



Legislation Details (With Text)

**File #:** 15-0253      **Version:** 1      **Name:** 3590 Greens Prairie Road West Rezoning  
**Type:** Rezoning      **Status:** Agenda Ready  
**File created:** 5/13/2015      **In control:** City Council Regular  
**On agenda:** 5/28/2015      **Final action:**

**Title:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 63 acres being specifically Robert Stevenson League, Abstract Number 54, College Station, Brazos County, Texas, said tract being the remainder of a called 101.322 acre tract of land as described by a surface exchange deed to Esther Jane Grant McDougal recorded in Volume 4027, Page 29 of the Official Public Records of Brazos County, Texas, generally located at 3590 Greens Prairie Road West, more generally located north of Greens Prairie Road West and west of the Castlegate II Subdivision. Case #15-00900069 (J Bullock)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Background Information](#)  
[Aerial & Small Area Map \(SAM\)](#)  
[Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from E Estate to RS Restricted Suburban for approximately 63 acres being specifically Robert Stevenson League, Abstract Number 54, College Station, Brazos County, Texas, said tract being the remainder of a called 101.322 acre tract of land as described by a surface exchange deed to Esther Jane Grant McDougal recorded in Volume 4027, Page 29 of the Official Public Records of Brazos County, Texas, generally located at 3590 Greens Prairie Road West, more generally located north of Greens Prairie Road West and west of the Castlegate II Subdivision. Case #15-00900069 (J Bullock)

**Relationship to Strategic Goals:** Good Governance, Diverse & Growing Economy, and Neighborhood Integrity

**Recommendation(s):** The Planning and Zoning Commission considered this item at their May 7, 2015 meeting and voted 5-0 to recommend approval of the rezoning. Staff also recommends approval.

**Summary:** This request is to rezone the subject property from E Estate to RS Restricted Suburban.

The Unified Development Ordinance provides the following review criteria for zoning map amendments:

## REVIEW CRITERIA

**1. Consistency with the Comprehensive Plan:** The rezoning request is consistent with the Comprehensive Plan. The subject property is shown to be within Growth Area IV on the Comprehensive Plan's Concept Map and its Future Land Use and Character designation is shown as Restricted Suburban. As such, the area was planned for less intense suburban activities with larger minimum lot sizes. According to the Plan, more intense uses could be allowed if part of a planned development that would mitigate negative impacts, but the rezoning request solely for RS Restricted Suburban meets the intent of the Plan. The zoning district requires a minimum residential lot size that exceeds the minimum allowed in GS General Suburban, with an average lot size that is twice that required in GS General Suburban. At the time of platting, a developer may also choose to cluster residential lots to create greater shared open spaces, which would further the goals for Growth Area IV.

**2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The rezoning request to RS Restricted Suburban is compatible with the existing zoning and character of the surrounding properties. To the east is the Castlegate II Subdivision zoned for general suburban lots and to the south is the Sweetwater Forest Subdivision which is zoned for estate lots. The character of the remaining area is rural in nature.

**3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The applicant is looking to develop single residential lots in compliance with the RS Restricted Suburban zoning district. The proposed rezoning is appropriate for this area given the character of the surrounding properties and compliance with the Comprehensive Plan. The property would be allowed to subdivide into lots with an average 10,000 square feet lot area per dwelling unit with 6,500 square feet as the minimum. The applicant states the property is suitable for development of RS Restricted Suburban given its topography and proximity to Castlegate II.

**4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The current designation of E Estate allows the property to be subdivided into acreage lots. The property is suitable for large lot development, but such a development pattern would not take full advantage of the infrastructure planned for a higher-density in this growth area. The proposed rezoning would allow for the property to be subdivided into relatively smaller single-family lots than E Estate, and is aligned with the vision of the Comprehensive Plan.

**5. Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states the property is marketable for estate but that is not the largest demand for housing stock at the present time. RS Restricted Suburban will provide transition between the Castlegate II Subdivision and the Wellborn Community.

**6. Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by City of College Station via existing 12-inch main from the Castlegate II Subdivision. There is an 8-inch sanitary sewer line available from the Castlegate II Subdivision. The majority portion of the tract is in the Spring Creek sanitary sewer impact fee area. The majority of the property is in the Spring Creek

drainage basin while the remaining portion is in the Peach Creek drainage basin. The natural conveyance path drains towards Peach Creek South Tributary. A two-lane Major Collector, Victoria Avenue, is shown on the thoroughfare plan crossing this tract. Access will be via Victoria Avenue & Greens Prairie Road west. Future Victoria Avenue will connect to Greens Prairie Road West, and will require intersection improvements with this development. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. Existing infrastructure appears to currently have capacity to adequately serve the proposed use.

**Budget & Financial Summary:** N/A

**Attachments:**

1. Background Information
2. Aerial & Small Area Map (SAM)
3. Ordinance

## BACKGROUND INFORMATION

### NOTIFICATIONS

Advertised Commission Hearing Date: May 7, 2015  
Advertised Council Hearing Date: May 28, 2015

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:

- Castlegate II Subdivision
- Wellborn Oaks

Property owner notices mailed: 30  
Contacts in support: Four  
Contacts in opposition: Three  
Inquiry contacts: Ten

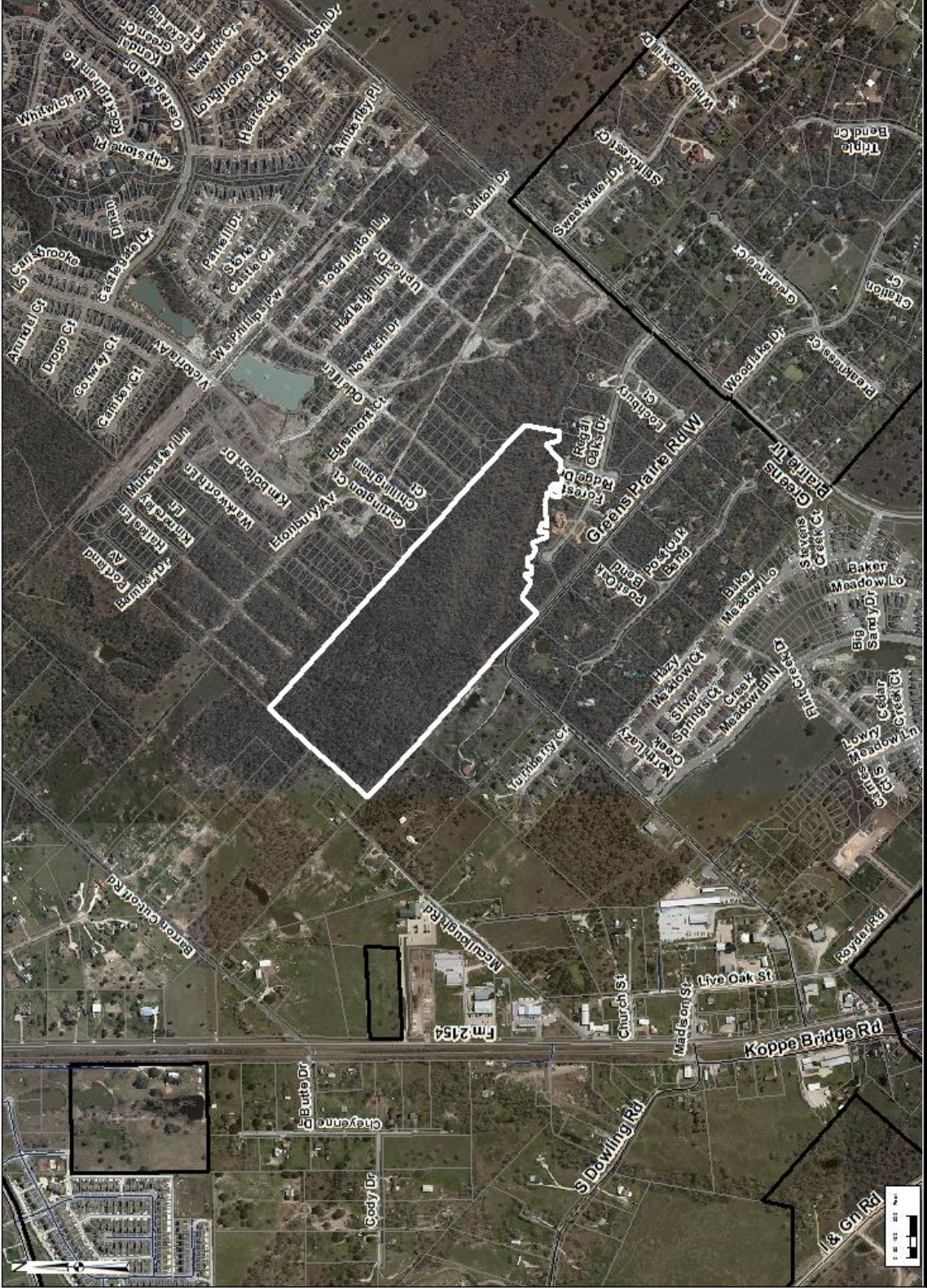
### ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban	R Rural	Vacant, Residential
South	Estate	E Estate	Sweetwater Forest Subdivision
East	Restricted Suburban	GS General Suburban	Castlegate II Subdivision
West	Wellborn Estate	R Rural	Residential

### DEVELOPMENT HISTORY

**Annexation:** June 1995  
**Zoning:** A-O Agricultural Open upon annexation (1995)  
A-OR Rural Residential (2000)  
Renamed to Estate (2013)  
**Final Plat:** Unplatted  
**Site development:** Undeveloped





REZONING  
Case: 15-69

3590 GREENS PRAIRIE RD W

DEVELOPMENT REVIEW







ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM E ESTATE TO RS RESTRICTED SUBURBAN FOR APPROXIMATELY 63 ACRES BEING SPECIFICALLY ROBERT STEVENSON LEAGUE, ABSTRACT NUMBER 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 101.322 ACRE TRACT OF LAND AS DESCRIBED BY A SURFACE EXCHANGE DEED TO ESTHER JANE GRANT MCDUGAL RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, GENERALLY LOCATED AT 3590 GREENS PRAIRIE ROAD WEST, MORE GENERALLY LOCATED NORTH OF GREENS PRAIRIE ROAD WEST AND WEST OF THE CASTLEGATE II SUBDIVISION; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A" and as shown graphically in Exhibit "B", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 28<sup>th</sup> day of May, 2015

ATTEST:

APPROVED:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
MAYOR

APPROVED:

\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following properties are described by the legal description are rezoned from E Estate to RS Restricted Suburban:

**METES AND BOUNDS DESCRIPTION  
OF A  
62.97 ACRE TRACT  
ROBERT STEVENSON LEAGUE, A-54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 101.322 ACRE TRACT OF LAND AS DESCRIBED BY A SURFACE EXCHANGE DEED TO ESTHER JANE GRANT MCDUGAL RECORDED IN VOLUME 4027, PAGE 29 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF A CALLED 18.80 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHESTER BROWN RECORDED IN VOLUME 3413, PAGE 228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 101.322 ACRE TRACT AND THE WEST CORNER OF THE REMAINDER OF A 202.655 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO DOS SORADO DEVELOPMENT, LLC, RECORDED IN VOLUME 9656, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** S 48° 03' 24" E ALONG THE SOUTHWEST LINE OF SAID 202.655 ACRE TRACT FOR A DISTANCE OF 2926.67 FEET TO A ½ INCH IRON ROD FOUND MARKING A SOUTHWEST CORNER OF SAID 202.655 ACRE TRACT;

**THENCE:** S 13° 02' 31" W CONTINUING ALONG THE SOUTHWEST LINE OF SAID 202.655 ACRE TRACT, AT 226.81 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 296.67 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 6, SWEET WATER FOREST, PHASE ONE ACCORDING TO THE PLAT RECORDED IN VOLUME 4267, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

**THENCE:** ALONG THE NORTH LINE OF SAID SWEET WATER FOREST FOR THE FOLLOWING CALLS:

N 81° 31' 25" W FOR A DISTANCE OF 73.15 FEET TO A POINT;

N 14° 23' 23" W FOR A DISTANCE OF 95.80 FEET TO A POINT;

S 51° 30' 19" W FOR A DISTANCE OF 137.63 FEET TO A POINT;



S 23° 33' 08" W FOR A DISTANCE OF 37.67 FEET TO A POINT;  
N 76° 30' 58" W FOR A DISTANCE OF 82.11 FEET TO A POINT;  
S 18° 30' 02" W FOR A DISTANCE OF 40.86 FEET TO A POINT;  
N 71° 55' 53" W FOR A DISTANCE OF 120.56 FEET TO A POINT;  
N 40° 56' 24" E FOR A DISTANCE OF 47.53 FEET TO A POINT;  
N 31° 52' 55" W FOR A DISTANCE OF 34.22 FEET TO A POINT;  
N 70° 11' 07" W FOR A DISTANCE OF 25.11 FEET TO A POINT;  
S 12° 20' 47" W FOR A DISTANCE OF 83.11 FEET TO A POINT;  
N 80° 15' 06" W FOR A DISTANCE OF 42.77 FEET TO A POINT;  
N 27° 06' 14" W FOR A DISTANCE OF 27.52 FEET TO A POINT;  
N 36° 02' 48" E FOR A DISTANCE OF 78.69 FEET TO A POINT;  
N 73° 49' 56" W FOR A DISTANCE OF 104.37 FEET TO A POINT;  
S 80° 01' 10" W FOR A DISTANCE OF 167.78 FEET TO A POINT;  
N 32° 25' 11" E FOR A DISTANCE OF 51.04 FEET TO A POINT;  
N 64° 43' 03" W FOR A DISTANCE OF 67.46 FEET TO A POINT;  
S 11° 54' 33" W FOR A DISTANCE OF 64.33 FEET TO A POINT;  
S 89° 27' 57" W FOR A DISTANCE OF 28.74 FEET TO A POINT;  
N 22° 49' 44" W FOR A DISTANCE OF 122.72 FEET TO A POINT;  
S 57° 18' 15" W FOR A DISTANCE OF 57.18 FEET TO A POINT;  
N 63° 25' 01" W FOR A DISTANCE OF 64.89 FEET TO A POINT;  
N 11° 49' 23" W FOR A DISTANCE OF 27.11 FEET TO A POINT;  
N 77° 25' 22" W FOR A DISTANCE OF 62.42 FEET TO A POINT;

S 12° 29' 02" W FOR A DISTANCE OF 33.77 FEET TO A POINT;  
S 88° 44' 14" W FOR A DISTANCE OF 59.32 FEET TO A POINT;  
N 02° 25' 01" W FOR A DISTANCE OF 58.17 FEET TO A POINT;  
S 49° 16' 09" W FOR A DISTANCE OF 85.37 FEET TO A POINT;  
N 56° 16' 57" W FOR A DISTANCE OF 109.18 FEET TO A POINT;  
N 66° 50' 42" W FOR A DISTANCE OF 36.65 FEET TO A POINT;

S 41° 56' 16" W, AT 159.38 FEET PASS A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID SWEET WATER FOREST, CONTINUE ON FOR A TOTAL DISTANCE OF 171.78 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHEAST LINE OF GREENS PRAIRIE ROAD WEST (R.O.W. VARIES) AND THE COMMON LINE OF SAID ROBERT STEVENSON LEAGUE AND THE J. BLEDSOE LEAGUE, A- 71. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 48° 04' 07" W ALONG THE SOUTHWEST LINE OF SAID ROBERT STEVENSON LEAGUE FOR A DISTANCE OF 1920.22 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 101.322 ACRE TRACT;

**THENCE:** N 41° 55' 57" E ALONG THE NORTHWEST LINE SAID 101.322 ACRE TRACT FOR A DISTANCE OF 605.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 18.80 ACRE TRACT;

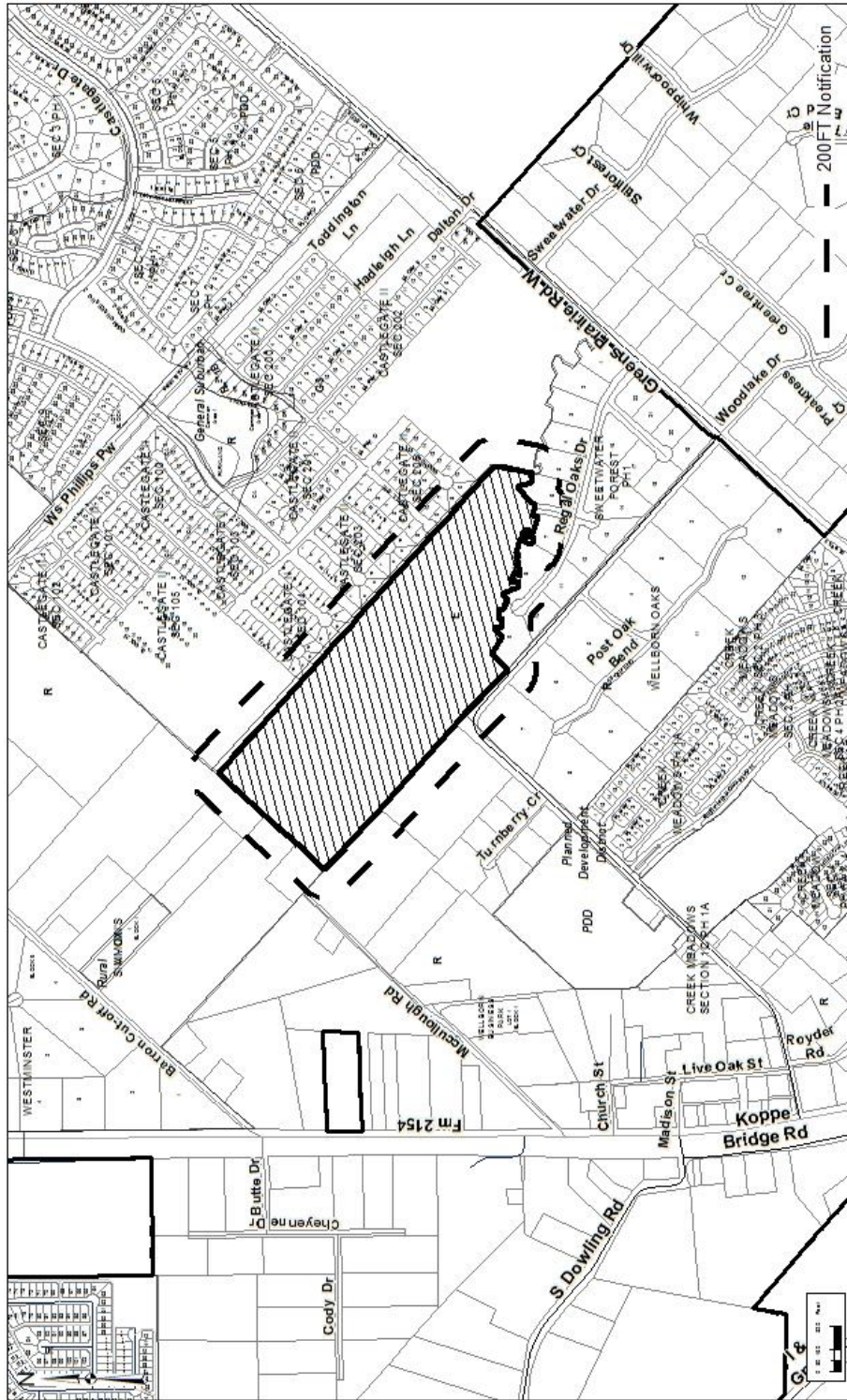
**THENCE:** N 41° 51' 56" E ALONG THE COMMON LINE OF SAID 101.322 ACRE TRACT AND SAID 18.80 ACRE TRACT FOR A DISTANCE OF 466.26 FEET TO THE POINT OF BEGINNING CONTAINING 62.97 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2012. SEE PLAT PREPARED, NOVEMBER, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

C:/WORK/MAB/12-743



EXHIBIT "B"



Zoning Districts	R-4	Multi-Family	BPI	PDD
R	Rural	High Density Multi-Family	Business Park Industrial	Planned Development District
E	Estiate	Manufactured Home Park	Natural Areas Protected	WPC
RS	Restricted Suburban	Office	Light Commercial	NG - 1
GS	General Suburban	M-1	Light Industrial	NG - 2
R-1B	Single Family Residential	M-2	Heavy Industrial	NG - 3
D	Duplex	C-U	College and University	OV
T	Townhouse	R & D	Research and Development	RDD
		P-MUD	Planned Mixed-Use Development	KO
				Krensek Tap Overlay

**DEVELOPMENT REVIEW**

**REZONING**

**3590 GREENS PRAIRIE RD W**

Case: 15-69