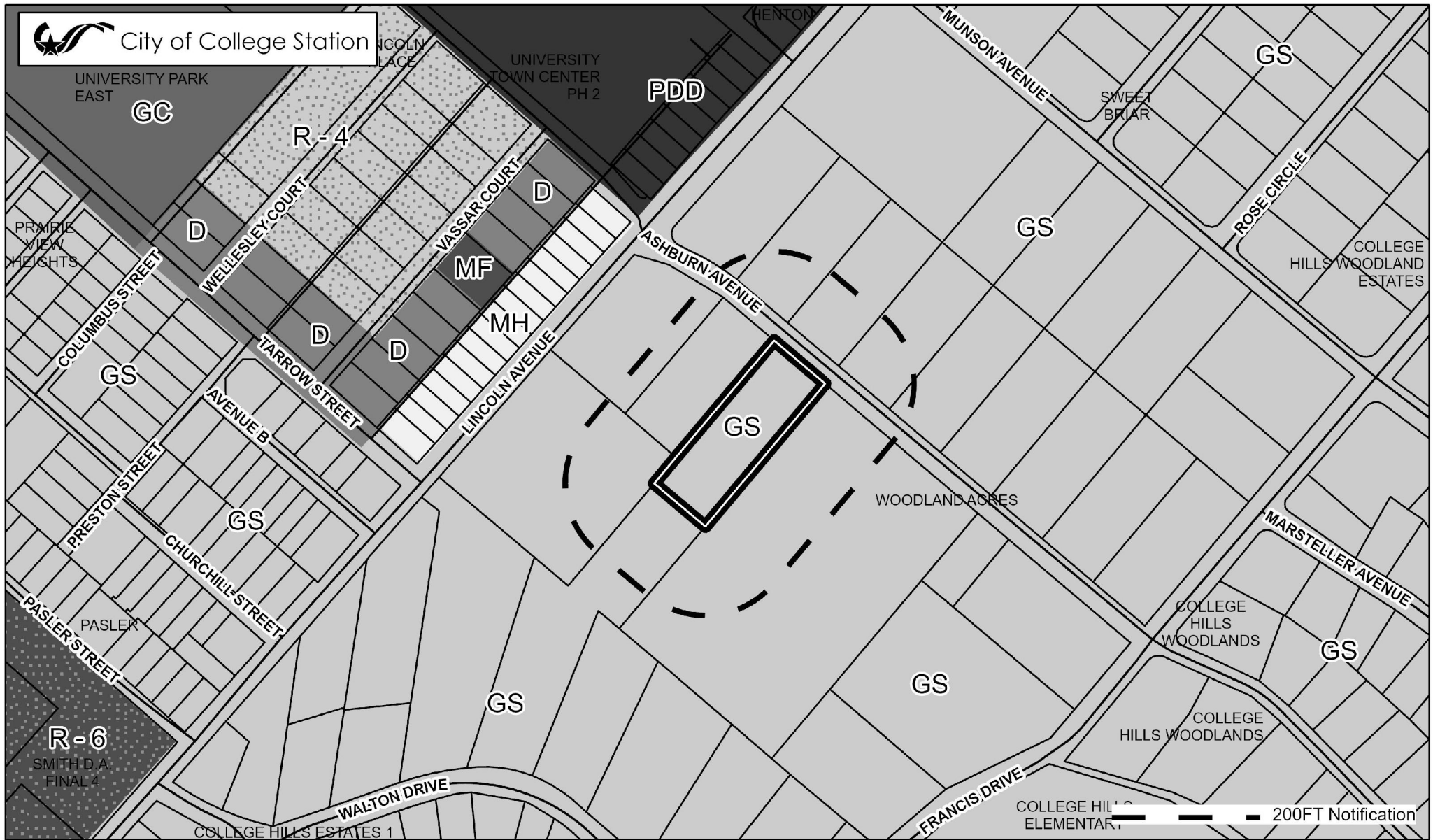
The applicant is proposing to add an approximately 1,196 sq.ft. detached accessory dwelling unit to the property. The applicant could reduce the square footage of the accessory structure to fall within the 25% requirement (515.25 sq.ft.) or could increase the size of the principal structure.

STAFF RECOMMENDATION

The applicant is seeking a variance to the maximum accessory structure size of 25% of the principal structure as set forth in Section 6.5.B.1 'Accessory Structures'. Due to the lack of meeting all of the required criteria provided above, including lack of a special condition on the property that necessitates a variance to allow for a larger accessory structure and the fact that there is no denial of a substantial property right, Staff recommends denial of the variance request.

ATTACHMENTS

1. Aerial and Small Area Map
2. Concept Plan and Survey
3. Applicant's Supporting Information



ZONING DISTRICTS (In Grayscale)

Residential	MH	Middle Housing
R	MF	Multi-Family
WE	MU	Mixed-Use
E	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
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

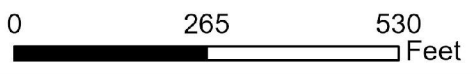
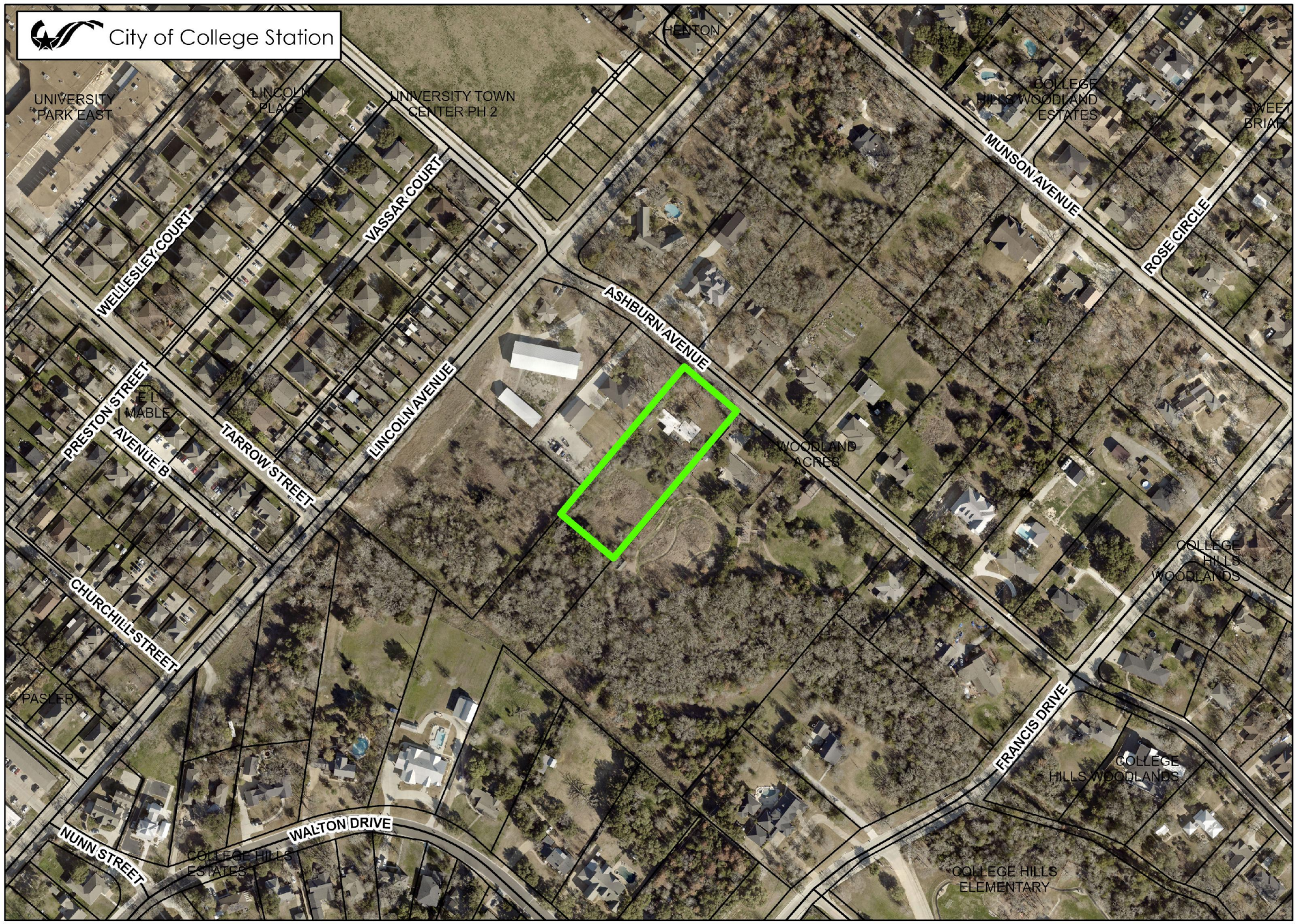
Retired Districts

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



**BACKYARD ADU
904 ASHBURN AVE**

Case: **APPEALS WAIVERS VARIANCES**
AWV2025-000091



**BACKYARD ADU
904 ASHBURN AVE**

Case: APPEALS WAIVERS VARIANCES
AWV2025-000091

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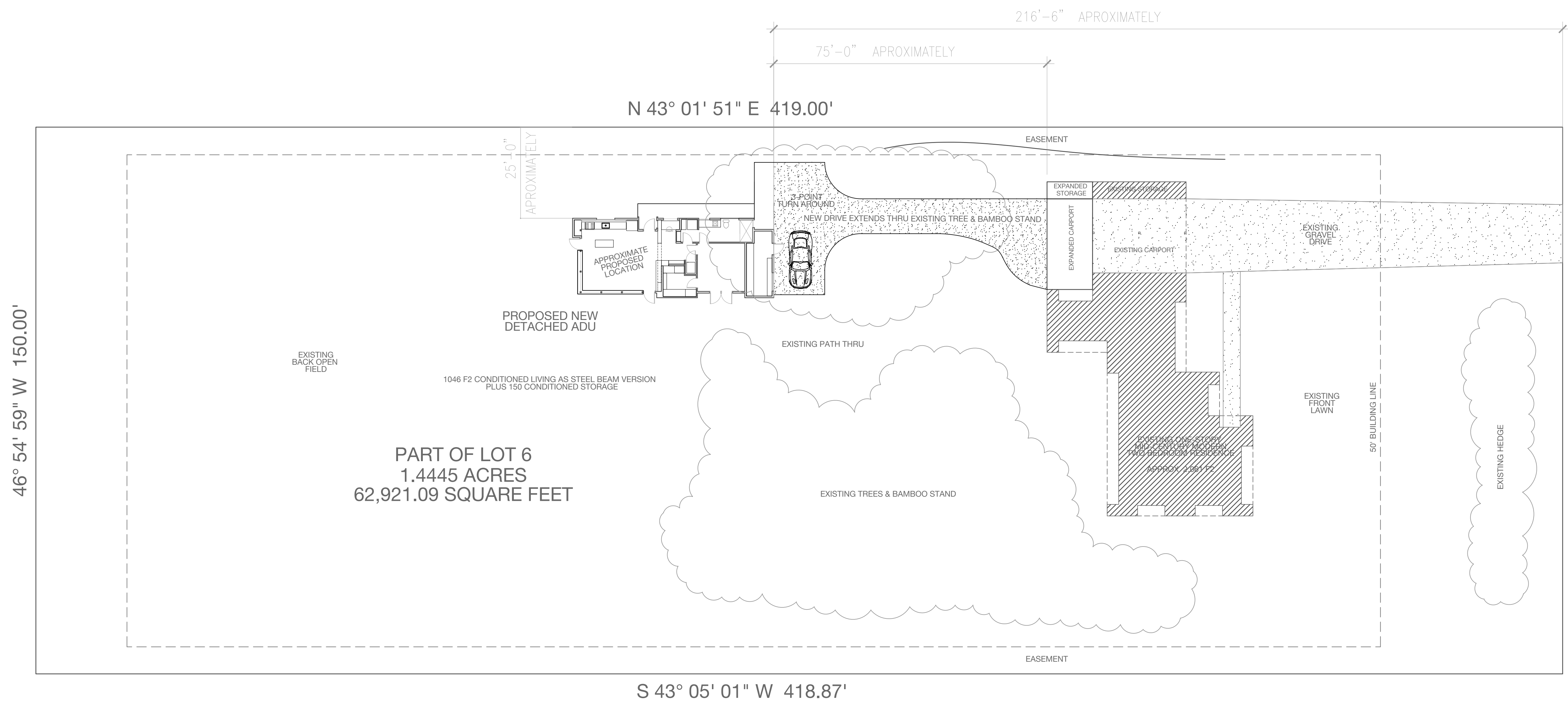
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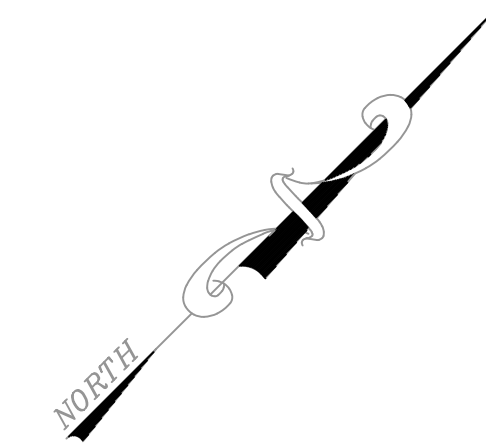


ISSUED FOR PLANNING & ZONING REVIEW ONLY
NOT ISSUED FOR CONSTRUCTION
 Mark Schatz, FAIA - TX # 18399



1 SCHEMATIC ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"
 * scale given for general reference only; do not scale drawings;
 send RFI to architect for any supplement information

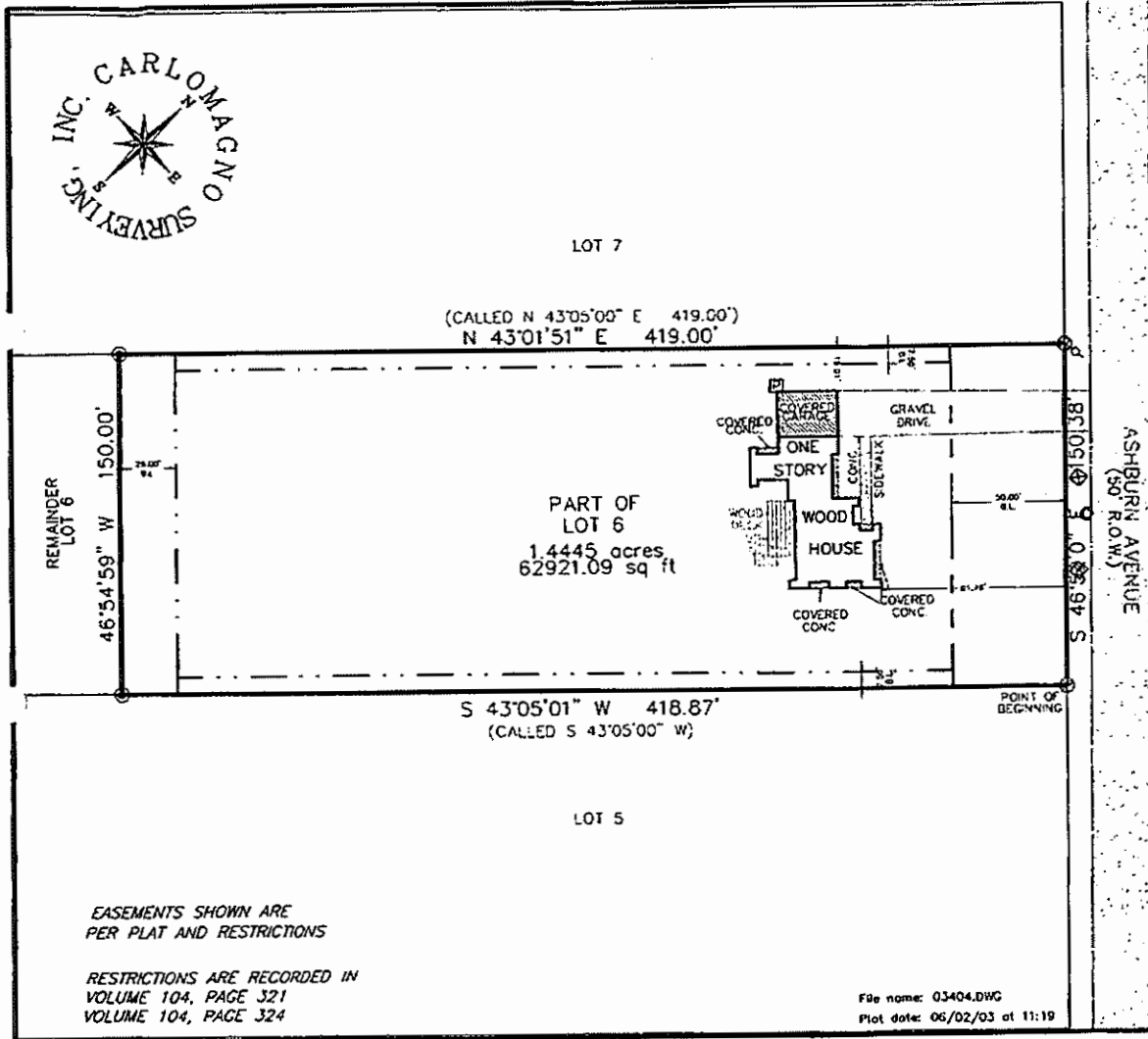


Spear Residence
 904 ASHBURN, COLLEGE STATION, 77840

1
 SEPTEMBER
 2025
 P&Z REVIEW

AS1.0

REVISIONS:
 1

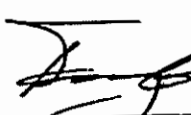



SURVEY LEGEND

	SUBJECT PROPERTY LINE		
	ORIGINAL PROPERTY LINE		WATER METER
	ELECTRICAL LINE		FIRE HYDRANT
	GAS LINE		ELECTRIC METER
	CHAINLINK FENCE		WATER VALVE
	WOOD FENCE		POWER POLE
	BARBWIRE FENCE		LIGHT POLE
	ACCESS EASEMENT		TRANSFORMER
	DRAINAGE EASEMENT		GUY WIRE
	ELECTRICAL EASEMENT		GAS METER
	INGRESS/EGRESS EASEMENT		PROPANE TANK
	RIGHT-OF-WAY EASEMENT		SANITARY MANHOLE
	SANITARY/STORM EASEMENT		STORM MANHOLE
	UTILITY EASEMENT		CLEANOUT
	ORDINANCE BUILDING LINE		SEPTIC TANK
	PLATTED BUILDING LINE		TELEPHONE PEDISTAL
	RESTRICTION BUILDING LINE		CABLE BOX
	IRON ROD FOUND		IRON PIPE FOUND

Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48D41C0144 C. Dated: July 2, 1992

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Bearing Basis:
S 46°52'00" E
Volume 104, Page 321
B.C.D.R.

SCALE FACTOR
1" = 60'

TECHNICIAN: J. DUHON

PLAT OF SURVEY

LOT No.: SIX (6) (PT OF)

SUBDIVISION: WOODLAND ACRES 104/321

STREET ADDRESS: 904 ASHBURN AVENUE

CITY: COLLEGE STATION COUNTY: BRAZOS

SURVEYED FOR: JEV SIKES PHD AND SYDNOR SIKES PHD

TITLE CO: LAWYERS TITLE COMPANY OFF 525084

Carlomagno Surveying, Inc.

2714 Finleather Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
www.CarlomagnoSurveying.com

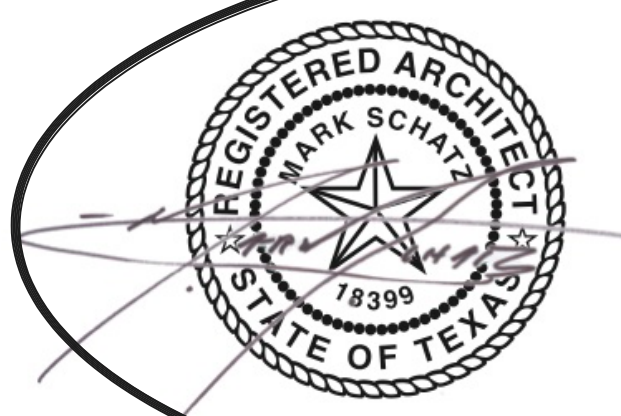
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VERSION "B" - PRIMARY STEEL BEAMS & WOOD FRAME OPTION

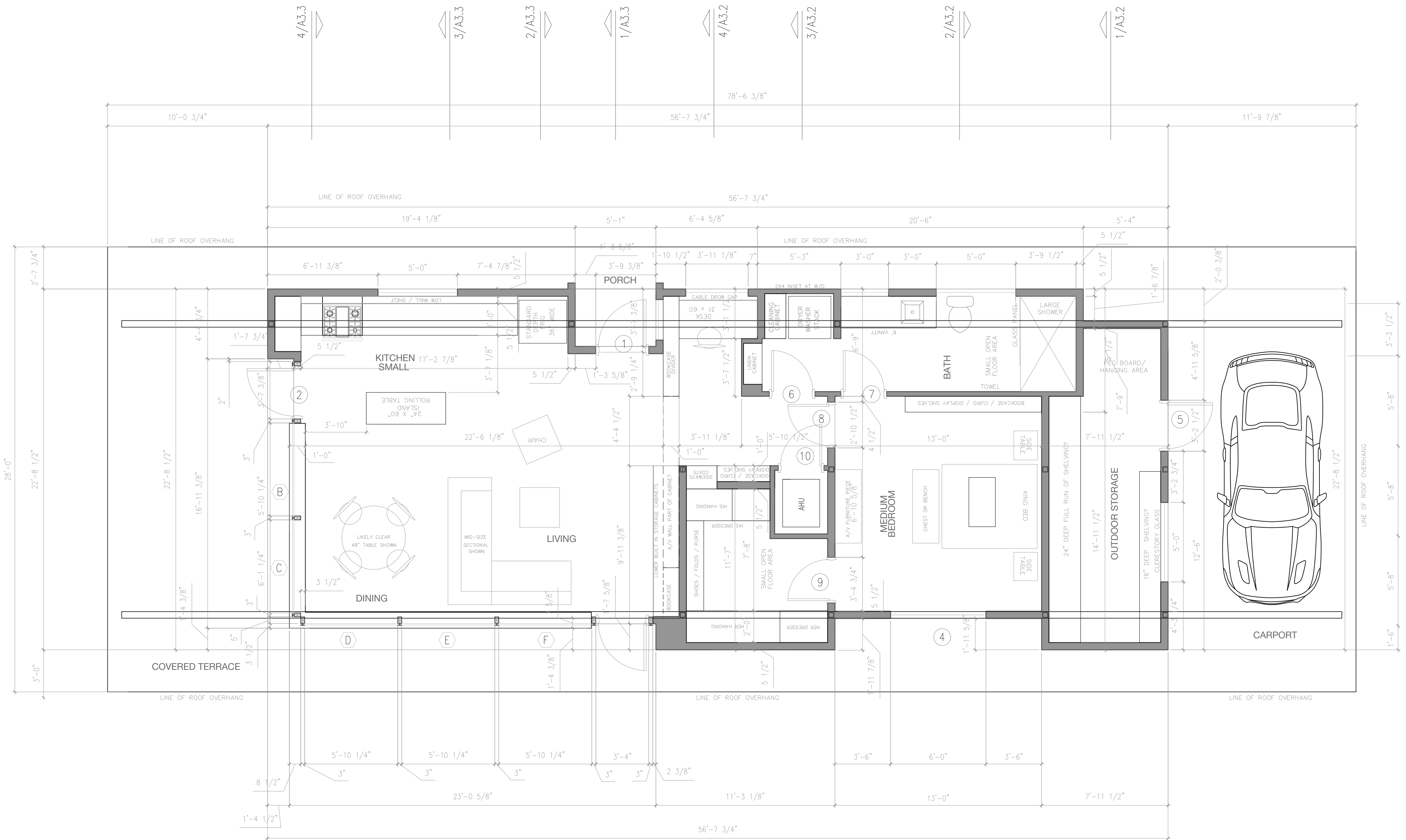
SD = SMOKE DETECTOR. HARDWIRE ALL DETECTORS TO POWER + EACH UNIT TO HAVE BATTERY BACKUP. TIE ALL UNITS TOGETHER SO THAT ALARM IN ONE UNIT ACTIVATES ALARM IN OTHER UNITS.

CM = CARBON MONOXIDE DETECTOR. HARDWIRE ALL DETECTORS TO POWER + EACH UNIT TO HAVE BATTERY BACKUP

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1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 * scale given for general reference only; do not scale drawings; send RFI to architect for any supplement information

PROPERTY LINES AND DIMENSIONAL LAYOUT INFORMATION BASED ON SURVEY PROVIDED BY OWNER. SHOULD FIELD CONDITIONS REVEAL ANY DEVIATIONS G.C. TO NOTIFY OWNER PRIOR TO PROCEEDING WITH ANY PERMANENT WORK.

GENERAL TERMITE NOTE:
 Whole house Timbor Termite treatment on entire wood frame structure - see product data sheet included as part of permit submission

WIND SPEED STRUCTURAL DESIGN:
 See added ATC Hazards by Location report attached to permit submission: ASCE 7-10 Risk Category x = x-mph

GOVERNING CODES:
 2021 International Residential Code
 2021 International Energy Conservation Code
 2023 National Electrical Code
 2021 Uniform Plumbing Code
 2021 Uniform Mechanical Code

AREA TOTALS:
 1046 F2 conditioned living area
 150 F2 conditioned storage area

*All above with any City of College Station Amendments

1
 SEPTEMBER 2025
 P&Z REVIEW

A 1.0

REVISIONS:
 1

Spears Residence
 904 ASHBURN, COLLEGE STATION, 77840

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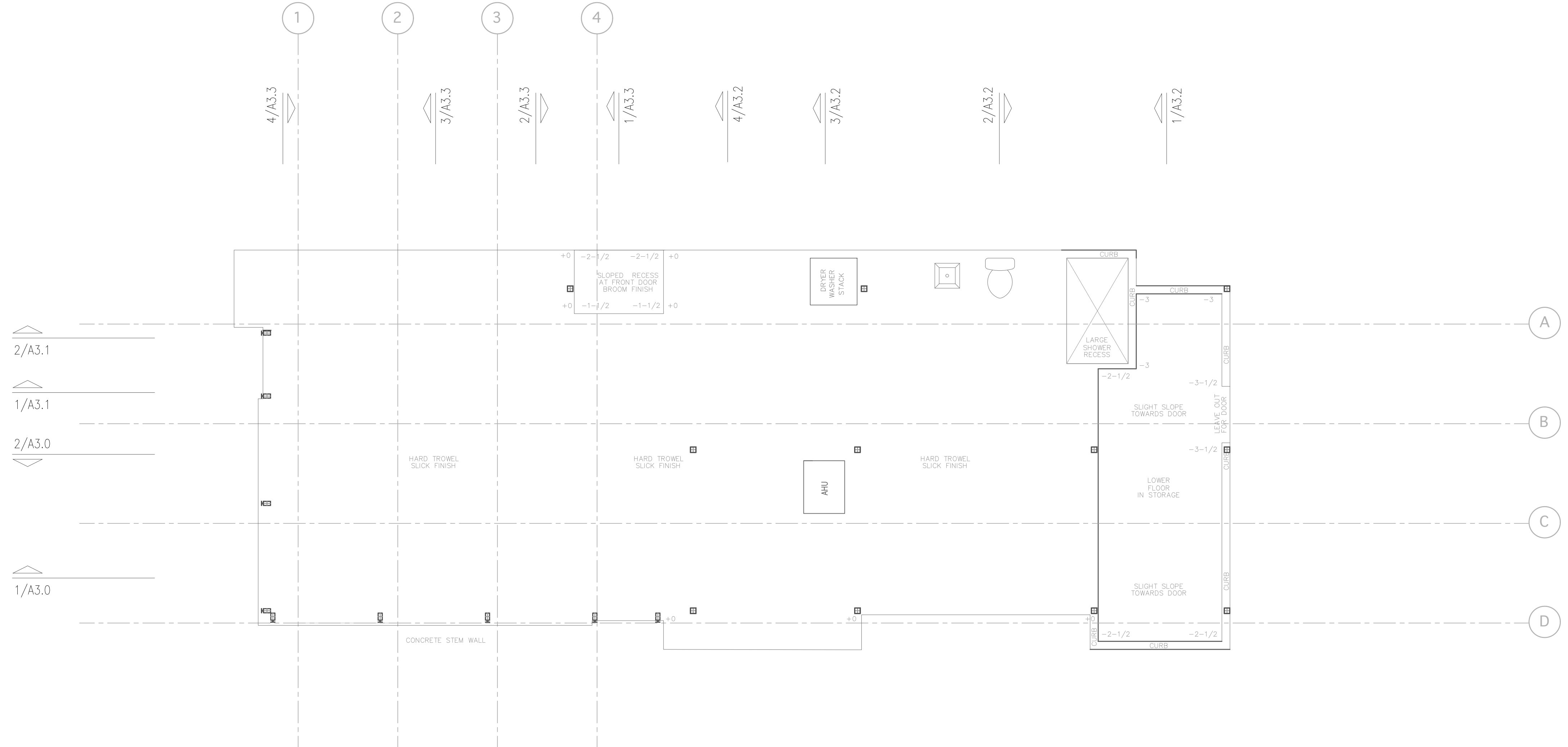
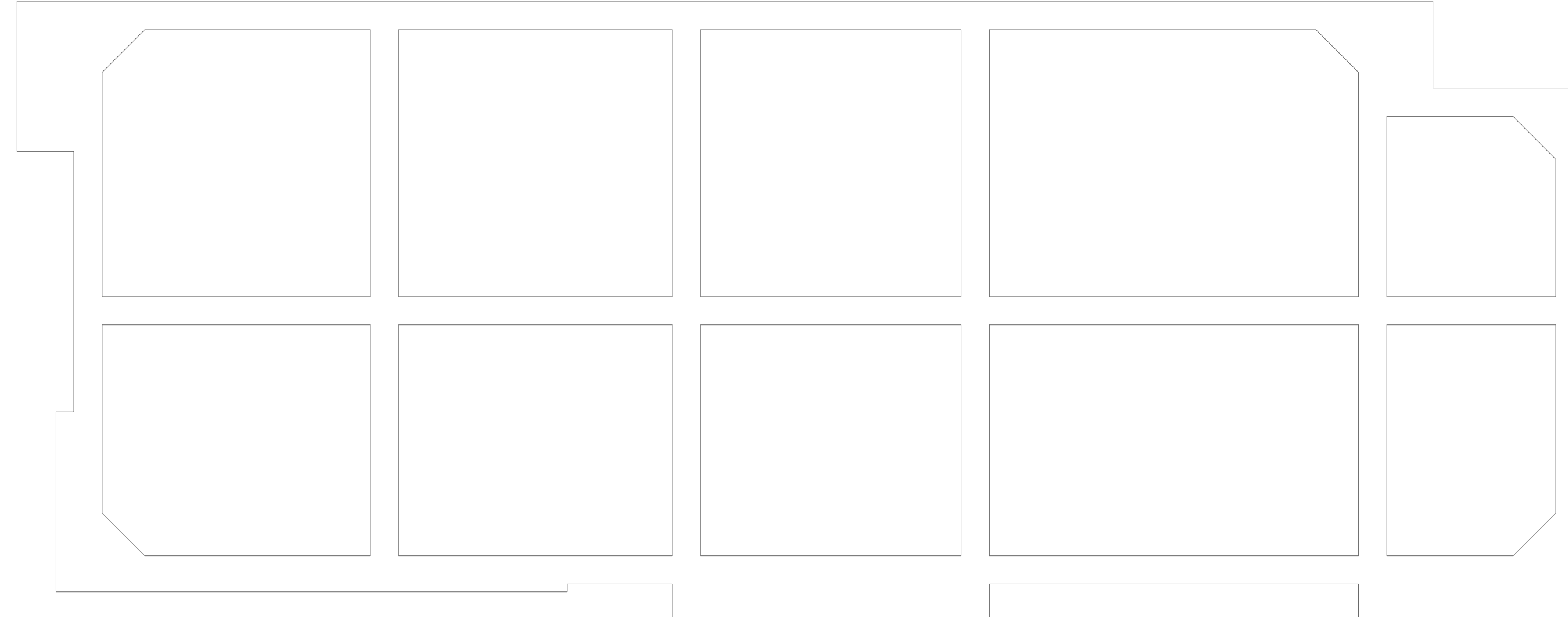
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1 SCHEMATIC ARCHITECTURAL FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
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SEE STRUCTURAL ENGINEERING SHEETS FOR ACTUAL REINFORCING AND STRUCTURAL DETAILS: ARCHITURAL FOUNDATION SHEETS PROVIDED TO COMMUNICATE LAYOUT INTENT ONLY

Spears Residence
 904 ASHBURN, COLLEGE STATION, 77840

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AS1.0

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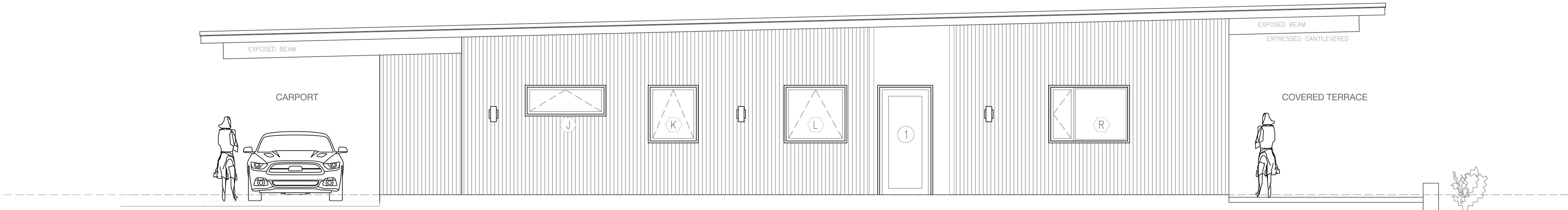
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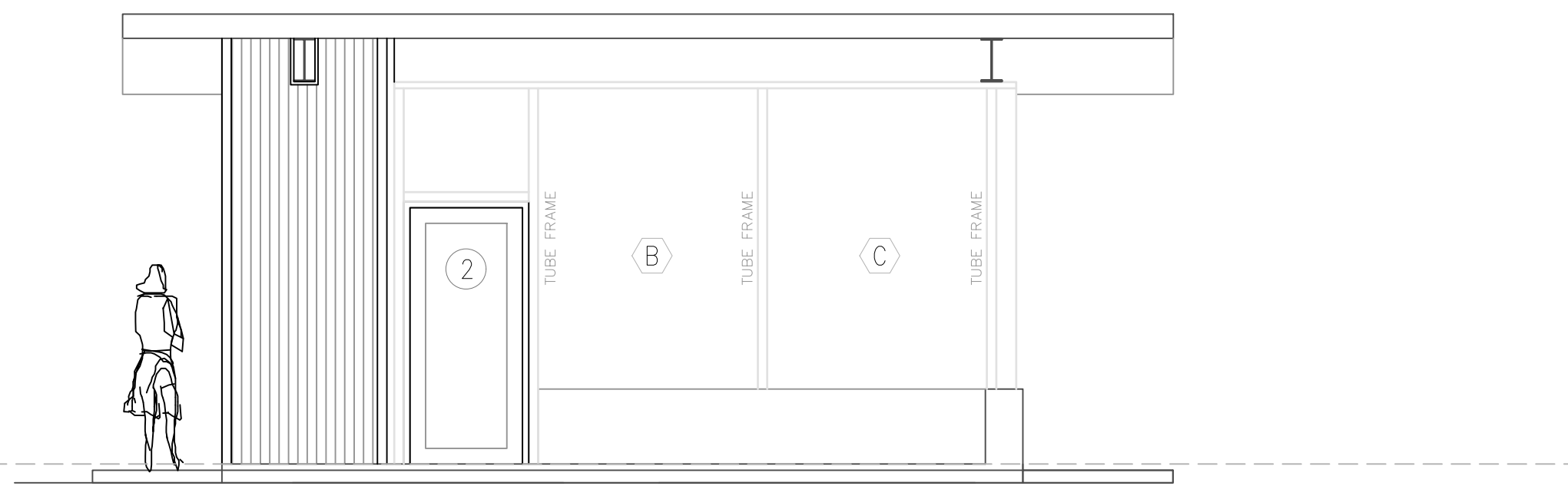


SCALE: 1/4" = 1'-0"

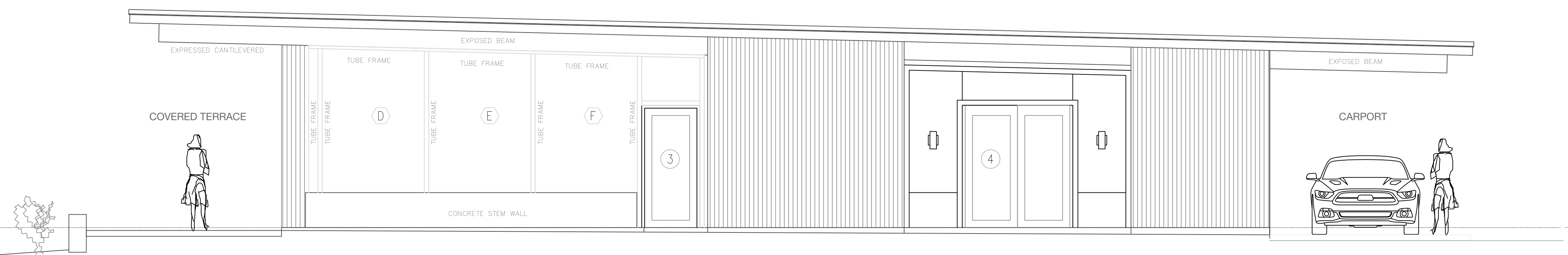
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4 NORTH ELEVATION - VERSION WHERE TALLER WALLS CLOSE TO ROOF DECK
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - VERSION WHERE TALLER WALLS CLOSE TO ROOF DECK
 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

Spear Residence
 904 ASHBURN, COLLEGE STATION, 77840

1
 SEPTEMBER
 2025
 P&Z REVIEW

A 2.0

REVISIONS:

1



APPEAL/WAIVER APPLICATION SUPPORTING INFORMATION

Name of Project: BACKYARD ADU - 904 ASHBURN AVE (AWV2025-000091)

Address: 904 ASHBURN AVE

Legal Description: WOODLAND ACRES, LOT 6 (FRONT 419' OF), ACRES 1.4445

Applicant: BRANDON SPEARS

Property Owner: SPEARS BRANDON & ERICA

Applicable ordinance section being appealed/seeking waiver from:

section 6.5

The following specific variation to the ordinance is requested:

larger SF for the ADU than is currently allowed by ordinance

The following special condition exists:

the ordinance doesn't not allow the building of an ADU that would be via for habitation. Our lot is large enough to allow the size of ADU.

The unnecessary hardship(s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

Section 6.5 does not allow the building of an ADU greater than 400SF or 25 percent of our existing SF-age. The nature of our small 2 bedroom/1bath house limits the SF of the ADU to a size that is not viable for 2 elderly people.

The following alternatives to the requested variance are possible:

allow the building of a larger ADU, by SF, than is allowed by ordinance.

The variance will not be contrary to public interest due to:

the ADU will not be publicly seen from the street as it will be in our back field. due to its single story structure and low roof, it will not cause a visual nuisance to the surrounding properties. the increase in SF will stretch back along the property line and limit its visual impact (if any) from the street.