



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.

July 2, 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 videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.

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

2. Hear Visitors.

At this time, the Chairperson will open the floor to visitors wishing to address the 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. June 18 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 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #CPA2026-000004 (Note: Final action of this item will be considered at the August 13, 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 R Rural to MF Multi-Family for approximately 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #REZ2026-000009 (Note: Final action of this item will be considered at the August 13, 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. Presentation, discussion, and possible action regarding waiver requests to the Unified Development Ordinance Section 8.3.E.4.b. 'Adequate Street Access', Section 8.3.E.7.a. 'Cul-de-sac', and Section 8.3.E.7.c. 'Cul-de-sac' and presentation, discussion, and possible action regarding a Preliminary Plan for Krenek Tap Townhomes Subdivision on approximately 6.177 acres of land, generally located northeast of the intersection of Krenek Tap Road and Dartmouth Street. Case #PP2026-000001.

Sponsors: Jeff Howell

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

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 the P&Z Calendar of Upcoming Meetings:

- 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.
- Thursday, July 23, 2026 ~ City Council Meeting ~ Council Chambers ~ Open Meeting 6:00p.m.
- Thursday, August 8, 2026 ~ P&Z Meeting ~ Council Chambers ~ 6:00 p.m.

6.3. 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 26, 2026 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.

**Minutes
Planning and Zoning Commission
Regular Meeting
June 18, 2026**

COMMISSIONERS PRESENT: Chairperson Jason Cornelius, Tre Watson, Marcus Chaloupka, David Higdon, Michael Buckley, and Warren Finch (via TEAMS)

COMMISSIONERS ABSENT: Aron Collins

COUNCILMEMBERS PRESENT: Mark Smith

CITY STAFF PRESENT: Director of Planning & Development Services Anthony Armstrong, Assistant Director of Planning & Development Services Molly Hitchcock, City Engineer Carol Cotter, Transportation Planning Administrator Jason Schubert, Land Development Review Administrator Robin Macias, Long Range Planning Administrator Christine Leal, Senior Planner Jeff Howell, Staff Planner Schrum, Senior Assistant City Attorney Aaron Longoria, Development Coordinator Kristen Hejny, Lead Technology Services Specialist Lillian Wells

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 21, 2026

Commissioner Chaloupka moved to approve the Consent Agenda, Commissioner Watson 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**

Agenda Items #5.1 and #5.2 were heard together.

- 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
- 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

Senior Planner Howell presented the Comprehensive Plan Amendment and rezoning to the to the Commission recommending denial of both items.

Commissioner Higdon asked for additional information on the drainage for the property.

Senior Planner Howell clarified that drainage plans would be submitted and reviewed with the site plan application.

Commissioner Higdon asked if a drainage report was included in the 2017 rezoning.

Senior Planner Howell confirmed there was no drainage report completed with the 2017 rezoning.

Commissioner Higdon asked for clarification on the difference in water runoff from commercial developments versus multi-family developments.

Senior Planner Howell clarified that drainage varies dependent on the development, landscaping, streetscaping, parking, and any other amenities presented with the site plan.

Commissioner Higdon stated that with increasing commercial development, there have been amplified flood waters in the area and asked how drainage requirements will change for the area with the Comprehensive Plan Amendment and rezoning.

Director Armstrong clarified that the property may be developed commercially under its current designation without a Comprehensive Plan Amendment or rezoning. Any commercial or multi-family development would be required to comply with all applicable drainage requirements.

Commissioner Buckley asked for clarification on the traffic flow around the area.

Senior Planner Howell confirmed that a Traffic Impact Analysis was not required, as the traffic was not above the required threshold.

Commissioner Buckley asked if Dartmouth Street was planned to intersect with Morgan Lane.

Senior Planner Howell explained that there is a development agreement with right-of-way that has already been dedicated, an extension of Dartmouth Street would be at the City's responsibility.

Commissioner Watson asked for further clarification on why staff is recommending denial of both the Comprehensive Plan Amendment and the rezoning.

Senior Planner Howell stated that staff is recommending denial because the site is designated for commercial development in the Comprehensive Plan and is intended to preserve the City's commercial areas.

Commissioner Chaloupka asked if something is being done to correct the area designated as Natural Areas Protected (NAP).

Senior Planner Howell stated that if this property were to develop, it would be required to plat and would identify the NAP area for correction.

Chairperson Cornelius asked for traffic difference between GC General Commercial and MF Multi-Family zoned developments.

Senior Planner Howell clarified that traffic generation is dependent on land use. For residential developments, traffic counts are based on minimum and maximum density factors, resulting in an estimated range of approximately 85 to 100 dwelling units.

Cornelius asked for clarification on when the City Heights development was zoned as MF Multi-Family.

Senior Planner Howell clarified that the property was rezoned as part of an error correction in 2017 from GS General Suburban.

Stephen Grove, Applicant, CTX Land Investments, was available to address and answer questions from the Commission.

Commissioner Buckley asked for clarification that the applicant has had no offers on the property as a GC General Commercial zoning.

Mr. Grove clarified that there has been no substantial interest in the property as it sits.

Commissioner Higdon asked for the number of residential units planned for the development if rezoned to MF Multi-Family.

Mr. Grove clarified that there is no layout at this time, however the developer would adhere to the minimum and maximum units per acre requirement.

Commissioner Higdon asked if the development would be marketed toward lower income housing.

Mr. Grove clarified that the development would be marketed toward young families and young professionals.

Commissioner Higdon asked if the development would take access from Dartmouth Street or Harvey Mitchell Parkway South.

Mr. Grove confirmed that the development would take access from the public way connected to Harvey Mitchell Parkway South.

Commissioner Higdon asked for information on the site preparation for the NAP area.

Mr. Grove confirmed that the developer can only scrub invasive species, however, large trees and vegetation must remain untouched.

Commissioner Higdon asked about the water collection on the property.

Mr. Grove stated that they are unaware of the water collection habits on the property at this time.

Commissioner Chaloupka expressed concerns for rezoning the property.

Commissioner Finch expressed concerns about the property being vacant for a lengthy amount of time and stated that the property owner can do what they want with the property.

Chairperson Cornelius asked for clarification that there would not be road access from Harvey Mitchell Parkway South.

Mr. Grove confirmed that the new road will be the only access to the property.

Chairperson Cornelius opened the public hearing.

Cheryl Wenck, Emerald Forest, College Station, spoke in opposition of the rezoning citing concerns for drainage, detention, protection of neighborhoods, and neighborhood integrity.

Chairperson Cornelius closed the public hearing.

Commissioner Chaloupka asked for clarification on the calls in opposition received by staff.

Senior Planner Howell stated that the calls in opposition expressed concerns with drainage, flooding, and the removal of trees.

Chairperson Cornelius asked for clarification on the plans for drainage in the area.

Director Armstrong clarified that although a remediation project is underway in the area, a significant portion of the site remains within the floodplain. He noted that all developments must comply with the City's drainage ordinance, and nearby projects, including the apartment complex, self-storage facility, and U-Haul development were required to provide detention ponds. He added that while drainage issues exist, the City is working with the Texas Water Development Board to study the area and identify solutions.

Commissioner Watson moved to recommend approval of the Comprehensive Plan Amendment, Commissioner Buckley seconded the motion; the motion passed 4-2 with Commissioners Higdon and Chaloupka voting in opposition.

Commissioner Watson moved to recommend approval of the rezoning, Commissioner Buckley seconded the motion; the motion passed 4-2 with Commissioners Higdon and Chaloupka voting in opposition.

- 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

Staff Planner Schrum presented the ordinance amendment to the Commission recommending approval.

Commissioner Higdon asked for the reasoning behind the ordinance amendment.

Staff Planner Schrum stated that the ordinance amendment is at the direction of the Economic Development Department, with an end-user in mind.

Commissioner Higdon asked, from practical standpoint, what will this entail, and if there is a big demand for drive-thru oil change businesses.

Staff Planner Schrum clarified that this development will not be a drive-thru, but more of an internal sales floor for micromobility items.

Commissioner Chaloupka asked if this is an expansion of the Yamaha development on Holleman Drive and expressed concerns with opening the corridor to this use.

Director Armstrong clarified that this would be a similar type of use to the Yamaha development.

Chairperson Cornelius opened the public hearing.

No visitors spoke.

Chairperson Cornelius closed the public hearing.

Chairperson Cornelius asked for the process of a business requesting a waiver to allow this use if the ordinance amendment is not recommended for approval by the Commission.

Director Armstrong clarified that an applicant could choose to pursue a rezoning of the property to GC General Commercial, however there are protections in the design district of Wolf Pen Creek.

Commissioner Chaloupka expressed concerns with the ordinance amendment being applicable to the entirety of the Wolf Pen Creek District.

Commissioner Chaloupka moved to recommend approval of the ordinance amendment, Commissioner Higdon seconded the motion; the motion failed 1-5 with Commissioners Buckley, Higton, Chaloupka, Watson, and Chairperson Cornelius voting in opposition.

6. Informational Agenda

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

There was no discussion.

6.2 Presentation and discussion regarding an update on items heard:

- 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.

There was no discussion.

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.

There was no discussion.

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

There was general discussion amongst the Commission regarding the June 11, 2026 Joint Planning & Zoning Commission meeting with the City of Bryan.

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

There was no discussion.

8. **Adjourn**

The meeting adjourned at 7:04 p.m.

Approved:

Attest:

Jason Cornelius, Chairperson
Planning & Zoning Commission

Kristen Hejny, Board Secretary
Planning & Development Services

July 2, 2026
Item No. 5.1.
2950 Rock Prairie Road West

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 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #CPA2026-000004 (Note: Final action of this item will be considered at the August 13, 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 to for approximately 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. The Urban Residential land use designation is appropriate for range of high-density multifamily and attached residential development in various forms. This Comprehensive Plan Amendment is in conjunction with a rezoning of the property to MF Multi-Family to allow for additional residential development in the area. It is the applicant's intent to develop 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 Mixed Residential. The Urban Residential land use designation is appropriate for range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped and 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 primarily developed as a townhome development.

The properties to the south across Rock Prairie Road West are designated as General Commercial and Business Center, while those to the east across Old Wellborn Road are Neighborhood Conservation. The General Commercial 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. This request to change the land use designation of the subject property to Urban Residential as indicated by the applicant would allow for a high density development that would blend to the medium density Barracks development.

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 intended to accommodate a wide range of attractive multifamily housing and provide vehicular and pedestrian connectivity between developments. This property was recently rezoned from R Rural to MU Mixed-Use with a condition to upgrade the sewer line along Old Wellborn Road, however this condition has not yet been satisfied. The subject property is located west of the intersection of Rock Prairie Road West and Old Wellborn Road. This area continues to experience a high amount of development, however this is in the form of single-family residential development as part of The Barracks. Due to this designation of General Commercial on this side of Wellborn Road, this area on Rock Prairie Road West should be preserved to allow for additional non-residential development in the area.

The applicant held a neighborhood meeting on May 14, 2026. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and no members of the public were in attendance. Attendees were the applicant, property owner/developer and City Staff.

Staff believes the proposal to amend the property to Urban Residential is not compatible with the character of the area as there is no preservation of the commercial area of Rock Prairie West. The adjacent Barracks development originally contained commercial areas, however those have been modified over time to individually platted residential properties. There are no other multi-family uses in the area and the only commercial areas to serve The Barracks exists on Holleman Drive South and Old Wellborn Road. 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.

3. Impact on environmentally sensitive and natural areas: There is no FEMA designated floodplain on the property.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water and wastewater services will be provided by College Station Utilities. The existing water and wastewater infrastructure was not adequate to support the needs of this development. As part of the previous rezoning request from R Rural to MU Mixed Use, approximately 506' of 12" sewer line required upsizing to service the property. This upsizing is necessary for the request to MF Multi-Family as well. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. The applicant states that a sanitary sewer line upgrade is designed, permitted, and expected to start construction imminently.

The subject property is located west the intersection of Rock Prairie Road West and Old Wellborn Road. Rock Prairie Road West which is a future 4-Lane Major Arterial on the Thoroughfare Plan. Access to adjacent roadways 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. As part of the rezoning application, the proposed use is expected to generate more than 150 trips in any peak hour; therefore, a TIA was required. As a result of the TIA, it was indicated that mitigation was required which includes a roundabout at General Parkway and Deacon Drive West, as well as the addition of separate turn lanes at General Parkway and Rock

Prairie Road West. The applicant states commercial use on this property is highly problematic because of the proximity of the railroad crossing, the removal of Old Wellborn, and the newly constructed medians within Rock Prairie Road West severely limiting access to the property for the commercial use.

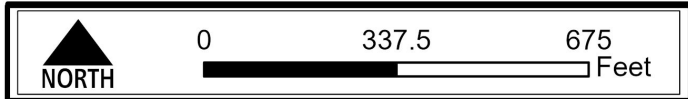
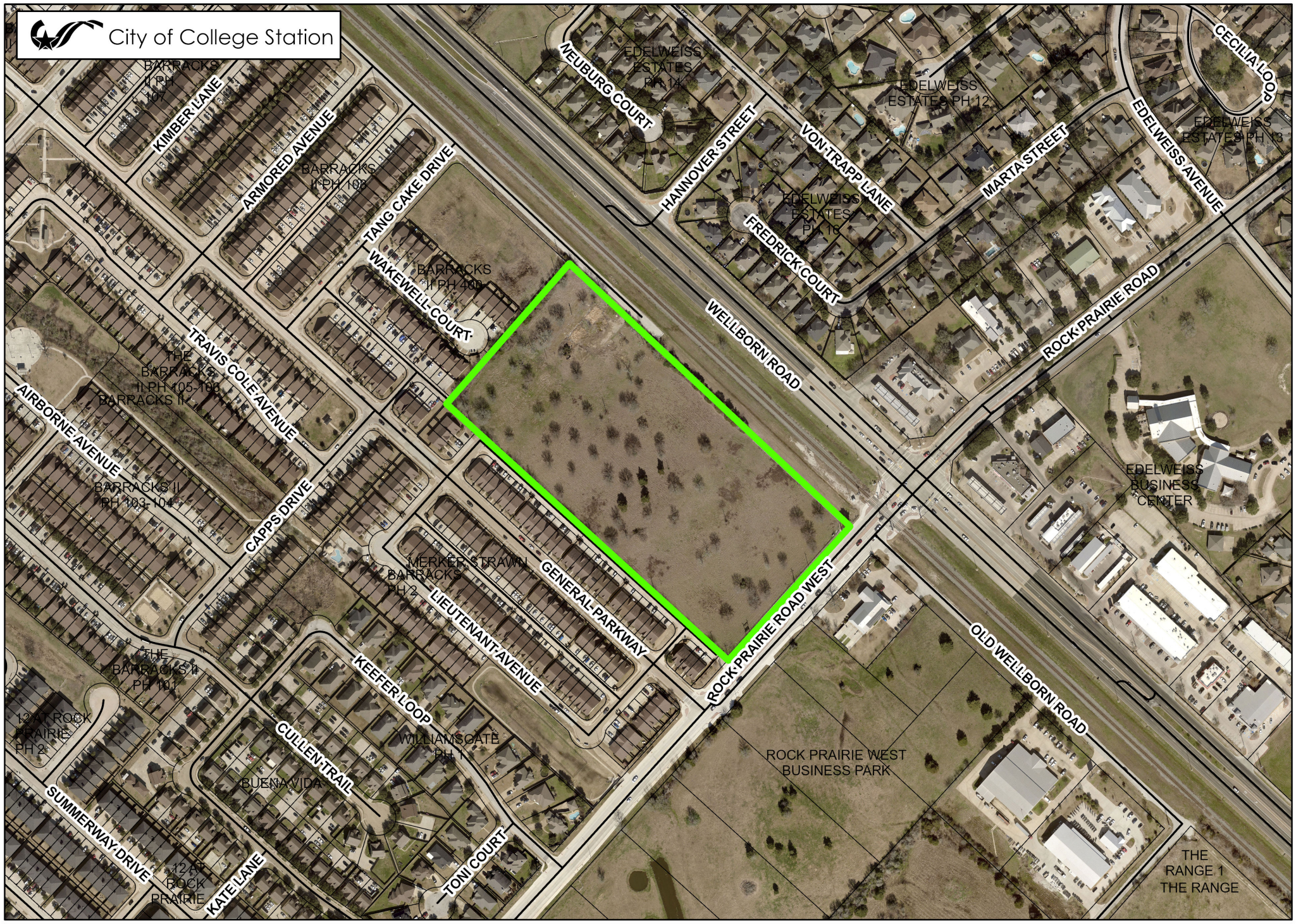
5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment to 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 Rock Prairie Road West.

The applicant states that housing of all types is in high demand and with the growing student housing demographic in this community, and in particular in this area, this property is suitable for this type development, given its location and surrounding uses.

Budget & Financial Summary:

Attachments:

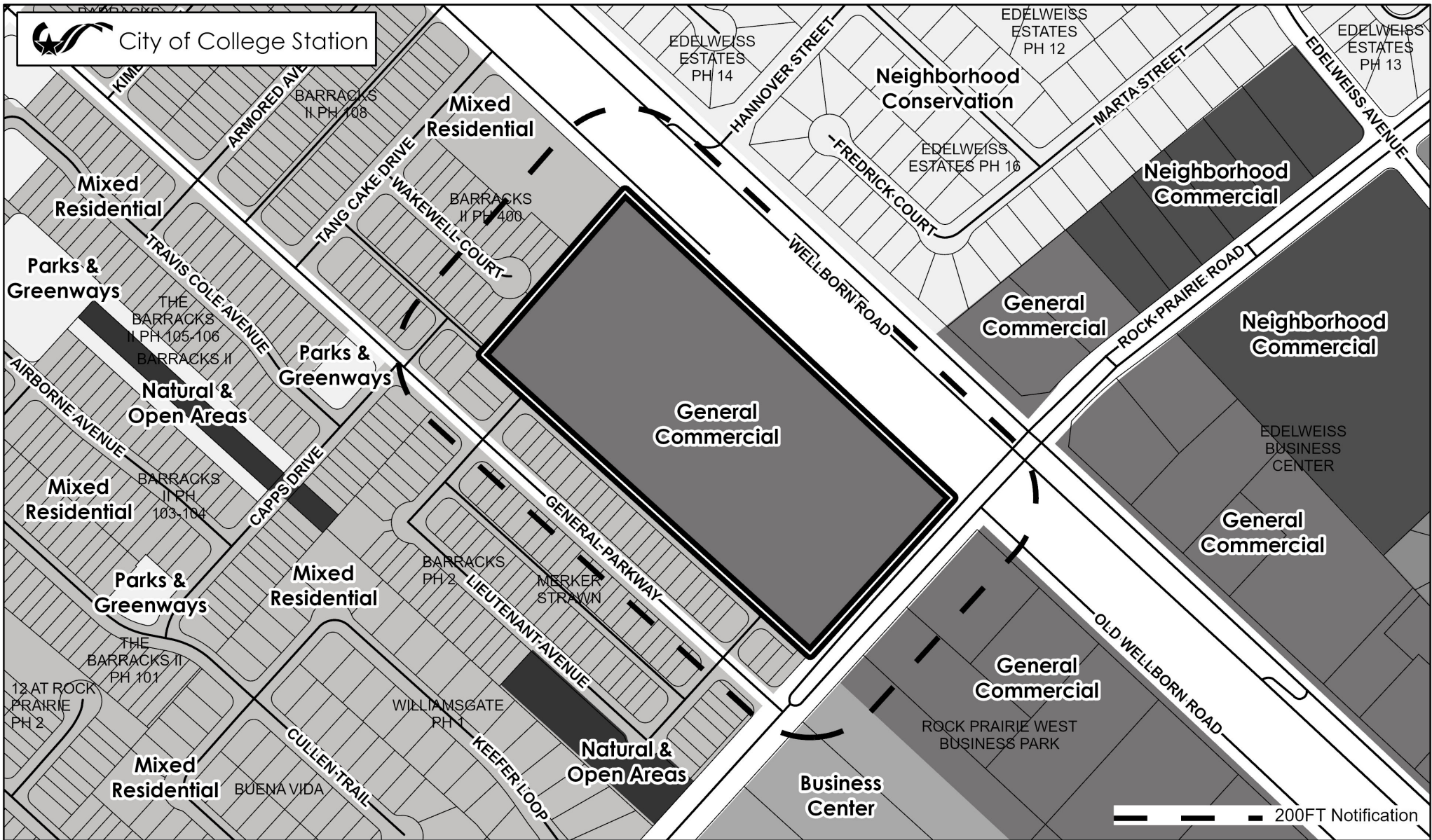
1. Aerial and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map



2950 ROCK PRAIRIE ROAD W
GENERAL COMMERCIAL TO URBAN RESIDENTIAL

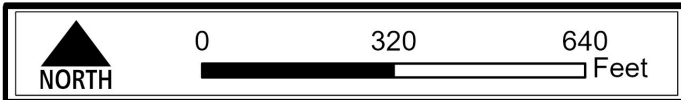
Case: CPA2026-000004

COMPREHENSIVE PLAN
AMENDMENT



FUTURE LAND USE DISTRICTS (In Grayscale)

Residential	<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			



**2950 ROCK PRAIRIE ROAD W
GENERAL COMMERCIAL TO URBAN RESIDENTIAL**

Case: CPA2026-000004

**COMPREHENSIVE PLAN
AMENDMENT**

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 2, 2026
 Advertised Council Hearing Date: August 13, 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:

The Barracks at Rock Prairie
 Williamsgate

Property owner notices mailed: 83

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	Mixed Residential	PDD Planned Development District, MH Middle Housing	Vacant, Townhomes
South	General Commercial, Business Center	CI Commercial Industrial, R Rural	Vacant, Veterinary Clinic, Rock Prairie Road West (Major Arterial)
East	Neighborhood Conservation, General Commercial	GS General Suburban, GC General Commercial, R Rural	Old Wellborn Road (local street), Railroad ROW, Wellborn Road (Major Arterial), Single-family dwellings, Fuel Station
West	Mixed Residential	PDD Planned Development District, MH Middle Housing	Duplexes, Vacant, Holleman Drive South (Minor Arterial)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
 A-O Agricultural-Open renamed to R Rural (2013)
Conditional Rezoning R Rural to MU Mixed-Use (2025), however condition not yet satisfied
Final Plat: Unplatted
Site Development: Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: 2950 ROCK PRAIRIE ROAD W-GC TO URBAN RESIDENTIAL (CPA2026-000004)

Address:

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 179, 12.4 ACRES

Total Acreage: 12.4

Applicant: KERRY GEORGE

Property Owner: Leaday Holdings LLC

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

We are requesting an amendment to the Land Use and Character portion of the Comprehensive Plan for 12.4 acres of land located at the northwest corner of the Rock Prairie Road West and Wellborn Road intersection.

What is the amendment requested?

We are requesting that the Land Use and Character designation be amended from General Commercial to Urban Residential.

What is the reason for the amendment?

Housing of all types is in high demand and with the growing student housing demographic in this community, and in particular in this area, this property is suitable for this type development, given its location and surrounding uses. The reason for the amendment is because of the poor suitability for a commercial component at this location. Commercial use on this property is highly problematic because of the proximity of the railroad crossing and the existing medians within Rock Prairie Road West severely limiting access to the property for the commercial use.

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

The Comprehensive Plan Update that was adopted in October 2021 changed the land use for this property to General Commercial. Prior to this amendment, the land use for this property was General Suburban with the actual use being medium density residential via attached single-family dwellings. Almost immediately after the adoption of the new plan, construction commenced on several roadway and railroad improvements within the area most importantly being the Rock Prairie Road West reconstruction that included a significant reconfiguration of the intersection of Rock Prairie Road West and Wellborn Road (FM 2154). Commercial use on this property is highly problematic because of the proximity of the railroad crossing, the removal of Old Wellborn, and the newly constructed medians within Rock Prairie Road West severely limiting access to the property for the commercial use.

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?

The subject property is surrounded by medium density residential, mostly student housing/rentals, to the north and west and is bounded by Union Pacific Railroad and Wellborn Road to the east and Rock Prairie Road West to the south. Additional residential for student housing/multi-family is compatible with the adjacent properties and character of the surrounding uses. The proposed urban residential land use acts as a transition for the residential uses between Wellborn Road, UPRR and Rock Prairie Road West.

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

There are no known environmentally sensitive areas within the property or its immediate surrounding areas. All development will follow City codes and ordinances and will not have adverse impacts on surrounding areas.

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

The impacts to the water and wastewater systems will be limited to available capacity. If any impacts would be detrimental, they would be mitigated with improvements or limitations on density. A sanitary sewer line upgrade is designed, permitted, and expected to start construction imminently. The drainage system for this development will comply with the City of College Station drainage ordinance. The proposed use is expected to generate more than 150 trips in any peak hour; therefore, a TIA was required. As a result of the TIA, it was indicated that mitigation was not required.

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

The Comprehensive Plan projects that College Station will be severely deficient in housing over the next several years. The plan states "If population and housing demands continue to increase and state legislation restricting annexation remains in effect, the city will naturally face a greater need for increased density in appropriately targeted areas." Housing of all types is in high demand and with the growing student housing demographic in this community, and in particular in this area, this property is suitable for this type development, given its location and surrounding uses.

List any other reasons to support this zone change.

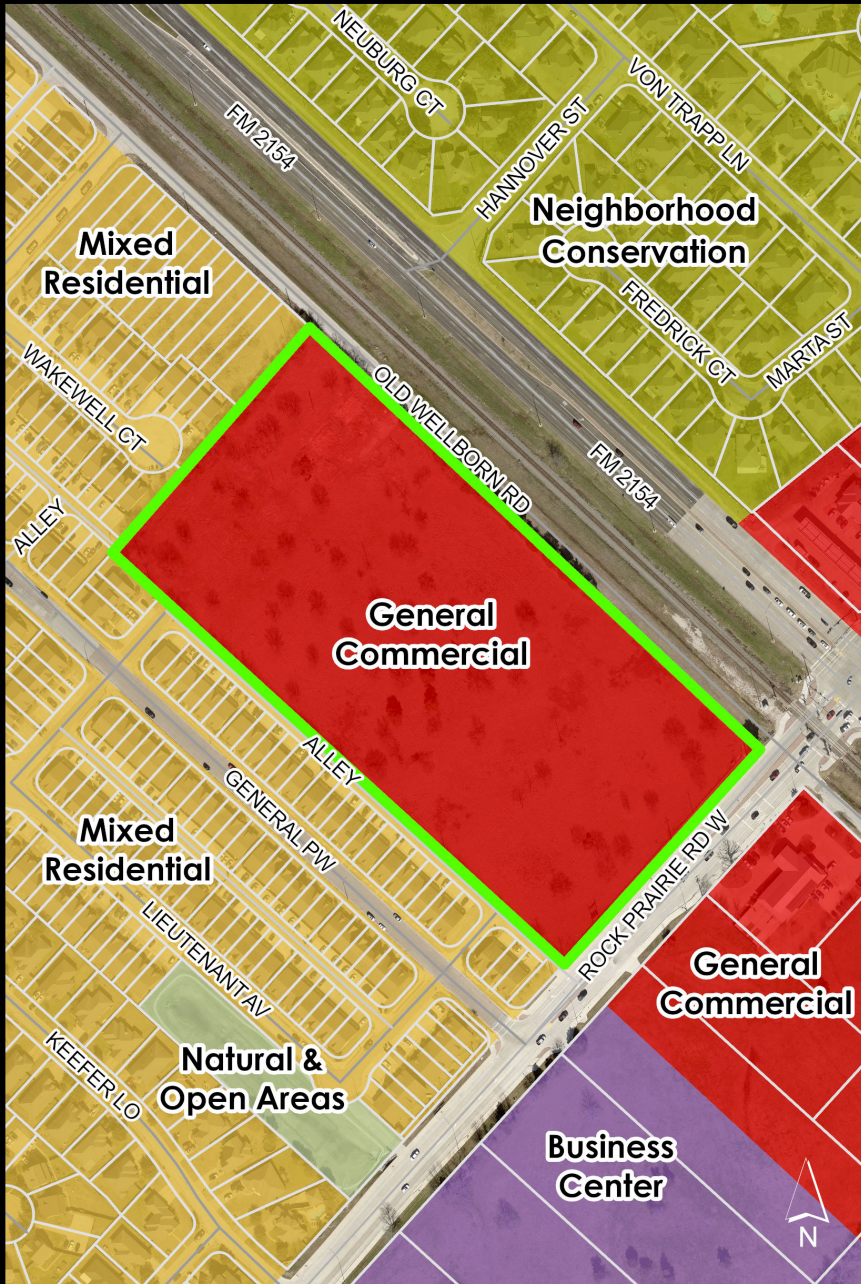
N/A

List any other additional properties.

Not Applicable.

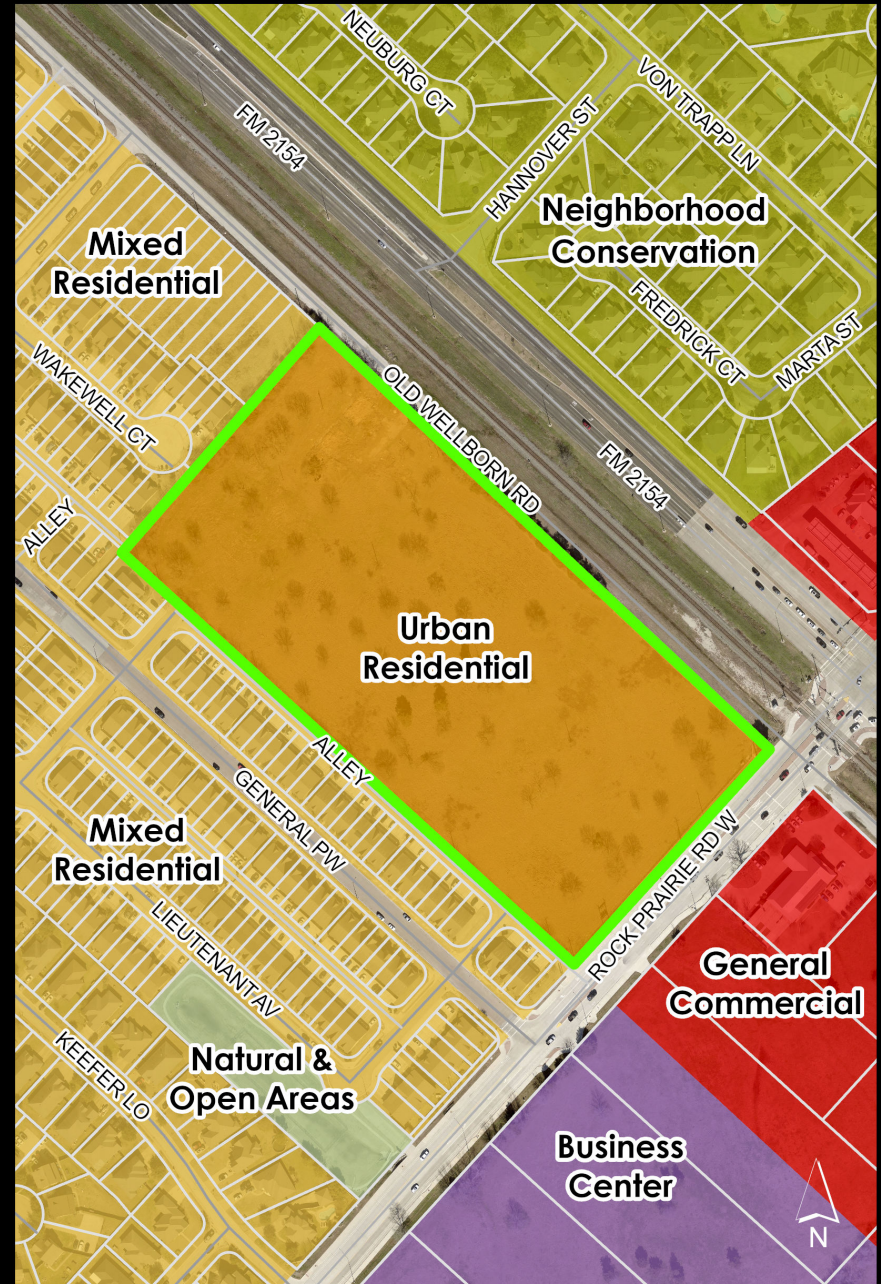
EXISTING

Future Land Use



PROPOSED

Future Land Use



July 2, 2026
Item No. 5.2.
2950 Rock Prairie Road West

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 R Rural to MF Multi-Family for approximately 12.43 acres at 2950 Rock Prairie Road West, generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road. Case #REZ2026-000009 (Note: Final action of this item will be considered at the August 13, 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. If approved however, staff recommends the condition that the construction, installation and acceptance of approximately 506 ft portion of sewer line (from manhole numbers O38B2M007 to O38B2M006) on Old Wellborn Rd be improved within 24 months of the signed ordinance for the zoning to take effect. This line must be approved by the City of College Station Water Services Department and Planning and Development Services Department, and in compliance with the B/CS Design Guidelines.

Summary: This request is to rezone approximately 12.43 acres of land generally located west of the intersection of Rock Prairie Road West and Old Wellborn Road from R Rural to MF Multi-Family. The tract proposed to be rezoned consists of an un-platted property which is currently vacant. The property was originally zoned R Rural upon annexation to the City in 2002. A recent rezoning request to MU Mixed-Use was conditionally approved for this property in 2025, however the condition has not yet been satisfied. Therefore, the current zoning remains R Rural. This rezoning request would nullify the previously approved rezoning to MU Mixed-Use in its entirety (Ordinance No. 2025-4574). This zoning request to MF Multi-Family is in effort to provide additional housing to this area. The applicant is requesting the zoning district change to allow for uses permitted under the MF Multi-Family zoning for a strictly multi-family development, with no mix of uses which would not be permitted on properties zoned R Rural, nor allowed under MU Mixed-Use.

REZONING REVIEW CRITERIA

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

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

Areas of commercial activities that cater both to nearby residents and to the larger community or region. 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 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.

Staff believes the proposal to amend the property to Urban Residential is not compatible with the character of the area as there is no preservation of the commercial area of Rock Prairie West. There are no other multi-family uses in the area and the only commercial areas to serve The Barracks exists on Holleman Drive South and Old Wellborn Road. 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.

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 adjacent to medium density residential development with attached single-family dwellings to the north, as well as to the west. The properties to the east are detached single-family and commercial however these are located across Wellborn Road and the UP railroad tracks. To the south is land currently vacant and a veterinary clinic on the other side of Rock Prairie Road West. This area continues to experience a high amount of development, however this is in the form of single-family residential development as part of The Barracks. However, due to this designation of General Commercial, this corridor on Rock Prairie should be preserved to allow for additional non-residential development in the area. There are no other multi-family uses in the area and the only commercial areas on this side of the railroad tracks to serve The Barracks exists on Holleman Drive South and Old Wellborn Road.

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

The size and location of the subject property is suitable for a multi-family development, and would have to conform to the density and development standards for the district. The applicant states housing of all types is in high demand and with the growing student housing demographic in this

community, and in particular in this area.

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

Water and wastewater services will be provided by College Station Utilities. The existing water and wastewater infrastructure was not adequate to support the needs of this development. As part of the previous rezoning request from R Rural to MU Mixed Use, approximately 506' of 12" sewer line required upsizing to service the property. This same requirement is necessary for the MF Multi-family zoning request. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. The applicant states that a sanitary sewer line upgrade is designed, permitted, and expected to start construction imminently. The subject property fronts Rock Prairie Road West, which is classified as a major arterial. The proposed use is expected to generate more than 150 trips in any peak hour; therefore, a TIA was required. As a result of the TIA, it was indicated that mitigation was required which includes a roundabout at General Parkway and Deacon Drive West, as well as the addition of separate turn lanes at General Parkway and Rock Prairie Road West. The applicant states commercial use on this property is highly problematic because of the proximity of the railroad crossing, the removal of Old Wellborn, and the newly constructed medians within Rock Prairie Road West severely limiting access to the property for the commercial use.

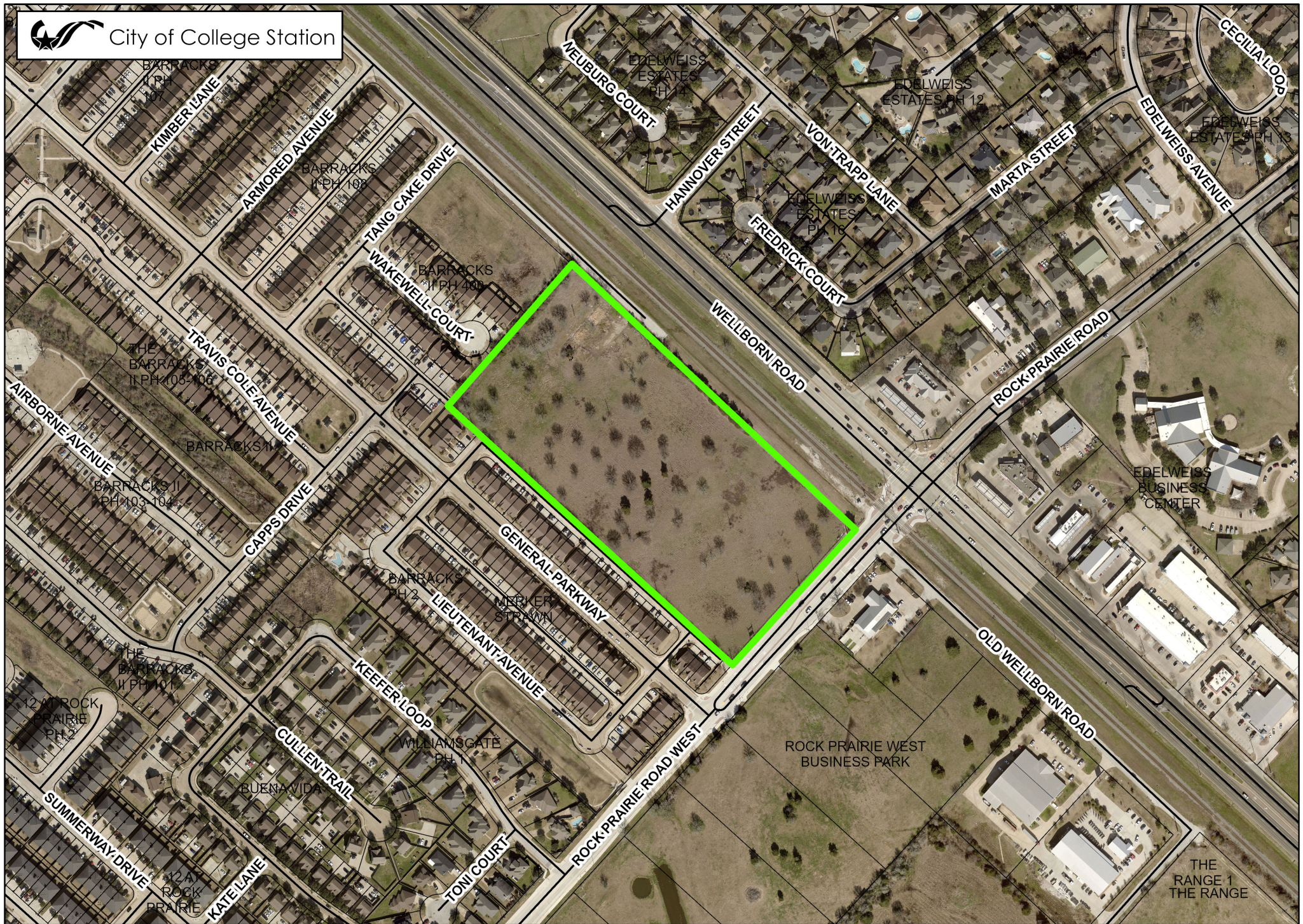
5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states there is not a market for a rural development on this tract of land in this location. The applicant also indicates this area would be conducive to multi-family residential and an issue of marketability for a commercial use on this property is due to access issues created by the proximity of the railroad crossing and the existing medians within Rock Prairie Road West.

Budget & Financial Summary:

Attachments:

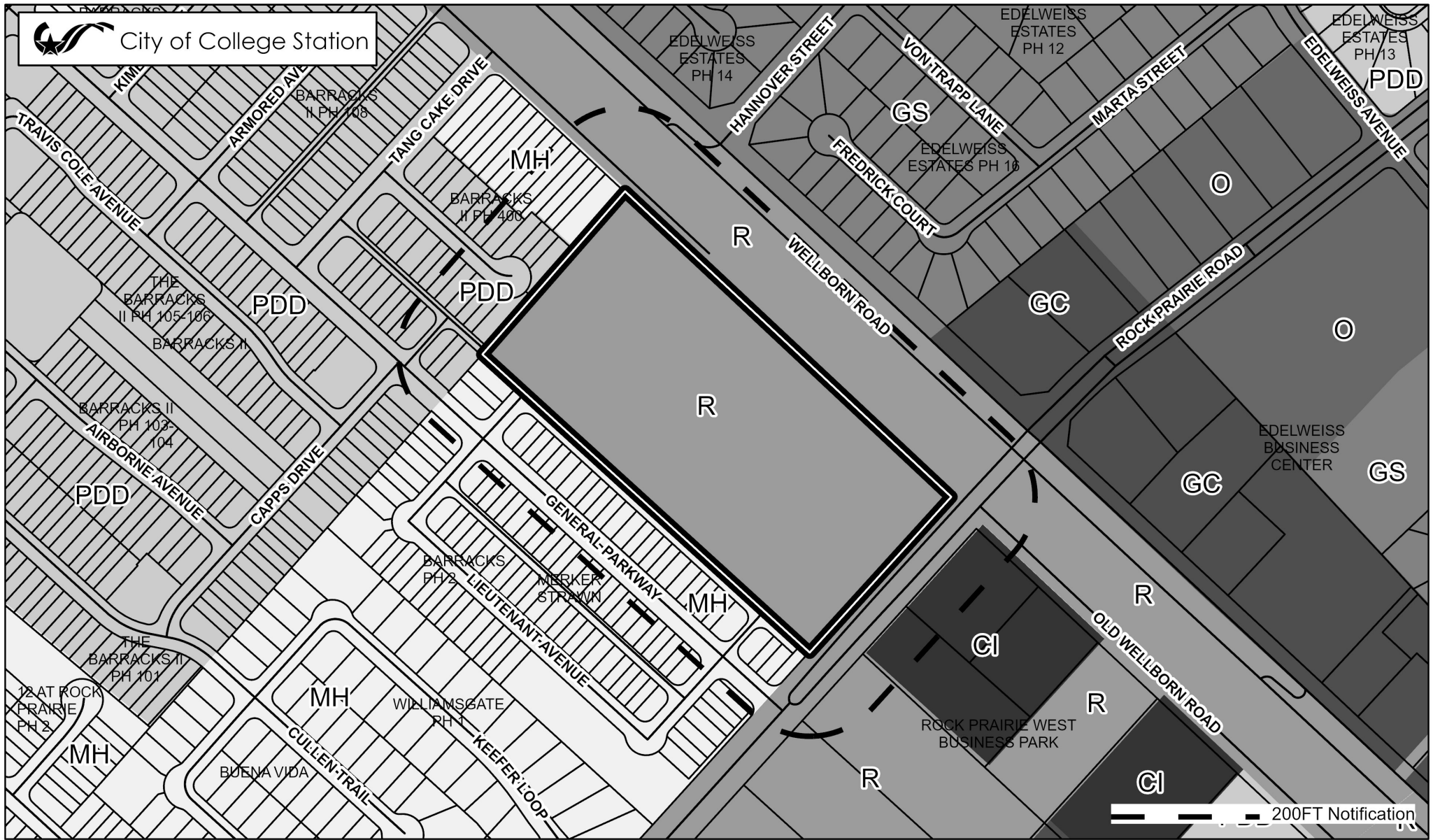
1. Aerial and Small Area Map
2. Rezoning Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Existing Future Land Use Map
6. Rezoning Map



**2950 ROCK PRAIRIE ROAD W
R RURAL TO MF MULTI-FAMILY**

Case:
REZ2026-000009

REZONING
Page 25 of 47



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.

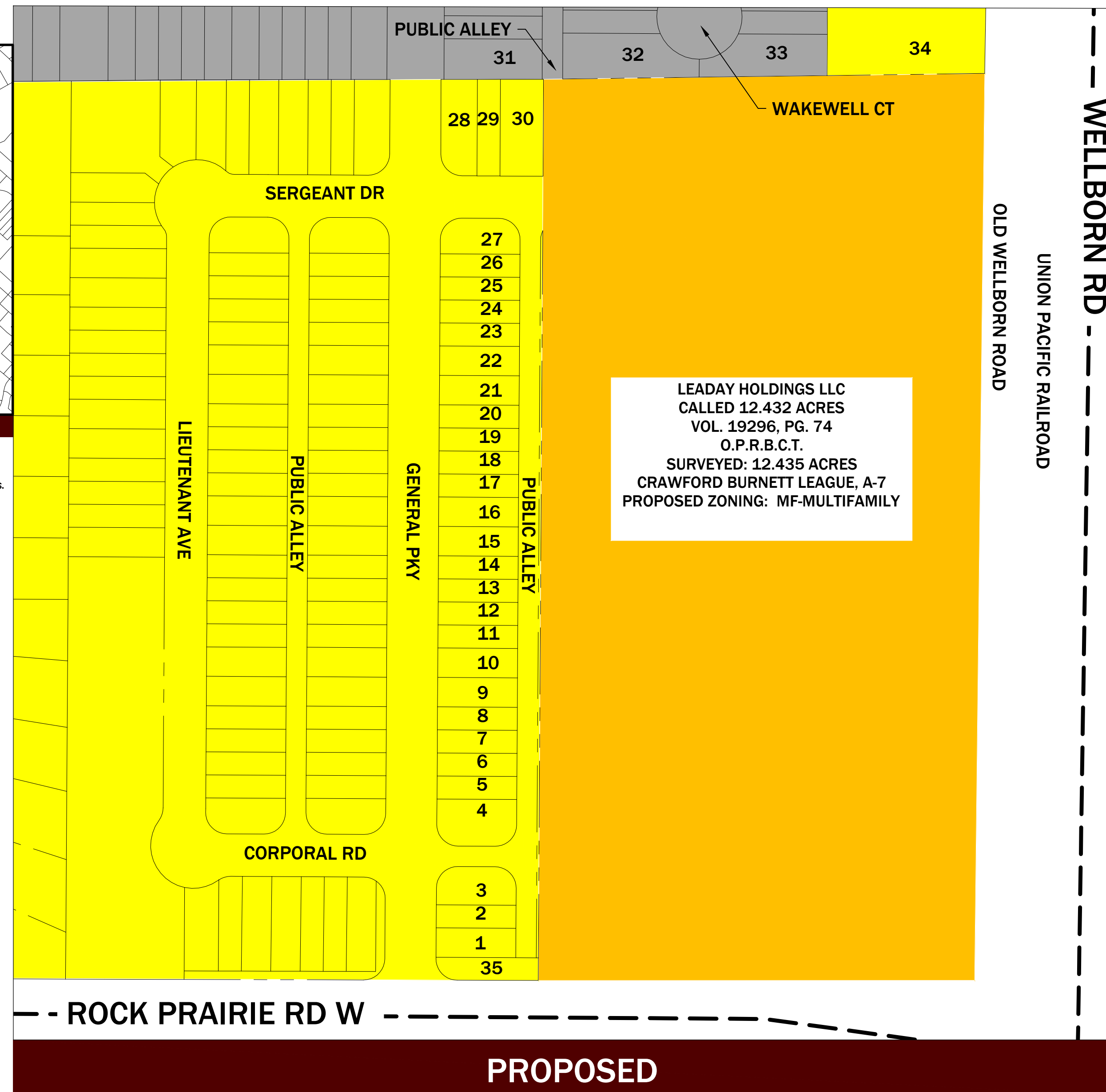
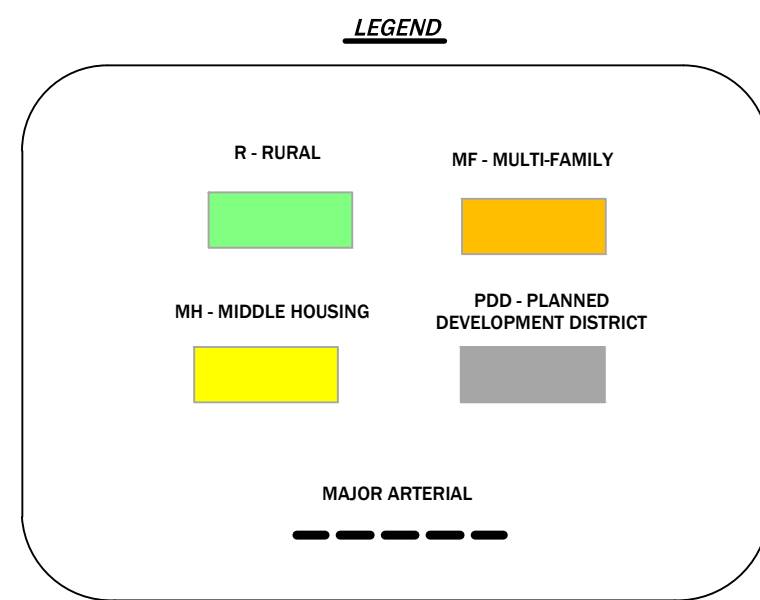
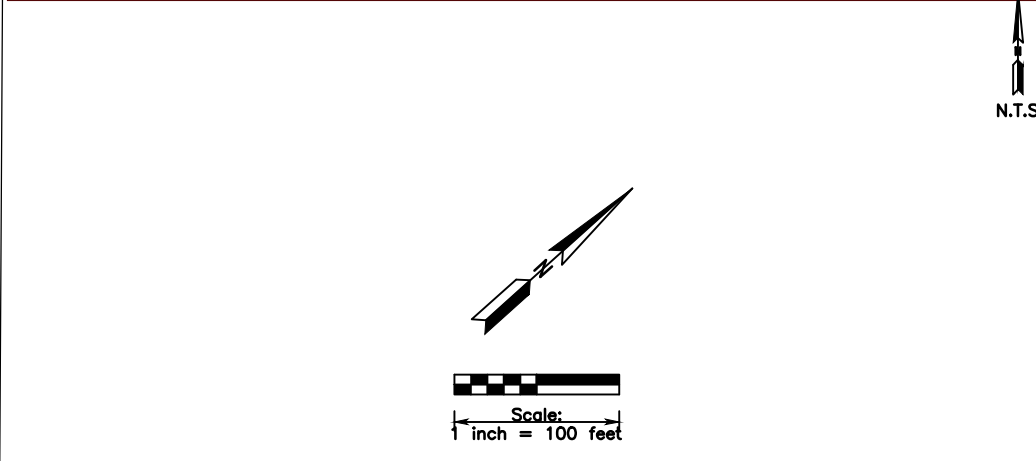
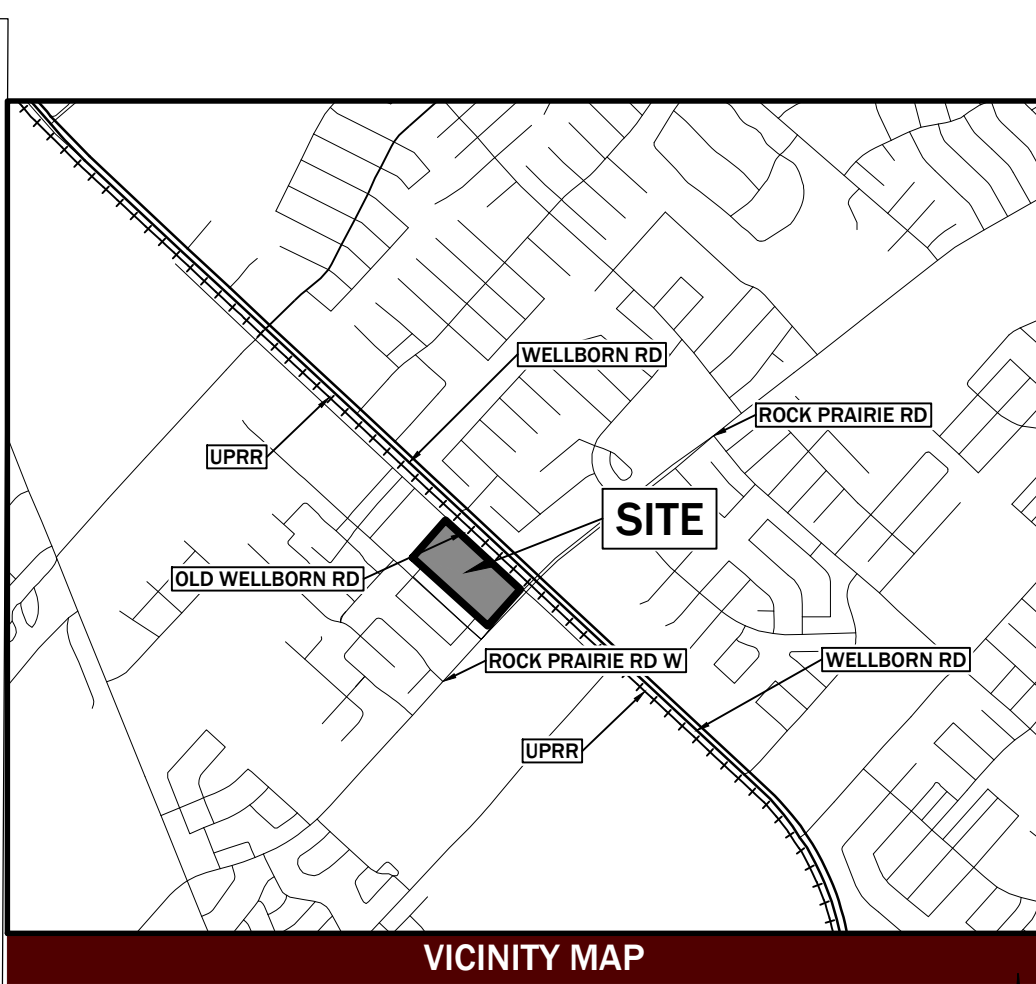
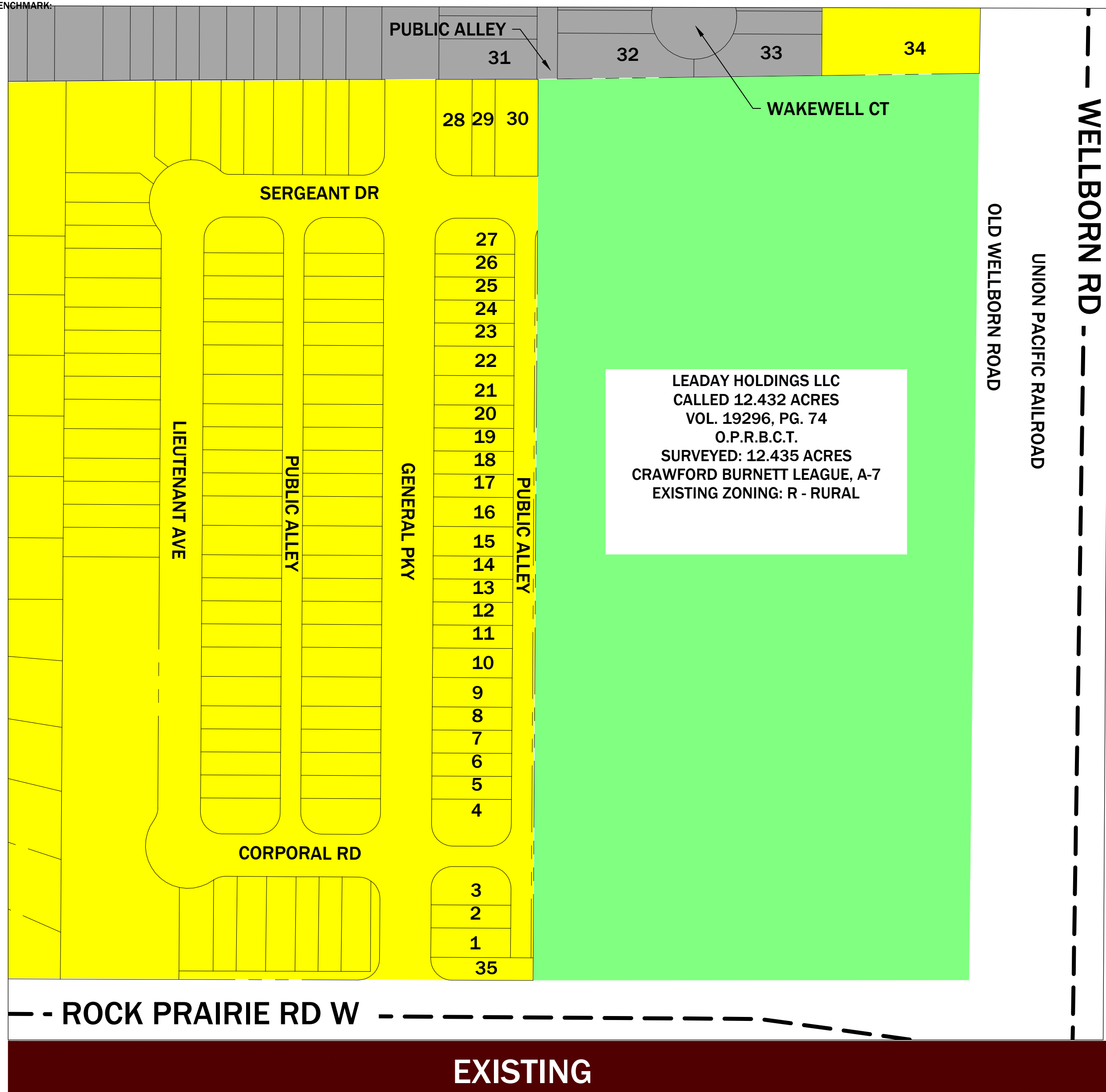
Retired Districts

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



**2950 ROCK PRAIRIE ROAD W
R RURAL TO MF MULTI-FAMILY**

Case: REZ2026-000009 **REZONING**
Page 26 of 47



NUMBER	OWNER	LEGAL DESCRIPTION	EXISTING ZONING
1	HUGHSON CONNOR R ET AL	THE BARRACKS PH 1, BLOCK 1, LOT 1	MH - MIDDLE HOUSING
2	KINCHELOE KIMBERLY A	THE BARRACKS PH 1, BLOCK 1, LOT 2	MH - MIDDLE HOUSING
3	JIM SELF PROPERTIES LLC	THE BARRACKS PH 1, BLOCK 1, LOT 3	MH - MIDDLE HOUSING
4	DTSSPS LLC	THE BARRACKS PH 1, BLOCK 1, LOT 4	MH - MIDDLE HOUSING
5	KOVAR KENNETH DWAYNE & WANDA MARY	THE BARRACKS PH 1, BLOCK 1, LOT 5	MH - MIDDLE HOUSING
6	BATES STEPHEN & STACY	THE BARRACKS PH 1, BLOCK 1, LOT 6	MH - MIDDLE HOUSING
7	V G GROUP SERVICE LLC	THE BARRACKS PH 1, BLOCK 1, LOT 7	MH - MIDDLE HOUSING
8	CAPPS ERIC THOMAS AND ORAL CAPPS JR	THE BARRACKS PH 1, BLOCK 1, LOT 8	MH - MIDDLE HOUSING
9	PETERSON JORDAN	THE BARRACKS PH 1, BLOCK 1, LOT 9	MH - MIDDLE HOUSING
10	NGO BRYAN QUOC & VY NGOC VO	THE BARRACKS PH 1, BLOCK 1, LOT 10	MH - MIDDLE HOUSING
11	FINCH ALAN S	THE BARRACKS PH 1, BLOCK 1, LOT 11	MH - MIDDLE HOUSING
12	GARDNER JEFFREY & JENNY	THE BARRACKS PH 1, BLOCK 1, LOT 12	MH - MIDDLE HOUSING
13	BAYER MICHAEL D & JANICE ANN	THE BARRACKS PH 1, BLOCK 1, LOT 13	MH - MIDDLE HOUSING
14	BACAK RUSSELL BRYAN	THE BARRACKS PH 1, BLOCK 1, LOT 14	MH - MIDDLE HOUSING
15	JAKUBIK DWAIN RAY & MONICA MARIE	THE BARRACKS PH 1, BLOCK 1, LOT 15	MH - MIDDLE HOUSING
16	PETERSON JORDAN MICHAEL & MELISSA	THE BARRACKS PH 1, BLOCK 1, LOT 16	MH - MIDDLE HOUSING
17	GIBSON BRANDON	THE BARRACKS PH 1, BLOCK 1, LOT 17	MH - MIDDLE HOUSING
18	THORNTON ERICA	THE BARRACKS PH 1, BLOCK 1, LOT 18	MH - MIDDLE HOUSING
19	CAREY LIVING TRUST	THE BARRACKS PH 1, BLOCK 1, LOT 19	MH - MIDDLE HOUSING
20	KILBOURNE DAVID J & BRENDA R	THE BARRACKS PH 1, BLOCK 1, LOT 20	MH - MIDDLE HOUSING
21	KERR SUNSHINE PROPERTIES LLC	THE BARRACKS PH 1, BLOCK 1, LOT 21	MH - MIDDLE HOUSING
22	FELTMAN ROBERT J SR & TATIA S	THE BARRACKS PH 1, BLOCK 1, LOT 22	MH - MIDDLE HOUSING
23	LEONE NICHOLAS V	THE BARRACKS PH 1, BLOCK 1, LOT 23	MH - MIDDLE HOUSING
24	GLENSHESK LLC	THE BARRACKS PH 1, BLOCK 1, LOT 24	MH - MIDDLE HOUSING
25	FUSCA LLC- SERIES 3348 GENERAL PARKWAY	THE BARRACKS PH 1, BLOCK 1, LOT 25	MH - MIDDLE HOUSING
26	LOTH INDIA & CHESTER	THE BARRACKS PH 1, BLOCK 1, LOT 26	MH - MIDDLE HOUSING
27	DIRAVIAM DEREK	THE BARRACKS PH 1, BLOCK 1, LOT 27	MH - MIDDLE HOUSING
28	MARK PARMER LLC	THE BARRACKS PH 2, BLOCK 2, LOT 31A	MH - MIDDLE HOUSING
29	NEWTON TERRY JOHN & ROSELYNN MARIE	THE BARRACKS PH 2, BLOCK 2, LOT 32A	MH - MIDDLE HOUSING
30	WILLIAMS LINDA RUDDER	THE BARRACKS PH 2, BLOCK 2, LOT 33A	MH - MIDDLE HOUSING
31	PERWIN INVESTMENTS LLC	THE BARRACKS II PH 102, BLOCK 26, LOT 3	PDD - PLANNED DEVELOPMENT DISTRICT
32	BARROW KURT	THE BARRACKS II PH 400, BLOCK 36, LOT 1	PDD - PLANNED DEVELOPMENT DISTRICT
33	LOTH INDIA & CHESTER	THE BARRACKS II PH 400, BLOCK 36, LOT 26	PDD - PLANNED DEVELOPMENT DISTRICT
34	BEE SPRING LTD	THE BARRACKS II PH 400, BLOCK 36, LOT 40	MH - MIDDLE HOUSING
35	THE BARRACKS AT ROCK PRAIRIE	THE BARRACKS PH 1, LOT COMMON AREAS #1-4	MH - MIDDLE HOUSING

MITCHELL MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING-HYDRAULICS, HYDROLOG-UTILITIES-STREETS, SITE PLANS-SUBDIVISIONS
www.mitchellandmorgan.com

For Review/Review Only. Not for Construction. Prepared by: VBM, No. 77889

APRIL 2008
Designed by: VBM
Checked by: VBM
Created by: VBM

Prepared For:
RYCON CONSTRUCTION
25700 FAS NORTH, SUITE 110
THE WOODLANDS, TX

Revisions

REZONING MAP
2950 Rock Prairie West Multi Family

RZ

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 2, 2026
 Advertised Council Hearing Date: August 13, 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:

The Barracks at Rock Prairie
 Williamsgate

Property owner notices mailed: 83

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	Mixed Residential	PDD Planned Development District, MH Middle Housing	Vacant, Townhomes
South	General Commercial, Business Center	CI Commercial Industrial, R Rural	Vacant, Veterinary Clinic, Rock Prairie Road West (Major Arterial)
East	Neighborhood Conservation, General Commercial	GS General Suburban, GC General Commercial, R Rural	Old Wellborn Road (local street), Railroad ROW, Wellborn Road (Major Arterial), Single-family dwellings, Fuel Station
West	Mixed Residential	PDD Planned Development District, MH Middle Housing	Duplexes, Vacant, Holleman Drive South (Minor Arterial)

DEVELOPMENT HISTORY

Annexed: November 2002
Zoning: A-O Agricultural-Open (upon annexation 2002)
 A-O Agricultural-Open renamed to R Rural (2013)
Conditional Rezoning R Rural to MU Mixed-Use (2025), however condition not yet satisfied
Final Plat: Unplatted
Site Development: Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 2950 ROCK PRAIRIE ROAD W - RURAL TO MULTI-FAMILY (REZ2026-000009)

Address:

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 179, 12.4 ACRES

Total Acreage: 12.4

Applicant:: Mitchell & Morgan, LLP C/O Kerry George

Property Owner: Leaday Holdings, LLC C/O Will Johnson

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

There continues to be a heavy demand for housing of all types in College Station as the population steadily and rapidly increases. This area designated on the Comprehensive Plan as General Commercial, is one of the properties remaining in College Station where Multi-Family would be viable and best suited.

The current zoning on the property is R-Rural, which was placed on the property in 2002 when the property was annexed. In February 2025, a request to change the zoning from R-Rural to MU-Mixed Use was approved with a condition to construct a required sewer line prior to the zoning change taking effect. In February 2025, the desire was to provide urban residential without commercial, however, the decision to request MU-Mixed Use was solely to stay in line with the existing Comprehensive Plan.

This zone change to multi-family is necessary to develop the site with urban residential and without a commercial component. The concern with the approved conditional zoning of MU-Mixed Use is not the higher density residential use but rather the suitability for a commercial component at this location. Commercial use on this property is highly problematic because of the proximity of the railroad crossing and the existing medians within Rock Prairie Road West thus severely limiting access to the property for the commercial use.

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

This rezoning request is being submitted concurrently with a Comprehensive Plan request for an Urban Residential designation. If that Comprehensive Plan amendment is approved this zone change will be 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?

The current zoning district of R-Rural is not suitable for a 12.4-acre tract of land in this location. The concern with the approved conditional zoning of MU-Mixed Use is not the higher density residential use but rather the suitability for a commercial component at this location. Commercial use on this property is highly problematic because of the proximity of the railroad crossing and the existing medians within Rock Prairie Road West thus severely limiting access to the property for the commercial use.

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

Housing of all types is in high demand and with the growing student housing demographic in this community, and in particular in this area, this property is suitable for this type development, given its location and surrounding uses.

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

Housing of all types is in high demand and with the growing student housing demographic in this community, and in particular in this area, this property is suitable for this type development, given its location and surrounding uses.

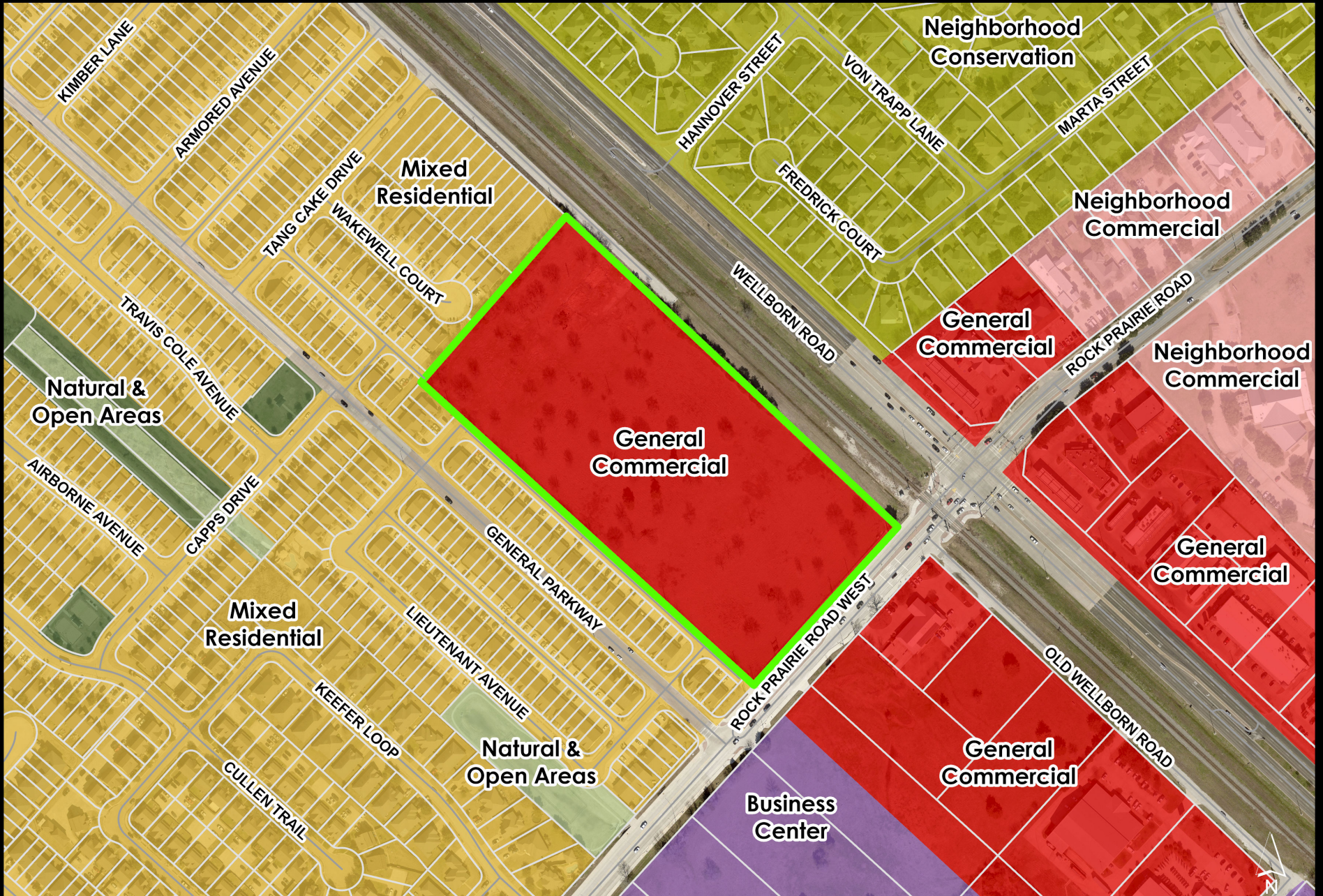
Explain the marketability of the property for uses permitted by the current zoning district.

As stated above, there is not a market for a rural development on this tract of land in this location. As for the approved conditional zoning of MU-Mixed Use, this area would be conducive to multi-family residential given the proximity to other medium density residential uses. The issue is the marketability of a commercial use on this property due to access issues created by the proximity of the railroad crossing and the existing medians within Rock Prairie Road West.

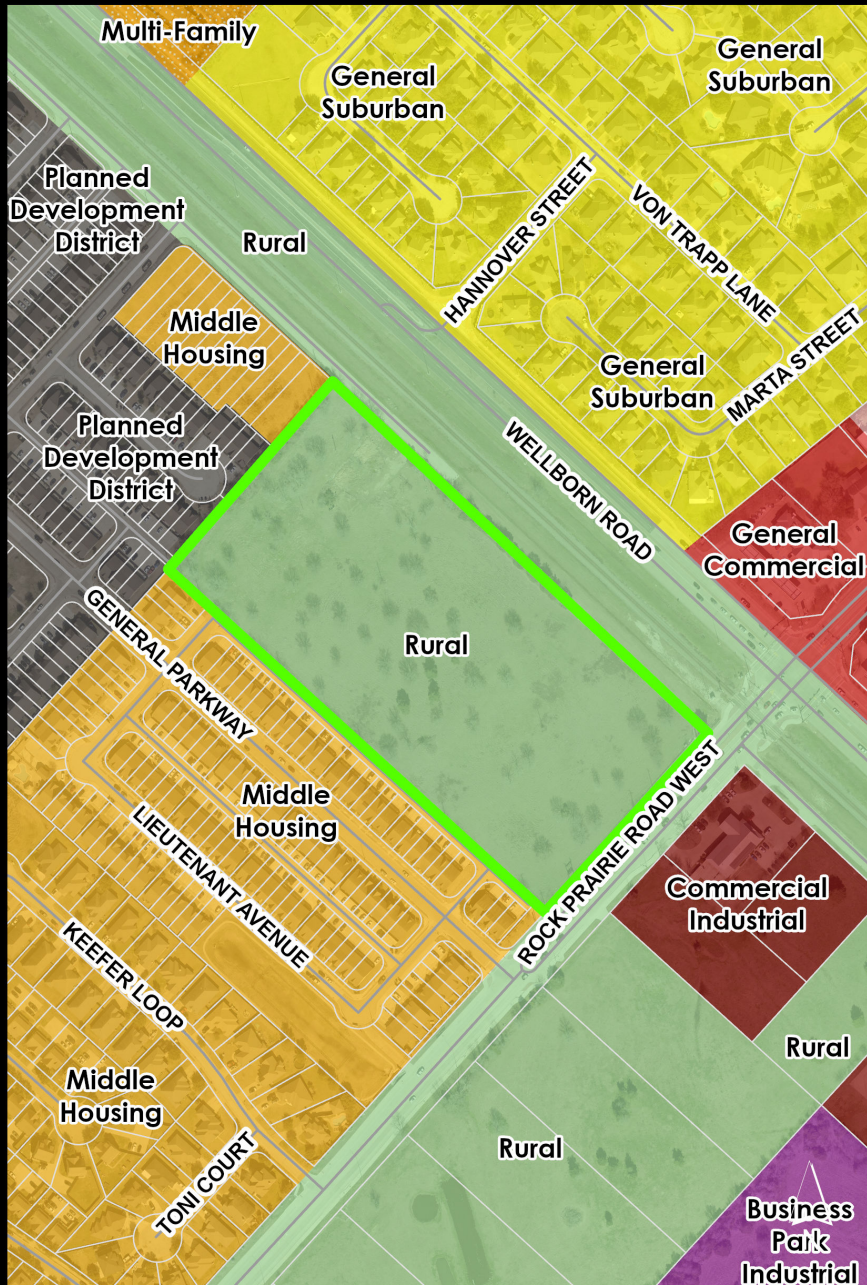
List any other reasons to support this zone change.

N/A

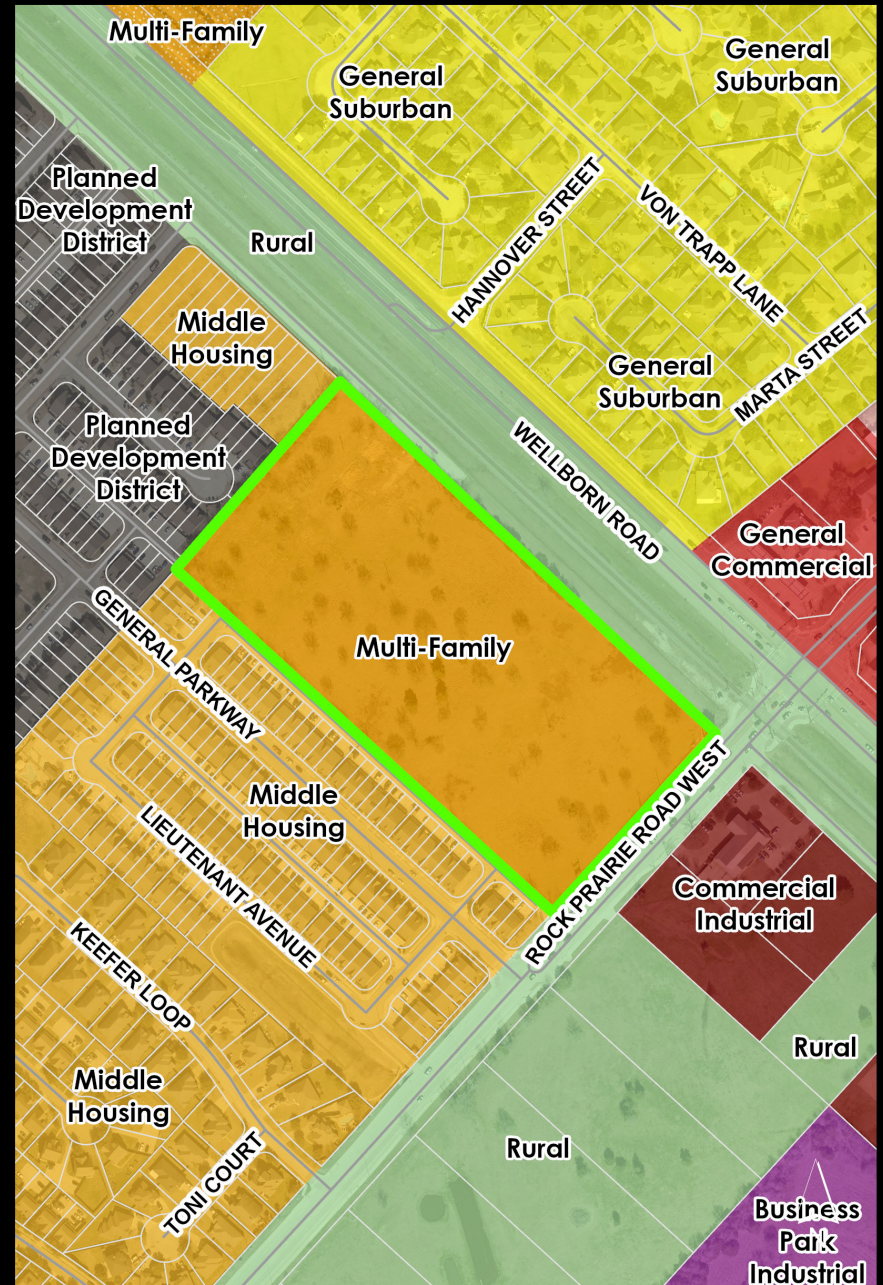
EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning





**Preliminary Plan
for
Krenek Tap Townhomes
PP2026-000001**

Scale	Forty-six (46) single-family residential (townhome) lots on approximately 6.177 acres of land
Location	Generally located northeast of the intersection of Krenek Tap Road and Dartmouth Street located within the City limits.
Applicant	Schultz Engineering
Project Manager	Jeff Howell, Senior Planner jhowell@cstx.gov
Project Overview	<p>This preliminary plan is for a development consisting of a single-family residential development (townhomes). Waivers are being requested for street access, cul-de-sac length, and number of lots on a cul-de-sac. The preliminary plan layout shows one roadway (50' R.O.W) to be provided which ends in a cul-de-sac.</p> <p>Several waivers are requested to amend subdivision standards found in UDO Section 8.3. In all, three (3) subdivision regulation waivers are being requested to develop the single-family residential community.</p>
Parkland Dedication	Parkland dedication fees will be paid prior to recording of the final plat at a rate of \$5,256 per dwelling unit.
Traffic Impact Analysis	A Traffic Impact Analysis (TIA) was not required.
Compliant with Comprehensive Plan (including Master Plans) and Unified Development Ordinance	Yes, with the exception of waivers. Property is located within the Urban Residential future land use designation.
Compliant with Subdivision Regulations	Yes, with the exception of waiver requests. The waivers are regarding street access (Section 8.3.E.4.b.), cul-de-sac length (Section 8.3.E.7.a.), and number of lots on a cul-de-sac (Section 8.3.E.7.c.).
Staff Recommendation	Staff recommends approval of the waivers and the Preliminary Plan.

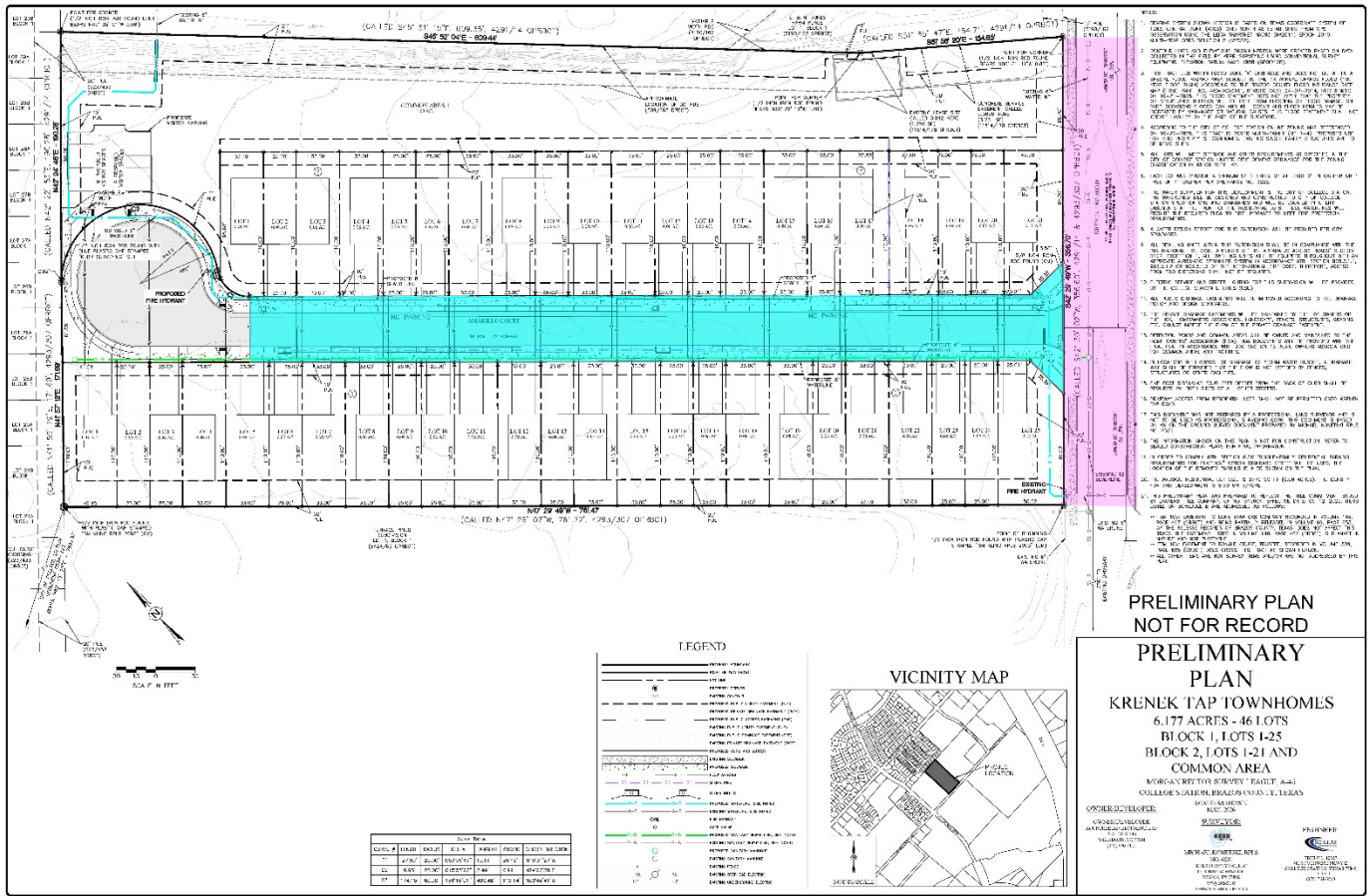
Supporting Materials

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

SUBDIVISION WAIVER REQUESTS

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

UDO Section 8.3.E.4.b. 'Adequate Street Access' -Per the requirements of this section, two (2) points of access are required for this development. As indicated in the attached waiver request, the first waiver request is to not provide a second street connection to the existing street (Krenek Tap Road). Per Section 8.3.E.4.b. indicates when more than thirty (30) lots are to be served by an external street, a minimum of two (2) street connections are required.



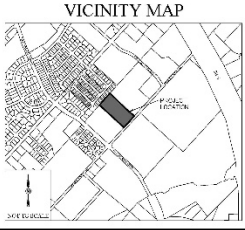
PRELIMINARY PLAN
NOT FOR RECORD

PRELIMINARY PLAN
KRENEK TAP TOWNHOMES
 6.177 ACRES - 46 LOTS
 BLOCK 1, LOTS 1-25
 BLOCK 2, LOTS 1-21 AND
 COMMON AREA
 MORGAN REEF SURVEY (EAST), A-443
 COLLIER'S LATERAL BRANCH (EAST), T-1, L-163A

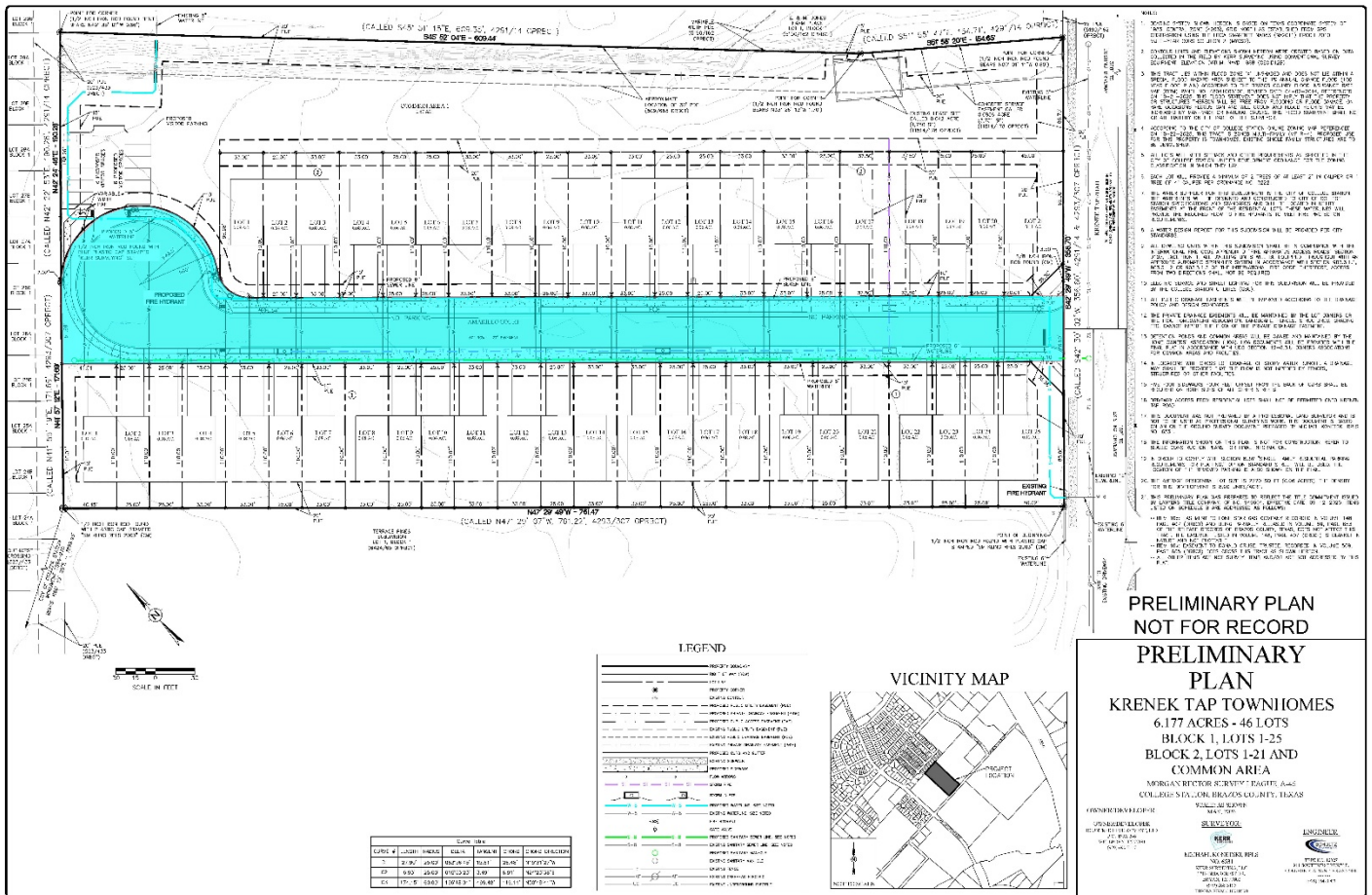
CONSULTING ENGINEER
 MORGAN REEF SURVEY (EAST), T-1, L-163A
 COLLIER'S LATERAL BRANCH (EAST), T-1, L-163A
 DATE: 08/14/2024
 TIME: 10:00 AM
 PROJECT NO: 24-0001
 SHEET NO: 1 OF 1

LEGEND

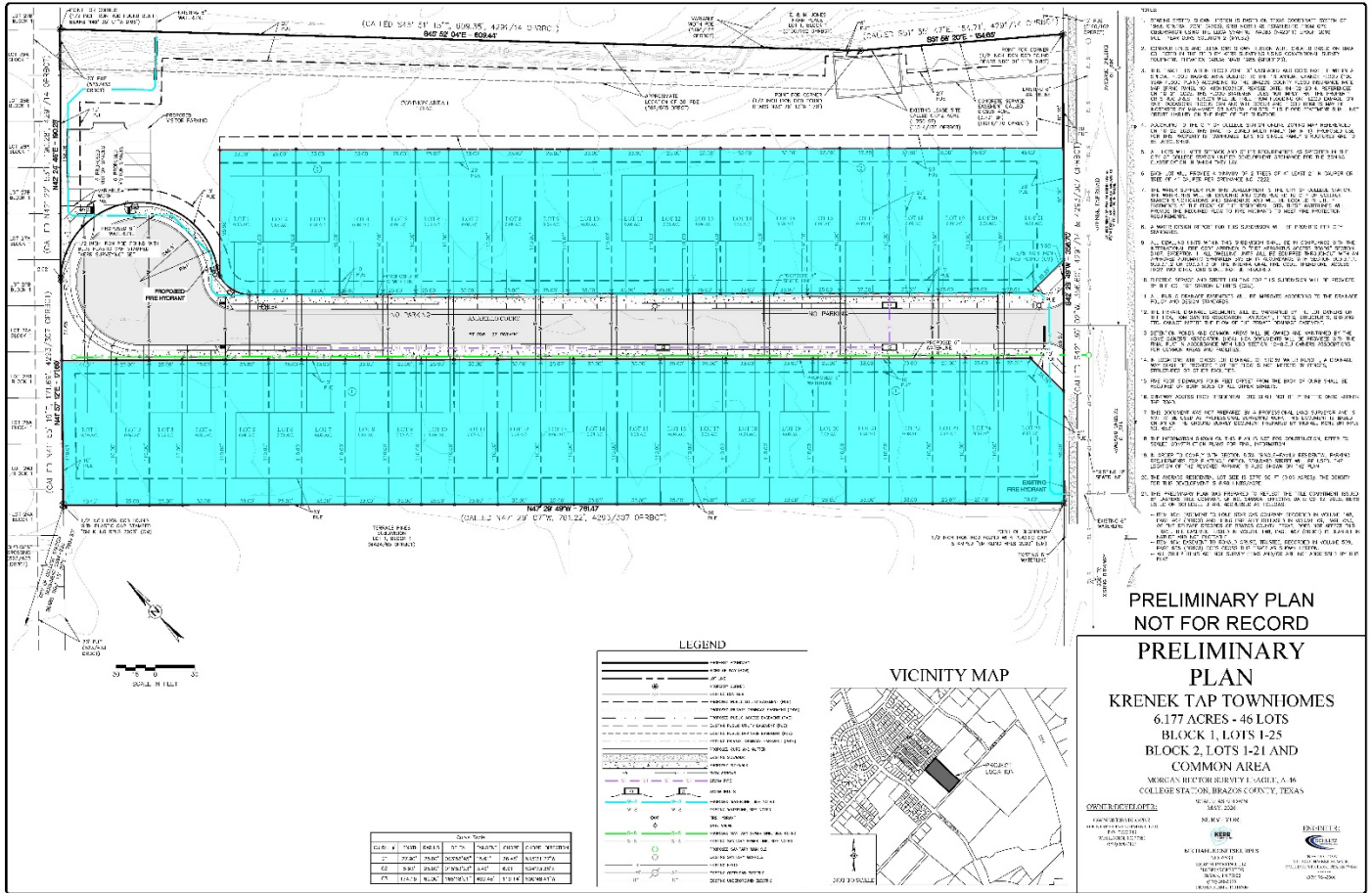
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UDO Section 8.3.E.7.a. 'Cul-de-sac' -Per the requirements of this section, cul-de-sacs are to be no greater than 450' in length for General Urban context zones. As indicated below, the second waiver request is for the proposed streets which ends in a cul-de-sac within the subdivision. As indicated by the applicant, the Amarillo Court cul-de-sac is shown to be measured as 750'.



UDO Section 8.3.E.7.c. 'Cul-de-sac' -Per the requirements of this section, the maximum number of lots on a cul-de-sac is thirty (30). As indicated below, the final waiver request is for the number of lots on a cul-de-sac. The number of proposed lots as part of this development is forty-six (46).



The applicant is requesting these three (3) waivers as their intention is to provide a new subdivision for a single-family residential (townhome) development. The applicant states that granting the waivers will not affect the subdivision of the adjacent property because the adjacent properties are developed and subdivided.

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 residential development with a single point of access. The property is bound on three sides by already platted properties and located adjacent to existing development. The existing roadway is Krenek Tap Road and the adjacent developments did not provide any extensions of roadways to this property. There are existing private driveways serving the individual adjacent developments which does create spacing challenges. Since the adjacent properties are subdivided, the only possible street connections are to Krenek Tap Road. As stated by the applicant, this property is surrounded by existing development, and a second street is not possible. The applicant states that due to the special circumstances of the adjacent properties being developed, an internal street can only be built as a cul-de-sac. The applicant also states that a development consisting of 30 lots is not efficient and the buildings will have a fire suppression system. Staff believes the allowance for additional lots and is addressed through the fire-suppression and visitor parking, as well as the initial submittal include more lots and through the review process, this has now been reduced. Staff also believes there are special circumstances as the adjacent lots are already subdivided with no access extended to this subject property.

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

If the waivers are not granted, the subject property can still be subdivided. The property is over six (6) acres in size and there is no minimum lot size within the R-4 zoning district. Similar to the adjacent developments along Krenek Tap, this area was originally envisioned for multi-family uses. While the number of units on the property could be over 180 units with a single point of access for a multi-family development, the traffic patterns may be different than that of the proposed single-family development with individual lots. When developing townhouses, the development is to follow T Townhouse standards which include a minimum lot size of 2,000 square feet. While the subdivision is proposed to include forty-six lots, it could be reconfigured or reduced in density to still meet the requirements of the Unified Development Ordinance. However, the applicant has stated the due to the special circumstances of the adjacent property is platted and developed, no street or access drive was constructed to serve this property, and the development of only thirty lots would not be an efficient use of the property. Staff believes the allowance for additional lots is addressed through the fire-suppression and visitor parking, as well as the initial submittal include more lots.

- 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 may make connectivity challenging due to the single point of access and number of dwelling units utilizing the one cul-de-sac. While the adjacent properties have been subdivided, the development could be reconfigured to provide an additional point of access by looping the street however driveway spacing would not be met

or the number of lots could be reduced to meet the requirements. The buildings are to be sprinklered, however it is still a significant number of people that may be living in this development with one roadway access to Krenek Tap Road. With the limited on-street parking and cul-de-sac configuration, depending on the number of bedrooms per unit, it may create challenges for those exiting or City Departments to serve the development. A visitor parking area is being provided as part of this development.

The applicant has stated single point of access from Krenek Tap Road will be designed to meet all applicable city standards for emergency vehicle access, fire truck turnaround, and internal circulation. Staff believes the waivers would not be detrimental as sidewalks are provided on both sides of the street within the development, visitor parking is provided that would otherwise not be required, the buildings will have a fire suppression sprinkler system, and the access point to Krenek Tap has been placed central to the development.

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. The property was originally platted as two independent single-family lots with driveways onto Krenek Tap Road. The adjacent properties have been subdivided and are already developed. The applicant has stated the adjacent properties are platted and developed with no street projections to this property. The applicant has also indicated that the cul-de-sac length is necessary to provide lot frontage to each lot. Staff believes the re-platting of these two lots to forty-six lots would not prevent the orderly subdivision of other lots as they have been subdivided already and individual access points to the adjacent subdivisions have been provided to Krenek Tap as opposed to projecting to the subject property.

If the Commission approves any or all of the waivers, the Commission shall incorporate the findings of each waiver into the official minutes of the meetings at which such waiver is granted. If any of the waivers are denied, then the preliminary plan is also denied. For this preliminary plan to be approved as proposed, all waivers need 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 requests.



PRELIMINARY PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: KRENEK TAP TOWNHOMES (PP2026-000001)

Address: 901 KRENEK TAP RD

Applicant:: SCHULTZ ENGINEERING

Property Owner: WRIGHT ARTHUR & NANCY FAMILY L

Legal Description: WILLIAMS-WINDER-KING, LOT 2, ACRES 3.001, WILLIAMS-WINDER-KING, LOT 1, ACRES 3.175

Total Acreage:	6.177	Total No. of Lots:	46
ROW Acreage:	1.05	Floodplain Acreage:	0.00

Number of requested waiver(s) to subdivision regulations, if applicable: 3

Requested waiver(s) to subdivision regulations and reason for same (if applicable):

The subject tract is a landlocked parcel surrounded by previously platted and fully developed property. No stub streets or rights-of-way were dedicated from any adjacent subdivision to serve this tract, and the only available frontage is along Krenek Tap Road. These site conditions drive three interrelated design constraints that require the attached waivers: (1) a single point of access from Krenek Tap Road, since a second street connection is physically impossible; (2) a cul-de-sac configuration approximately 750' in length, since no through-street can be built and the tract's depth requires this length to reach all developable area; and (3) 46 townhome lots served by that single cul-de-sac. All three waivers stem from the same site geometry and are mitigated by sprinklered construction throughout the development and full compliance with all other city design standards. See attached supporting information for each waiver request.

Regarding the waiver request, explain the following:

1. **There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.**

Supporting information will be attached and indicated for each waiver request.

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

Supporting information will be attached and indicated for each waiver request.

- 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.**

Supporting information will be attached and indicated for each waiver request.

- 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.**

Supporting information will be attached and indicated for each waiver request.

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

Waiver to Section 8.3.E.7.c Cul-de-sac Lots

The requested waiver is to allow more than 30 residential lots on a cul-de-sac street. 46 townhome lots are proposed for this cul-de-sac.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The subject tract is surrounded by previously platted and fully developed property. No streets were projected to this tract from any adjacent subdivision, so the internal street can only be built as a cul-de-sac.

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

This waiver is necessary for a townhome development on this property. Development of only 30 lots is not an efficient use of this 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 subdivision regulations.

The townhome development will meet all other city requirements so that it is not detrimental to the public health, safety, and welfare. The exception to city standards is the number of lots. The buildings will have a fire suppression sprinkler system.

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.

All of the surrounding property is already developed and subdivided.

Waiver to Section 8.3.E.7.a Cul-de-sac

The requested waiver is to allow for a cul-de-sac street to exceed the 450' maximum length for general urban context zones. The proposed cul-de-sac street is approximately 750' in length.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.
The development has a cul-de-sac street since all of the adjacent property is platted and developed and there are no streets projected to this property.

2. The waiver is necessary for the preservation and enjoyment of substantial property right of the applicant.
This waiver is necessary for a townhome development on this property. The cul-de-sac length is necessary to provide lot frontage for each lot. This development is similar to suburban context zone development which allows a cul-de-sac 1200' in length.

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.
The townhome development will meet all other city requirements so that it is not detrimental to the public health, safety, and welfare. The exception to city standards is the cul-de-sac length.

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.
All of the surrounding property is already developed and subdivided.

Waiver to Section 8.3.E.4.b Adequate Street Access

The requested waiver is to allow only one street connection to Krenek Tap Road for this townhome development. A second street connection is required when the development exceeds 30 lots.

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The subject tract is surrounded by previously platted and fully developed property. No stub streets, access easements, or unbuilt right-of-way were dedicated from any adjacent subdivision to serve this tract. The only public frontage available is along Krenek Tap Road, which physically limits the property to a single point of access.

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

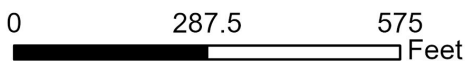
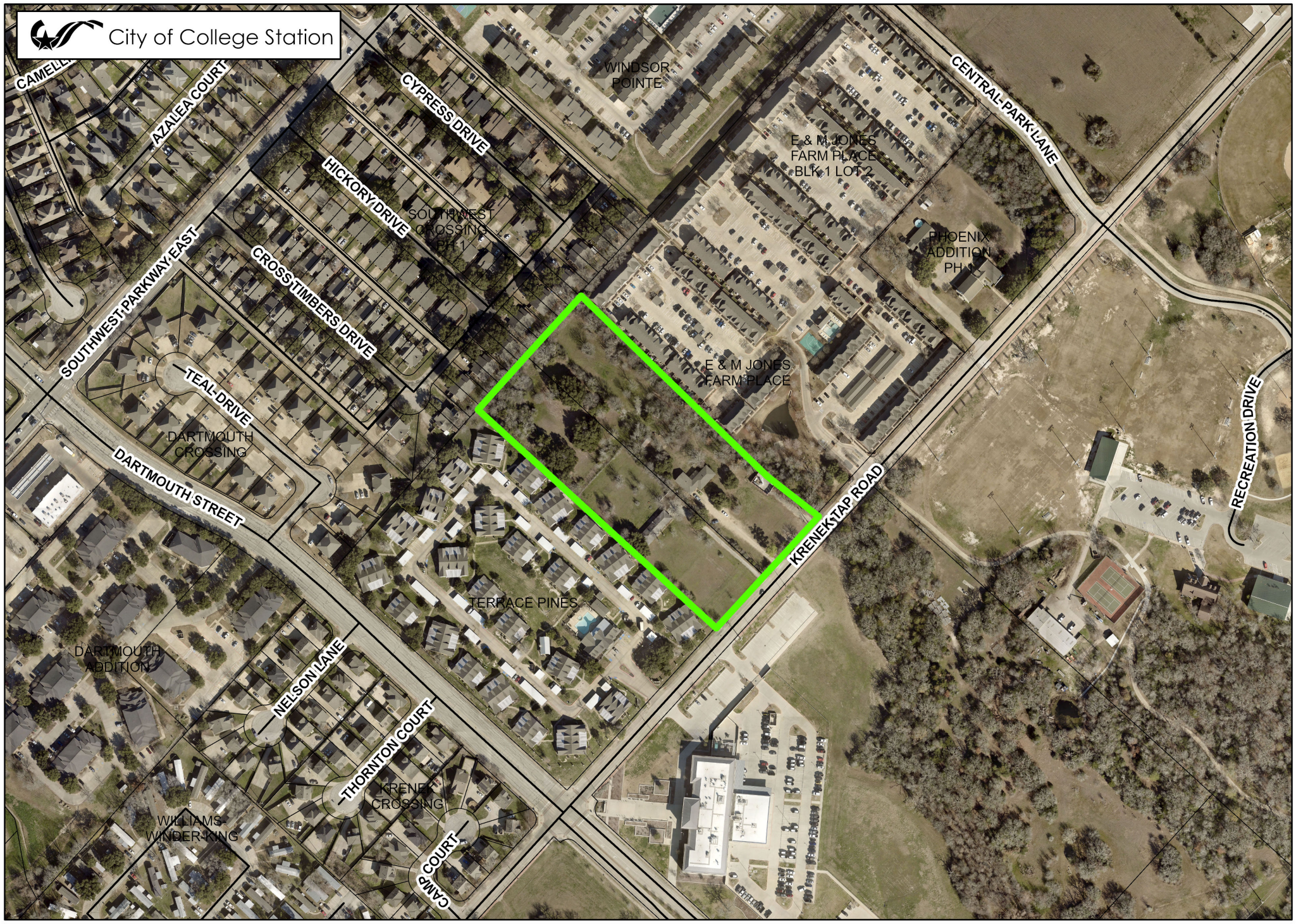
Strict application of the multiple-access requirement would render the property undevelopable, since a second street connection is physically impossible given the surrounding built environment. The waiver is necessary to allow the applicant any reasonable use of the tract

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.

The single point of access from Krenek Tap Road will be designed to meet all applicable city standards for emergency vehicle access, fire truck turnaround, and internal circulation. All buildings will be equipped with fire suppression sprinkler systems. Given the limited access available and the sprinklered construction, a single access point adequately serves anticipated traffic and emergency-response needs without creating a safety risk.

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.

All surrounding property is already platted, subdivided, and developed. There is no adjoining undeveloped land whose future orderly subdivision could be affected by granting this waiver.



KRENEK TAP TOWNHOMES

Case:
PP2026-000001

PRELIMINARY PLAN



ZONING DISTRICTS (In Grayscale)

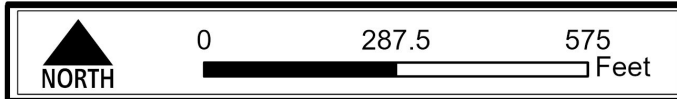
Residential		MH	Middle Housing
R	Rural	MF	Multi-Family
WE	Wellborn Estate	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
WRS	Wellborn Restricted Suburban		
RS	Restricted Suburban		
GS	General Suburban		
D	Duplex		
T	Townhome		

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

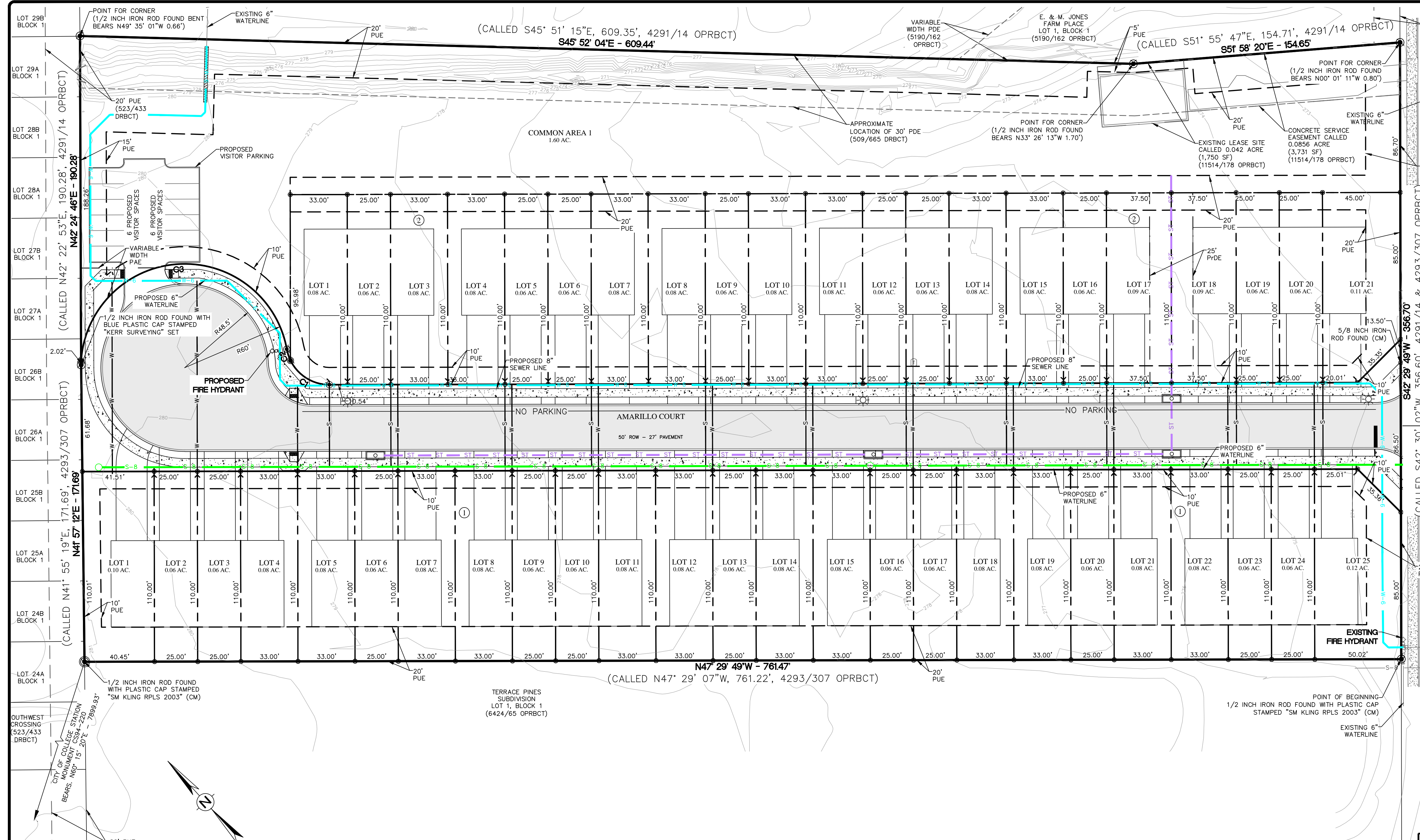
Overlay Districts	
OV	Corridor Ovr.
RDD	Redevelopment District
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

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

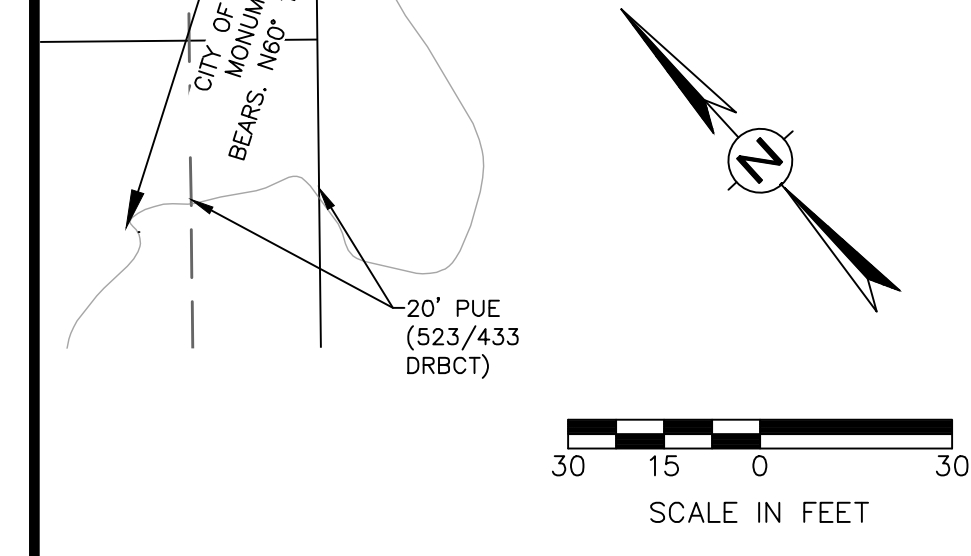


KRENEK TAP TOWNHOMES

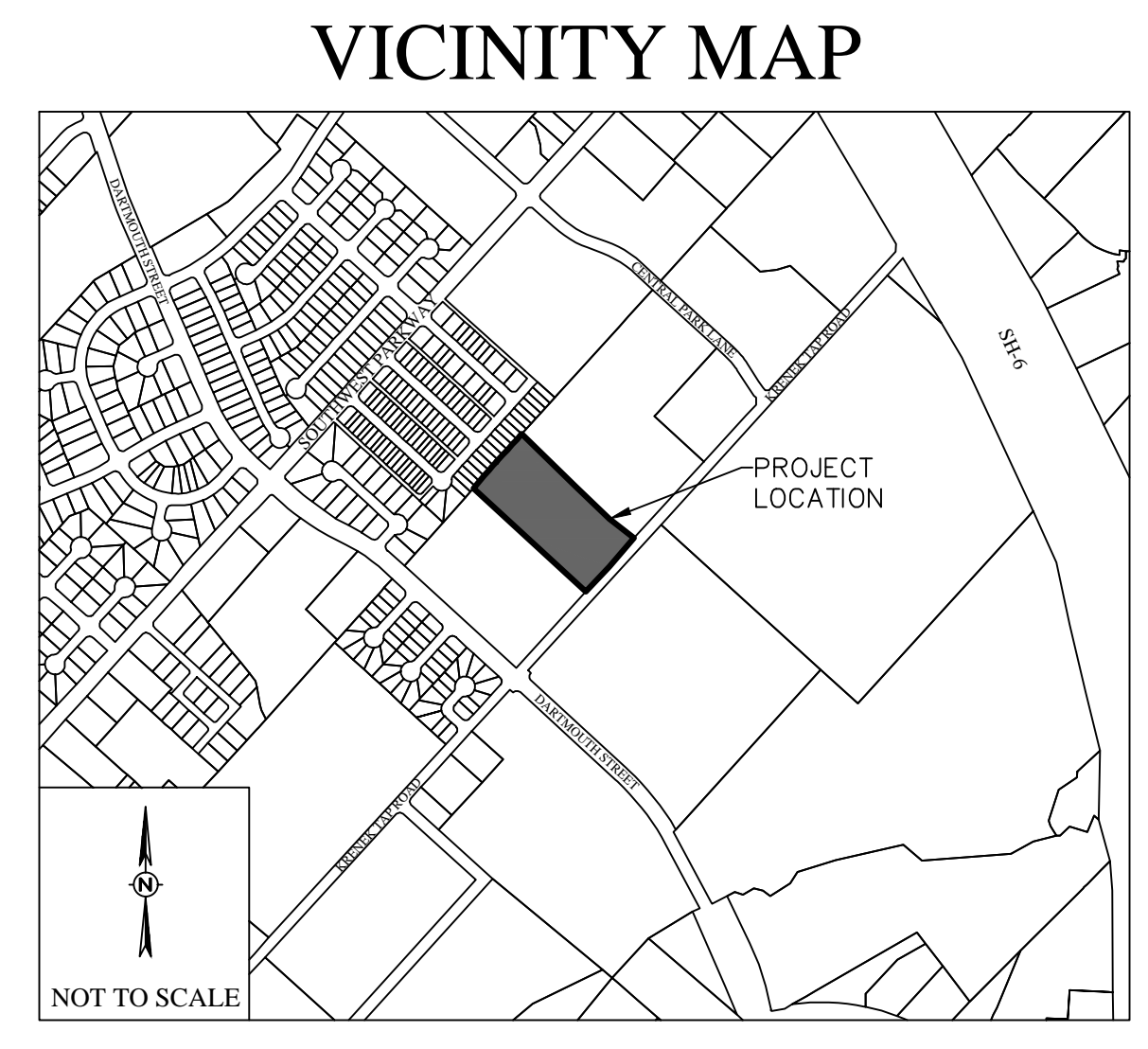
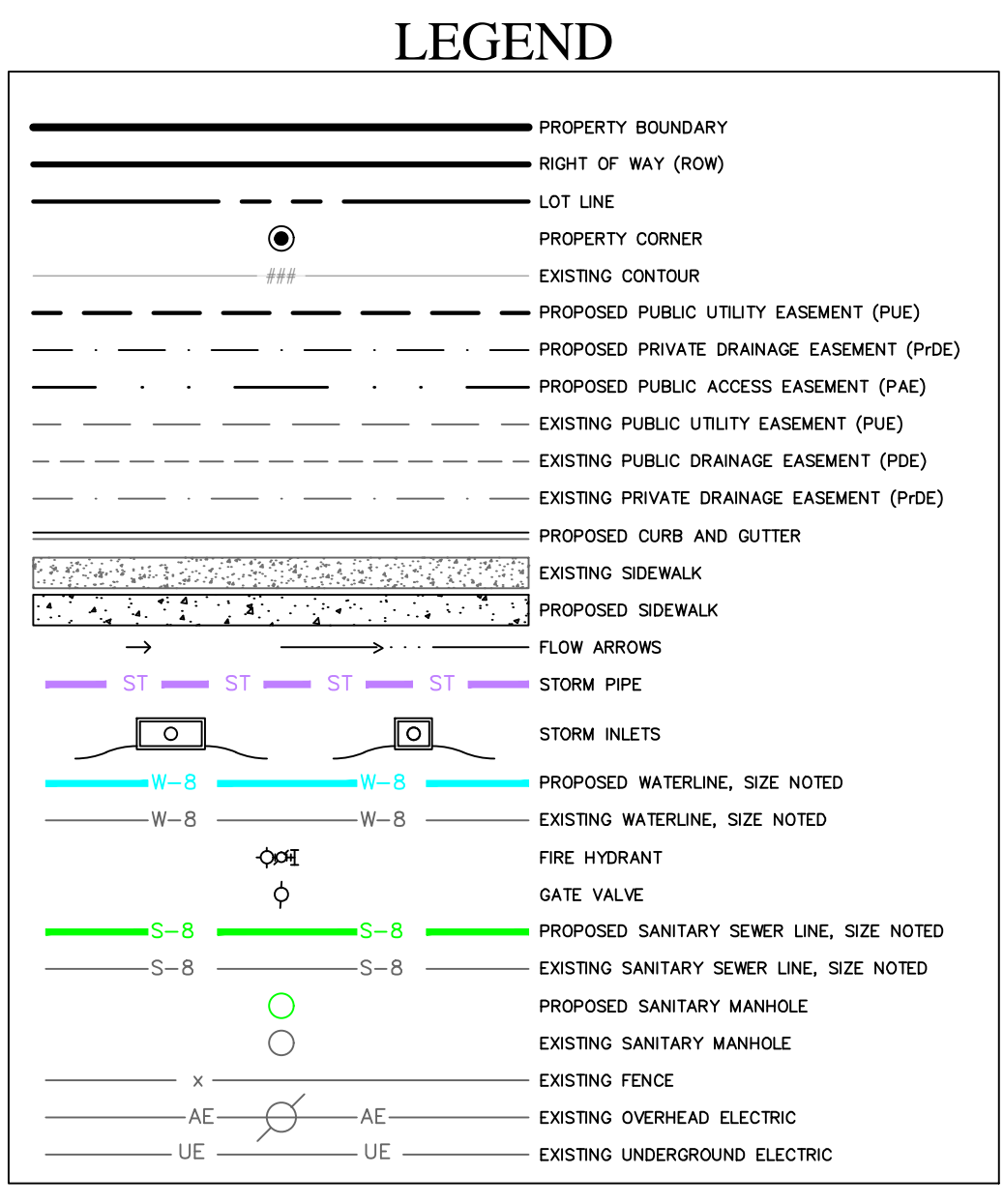
Case: PP2026-000001 **PRELIMINARY PLAN**



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4804100310F, REVISED DATE: 04-02-2014, REFERENCED ON 10-21-2025. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 10-22-2025, THIS TRACT IS ZONED MULTI-FAMILY (MF R-4). PROPOSED USE FOR THIS PROPERTY IS TOWNHOMES. EXISTING SINGLE FAMILY STRUCTURES ARE TO BE DEMOLISHED.
 - 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.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ALL DWELLING UNITS WITHIN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL FIRE CODE APPENDIX D "FIRE APPARATUS ACCESS ROADS" SECTION D107, EXCEPTION 1. ALL DWELLING UNITS WILL BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3 OF THE INTERNATIONAL FIRE CODE. THEREFORE, ACCESS FROM TWO DIRECTIONS SHALL NOT BE REQUIRED.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY THE COLLEGE STATION UTILITIES (CSU).
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA. HOMEOWNERS ASSOCIATION, LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDC SECTION 12-8.3.U OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
 - IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORM WATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES.
 - FIVE FOOT SIDEWALKS FOUR FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL OTHER STREETS.
 - DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO KRENEK TAP ROAD.
 - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY MICHAEL KONETSKI RPLS NO. 6531.
 - THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
 - IN ORDER TO COMPLY WITH SECTION 8.3W "SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR FLATTING," OPTION STANDARD STREET WILL BE USED. THE LOCATION OF THE REMOVED PARKING IS ALSO SHOWN ON THE PLAN.
 - THE AVERAGE RESIDENTIAL LOT SIZE IS 2770 SQ FT (0.06 ACRES). THE DENSITY FOR THIS DEVELOPMENT IS 8.90 UNITS/ACRE.
 - THIS PRELIMINARY PLAN WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY, OF NO. S49604, EFFECTIVE DATE: 09-12-2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10c: EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 148, PAGE 407 (DRBCT) AND BEING PARTIALLY RELEASED IN VOLUME 69, PAGE 653, OF THE RELEASE RECORDS OF BRAZOS COUNTY, TEXAS, DOES NOT AFFECT THIS TRACT. THE EASEMENT LISTED IN VOLUME 148, PAGE 407 (DRBCT) IS BLANKET IN NATURE AND NOT PLOTTABLE
 - ITEM 10d: EASEMENT TO RONALD CRUSE, TRUSTEE, RECORDED IN VOLUME 509, PAGE 665 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	27.90'	25.00'	06°3'56"45"	15.61'	26.48'	N15°31'27"W
C2	6.93'	25.00'	015°53'23"	3.49'	6.91'	N24°23'38"E
C3	174.15'	60.00'	166°18'01"	499.48'	119.14'	N50°48'41"W



**PRELIMINARY PLAN
NOT FOR RECORD**

PRELIMINARY PLAN

KRENEK TAP TOWNHOMES

6.177 ACRES - 46 LOTS
BLOCK 1, LOTS 1-25
BLOCK 2, LOTS 1-21 AND
COMMON AREA

MORGAN RECTOR SURVEY LEAGUE, A-46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
MAY, 2026

OWNER/DEVELOPER:
ROUNTREE DEVELOPMENT, LTD
P.O. BOX 246
WELLBORN, TX 77881
(979) 690-7117

SURVEYOR:
KERR SURVEYING, LLC
1718 BRIARCREST DR.
BRYAN, TX 77802
(979) 268-3195
TBFLS FIRM # 110118500

ENGINEER:
SCHULTZ
1718 BRIARCREST DR.
BRYAN, TX 77802
(979) 268-3195
TBFLS FIRM # 110118500