Legislation Details (With Text)

File #:	17-0242	**Version:**	1	**Name:**	Margraves Rezoning
Type:	Rezoning			**Status:**	Agenda Ready
File created:	5/11/2017			**In control:**	City Council Regular
On agenda:	5/25/2017			**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 R Rural to RS Restricted Suburban for approximately 368.5 acres generally located east of Greens Prairie Road West and west of Arrington Road and to the south of Whites Creek Lane. Case #REZ2017-000004.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Information Aerial and Small Area Map Ordinance				

Date	Ver.	Action By	Action	Result

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 R Rural to RS Restricted Suburban for approximately 368.5 acres generally located east of Greens Prairie Road West and west of Arrington Road and to the south of Whites Creek Lane. Case #REZ2017-000004

Relationship to Strategic Goals:

- Neighborhood Integrity
- Sustainable City

Recommendation(s): The Planning and Zoning Commission will considered this item at the May 18, 2017 meeting. Their recommendation will be provided at the City Council meeting.
Summary: The applicant requests a rezoning from R Rural to RS Restricted Suburban, which is in compliance with the Comprehensive Plan Future Land Use and Character Map.

The Unified Development Ordinance provides the following review criteria for Zoning Map Amendments:

REVIEW CRITERIA

1. **Consistency with the Comprehensive Plan:** The subject property is shown as Restricted Suburban on the Future Land Use and Character Map. This designation is generally for areas that should have a moderate level of development activity. These areas will tend to consist of medium-density single-family residential lots (average 8,000 square feet) when clustered around open spaces, or larger lots sizes

when not clustered. Townhomes, neighborhood commercial, and office uses may also be permitted in growth areas as an element of a planned development.

The subject property is located within Growth Area II which consists of land near the interchange of William D. Fitch Parkway (State Highway 40) and State Highway 6 and land southwest of William D. Fitch Parkway to the current City Limits. This growth area designation does not provide specific direction for the Restricted Suburban land use.

The Comprehensive Plan Five-Year Evaluation & Appraisal Report, completed in 2014, identified the need for a land use amendment for portions of this area. In 2015, City Council approved an amendment to the Future Land Use & Character Map from Estate to Restricted Suburban in this area, including the entire Margraves Tract and Wyndham Ranch property, per the recommendation of the Planning & Zoning Commission. Given the recent amendment, the proposed rezoning request is in compliance with the Future Land Use and Character Map.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The larger area includes property currently zoned for commercial uses near the intersection of State Highway 6 South, William D. Fitch South (State Highway 40), and Arrington Road. While currently zoned R Rural, land to the northeast along Arrington Road and Greens Prairie Road West is shown as Urban on Future Land Use and Character Map and is also within Growth Area II. It is likely that this property will be rezoned in the future to allow for land uses that are consistent with the Comprehensive Plan.
The properties to the south and west of the subject tract are designated as Restricted Suburban on the Comprehensive Plan Future Land Use & Character Map. Castlegate Subdivision, to the west, is zoned Planned Development District (PDD) and is consistent in character to Restricted Suburban land uses. The tracts to the south are zoned R Rural and are undeveloped. It is likely that these properties will be rezoned in the future to allow for land uses that are consistent with the current land use designation, Restricted Suburban.

   Properties to the east, across Arrington Road, are located outside of City limits in the Extraterritorial Jurisdiction (ETJ). Although property in the ETJ is not subject to zoning or land use controls by the city, most properties are platted and developed as single-family residential.

   The proposed rezoning is compatible with the present zoning and conforming uses of nearby property and with the character of the surrounding neighborhood.

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 rezoning request is for RS Restricted Suburban on approximately 368 acres. The subject tract is located near large established neighborhoods, an elementary school and the existing Caprock Crossing/Greens Prairie Center commercial developments. The Comprehensive Plan does not expect the subject property to maintain its rural character, but be a transitional zone that is less dense than the Castlegate Subdivision to the west and denser than the existing subdivisions located in the ETJ. With quick access to a grocery store, retail shops, restaurants, and service uses, higher density residential is suitable.

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:** While this tract can support and is suitable for agricultural or other uses appropriate for a Rural designation, this tract was identified as one

that could support higher density single-family residential in an effort to help meet the residential demand that exists in this area.

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 subject property is currently zoned R Rural. The marketability of this tract as Rural is limited to large lot residential or agricultural uses as allowed under the zoning district. While this property can be marketed under the current zoning, single-family residential uses are more marketable and is needed to meet the demand that is increasing in the southern region of College Station.

6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** There are existing 12-inch waterlines along Greens Prairie Road West and Arrington Road which will need to be extended in accordance with the Water Master Plan and looped throughout the development. There is also an existing 12-inch sanitary sewer line east of the property along Arrington Road available to serve the site. Based on estimated water and sewer demands, existing utility infrastructure appears to have adequate capacity to serve the proposed use.

   Currently there is no FEMA Special Flood Hazard area located on this tract. Drainage from the subject property is split between the Alum Creek, Spring Creek, and Peach Creek Drainage Basins. Detention will be required with site development. Drainage and other public infrastructure required with the site shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

   The subject property has frontage to two existing streets identified on the Thoroughfare Plan: Greens Prairie Road West, a future four-lane Minor Arterial, and Arrington Road, a future two-lane Major Collector. The Thoroughfare Plan also depicts three future two-lane Minor Collectors within the tract that will be constructed as development of the tract occurs. Greens Prairie Road West is constructed as a two-lane rural section along this portion and funding is planned for a future City Capital Improvement Project (CIP) to design and re-construct Greens Prairie Road West as a four-lane section with completion currently anticipated in 2020. The portion of Arrington Road adjacent to the tract is located outside the City limits and is a two-lane rural section Brazos County roadway. The applicant has participated in discussions with Brazos County to dedicate additional right-of-way and participate in a project to widen and improve the condition of Arrington Road. The City is also completing the design of a traffic signal to be installed at the intersection of Greens Prairie Road West and Arrington Road.

   A traffic impact analysis (TIA) was submitted that analyzed the following eight existing street intersections for traffic-related impact: William D. Fitch Parkway/Arrington Road (both eastbound and westbound Fitch); Greens Prairie Road West/Arrington Road; Greens Prairie Road West/Castlegate Drive; Greens Prairie Road West/W.S. Phillips Parkway; Nantucket Drive/Harpers Ferry Road; Arrington Road/Harpers Ferry Road; Arrington Road/South Oaks Drive; and South Oaks Drive/SH 6 Southbound Frontage Road. The TIA also analyzed two proposed intersections: Greens Prairie Road West/new public street and Arrington Road/new minor collector.

   The TIA assumed the traffic signal at Greens Prairie Road West/Arrington Road would be installed, this section of Greens Prairie Road West would be widened to a four-lane Minor Arterial, the condition of Arrington Road outside the City limits would be improved, and Mesa Verde Drive in the Indian Lakes subdivision would be extended by Brazos County out to SH 6 at the Texas World Speedway overpass. With these projects completed, the TIA found that found most intersections would function well though some would need mitigation in order to retain an acceptable level of service with full development of the tract by 2027. The traffic mitigation identified is as follows:
   1) A dual left-turn lane on eastbound Greens Prairie Road West at Arrington Road;
   2) A traffic signal at the intersection of Greens Prairie Road West/Castlegate Drive;
   3) A dedicated right-turn deceleration lane on eastbound William D. Fitch Parkway at Arrington Road;
   4) Dedicated left and right-turn lanes on westbound South Oaks Drive at Arrington Road (or a

median in Arrington Road to prevent left turns); and

5) Dedicated right-turn deceleration lanes for the proposed Minor Collectors intersecting Greens Prairie Road West and Arrington Road.

Timing for implementation of the traffic mitigation will occur as part of the Preliminary Plan application when the number of residential lots and phasing of the subdivision is determined. Brazos County has indicated they will not plan to install a median in Arrington Road at South Oaks Drive with the Arrington Road re-construction project and will further study the need for dedicated turn lanes on westbound South Oaks Drive at Arrington Road when South Oaks Drive is anticipated to require pavement reconstruction in the 2022-2024 timeframe.

Budget & Financial Summary: N/A
Legal Review: Yes

Attachments:

1. Background Information
2. Aerial and Small Area Map
3. Ordinance

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NOTIFICATIONS

Advertised Commission Hearing Date: May 18, 2017
Advertised Council Hearing Date: May 25, 2017

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:

Nantucket Preservation Association (HOA)
Castlegate HOA

Property owner notices mailed:	Eight
Contacts in support:	None as of the date of the Staff Report
Contacts in opposition:	None as of the date of the Staff Report
Inquiry contacts:	3 as of the date of the Staff Report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	E Estate	R Rural	Unplatted, residential tracts
South	Restricted Suburban	R Rural	Agricultural, residential (Windham Ranch)
East (across Arrington Road)	Estate	N/A - located in the ETJ	Platted, residential lots
West (across Greens Prairie Road W.)	Restricted Suburban, Natural Areas Protected, Institutional Public	PDD Planned Development District, GC General Commercial	Castlegate Subdivision, Forest Ridge Elementary School

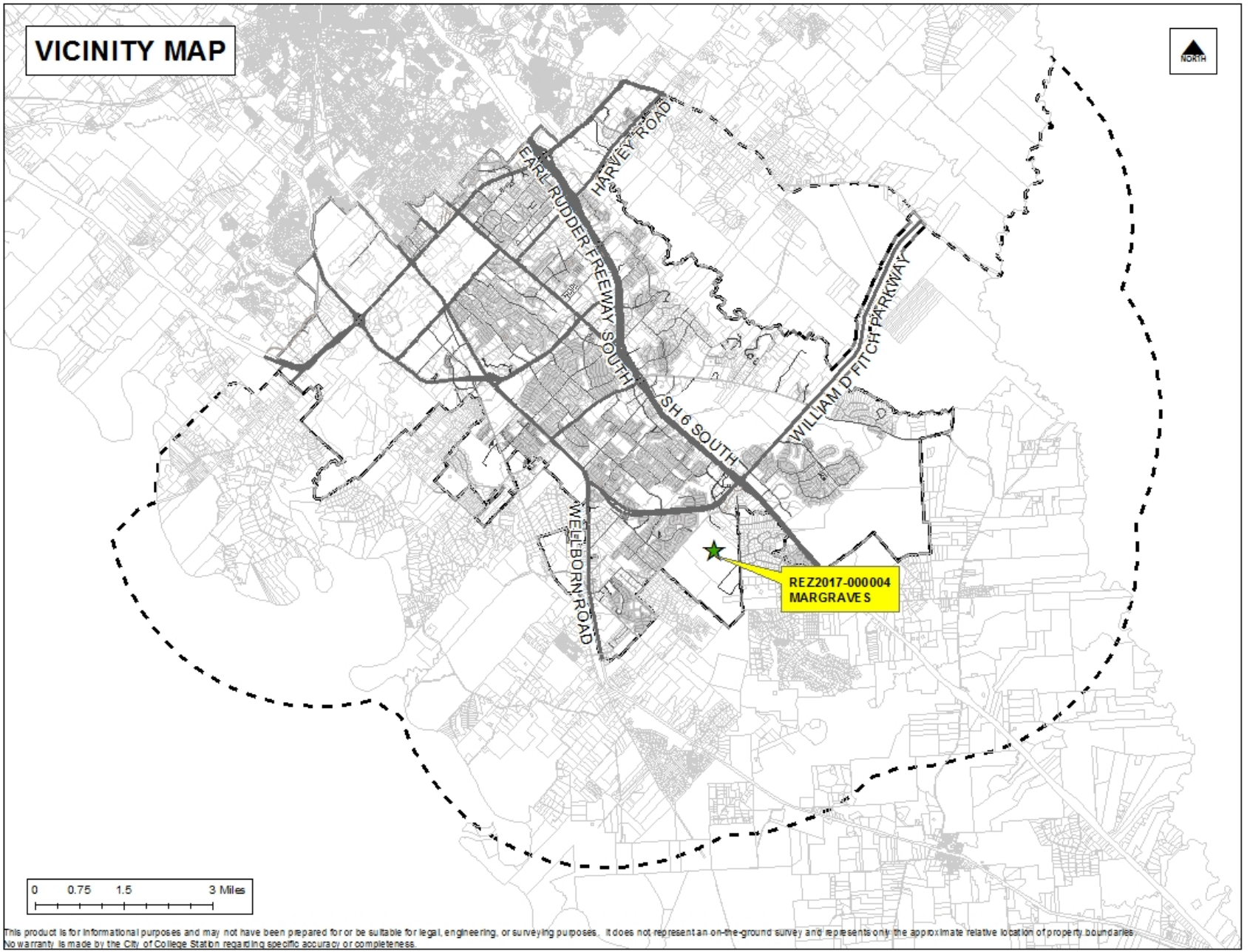
DEVELOPMENT HISTORY

Annexation: November 2002

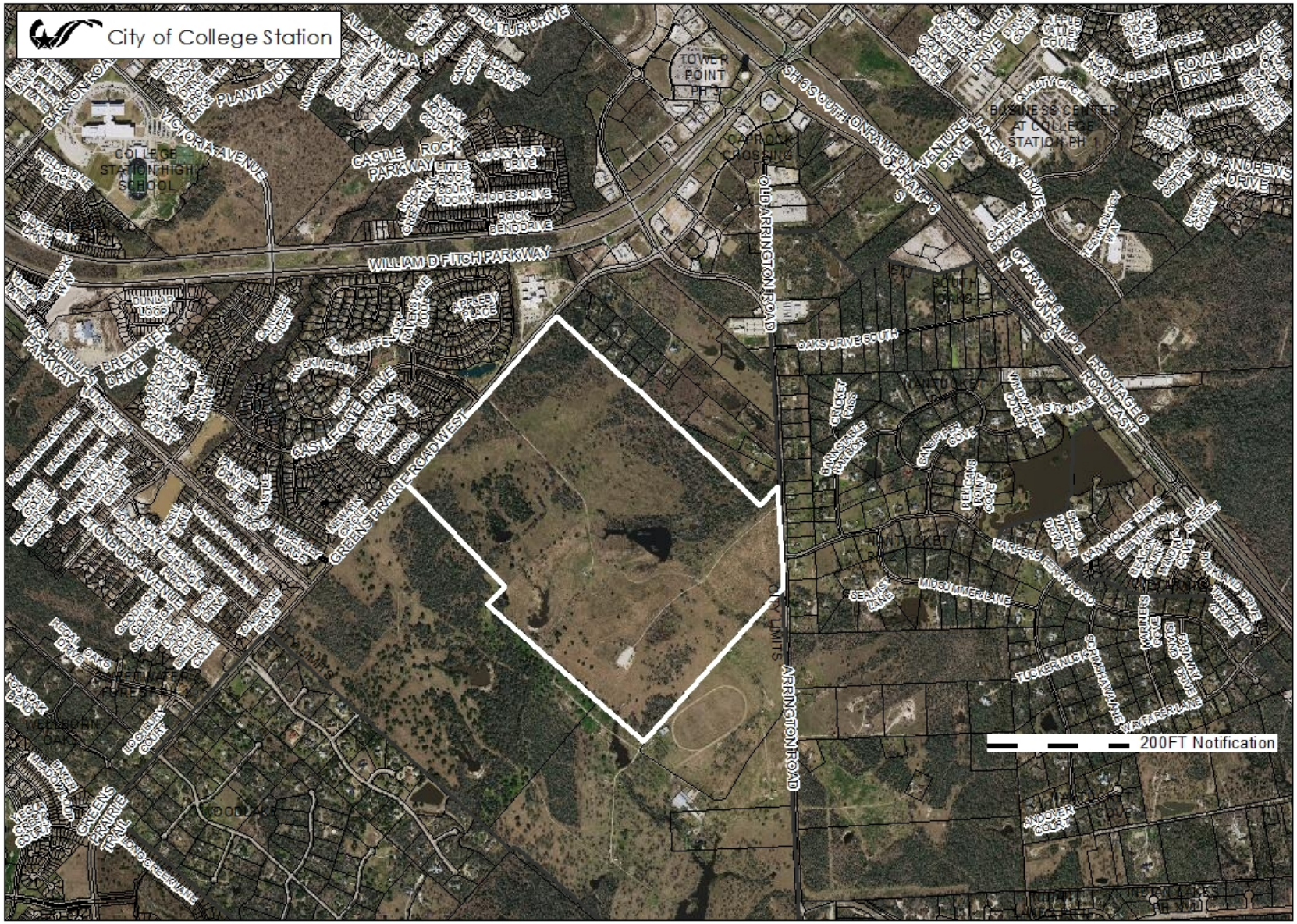
Zoning: A-O Agricultural Open upon annexation (2002)

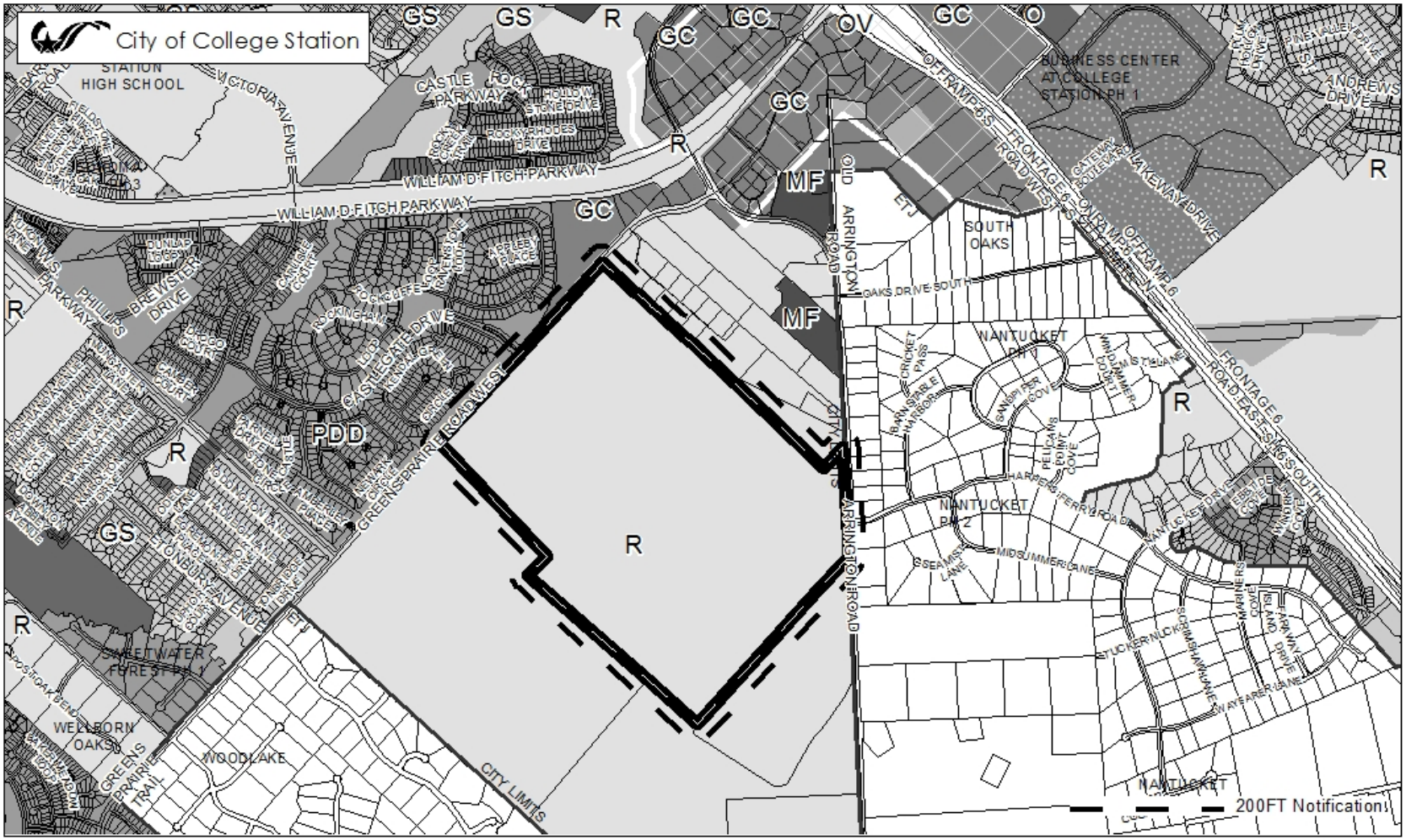
Final Plat: Unplatted

Site development: Vacant



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.


City of College Station
WILLIAM D FITCH PARKWAY
OLD ARRINGTON ROAD
CASTLEGATE DRIVE
GREENS PRAIRIE ROAD WEST
SH 6 SOUTH ONRAMP 6
OFFRAMP 6 SOUTH
FRONTAGE ROAD EAST
OAKS DRIVE SOUTH
CITY LIMITS
200FT Notification
NORTH
0
1,700
3,400
Feet
MARGRAVES
Case:
REZ2017-000004
REZONING



ZONING DISTRICTS (In Grayscale)

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

Non-Residential
- NAP Natural Area Protected
- O Office
- SC Suburban 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 WolfPen Creek Dev. Cor.
- NG–1 Core Northgate
- NG–2 Transitional Northgate
- NG–3 Residential Northgate

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

Retired Districts
- R-1B Single Family Residential
- R-4 Multi-Family
- R-6 High Density Multi-Family
- RD Research and Dev.
- M-1 Light Industrial
- M-2 Heavy Industrial

NORTH 0 1,700 3,400 Feet

MARGRAVES

Case: REZ2017-000004 REZONING

.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 R RURAL DISTRICT TO RS RESTRICTED SUBURBAN DISTRICT FOR APPROXIMATELY 368.5 ACRES BEING SITUATED GENERALLY EAST OF GREENS PRAIRIE ROAD WEST AND WEST OF ARRINGTON ROAD AND TO THE SOUTH OF WHITES CREEK LANE; 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" and Exhibit "C", 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 affect 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 25th day of May, 2017

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 property is rezoned from R Rural to RS Restricted Suburban:

Green Prairie Ranch, Limited
368.57 Acre Tract
A. Babille Survey, A-75
William Clark Survey, A-101
College Station, Brazos County, Texas

Field notes of a 368.57 acre tract or parcel of land, lying and being situated in the A. Babille Survey Abstract No. 75 and in the William Clark Survey, Abstract No. 101, College Station, Brazos County, Texas, and being part of the 369.894 acre tract described in the following three instruments:

- Nina Benware Margraves to Green Prairie Ranch, Limited recorded Volume 2747, Page 111, of the Official Records of Brazos County, Texas;
- Nancy Margraves Hoover to Green Prairie Ranch, Limited recorded in Volume 2747, Page 121, of the Official Records of Brazos County, Texas;
- Ross D. Margraves, Jr. to Green Prairie Ranch, Limited recorded in Volume 2747, Page 131, of the Official Records of Brazos County, Texas;

and said 369.894 being more particularly described as follows:

BEGINNING at a ½" iron rod found at a 20" post oak tree fence corner found marking the common corner between the beforementioned 369.894 acre tract and a 10.000 acre tract described in the deed to James R. Saunders recorded in Volume 334, Page 191, of the Deed Records of Brazos County, Texas, said corner being an ell corner of the 369.894 acre tract;

THENCE N 44° 08' 50" E along the common line between the beforementioned 369.894 acre tract and the beforementioned 10.000 acre tract (no fence), for a distance of 361.11 feet to a ½" iron rod and cap set at the lower east corner of the said 10.000 acre tract and in the fenced west line of Arrington Road;

THENCE along the fenced west line of Arrington Road, as follows:

S 00° 01' 11" E	for a distance of 265.25 feet to a 4" creosote post,
S 02° 03' 56" E	crossing a cattle guard entrance for a distance of 154.82 feet to a "T" post,
S 00° 46' 35" E	for a distance of 143.42 feet to a "T" post,
S 00° 38' 22" W	for a distance of 457.47 feet to a 3" cedar post,
S 01° 49' 31" W	for a distance of 393.47 feet to a ½" iron rod and cap set in the common line between the beforementioned 369.894 acre tract and a 300 acre tract described in the deed to Jerry Windham, recorded in Volume 315, Page 734, of the Deed Records of Brazos County, Texas, from which a 6" creosote fence post bears S 01° 50' W – 17.9 feet;

THENCE S 44° 07' 51" W along the common line between the beforementioned 369.894 acre tract and the beforementioned 300 acre tract, adjacent to a fence, for a distance of 2860.99 feet to a ½" iron rod and cap set at the common corner between the said 369.894 acre tract and the 300 acre tract, from which a 10" creosote post fence corner bears S 45° 19' E – 2.1 feet;

THENCE along the common line between the beforementioned 369.894 acre tract lying to the northeast, and the following two tracts lying to the southwest: the beforementioned Windham – 300 acre tract and a 230.13 acre tract described in the deed to Jerry Windham, recorded in Volume 502, Page 672, of the Deed Records of Brazos County, Texas, adjacent to a fence, as follows:

N 45° 19' 13" W	for a distance of 812.20 feet to a ½" iron rod and cap set in the middle of an H-Brace at the common corner between the beforementioned 300 acre tract and the beforementioned 230.13 acre tract,
N 46° 15' 06" W	for a distance of 2021.67 feet to a dead tree fence corner,

Green Prairie Ranch, Limited
368.57 Acre Tract
A. Babille Survey, A-75
William Clark Survey, A-101
College Station, Brazos County, Texas
Continued – Page 2

N 46° 39' 49" E	for a distance of 335.77 feet to an 8" creosote post fence corner,
N 41° 37' 40" W	for a distance of 1990.85 feet to a ½" iron rod and cap set at a 10" creosote post fence corner marking the north corner of the said 230.13 acre tract and in the southeast fenced line of Green Prairie Road West;

THENCE along the fenced southeast line of Green Prairie Road, as follows:

N 45° 03' 31" E	for a distance of 1610.40 feet to a 4" x 4" fence post at a cattle guard entrance,
N 43° 52' 23" E	for a distance of 1464.25 feet to a ½" iron rod found marking the west corner of a 3.811 acre – Tract Two described in the deed to Jason Storm, recorded in Volume 10460, Page 41, of the Official Records of Brazos County, Texas, and in the northeast line of the beforementioned 369.894 acre tract, from which a 6" creosote post fence corner bears S 35° 06' W – 2.1 feet;

THENCE along the common line between the beforementioned 369.894 acre tract, lying to the southwest, and the following 8 tracts, lying to the northeast:
- the beforementioned Storm – 3.811 acre tract,
- a 1.24 acre – Tract One described in the deed to Jason Storm, recorded in Volume 10460, Page 41, of the Official Records of Brazos County, Texas,
- a 1.45 acre tract described in the deed to Matt Medlock recorded in Volume 699, Page 656, of the Official Records of Brazos County, Texas,
- a 1.46 acre tract described in the deed to Anthony Medlock recorded in volume 7239, Page 22, of the Official Records of Brazos County, Texas, (see Tract One of Volume 1407, Page 250, of the Official Records of Brazos County, Texas, for description),
- a 1.50 acre tract described in the deed to William S. Steele, recorded in Volume 582, Page 682, of the Deed Records of Brazos County, Texas,
- a 1.50 acre tract described in the deed to The Bank of America, N.A., recorded in Volume 11211, Page 29, of the Official Records of Brazos County, Texas,
- the remainder of a 29.476 acre tract described in the deed to James Willard Craig, Jr., recorded in Volume 875, Page 269, of the Official Records of Brazos County, Texas,
- and the beforementioned Saunders – 10.000 acre tract, adjacent to a fence, as follows:

S 44° 28' 16" E	for a distance of 52.86 feet to a ½" iron rod and cap set,
S 47° 00' 17" E	for a distance of 202.30 feet to a 12" post oak tree,
S 46° 40' 49" E	for a distance of 145.33 feet to a 3/8" iron rod found,
S 47° 13' 09" E	for a distance of 175.00 feet to a 3/8" iron rod found bent, marking the common corner between the beforementioned Storm – 1.24 acre tract, and the beforementioned Medlock – 1.45 acre tract,
S 45° 47' 36" E	for a distance of 233.06 feet to a ½" iron rod and cap set at the common corner between the beforementioned Medlock – 1.45 acre tract and the beforementioned Medlock – 1.46 acre tract,
S 46° 13' 04" E	for a distance of 233.34 feet to a ½" iron rod and cap set at the common corner between the beforementioned Medlock – 1.46 acre tract and the beforementioned Steele – 1.50 acre tract,
S 45° 23' 10" E	for a distance of 233.20 feet to a 3/8" iron rod found marking the common corner between the beforementioned Steele – 1.50 acre tract and the beforementioned Bank of America – 1.50 acre tract,

Green Prairie Ranch, Limited
368.57 Acre Tract
A. Babille Survey, A-75
William Clark Survey, A-101
College Station, Brazos County, Texas
Continued – Page 3

S 45° 41' 39" E	for a distance of 164.41 feet to a ½" iron rod and cap set,
S 45° 55' 03" E	for a distance of 74.15 feet to a ½" iron rod found marking the common corner between the beforementioned Bank of America – 1.50 acre tract and the beforementioned Craig – remainder of the 29.476 acre tract,
S 45° 57' 18" E	for a distance of 762.79 feet to a ½" iron rod found marking the common corner between the beforementioned Craig remainder of the 29.476 acre tract and the beforementioned Saunders – 10.000 acre tract,
S 49° 28' 01" E	for a distance of 22.82 feet to a 36" dead tree,
S 46° 02' 52" E	for a distance of 392.37 feet to an 18" post oak tree,
S 45° 11' 38" E	for a distance of 441.53 feet to a 30" dead post oak tree,
S 42° 50' 01" E	for a distance of 675.32 feet to the **PLACE OF BEGINNING**, containing 368.57 acres of land, more or less.

Surveyed: September, 2016

By:

S. M. Kling
R.P.L.S. No. 2003

EXHIBIT "B"

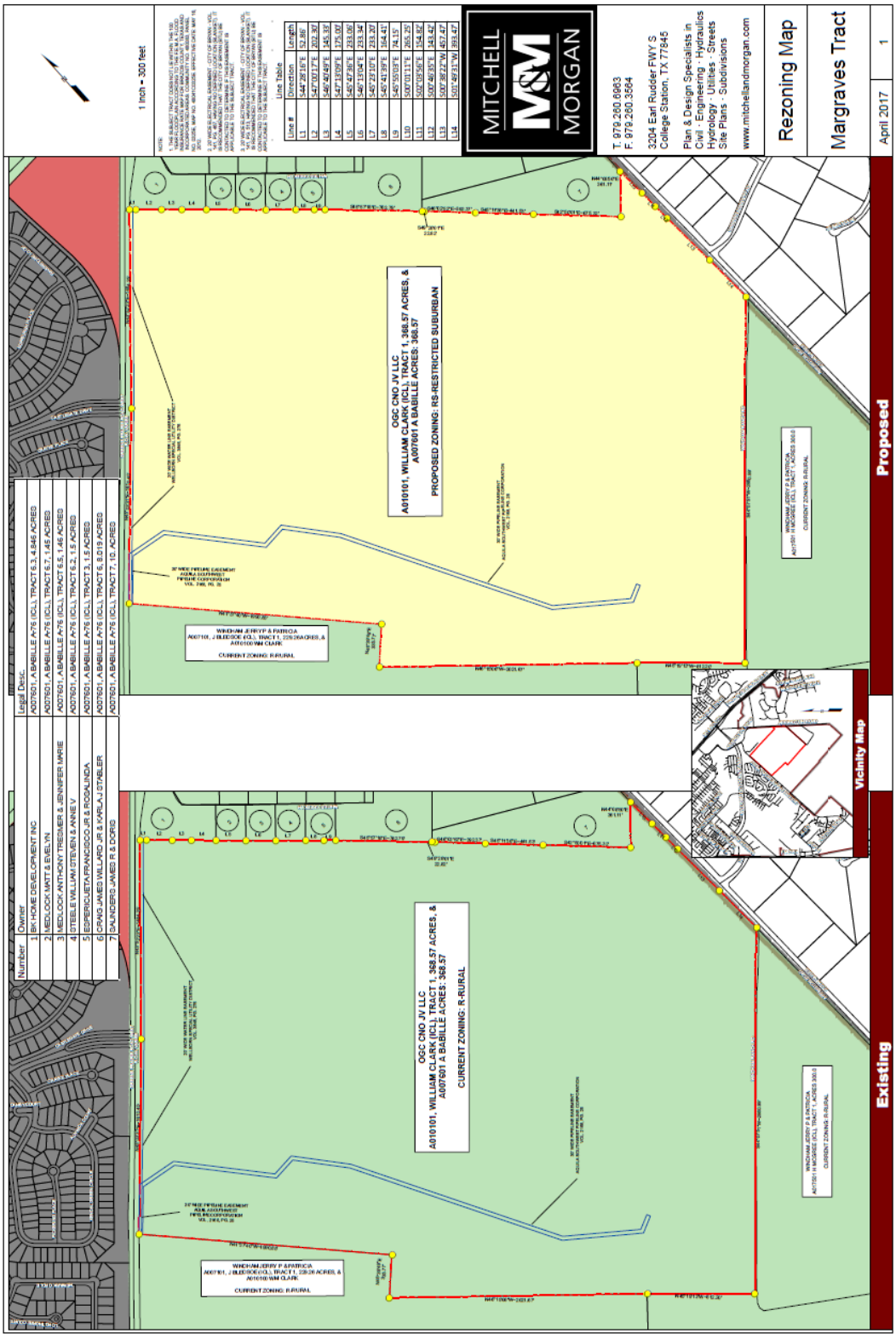
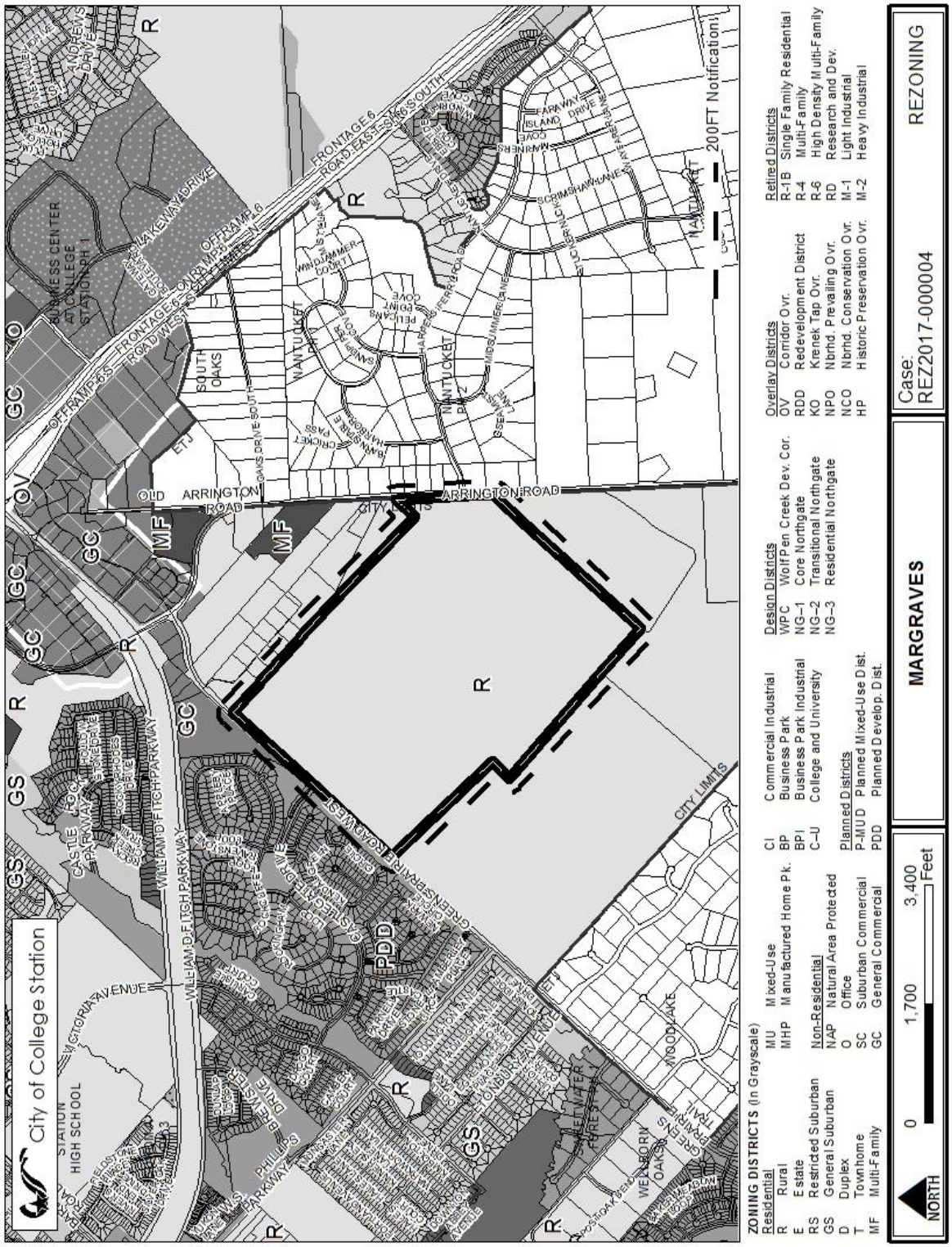

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3204 East Rudder FWY S.
College Station, TX 77845
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Civil · Engineering · Hydraulics
Hydrology · Utilities · Streets
Site Plans · Subdivisions
www.mitchellandmorgan.com
Rezoning Map
Margraves Tract
April 2017
1
1 inch = 300 feet
Line Table
Line # Direction Length
L1 S44°26'16"E 52.86'
L2 S47°00'17"E 202.30'
L3 S46°40'49"E 345.33'
L4 S47°13'09"E 175.00'
L5 S45°47'36"E 293.06'
L6 S46°13'04"E 233.34'
L7 S45°23'10"E 233.20'
L8 S45°41'39"E 364.41'
L9 S45°55'03"E 74.15'
L10 S00°01'11"E 265.20'
L11 S02°03'56"E 134.82'
L12 S00°46'35"E 143.42'
L13 S00°38'22"W 457.47'
L14 S01°49'31"W 399.42'
Number Owner Legal Desc
1 BK HOME DEVELOPMENT INC A007601, A BABILLE A-76 (CL), TRACT 6 3, 4.846 ACRES
2 MEDLOCK MATT & EVELYN A007601, A BABILLE A-76 (CL), TRACT 6 7, 1.45 ACRES
3 MEDLOCK ANTHONY TRESMER & JENNIFER MARIE A007601, A BABILLE A-76 (CL), TRACT 6 5, 1.46 ACRES
4 STEELE WILLIAM STEVEN & ANNE V A007601, A BABILLE A-76 (CL), TRACT 6 2, 1.5 ACRES
5 ESPERICUETA FRANCISCO JR & ROSALINDA A007601, A BABILLE A-76 (CL), TRACT 3, 1.5 ACRES
6 CRAIG JAMES WILLARD JR & KARLA J STABLER A007601, A BABILLE A-76 (CL), TRACT 6, 8.019 ACRES
7 SAUNDERS JAMES R & DORIS A007601, A BABILLE A-76 (CL), TRACT 7, 10. ACRES
OGC CNO JV LLC
A010101, WILLIAM CLARK (ICL), TRACT 1, 368.57 ACRES, &
A007601 A BABILLE ACRES: 368.57
PROPOSED ZONING: RS-RESTRICTED SUBURBAN
WINDHAM JERRY P & PATRICIA
A007101, J BLEDSOE (CL), TRACT 1, 229.26 ACRES, &
A010100 WM CLARK
CURRENT ZONING: R-RURAL
WINDHAM JERRY P & PATRICIA
A007101 H MCGREE (CL), TRACT 1, ACRES 300.0
CURRENT ZONING: R-RURAL
Proposed
Vicinity Map
OGC CNO JV LLC
A010101, WILLIAM CLARK (ICL), TRACT 1, 368.57 ACRES, &
A007601 A BABILLE ACRES: 368.57
CURRENT ZONING: R-RURAL
WINDHAM JERRY P & PATRICIA
A007101, J BLEDSOE (CL), TRACT 1, 229.26 ACRES, &
A010100 WM CLARK
CURRENT ZONING: R-RURAL
WINDHAM JERRY P & PATRICIA
A007101 H MCGREE (CL), TRACT 1, ACRES 300.0
CURRENT ZONING: R-RURAL
Existing

EXHIBIT "C"


City of College Station
MARGRAVES
Case: REZ2017-000004
REZONING
NORTH
0
1,700
3,400
Feet
200FT Notification
ZONING DISTRICTS (In Grayscale)
Residential
R Rural
E Estate
RS Restricted Suburban
GS General Suburban
D Duplex
T Townhome
MF Multi-Family
MU Mixed-Use
MHP Manufactured Home Pk.
Non-Residential
NAP Natural Area Protected
O Office
SC Suburban 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 WolfPen Creek Dev. Cor.
NG–1 Core Northgate
NG–2 Transitional Northgate
NG–3 Residential Northgate
Overlay Districts
OV Corridor Ovr.
RDD Redevelopment District
KO Krenek Tap Ovr.
NPO Nbrhd. Prevailing Ovr.
NCO Nbrhd. Conservation Ovr.
HP Historic Preservation Ovr.
Retired Districts
R-1B Single Family Residential
R-4 Multi-Family
R-6 High Density Multi-Family
RD Research and Dev.
M-1 Light Industrial
M-2 Heavy Industrial
CITY LIMITS
ETJ
OLD ARRINGTON ROAD
ARRINGTON ROAD
FRONTAGE 6 ROAD WEST
FRONTAGE 6 ROAD EAST-SOUTH
OFFRAMP 6S
OFFRAMP 6N
WILLIAM D FITCH PARKWAY
VICTORIA AVENUE
GREENS PRAIRIE ROAD WEST
LAKEWAY DRIVE
SOUTH OAKS
NANTUCKET
WOODLAKE
WELLBORN
PHILLIPS
CASTLE ROCK
FOREST RIDGE
BUSINESS CENTER AT COLLEGE STATION PH 1
COLLEGE STATION HIGH SCHOOL