



College Station, TX

Meeting Agenda

Planning and Zoning Commission

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 287 510 910 141 59 | Passcode: S2Dc7PU7

Phone: 833-240-7855 | Phone Conference ID: 608 651 190#

The City Council may or may not attend this meeting.

June 18, 2026

6:00 PM

City Hall Council Chambers

Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by video-conference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

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

2. Hear Visitors.

At this time, the Chairperson will open the floor to visitors wishing to address the meeting body 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 meeting body and to allow adequate time for completion of the agenda items. The meeting body 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 meeting body and will be enacted by one motion. 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 meeting body regarding one or more items on the Consent Agenda may address the meeting body at this time as well. If any member desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

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

Attachments: 1. May 21 2026

Speaker Protocol

An individual who desires to address the Planning & Zoning Commission regarding any agenda item must register with the Commission Secretary two (2) hours before the meeting being called to order. Individuals shall register to speak or provide written comments at <https://forms.cstx.gov/Forms/CSCouncil> or provide a name and phone number by calling 979-764-3570. Upon being called to speak an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Please do not carry purses, briefcases, backpacks, liquids, foods or any other object other than papers or personal electronic communication devices to the lectern, nor advance past the lectern unless you are invited to do so. Comments should not personally attack other speakers, Commissioners, or staff. Each speaker's remarks are limited to three

(3) minutes. Any speaker addressing the Planning & Zoning Commission using a translator may speak for six (6) minutes. The speaker's microphone will mute when the allotted time expires and the speaker must leave the podium.

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

5. Regular Agenda.

5.1. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 7.2 acres generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. Case #CPA2026-000003 (Note: Final action of this item will be considered at the July 9, 2026 City Council Meeting- Subject to change).

Sponsors: Jeff Howell

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

5.2. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, "Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GC General Commercial & OV Corridor Overlay to MF Multi-Family (7.20 acres) & NAP Natural Areas Protected (0.829 acres) for approximately 8.029 acres generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. Case #REZ2026-000001 (Note: Final action of this item will be considered at the July 9, 2026 City Council Meeting – Subject to change).

Sponsors: Jeff Howell

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

5.3. Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 6 "Types of Use", Section 6.3.C "Use Table" and Section 6.4 "Specific Use Standards" of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to use requirements and specific standards for Vehicular Sales within the WPC Wolf Pen Creek District. Case #ORDA2026-000003 (Note: Final action of this item will be considered at the July 9, 2026 City Council Meeting – Subject to change).

Sponsors: Gabriel Schrum

- Attachments:
1. Section 6.3 Types of Use Redline
 2. Section 6.4 Specific Use Standards

6. Informational Agenda

6.1. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev

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

- An ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pavilion Avenue, a Minor Collector, between Sebesta Road and State Highway 6 South including associated future bike lanes and sidewalks. The Planning and Zoning Commission heard this item on April 16, 2026, and voted (4-1) to recommend approval. The City Council heard this item on May 18, 2026, and voted (6-0) to approve the request.
- A request to rezone approximately eight acres of land located at 1200 Foxfire Drive from R Rural and E Estate to RS Restricted Suburban. The Planning and Zoning Commission heard this item on May 7, 2026, and voted (6-0) to recommend approval. The City Council heard this item on May 28, 2026, and voted (5-0) to approve the request.
- A request to repeal the official City of College Station Bicycle, Pedestrian, and Greenways Master Plan. The Planning and Zoning Commission heard this item on May 21, 2026, and voted (6-0) to recommend approval. The City Council heard this item on May 28, 2026, and voted (5-0) to approve the request.
- A Comprehensive Plan Amendment to amend the Plan based on recommendations from the Comprehensive Plan 5-Year Evaluation and Appraisal Report. The Planning and Zoning Commission heard this item on May 7, 2026, and voted (6-0) to recommend approval. The City Council heard this item on May 28, 2026, and voted (5-0) to approve the request.

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

- Thursday, June 25, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, July 2, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m..
- Thursday, July 9, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, July 16, 2026 ~ 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 June 11, 2026 at 5:00 p.m.



Janaya Smith
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.

**Minutes
Planning and Zoning Commission
Regular Meeting
May 21, 2026**

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

COMMISSIONERS ABSENT: David Higdon

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Long Range Planning Administrator Christine Leal, Principal Planner Heather Wade, Senior Planner Jesse DiMeolo, Senior Assistant City Attorney Aaron Longoria, Development Coordinator Kristen Hejny, Technology Services Specialist Jeremy Halling

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

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

2. **Hear Visitors**

No visitors spoke.

3. **Consent Agenda**

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

- May 7, 2026

Commissioner Watson moved to approve the Consent Agenda, Commissioner Collins 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 the Comprehensive Plan by repealing the official City of College Station Bicycle, Pedestrian, and Greenways Master Plan adopted by Ordinance No. 2010-3226 and adopting a new Active Transportation Master Plan.

Senior Planner DiMeolo presented the Comprehensive Plan Amendment to the Commission recommending approval.

Commissioner Collins asked if staff's recommendations are prioritized to give extra emphasis to high-concern areas like Welsh Avenue and Rock Prairie Road.

Senior Planner DiMeolo confirmed that project prioritizations have a weighted criterion including safety.

Commissioner Chaloupka asked if staff have researched costs to implement fixes.

Senior Planner DiMeolo confirmed that staff have preliminarily researched costs for segments of sidewalks and shared-use paths, staff do not have cost related information for intersection improvements.

Commissioner Collins asked if limiting on-street parking would improve areas of high concern.

Senior Planner DiMeolo explained that on-street parking demands would have to be weighed.

Chairperson Cornelius asked if Fairview Avenue and Welsh Avenue to Holleman Drive South have bike lanes through its corridor.

Administrator Schubert confirmed the bike lane through this corridor.

Commissioner Finch asked if bike lanes similar to the ones on Deacon Drive are allowed to be closed off.

Administrator Schubert clarified that a church in the area submitted a request to close two Sundays a year for an event.

Chairperson Cornelius asked if there is an educational element that goes along with plans for vehicles, bicycles, and pedestrians.

Senior Planner DiMeolo clarified that Chapter 6 of the Bicycle, Pedestrian, and Greenways Master Plan includes an Implementation Table which contains a list of action items, educational programs, and speed management programs.

Chairperson Cornelius asked how much control the City has over pedestrian crossings

Senior Planner DiMeolo clarified that signal timing allows for pedestrian crossing, stating the City's Public Works department could create optimization and signal timing as a possible solution.

Commissioner Chaloupka asked if there is a higher level of enforcement on new micromobility modes of transportation.

Senior Planner DiMeolo stated that there is a micromobility item being presented to the City Council on June 11th, clarifying that staff have met with the Police Department to provide data on citations and violations related to micromobility.

Commissioner Watson asked if Community Development Block Grant (CDBG) funds are being spent on active transportation facility improvements.

Senior Planner DiMeolo explained that the exact numbers and funding sources are not known, but funding sources are outlined in Chapter 6 of the Bicycle, Pedestrian, and Greenways Master Plan.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Commissioner Chaloupka moved to recommend approval of the Comprehensive Plan Amendment, Commissioner Buckley seconded the motion; the motion passed 6-0.

6. Informational Agenda

- 6.1 Presentation, discussion, and possible action on an overview of the Harvey Road Corridor Redevelopment Plan, including processes and work to date.

Principal Planner Wade presented the overview of the Harvey Road Corridor Redevelopment Plan to the Commission recommending approval.

Commissioner Buckley commended staff on their work on the redevelopment plan.

Commissioner Finch asked if the City offers tax incentives as motivation to redevelop an area.

Principal Planner Wade stated that staff will investigate programs to put in place to incentivize redevelopment. Ms. Wade also stated that a major part of the redevelopment process is engagement and getting property owners involved.

Commissioner Watson shared concerns on the redevelopment affecting affordable apartment housing in the area, asking how the City plans to alleviate displacement in the area.

Principal Planner Wade confirmed that the City has sent out a request for proposals for a consultant with an emphasis on development anti-displacement strategies.

Commissioner Watson asked if the City will be using CDBG funds as part of the plan.

Principal Planner Wade stated that no implementation has occurred. Ms. Wade also stated that as part of the Existing Conditions Report, staff are looking at public funding that has been used in the area, and there are some CDBG funds that have been used in the area.

Director Armstrong stated that the Housing Action Plan Advisory Committee is currently working on a density bonus program to create a redevelopment opportunity and retain affordable housing units, further clarifying that the City Council directs staff on how spend CDGB funds.

Commissioner Chaloupka asked if there is a process of removing new raised medians that have affected commercial access.

Administrator Schubert clarified that Harvey Road is a Texas Department of Transportation (TXDOT) roadway. Mr. Schubert further clarified that TXDOT had discussions with business owners regarding the raised medians, also clarifying that the City has cross-access requirements that are being met.

Commissioner Collins asked if the existing conditions analysis report contains policing data for the area.

Principal Planner Wade confirmed that staff will be evaluating and analyzing police data to identify hot spots and major incident areas.

Commissioner Watson asked if staff are looking to add more resources to the area.

Principal Planner Wade confirmed that resources available to implement the plan will be evaluated.

Chairperson Cornelius expressed a want to focus on a business and renovation viewpoint while also making sure to alleviate displacement.

6.2 Discussion of new development applications submitted to the City. New Development Link: www.cstx.gov/newdev

There was no discussion.

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

- Thursday, May 28, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, June 11, 2026 ~ P&Z Joint Meeting ~ City of Bryan ~ 11:30 a.m.
- Thursday, June 11, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, June 18, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

There was no discussion.

- 6.4 Discussion and review regarding the following meetings: Design Review Board, BioCorridor Board, and Impact Fee Advisory Committee.

- None

There was no discussion.

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

Commissioner Watson requested information on Accessory Dwelling Units and enforcement.

8. **Adjourn**

The meeting adjourned at 6:33 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

June 18, 2026
Item No. 5.1.
Dartmouth-CPA

Sponsor: Jeff Howell, Senior Planner

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 7.2 acres generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. Case #CPA2026-000003 (Note: Final action of this item will be considered at the July 9, 2026 City Council Meeting-Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from General Commercial to Urban Residential for approximately 7.2 acres, generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. The Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. This Comprehensive Plan Amendment is in conjunction with a rezoning of the property to MF Multi-Family and NAP Natural Areas Protected to allow for additional residential development in the area. It is the applicant's intent to develop multi-family units on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property has a future land use designation of General Commercial. Those directly abutting it to the west have a future land use designation of Urban Residential. The Urban Residential land use designation is 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 immediate area is undeveloped and the surrounding areas are primarily developed as multifamily developments.

The properties to the north are designated as General Commercial, while those to the south are Natural and Open Areas. The properties to the east are designated as General Commercial as well as those across Harvey Mitchell Parkway South. General Commercial also extends to the property to the south. The General Commercial areas are appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

This request to change the land use designation of the subject property to Urban Residential would allow for the development of an undeveloped property with close proximity to Harvey Mitchell

Parkway South. However, due to this designation of General Commercial on both sides of Harvey Mitchell Parkway, this corridor to Earl Rudder Freeway South should be preserved to allow for additional non-residential development in the area.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole: The applicant is requesting an amendment to the Future Land Use & Character Map to Urban Residential and has also requested a rezoning to MF Multi-Family for the property. The intent of Urban Residential is to accommodate a wide range of attractive multifamily housing and provide vehicular and pedestrian connectivity between developments.

The subject property is located east of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. In the Comprehensive Plan, the property is located within the Harvey Mitchell Corridor (Planning Area 11) which is a gateway corridor from State Highway 6 intended to be an urban area incorporating the natural features of the area. Gateway Corridors provide a link between districts and serve as a focal entry point into the City. This corridor continues to experience a high amount of development, with more non-residential development closer to Earl Rudder Freeway South. As proposed to be strictly multi-family, this property would not be compatible with existing uses, development patterns, and character of the corridor, however other MF Multi-Family zoned properties are in the area.

The applicant held a neighborhood meeting on May 13, 2026. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately one member of the public was in attendance. Attendees were the owner across Dartmouth Street, the applicant and City Staff.

Staff believes the proposal to amend the entire property to Urban Residential is not compatible with the character of the area nor previous efforts of the City as there is no preservation of the commercial corridor of Harvey Mitchell Parkway South, specifically towards Earl Rudder Freeway South. In an effort to support the Economic Master Plan in 2016 and 2017, as part of a city-wide initiative with the Economic Development Department over 100 acres were rezoned to GC General Commercial throughout the City to preserve potential commercial sites for future development to ensure there are opportunities to expand retail services and support a diversified economy. While multi-family uses do exist in the area, other commercial and non-residential developments are provided in this area closer to major roadways. Furthermore, the City of College Station entered into an interlocal 380 agreement with Brazos County in 2017 regarding the extension of public infrastructure for Dartmouth Street between Harvey Mitchell Parkway and Texas Avenue. The purpose of this ILA was to promote economic development and stimulate business and commercial activity within the County. A separate development agreement was entered into with the property owner in 2017 for the construction of the portion of Dartmouth Street as it is today and its future extension with an indication this property was initially planned for commercial development.

3. Impact on environmentally sensitive and natural areas: There is FEMA designated floodplain on the property, which is zoned Natural Areas Protected. The Comprehensive Plan designates these areas as Natural and Open Areas. The applicant is also requesting a rezoning to NAP Natural Areas Protected for a portion of the property to correct an error in the original zoning map. While not within the subject property, there are existing waterbodies located in the general area.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation

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

The subject property is located east of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Harvey Mitchell Parkway South is identified as a Major Arterial on the Thoroughfare Plan, while Dartmouth Street is a Major Collector. Access to adjacent roadways and an extension of Dartmouth Street would be coordinated through the platting and site plan process. The proposed designation may increase the potential traffic generated in comparison to the existing General Commercial designation, however a Traffic Impact Analysis with the rezoning was not required. The applicant states the increase in demand for housing requires changing the land use and zoning of the property.

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

Budget & Financial Summary: N/A

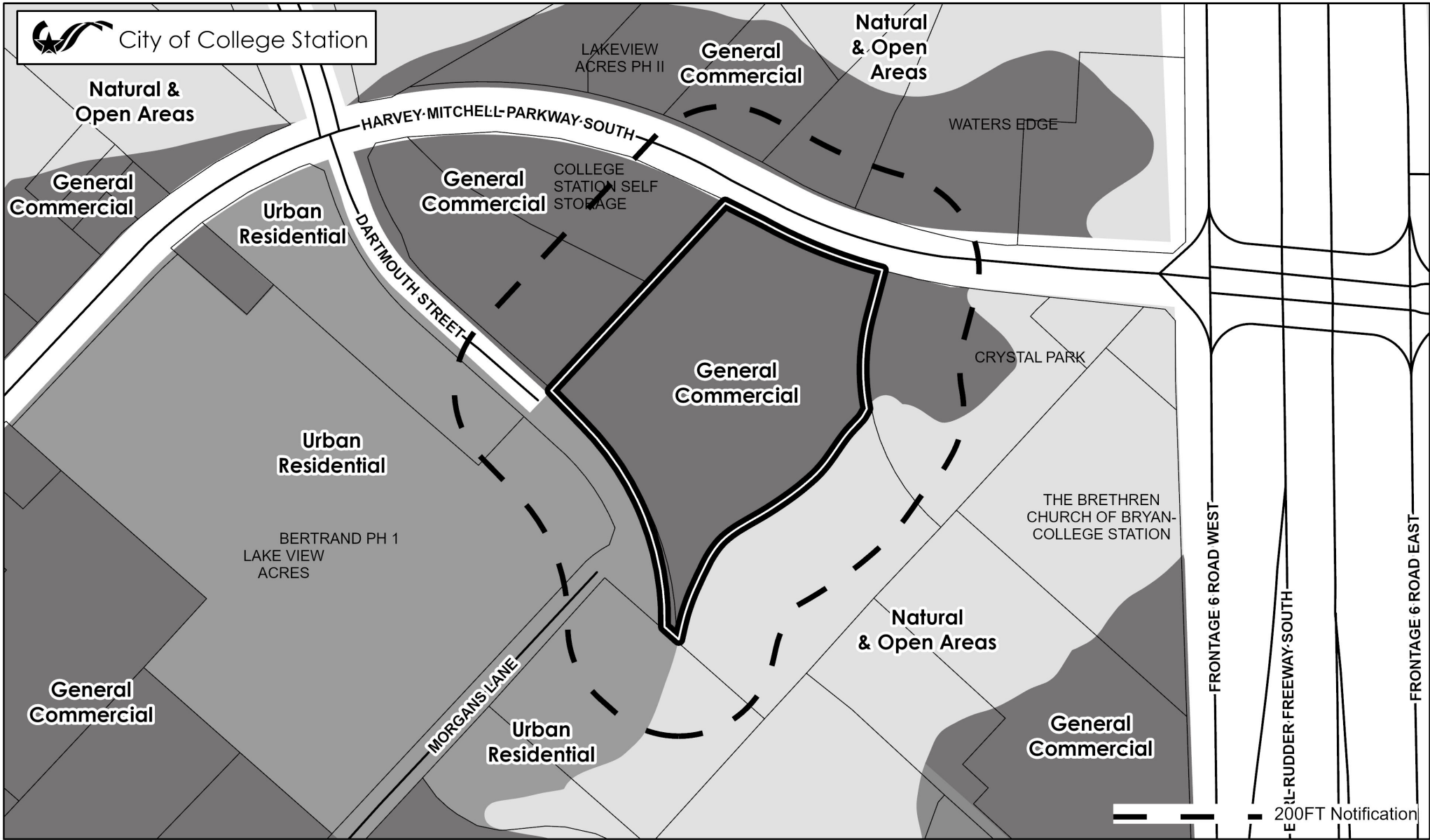
Attachments:

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



**DARTMOUTH CPA -
GENERAL COMMERCIAL TO URBAN RESIDENTIAL**

Case: CPA2026-000003
**COMPREHENSIVE PLAN
AMENDMENT**



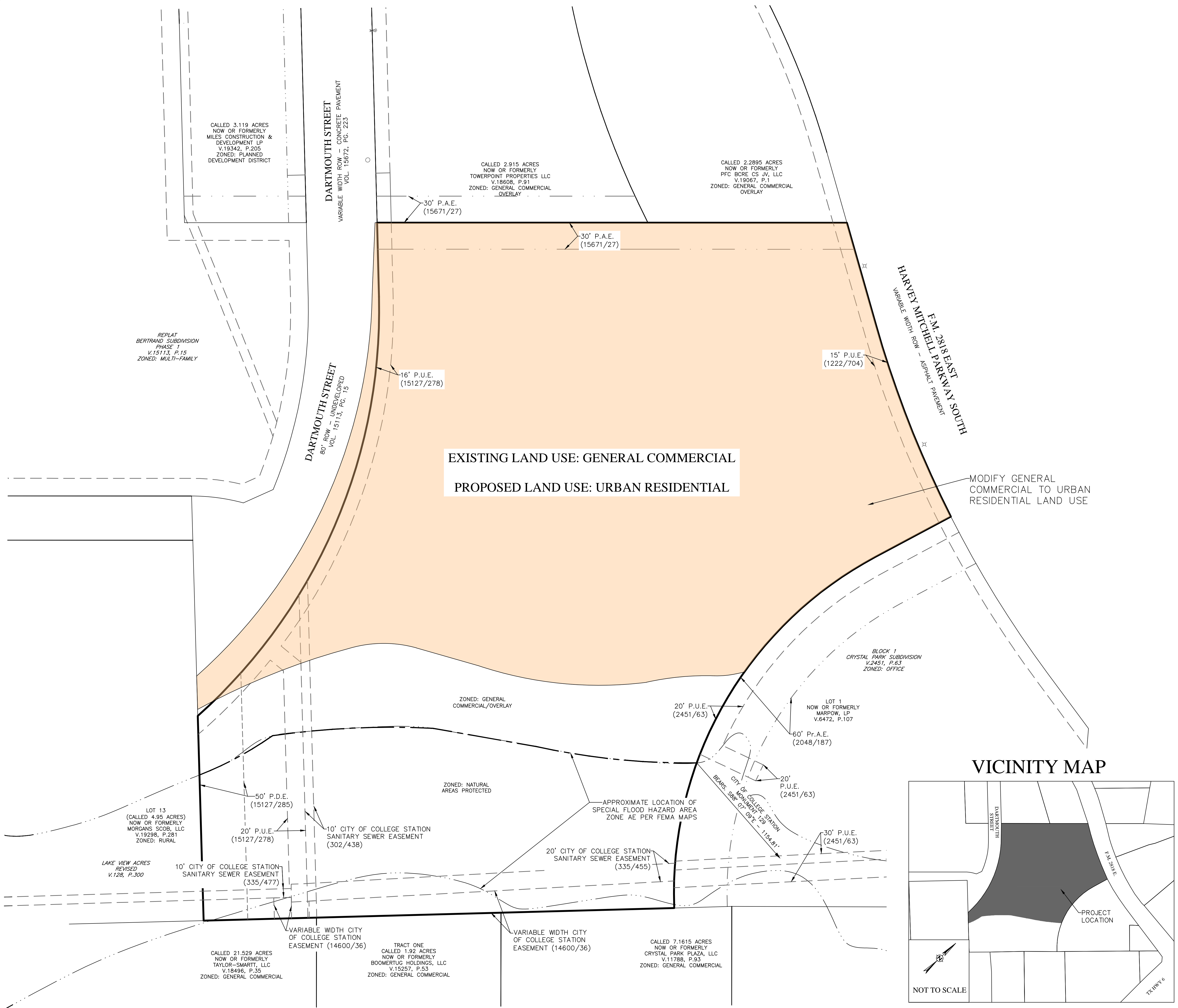
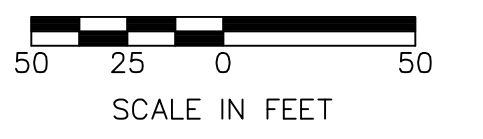
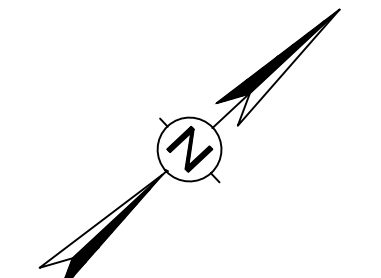
FUTURE LAND USE DISTRICTS (In Grayscale)

- | | | | |
|---------------------------|-------------------------|-------------------------|----------------------|
| <u>Residential</u> | <u>Non-Residential</u> | <u>Combined Centers</u> | <u>Other</u> |
| Urban Residential | General Commercial | Urban Center | Institutional/Public |
| Mixed Residential | Neighborhood Commercial | Neighborhood Center | TAMU |
| Suburban Residential | Business Center | | Parks & Greenways |
| Estate Residential | Medical | | Natural & Open Areas |
| Rural | | | Redevelopment Areas |
| Neighborhood Conservation | | | |



**DARTMOUTH CPA -
GENERAL COMMERCIAL TO URBAN RESIDENTIAL**

Case: CPA2026-000003
**COMPREHENSIVE PLAN
 AMENDMENT**



NOTES:

1. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO 1/2", 3/8", AND 5/8" IRON RODS AND MONUMENTS FOUND AS NOTED IN THE PREVIOUS RECORDED DEEDS.
2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO.48041C0310F EFFECTIVE DATE, APRIL 2, 2014.

LEGEND

	PROPERTY BOUNDARY
	EXISTING PUBLIC DRAINAGE EASEMENT
	EXISTING PRIVATE ACCESS EASEMENT (Pr.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING FEMA FLOOD HAZARD AREA
	PROPERTY CORNER

VICINITY MAP



COMPREHENSIVE PLAN AMENDMENT

DARTMOUTH REZONING
EXISTING LAND USE - GENERAL COMMERCIAL
PROPOSED LAND USE - URBAN RESIDENTIAL
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
APRIL 2026

OWNER/DEVELOPER:
CTX LAND INVESTMENTS INC.
4090 STATE HIGHWAY 6 S
COLLEGE STATION, TX 77845

SURVEYOR:
McClure & Browne
Engineering/Surveying Inc.
Cody Karisch, RPLS No. 70904
1808 Woodstock Dr., Suite 103
College Station, TX 77845
(979) 693-3838

ENGINEER:
CBE Engineering, LLC
TSPE NO. 12327
911 SOUTHWEST PKWY E.
COLLEGE STATION, TEXAS 77840
www.cbe-engineering.com
(979) 764-3900

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: June 18, 2026
 Advertised Council Hearing Date: July 9, 2026

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:

N/A

Property owner notices mailed: 11

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	GC General Commercial & OV Corridor Overlay	Vacant, Harvey Mitchell Parkway South (ROW)
South	Natural & Open Areas	GC General Commercial & OV Corridor Overlay, Natural Areas Protected	Vacant
East	Natural & Open Areas, General Commercial	O Office	Vacant
West	Urban Residential	GC General Commercial & OV Corridor Overlay, PDD Planned Development District, MF Multi-Family	Apartments, Vacant, Dartmouth Street (ROW)

DEVELOPMENT HISTORY

Annexed: October 1969, February 1971
Zoning: R-1 Single-Family Residential (upon annexation 1969, 1971)
 R-1 Single-Family Residential to P-MUD Planned Mixed-Use District (2004)
 OV Corridor Overlay applied in 2004
 P-MUD Planned Mixed-Use District & OV Corridor Overlay to GC General Commercial & OV Corridor Overlay and NAP Natural Areas Protected (2017)

Final Plat: Unplatted
Site Development: Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: DARTMOUTH-GC TO URBAN RESIDENTIAL (CPA2026-000003)

Address:

Legal Description: A004601, M RECTOR (ICL), TRACT 98, 10.431 ACRES

Total Acreage: 7.2

Applicant: SCHULTZ ENGINEERING

Property Owner: CTX Land Investments, Inc

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

Land Use

What is the amendment requested?

Change the land from General Commercial to Urban Residential

What is the reason for the amendment?

Increase in demand for housing requires changing the land use and zoning of the property.

Explain the changed or changing conditions in the subject area of the City.

Increase in housing demand and a lack of supply.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

There is an existing multi-family use to the west, and a self-storage facility is under construction to the north. The remainder of the adjacent property is vacant. The majority of the perimeter of this tract is street right of way, private access road or natural area protected. A public way will be constructed between this tract and the adjacent commercial property, so there will be no uses immediately adjacent to this multi-family use so it will be a compatible use.

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

The environmentally sensitive area will not be impacted as the floodplain was previously zoned Natural Area Protected.

List any impacts on infrastructure, including water, wastewater, drainage, and transportation network.

The existing water and wastewater are adequate for this development. The drainage will be evaluated to determine the impact.

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

This development will provide housing in a location that has adequate access, utilities and commercial uses to support the development.

List any other reasons to support this zone change.

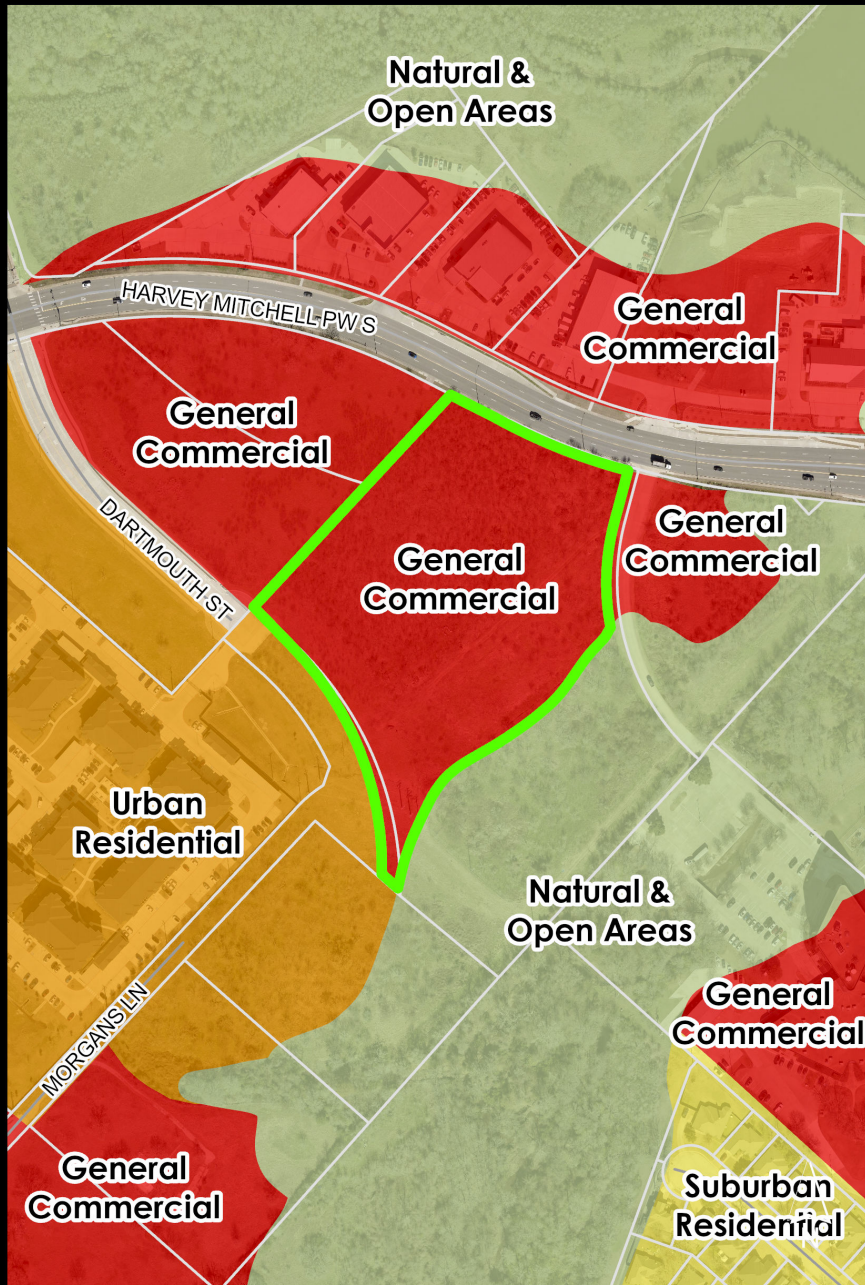
N/A

List any other additional properties.

N/A

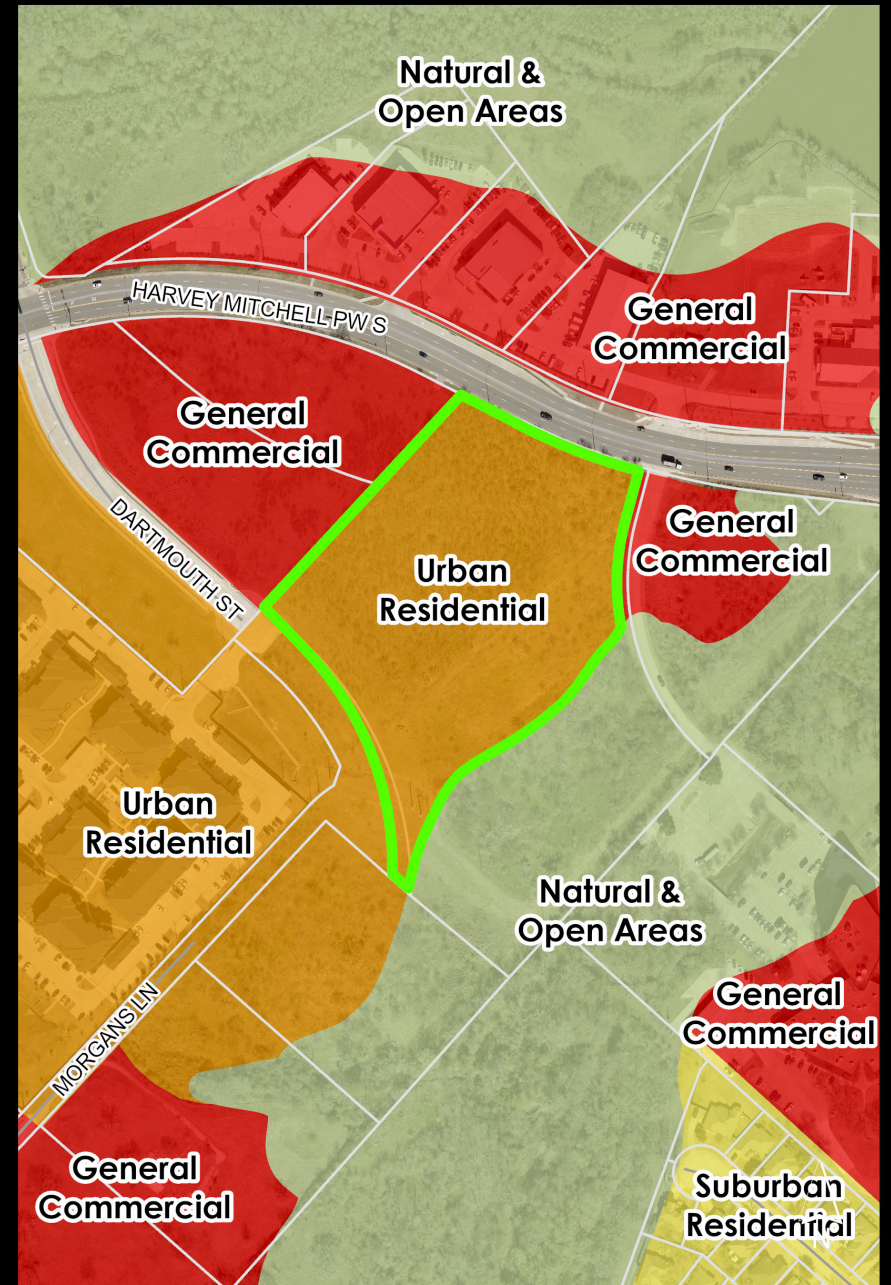
EXISTING

Future Land Use



PROPOSED

Future Land Use



June 18, 2026
Item No. 5.2.
Dartmouth-Rezoning

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 boundaries from GC General Commercial & OV Corridor Overlay to MF Multi-Family (7.20 acres) & NAP Natural Areas Protected (0.829 acres) for approximately 8.029 acres generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South. Case #REZ2026-000001 (Note: Final action of this item will be considered at the July 9, 2026 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends denial of this rezoning request as it is not in line with the Comprehensive Plan and not compatible with the surrounding area.

Summary: This request is to rezone approximately 8.029 acres of land generally located on Harvey Mitchell Parkway South between Dartmouth Street and Earl Rudder Freeway South from GC General Commercial & OV Corridor Overlay to MF Multi-Family & NAP Natural Areas Protected. The tract proposed to be rezoned consists of an un-platted property and is currently vacant. The property was originally zoned to GC General Commercial with a corridor overlay and Natural Areas Protected in 2017. This zoning request is in an effort to provide additional housing to this area along the corridor. The applicant is requesting the zoning district change to allow for a proposed multi-family development which would not be allowed on property zoned GC General Commercial. The applicant is also requesting the rezoning to NAP Natural Areas Protected for a portion of the property to correct an error in the original zoning map. On the entire property, the applicant is also requesting the removal of OV Corridor Overlay.

REZONING REVIEW CRITERIA

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

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

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

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

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

The applicant has submitted an amendment request for a land use change from General Commercial to Urban Residential. 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.

In the Comprehensive Plan, the property is located within the Harvey Mitchell Corridor (Planning Area 11) which is a gateway corridor from State Highway 6 intended to be an urban area incorporating the natural features of the area. Gateway Corridors provide a link between districts and serve as a focal entry point into the City.

Staff believes the proposal to amend the entire property to Urban Residential is not compatible with the character of the area nor previous efforts of the City as there is no preservation of the commercial corridor of Harvey Mitchell Parkway South, specifically towards Earl Rudder Freeway South. In an effort to support the Economic Master Plan in 2016 and 2017, as part of a city-wide initiative with the Economic Development Department over 100 acres were rezoned to GC General Commercial throughout the City to preserve potential commercial sites for future development to ensure there are opportunities to expand retail services and support a diversified economy. While multi-family uses do exist in the area, other commercial and non-residential developments are provided in this area closer to major roadways. Furthermore, the City of College Station entered into an interlocal 380 agreement with Brazos County in 2017 regarding the extension of public infrastructure for Dartmouth Street between Harvey Mitchell Parkway and Texas Avenue. The purpose of this ILA was to promote economic development and stimulate business and commercial activity within the County. A separate development agreement was entered into with the property owner in 2017 for the construction of the portion of Dartmouth Street as it is today and its future extension with an indication this property was initially planned for commercial development.

Should the request to amend the Comprehensive Plan be denied, the rezoning request is no longer consistent with the Comprehensive Plan Future Land Use and Character Map.

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 multifamily uses which are adjacent to the west. Directly abutting to the north, the properties are vacant, while those to the east are also vacant. Along Harvey Mitchell Parkway South, there are existing commercial developments on the other side of the road as well as towards Earl Rudder Freeway South. However, due to this designation of General Commercial on both sides of Harvey Mitchell Parkway, this corridor to Earl Rudder Freeway South should be preserved to allow for additional non-residential development in the area. A portion of the property is also zoned NAP Natural Areas Protected due to the existing floodplain on the property. As

proposed to be strictly multi-family, this property would not be compatible with existing uses, development patterns, and character of the corridor, however other MF Multi-Family zoned properties are in the area.

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

The size and location of the subject property is suitable for a multi-family development, and would have to conform to the density and development standards for the district. Along with the request to remove the OV Corridor Overlay, the site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance. It was indicated by the applicant the Overlay is not needed as the request is for multifamily and other apartments in this area do not have the Corridor Overlay. While the Corridor Overlay exists on one side of Harvey Mitchell Parkway South, due to the size of the property, it appears that a commercial area could be provided along the corridor and allow for a multi-family development as well.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located near the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Harvey Mitchell Parkway South is identified as a Major Arterial on the Thoroughfare Plan, while Dartmouth Street is a Major Collector. Additional right-of-way may need to be dedicated as part of the platting process along Harvey Mitchell Parkway South. Access to adjacent roadways and an extension of Dartmouth Street would be coordinated through the platting and site plan process. The existing use is expected to generate less than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was not required to be submitted with the application.

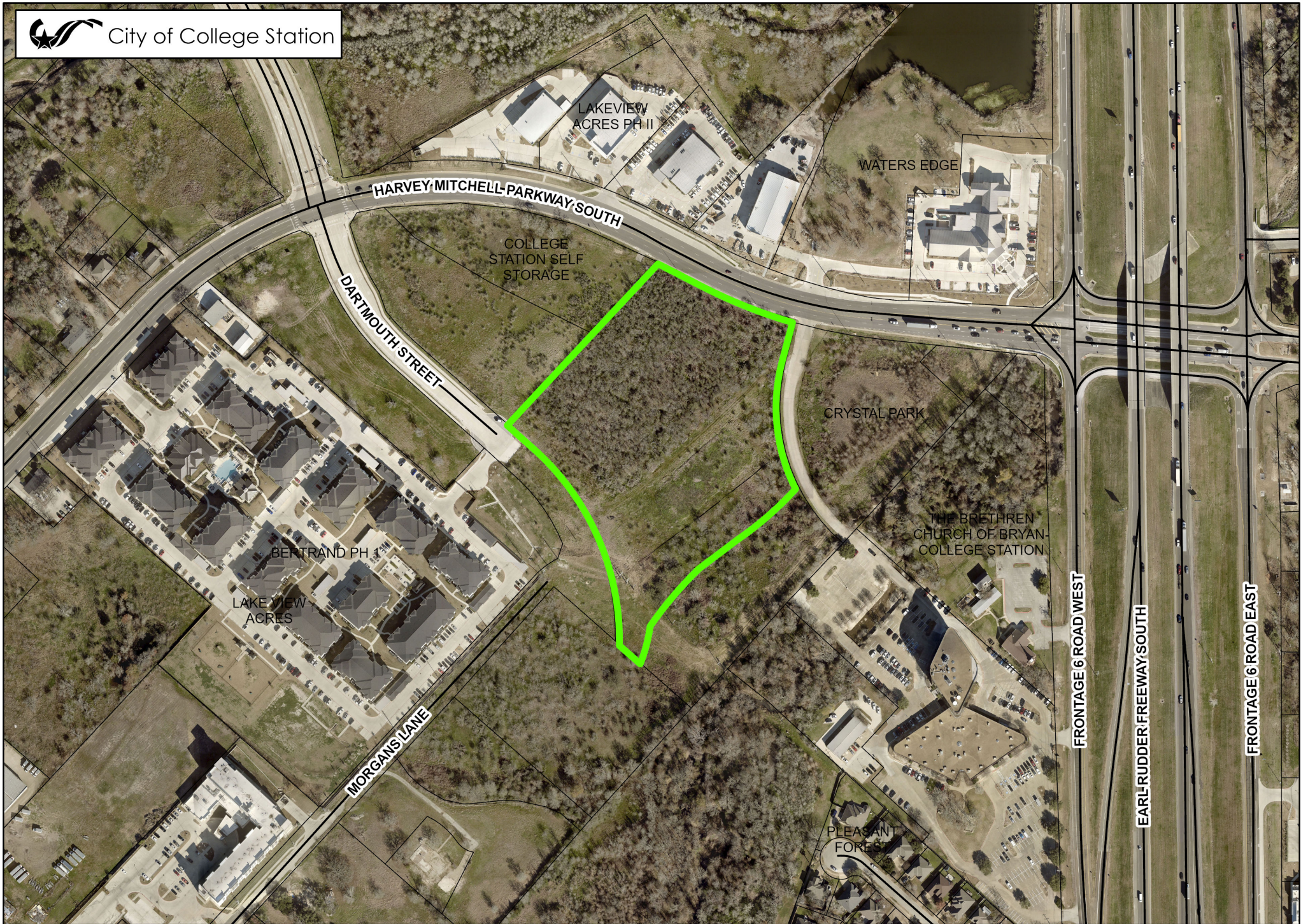
5. The marketability of the property:

The applicant states there is a significant amount of commercial property available for development, so it's not likely this property will be developed as commercial and this request is to increase the supply of housing.

Budget & Financial Summary: N/A

Attachments:

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

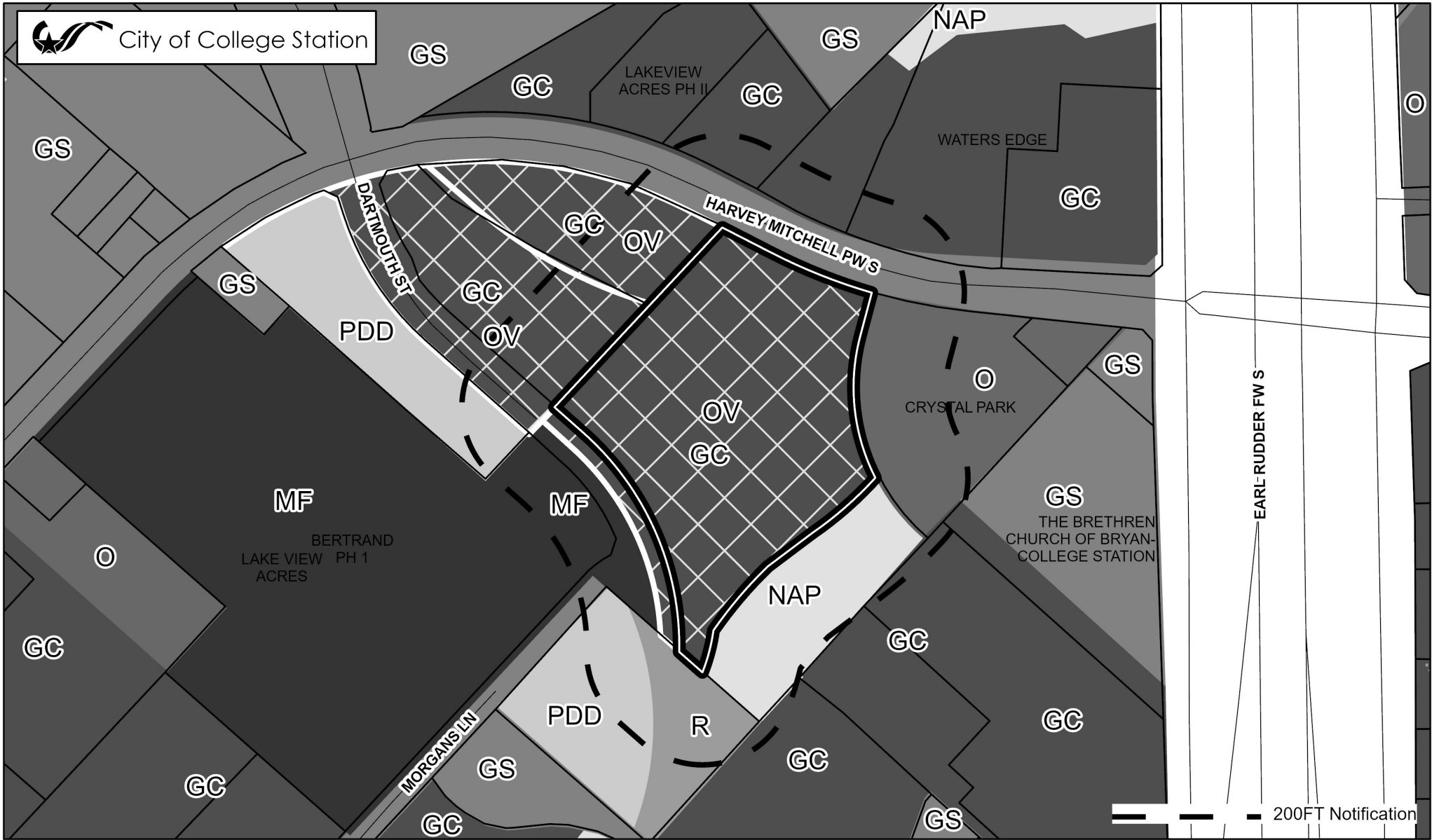


0 295 590 Feet

DARTMOUTH REZONING - GC & OV TO MF & NAP

Case: REZ2026-000001

REZONING



200FT Notification

ZONING DISTRICTS (In Grayscale)

Residential	MH	Middle Housing	
R	Rural	MF	Multi-Family
WE	Wellborn Estate	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
WRS	Wellborn Restricted Suburban		
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		

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

Planned Districts	
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

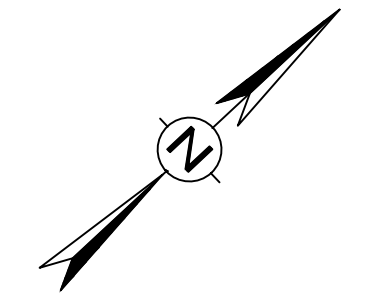
Overlay Districts	
OV	Corridor Ovr.
RDD	Redevelopment District
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

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



DARTMOUTH REZONING - GC & OV TO MF & NAP

Case: REZ2026-00001 **REZONING**



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	55.65'	N48° 35' 50"W
L2	11.22'	N48° 35' 50"W
L3	83.82'	N48° 25' 39"W
L4	53.99'	N21° 10' 23"E
L5	73.41'	N0° 47' 18"E
L6	65.55'	N86° 51' 57"E

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	532.84'	615.00'	049°38'30"	284.44'	516.33'	N23°36'24"W
C2	233.45'	1221.24'	01°05'09"	117.08'	233.09'	S68°18'22"E
C3	251.94'	430.00'	033°34'14"	129.70'	248.36'	S01°52'56"E
C4	62.93'	429.97'	008°23'08"	31.52'	62.87'	S22°51'36"E
C5	182.75'	793.56'	013°11'42"	91.78'	182.35'	S48°49'24"W
C6	181.80'	931.99'	011°10'35"	91.19'	181.51'	S40°21'07"W
C7	93.91'	395.02'	013°37'19"	47.18'	93.69'	S14°43'07"W

NOTES:

1. THE BEARINGS OF THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY REFERENCED TO 1/2", 3/8", AND 5/8" IRON RODS AND MONUMENTS FOUND AS NOTED IN THE PREVIOUS RECORDED DEEDS.
2. A PORTION OF SAID LOT DOES APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO.48041C0310F EFFECTIVE DATE, APRIL 2, 2014.

LEGEND

	PROPERTY BOUNDARY
	EXISTING PUBLIC DRAINAGE EASEMENT
	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	EXISTING FEMA FLOOD HAZARD AREA
	PROPERTY CORNER

VICINITY MAP



REZONING EXHIBIT
DARTMOUTH REZONING
 EXISTING ZONING - GENERAL COMMERCIAL & OVERLAY
 PROPOSED ZONING - MULTI-FAMILY
 7.20 ACRES
 PROPOSED ZONING - NATURAL AREAS PROTECTED
 0.829 ACRES
 BEING A PORTION OF MORGAN RECTOR'S LEAGUE No. 46
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

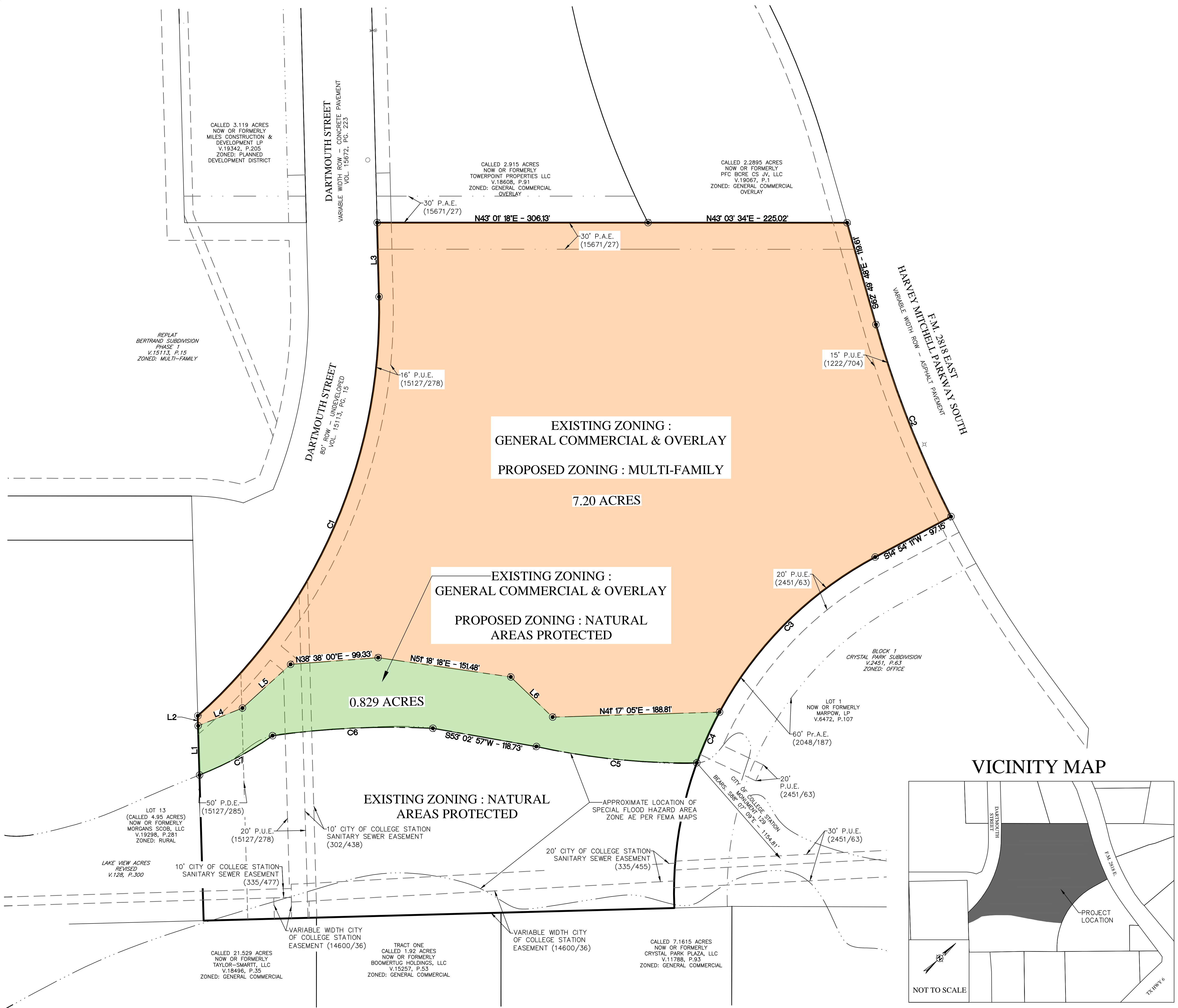
SCALE: 1"=50'
 APRIL 2026

OWNER/DEVELOPER:
 CTX LAND INVESTMENTS INC.
 4090 STATE HIGHWAY 6 S
 COLLEGE STATION, TX 77845

SURVEYOR:
 McClure & Browne
 Engineering/Surveying Inc.
 Cody Karsich, RPLS No. 7094
 1808 Woodcreek Dr., Suite 103
 College Station, TX 77845
 (979) 693-3838

ENGINEER:

 TDEP No. 12327
 911 SOUTHWEST PKWY E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3900



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: June 18, 2026
 Advertised Council Hearing Date: July 9, 2026

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:

N/A

Property owner notices mailed: 11

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	General Commercial	GC General Commercial & OV Corridor Overlay	Vacant, Harvey Mitchell Parkway South (ROW)
South	Natural & Open Areas	Natural Areas Protected	Vacant
East	Natural & Open Areas, General Commercial	O Office	Vacant
West	Urban Residential	GC General Commercial & OV Corridor Overlay, PDD Planned Development District, MF Multi-Family	Apartments, Vacant, Dartmouth Street (ROW)

DEVELOPMENT HISTORY

Annexed: October 1969, February 1971
Zoning: R-1 Single-Family Residential (upon annexation 1969, 1971)
 R-1 Single-Family Residential to P-MUD Planned Mixed-Use District (2004)
 OV Corridor Overlay applied in 2004
 P-MUD Planned Mixed-Use District & OV Corridor Overlay to GC General Commercial & OV Corridor Overlay and NAP Natural Areas Protected (2017)
Final Plat: Unplatted
Site Development: Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: DARTMOUTH - GC/OV TO MULTI-FAMILY (REZ2026-000001)

Address: N/A

Legal Description: A004601, M RECTOR (ICL), TRACT 98, 10.431 ACRES

Total Acreage: 8.03

Applicant:: SCHULTZ ENGINEERING

Property Owner: CTX Land Investments, Inc

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

An increased demand for housing in the city has resulted in a need for multi-family units due to the lack of attainable housing options. The Overlay District is not necessary for the proposed multifamily zoning as no additional requirements should be applied to the underlying area.
The NAP area is being rezoned to address a discrepancy in the previous zoning of this area.

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

A Comprehensive Plan Land Use amendment is being requested for this property so that the zoning is in accordance with the 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?

The property is suitable for commercial development. However, no interest has been shown for commercial development. The Overlay District would be appropriate for the commercial district zoning but not the multi-family use.
The NAP area is being rezoned to address a discrepancy in the previous zoning of this area.

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

This Rezoning is suitable for this property because of the demand for attainable housing and the proposed use being compatible to the surrounding uses. There are existing businesses and apartments in this area that do not have the Overlay District so it is not needed.

The NAP area is being rezoned to address a discrepancy in the previous zoning of this area.

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

This Rezoning is suitable for this property because of the demand for attainable housing and the proposed use being compatible to the surrounding uses.

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

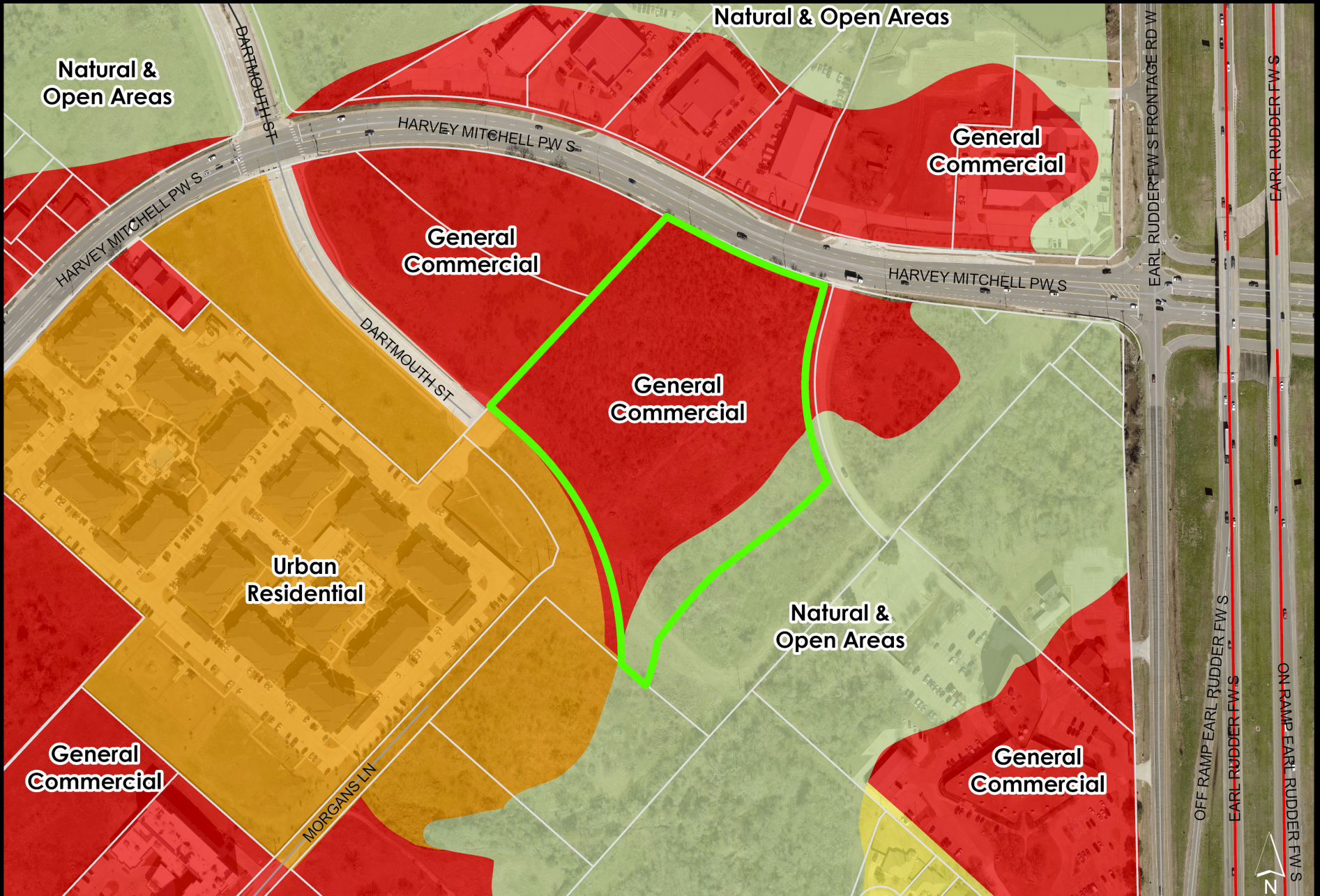
There is a significant amount of commercial property available for development so it's not likely this property will be developed as commercial.

List any other reasons to support this zone change.

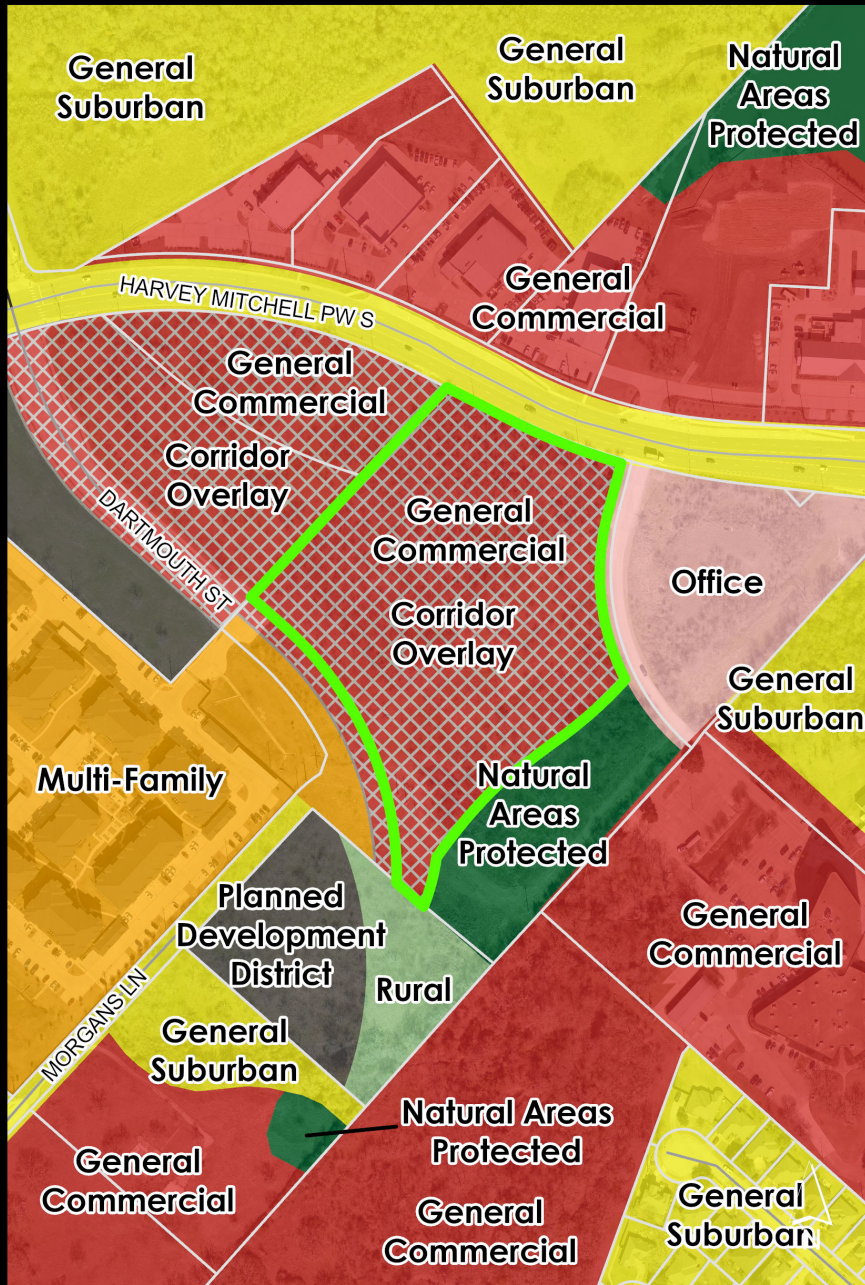
Increase the supply of housing.

The NAP area is being rezoned to address a discrepancy in the previous zoning of this area.

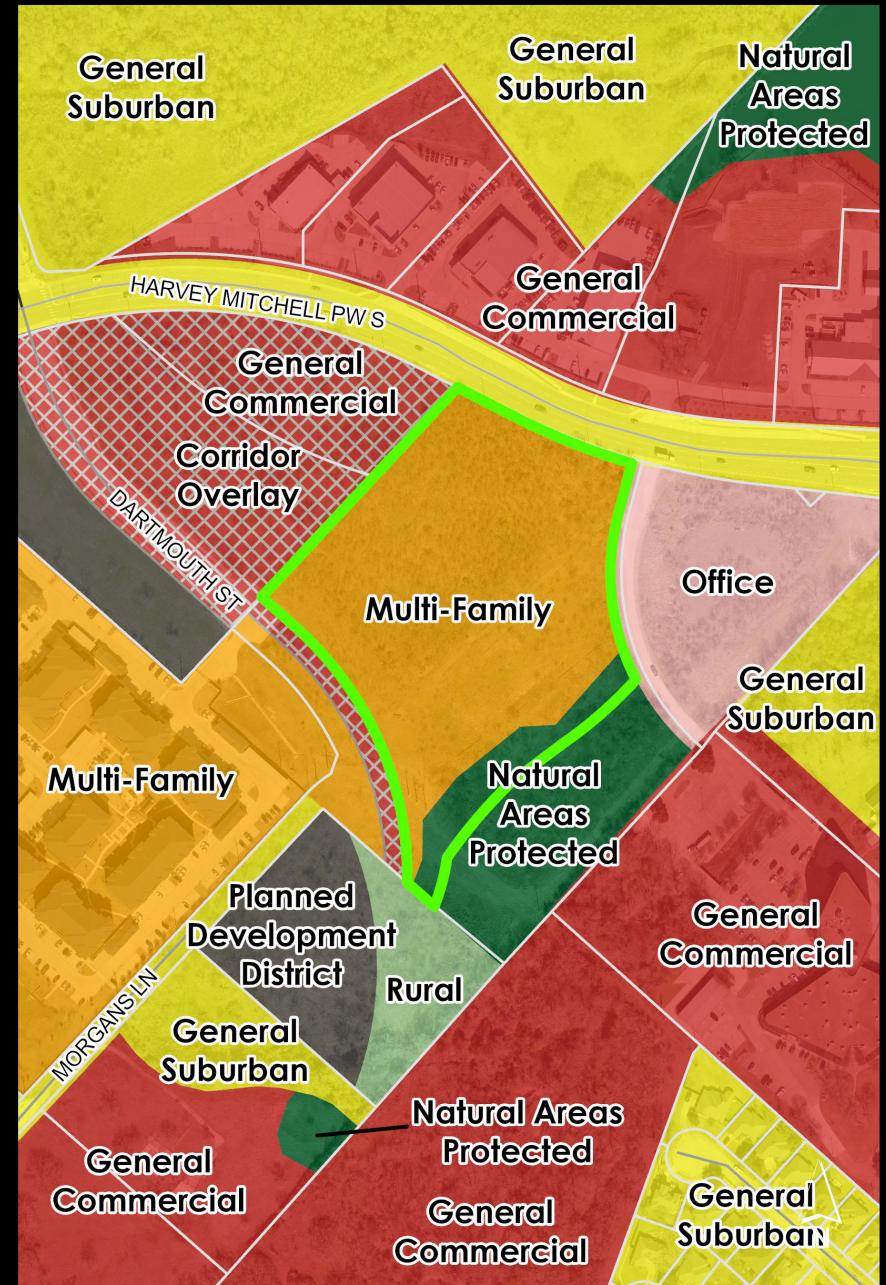
EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning



June 18, 2026
Item No. 5.3.
Wolf Pen Creek - Vehicular Sales

Sponsor: Gabriel Schrum , Staff Planner

Reviewed By CBC: N/A

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending Appendix A, Unified Development Ordinance, Article 6 “Types of Use”, Section 6.3.C “Use Table” and Section 6.4 “Specific Use Standards” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to use requirements and specific standards for Vehicular Sales within the WPC Wolf Pen Creek District. Case #ORDA2026-000003 (Note: Final action of this item will be considered at the July 9, 2026 City Council Meeting – Subject to change).

Relationship to Strategic Goals:

Good Governance

Recommendation(s): Staff recommends approval.

Summary: This proposed Unified Development Ordinance amendment affects UDO Article 6, Sections 6.3 and 6.4, to include Vehicular Sales within the Wolf Pen Creek zoning district, and associated specific use standards.

Budget & Financial Summary:

Attachments:

1. Section 6.3 Types of Use Redline
2. Section 6.4 Specific Use Standards

Sec. 6.3. Types of Use.

- A. Uses of land or structures which are not expressly listed in the Use Table as permitted uses (P), permitted uses subject to specific use standards (P*), or conditional uses (C) in a zoning district or planned development are prohibited uses and shall not be established in that district or planned development.
- B. The Administrator shall determine whether or not an unlisted use, that is otherwise prohibited, as stated above should be processed. In doing so, the Administrator shall utilize purpose statements adopted herein in conjunction with the applicable zoning district, and consideration of the following criteria:
 - 1. The actual or anticipated characteristics of the activity based on known characteristics of similar projects in standard planning practice;
 - 2. The relative amount of site area, floor space, and equipment;
 - 3. Relative volumes of sales from each activity;
 - 4. The customer type for each activity;
 - 5. The relative number of employees in each activity;
 - 6. Hours of operation;
 - 7. Building and site arrangement;
 - 8. Vehicles used with the activity and the relative number of vehicle trips generated by the use; and
 - 9. How the use advertises itself.

C. Use Table.

Except where otherwise specifically provided herein, regulations governing the use of land and structures with the various zoning districts and classifications of planned developments are hereby established as shown in the following Use Table.

1. Permitted Uses.

A "P" indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable regulations of this UDO.

2. Permitted Uses Subject to Specific Standards.

A "P*" indicates a use that will be permitted, provided that the use meets the provisions in the Specific Use Standards Section below. Such uses are also subject to all other applicable regulations of this UDO.

3. Conditional Uses.

A "C" indicates a use that is allowed only where a conditional use permit is approved by the City Council. The Council may require that the use meet the additional standards enumerated in the Specific Use Standards Section below. Conditional uses are subject to all other applicable regulations of this UDO.

USE TABLE																																				
Specific Uses	R	WE	E	WRS	RS	GS	T**	D**	MH	MF	MU	MHP	P-	O	SC**	WC	GC	CI	BP**	BPI	CU	NAP	R-1B	R-4	R-6	C-3	M-1	M-2	R&D	WPC	NG-1	NG-2	NG-3			
KEY: P= Permitted by Right, P*= Permitted Subject to Specific Use Standards C= Conditional Use, **= District with Supplemental Standards (refer to Article 5) *** Commercial, Office, and Retail Uses in MH Middle Housing are allowed in Live-Work Units Only																																				
Assisted Living/Residential Care Facility														P	P		P																			
Boarding and Rooming House										P			P											P	P										P	
Courtyard House									P*																											
Dormitory										P	P		P											P	P							P	P	P		
Duplex								P	P				P											P	P											
Extended Care Facility/Convalescent/Nursing Home										P			P		P		P	P						P	P					P						
Fraternity/Sorority										P														P	P							P	P	P		
Manufactured Home	P*		P*									P*																								
Mixed-Use Structure										P	P		P																		P	P	P	P		
Multi-Family										P	P		P											P	P					C(a)	P	P	P	P		
Multi-Family built prior to January 2002										P	P													P	P					P	P	P	P			
Multiplex, Medium									P	P																										
Multiplex, Small									P	P																										
Shared Housing										P																						P	P	P		
Single-Family Detached	P	P	P	P	P	P	P	P	P				P										P													
Single-Unit Dwelling										P																										
Split-Lot Duplex								P	P																											
Townhouse							P		P	P			P											P	P											P
Two-Unit Dwelling										P																										
Live-Work Unit									P*					P*	P*																					
Educational Facility, College and University																					P															
Educational Facility, Indoor Instruction									P	P	P		P	P	P	P	P	P									P				P	P	P	P		

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Wireless Telecommunication Facilities - Intermediate	P*												P*	P*			P*	P*	P*	P					P*	P*	P*	P*	P*	P*	P*	P*	
Wireless Telecommunication Facilities - Major	C										P*			C			C	C	C	P					C	C	P*	C					
Wireless Telecommunication Facilities - Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P			P	P	P

Notes:

- (a) Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.
- (b) Hotels are only allowed when accessory to a country club development and are limited to a maximum of fifteen (15) rooms.
- (c) Permitted in live-work units only.

(Ord. No. 2023-4453, Pt. 1(Exh. A), 8-10-2023; Ord. No. 2023-4468, Pt. 1(Exh. D), 9-14-2023; Ord. No. 2023-4478, Pt. 1(Exh. A), 10-26-2023; Ord. No. 2024-4557, Pt. 1(Exh. D), 10-24-2024; Ord. No. 2025-4620, Pt. 1(Exh. E), 9-11-2025)

AC. Vehicular Sales, Rental, Repair, and Service.

1. Vehicles undergoing repair, painting, or body work that will remain on-site for more than forty-eight (48) hours shall be screened from public view or stored indoors.
2. Inoperable vehicles shall not be allowed to remain on-site for more than thirty (30) days.
3. All parts, including automobile body parts, shall be stored within an area that is completely screened from public view.
4. In the WPC District, Vehicular Sales, Rental, Repair, and Service is permitted only within an enclosed structure, and the outdoor display of vehicle inventory that is actively for sale or rent is allowed with the following. The outdoor display of these vehicles shall be allowed adjacent to a principal building wall and extending to a distance no greater than five (5) feet from the wall. In lieu of this requirement, a business may obtain site plan approval for outdoor display areas adjacent to the principal building's public entry façade. Such areas shall not exceed ten (10) percent of the total gross floor area of the principal structure or two thousand five hundred (2,500) square feet, whichever is less. Such display of vehicle inventory shall not be permitted to block windows, entrances, or exits, and shall not restrict pedestrian or vehicular circulation, access, or parking.