

October 28, 2021

Item No. 9.5.

Comprehensive Plan Amendment – 1660 Graham Road

Sponsor: Alyssa Halle-Schramm, Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban for approximately 10 acres, generally located at 1660 Graham Road.

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their August 19, 2021, meeting where they voted unanimously to recommend approval. Staff also recommends approval of the request to Urban with the understanding that if this request is approved by City Council, the 10-year Comprehensive Plan update will necessitate a redesignation to Mixed Residential, which best reflects the proposed townhouse use and inherently limits the scale and density of this development.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Suburban Commercial to Urban on approximately 10 acres located west of the existing International Leadership of Texas (ILT) public charter school campus. The subject property and properties to the north and east are primarily designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map, while the properties to the west and south are General Suburban.

In February 2021, City Council denied a Comprehensive Plan Amendment request for Urban on the same parcel, as the former developer – at the time – intended to develop a multi-family product.

This request for the Urban land use designation is accompanied by a rezoning request for a PDD Planned Development District with a T Townhouse base to allow for a transitional single-family residential use between the Dove Crossing Subdivision and the ILT charter school campus. The City Council heard this item at their September 9, 2021, meeting, held the public hearing, and postponed action on the item to October 28, 2021.

This application coincides with the 10-year Comprehensive Plan update, which will eliminate the Urban land use designation and reclassify all properties that were previously designated as Urban. The new Mixed Residential land use is the most appropriate for the townhouse uses proposed with this development. If approved by City Council, the Urban land use for this property will take effect immediately and then be reclassified to Mixed Residential when the 10-year Comprehensive Plan Update goes into effect on November 8, 2021.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property and

properties to the north and east have a future land use designation of Suburban Commercial with Natural Areas Reserved along Lick Creek. The Suburban Commercial land use designation is generally for concentrations of commercial activities that cater primarily to nearby residents versus the larger community or region. Generally, these areas tend to be small in size and located adjacent to major roads (arterials and collectors). The design of structures is intended to be compatible with surrounding single-family residential neighborhoods. Institutional/Public is located to the north across Graham Road at the City of College Station's Public Utilities site. The property to the northwest across Graham Road is designated as Medical Use with a small portion of Natural Areas Reserved along Lick Creek. Properties to the west and south have a General Suburban land use designation and are developed as residential properties within the Dove Crossing Subdivision.

The subject property is adjacent to both the Medical District Master Plan area and the Spring Creek District, which is generally the area located along State Highway 6 near the Rock Prairie Road interchange and the Spring Creek Business Park. This area includes the major medical centers of Baylor Scott & White Medical Center, CHI St. Joseph Health College Station Hospital, as well as a number of other medical related facilities and a master planned, City-owned business park. The focus of development in this area should be linking current and future medical facilities into a cohesive district which incorporates the natural features of Lick Creek and Spring Creek into the design of the district.

The area near the intersection of Longmire and Graham Road has continued to grow with the development of the adjacent ILT school to the east and an optometry office. Other uses in this area include, but are not limited to, parks, hospitals, commercial retail (banks, hotels, and grocery stores), public utilities, offices, and single-family residential. The variety of uses support a variety of housing types; however the area is primarily single-family detached homes.

The Urban designation allows for an intense level of development activities and consists of townhomes, duplexes, and high-density apartments. An amendment to Urban would lay the foundation for providing a higher concentration of dwelling units located within walking distance to a school, grocery store, medical offices, and employment centers, which could ultimately lead to a more walkable pedestrian friendly neighborhood.

Since the area was annexed in December of 1993, the Comprehensive Plan Future Land Use and Character Map has remained largely unchanged for this part of town.

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 and Character Map to Urban. The Urban designation is generally for areas that should have a very intense level of development activities. These areas will tend to consist of townhomes, duplexes, and high-density apartments.

The property has an existing single-family home, and the adjacent property to the east is the ILT campus located on approximately 14.38 acres. To the south and west is the Dove Crossing Subdivision with an overall density of 4.23 dwelling units per acre. North, across Graham Road, is approximately 47.43 acres owned by the City of College Station, some of which hosts the City of College Station's fleet services and public utilities.

A higher concentration of dwelling units per acre would support the nearby parks, commercial retail (banks, hotels, and grocery stores), offices, and the city's medical corridor. Additionally, it would

provide an appropriate transition and step down of the intensity of land uses from the commercially zoned areas along Rock Prairie and Highway 6, as you would go from medical facilities to a grocery store, hotel, school, this Urban designation which would allow for a future attached single-family development, and then the surrounding single-family detached homes.

3. Impact on environmentally sensitive and natural areas: While the subject property is located nearby Lick Creek, there is no FEMA designated floodplain on the property. The applicant has stated that the subject property will follow city codes and ordinances and will not have adverse impacts on the surrounding areas.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: This property was assumed as a Suburban Commercial land use within the City's currently adopted Water and Wastewater Master Plans. The applicant provided City staff with anticipated demands for the proposed Urban Future Land Use. These demands were loaded into the City's water and wastewater models to determine if adequate capacity exists for the proposed higher density land use type.

The results of the water distribution model scenario indicate that adequate domestic water capacity is available. However, the wastewater collection system model output demonstrated capacity concerns. Any near-term rezoning proposal to an Urban intensity use would have to be carefully considered as further analysis shows significant downstream sanitary sewer system improvements would be required at the developer's expense and would include upgrades to an existing lift station, as well as the upsizing of approximately 3,250 LF of sanitary sewer mains.

However, there is an approved capital project that is expected to be completed within the next three to four years that will provide the necessary capacity for this higher density land use type. The completion of this City funded CIP would eliminate the need for a developer to provide the currently identified downstream improvements. The applicant has also proposed that the development would be phased to account for sewer capacity issues as needed and if applicable.

Drainage and other public infrastructure is required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines. A traffic impact analysis (TIA) is not required with a Comprehensive Plan amendment request; however, with a rezoning using T Townhouse as a base zoning – as is requested in the accompanying application – a TIA would not be required as it does not exceed 150 trips in the peak hour. Both Graham Road and nearby Longmire Drive are constructed to their full cross sections as 2-lane Major Collectors per the City's Thoroughfare Plan. The subject property also has two public streets projected to the subject property, Crystal Dove Avenue to the west and White Dove Trail to the south.

The proposed Urban land use amendment could create a more intense land use in an area that has experienced traffic issues during drop-off and pick-up times of the adjacent ILT school campus to the east. It is not uncommon for queueing issues to exist around school sites during these times. Both Graham Road and Longmire Drive are designated and constructed to their Major Collector cross sections and a traffic signal was installed at their intersection by ILT. Based on the trip rate table provided in the UDO, future townhouse development could generate less trips per acre than the adjacent General Suburban uses (7.28 trips per acre vs. 8 trips per acre). It has the potential to generate fewer trips per acre than a Suburban Commercial zoning, which could have 40 trips per acre though there is much variability in commercial trip generation depending upon the end use. These rates are based on national averages and the actual resulting trip rate will depend upon the

specific use developed.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The goal for College Station's Future Land Use and Character Map is to create a community with strong, unique neighborhoods, protected rural areas, special districts, distinct corridors, and a protected and enhanced natural environment. The subject property and surrounding areas to the north and east are designated as Suburban Commercial. This designation intends to provide for concentrations of commercial activities that cater primarily to nearby residents. The design of these structures must be compatible in size and design with the surrounding single-family residential uses.

An Urban designation may be appropriate for this property as a transitional land use between the established Dove Crossing subdivision, located within walking distance to a school (ILT campus), grocery store (Kroger), medical offices, and employment centers. Any land use change would support more housing diversity in an area that is largely suburban, and it could provide professionals who work in the medical corridor more housing options near their places of employment.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Vicinity Aerial and Small Area Maps
3. Applicant Supporting Information
4. Comprehensive Plan Exhibit
5. Comprehensive Plan Amendment Map
6. Ordinance (2)

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 19, 2021
 Advertised Council Hearing Date: September 9, 2021

City Council heard this item at their September 9, 2021 meeting, held the Public Hearing, and postponed action on the item to October 28, 2021. The City Council did not open the Public Hearing for the accompanying Rezoning request and postponed the item to October 28, 2021. The Rezoning was re-notified, per requirement of the Texas Local Government Code.

Prior to the September 9, 2021 Public Hearing, the following were notified of the Comprehensive Plan Amendment request:

The Dove Crossing and Bridle Gate HOAs received a courtesy letter of notification

Property owner notices mailed: 49
 Contacts in support: One prior to the September 9, 2021 City Council meeting
 Contacts in opposition: Six prior to the September 9, 2021 City Council meeting
 Inquiry contacts: None prior to the September 9, 2021 City Council meeting

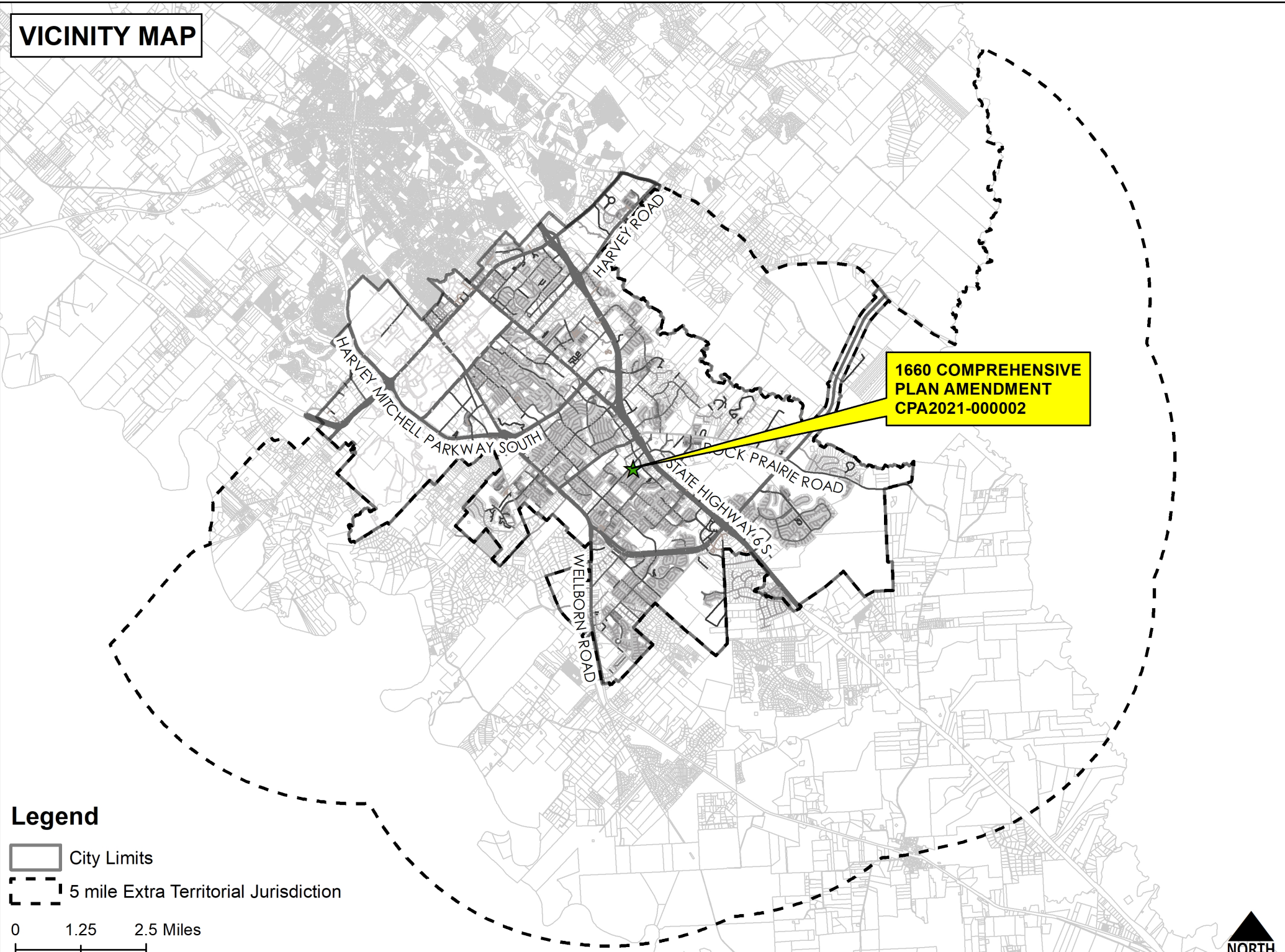
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Graham Rd. (2-Land Major Collector)	N/A	Graham Rd. (2-Land Major Collector)
South	General Suburban	General Suburban	Single-Family Residential
East	Suburban Commercial	Rural	Public Facility (ILT School)
West	General Suburban	General Suburban	Single-Family Residential

DEVELOPMENT HISTORY


Annexation: 1993
Zoning: A-O Agricultural Open upon annexation
 A-O Agricultural Open renamed to R Rural in 2013
Final Plat: Unplatted
Site development: Undeveloped

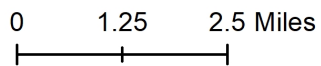
VICINITY MAP

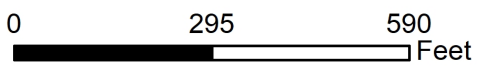
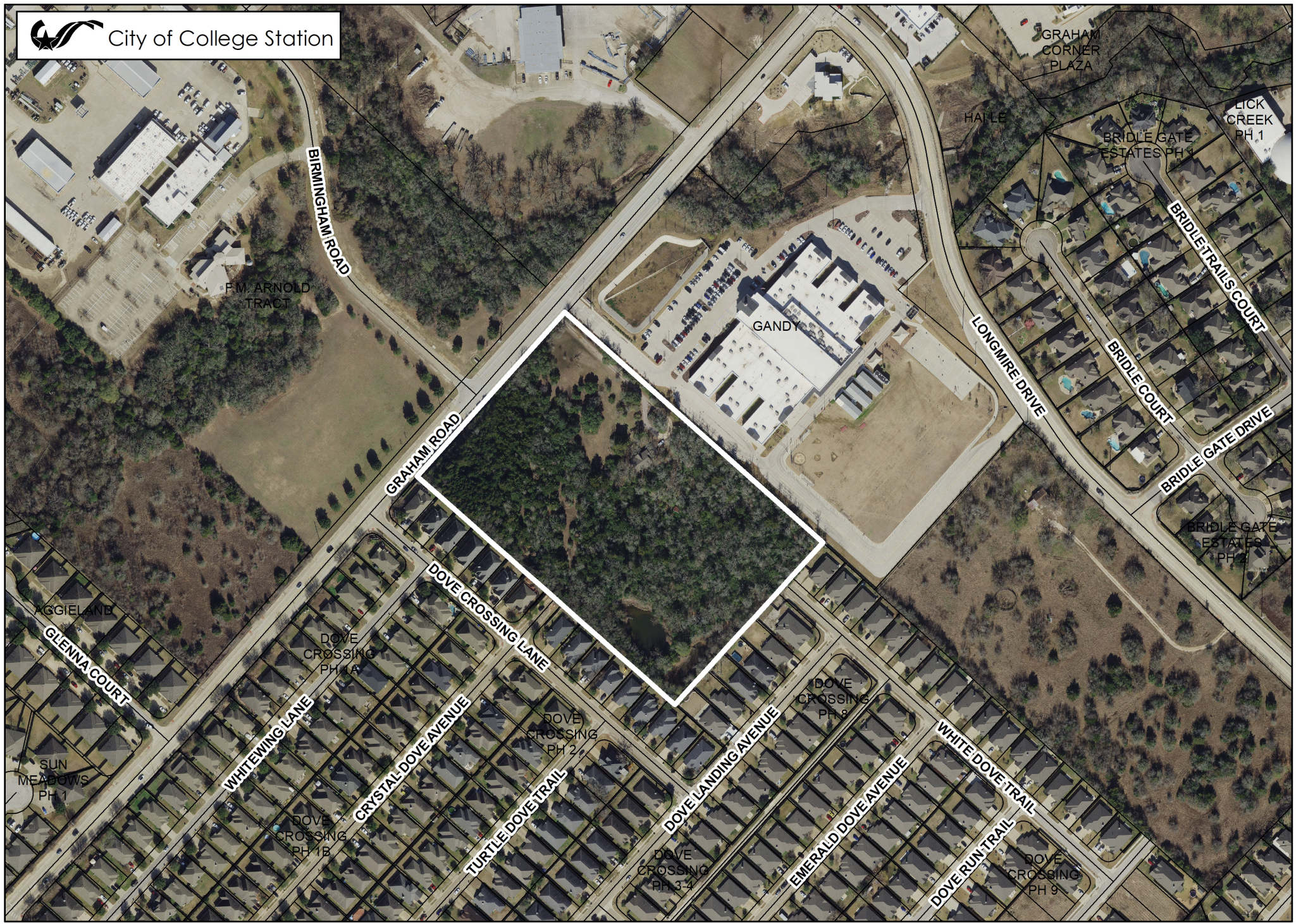


**1660 COMPREHENSIVE
PLAN AMENDMENT
CPA2021-000002**

Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

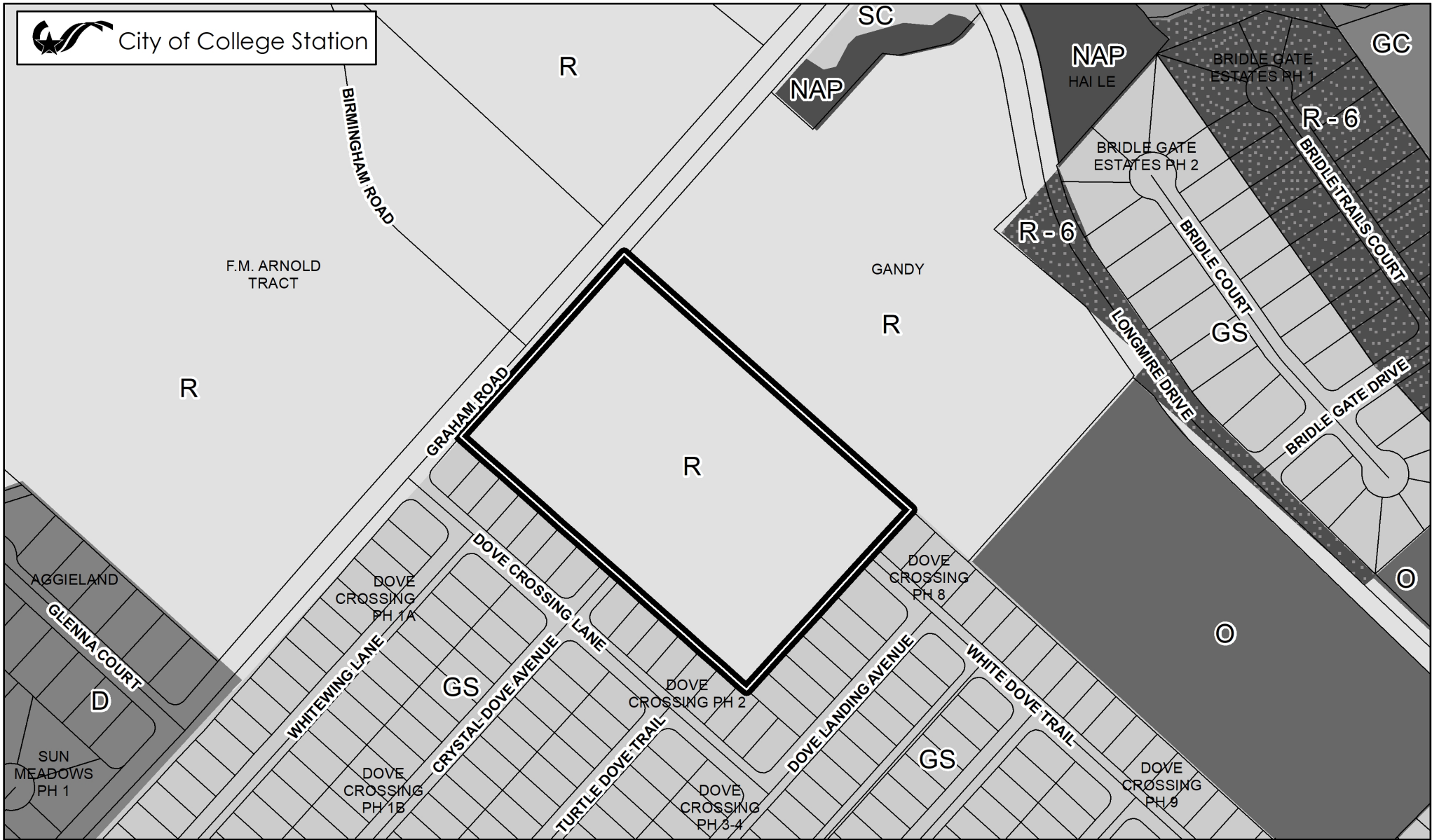




1660 COMPREHENSIVE PLAN AMENDMENT

Case: CPA2021-00002

COMPREHENSIVE PLAN AMENDMENT



ZONING DISTRICTS (In Grayscale)

Residential		MF	Multi-Family
R	Rural	MU	Mixed-Use
WE	Wellborn Estate	MHP	Manufactured Home Pk.
E	Estate		
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

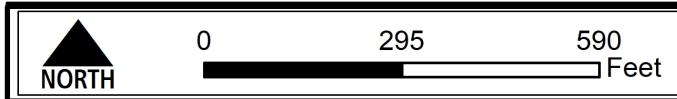
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



1660 COMPREHENSIVE PLAN AMENDMENT

Case: **COMPREHENSIVE PLAN AMENDMENT**
CPA2021-000002



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: 1660 COMPREHENSIVE PLAN AMENDMENT

Address: 1660 GRAHAM RD

Legal Description: A005401, R STEVENSON (ICL), TRACT 42, 10. ACRES

Total Acreage: 10

Applicant:: MITCHELL & MORGAN

Property Owner: HERRING MARY ELIZABETH

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

Land Use Plan Amendment at 1660 Graham Road

What is the amendment requested?

We request to amend the Land Use Plan from Suburban Commercial to Urban.

What is the reason for the amendment?

As College Station continues to grow, so do housing needs. There is a need to expand the housing market inventory and offer a wider variety of housing. The property owner has made several attempts over the years to pursue single-family development, without success due to the need for higher density on this tract. The City Council recently determined that high-density multi-family was not compatible with the neighboring subdivision. Given the need for more and the desire to produce a development that is most appropriate for the area, we propose townhomes.

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?

We are requesting the rezoning to allow townhome development on this property. After having been unsuccessful in developing the property for traditional single-family development, the owner has explored other options for residential development. This area of College Station is saturated with Suburban Commercial land uses, but there is a need for a more diverse housing stock. However, in response to the concerns brought forth from the neighborhood at the recent request for multi-family residential, we believe townhomes are a suitable and compatible development for the property that satisfy all concerns and desires for the property.

In recent years, sewer capacity has been a concern for allowing more dense development. The City is currently planning improvements to the area wastewater system which would be able to accommodate medium density residential development. The developer will time the construction of the townhomes, such that when the sewer improvements are complete, the first phase of development will be ready to be occupied. Additionally, increased traffic has been a concern, especially at the Longmire Drive and Graham Road intersection. A traffic light was installed in July 2018 improving the safety and efficiency of traffic at the intersection.

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

This property lies between the International Leadership of Texas (IL Texas) school and the Dove Crossing neighborhood. Having townhomes in between the two developments helps transition the land uses from a single-family neighborhood to more intense development. The density we are proposing is less dense than a traditional townhome development allowing it to be more compatible with the adjacent neighborhood. The general area is made up of a diverse mix of uses including single-family residential, medical facilities, general commercial, and a school. Townhomes would contribute to the mix of uses and add to the diverse character of the area, while still being a single-family residential development.

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

This property lies between the International Leadership of Texas (IL Texas) school and the Dove Crossing neighborhood. Having townhomes in between the two developments helps transition the land uses from a single-family neighborhood to more intense development. The density we are proposing is less dense than a traditional townhome development allowing it to be more compatible with the adjacent neighborhood. The general area is made up of a diverse mix of uses including single-family residential, medical facilities, general commercial, and a school. Townhomes would contribute to the mix of uses and add to the diverse character of the area, while still being a single-family residential development.

List any other reasons to support this zone change.

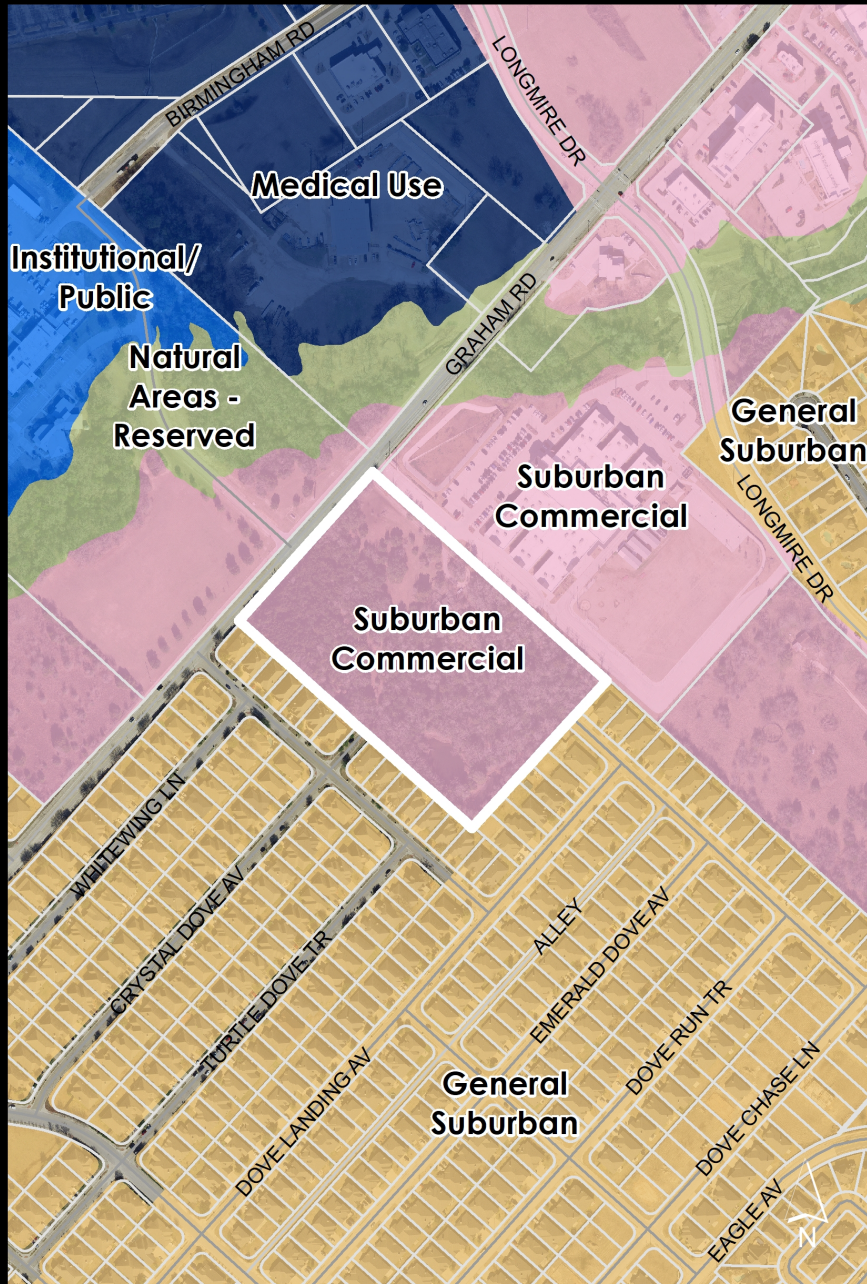
N/A

List any other additional properties.

N/A

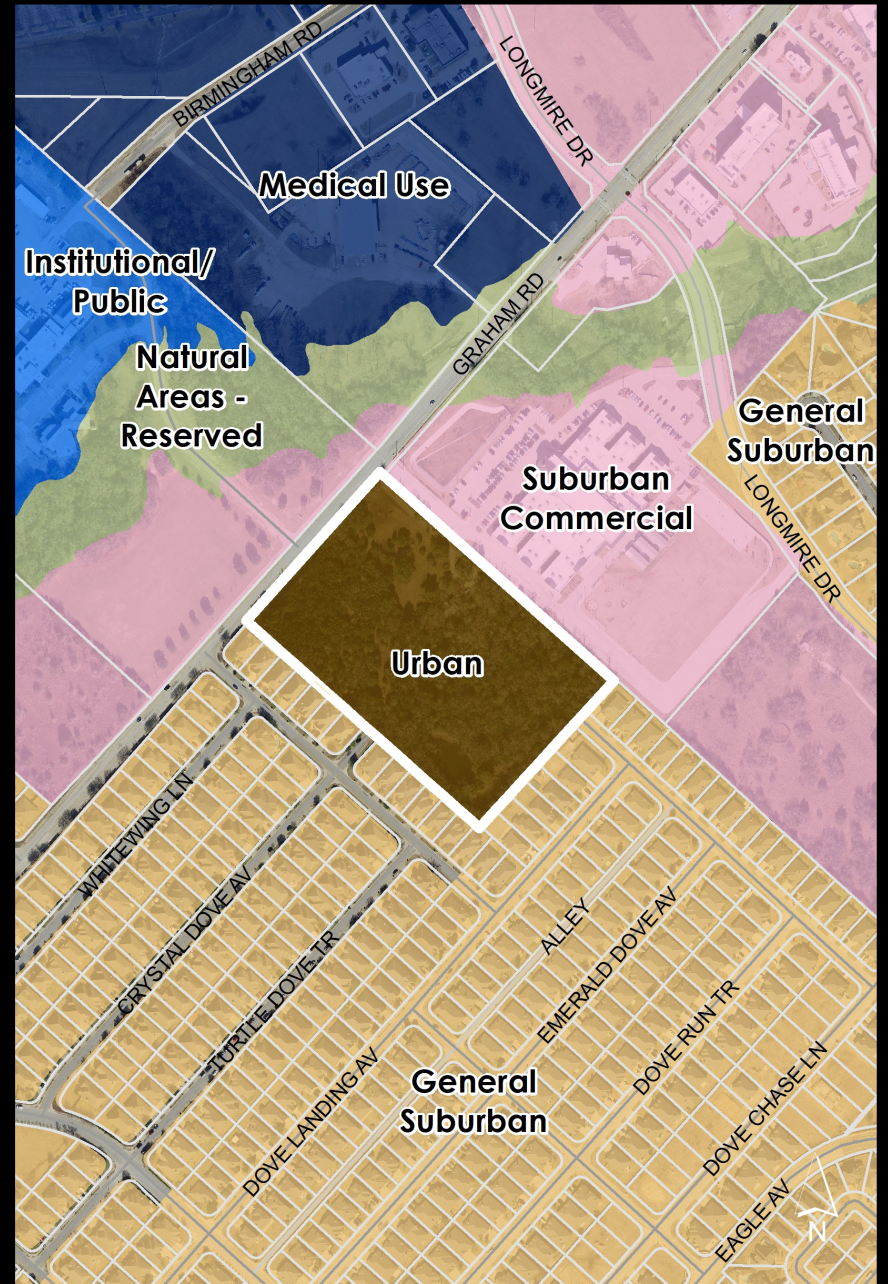
EXISTING

Future Land Use



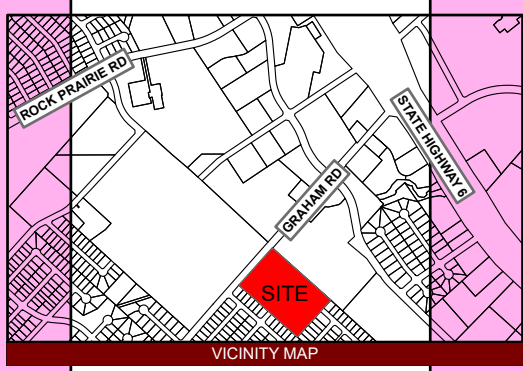
PROPOSED

Future Land Use



All data is provided in NAD-83 State Plain Texas Central (Feet) horizontal datum and the 1988 North American Vertical Datum.

1 inch = 150 feet



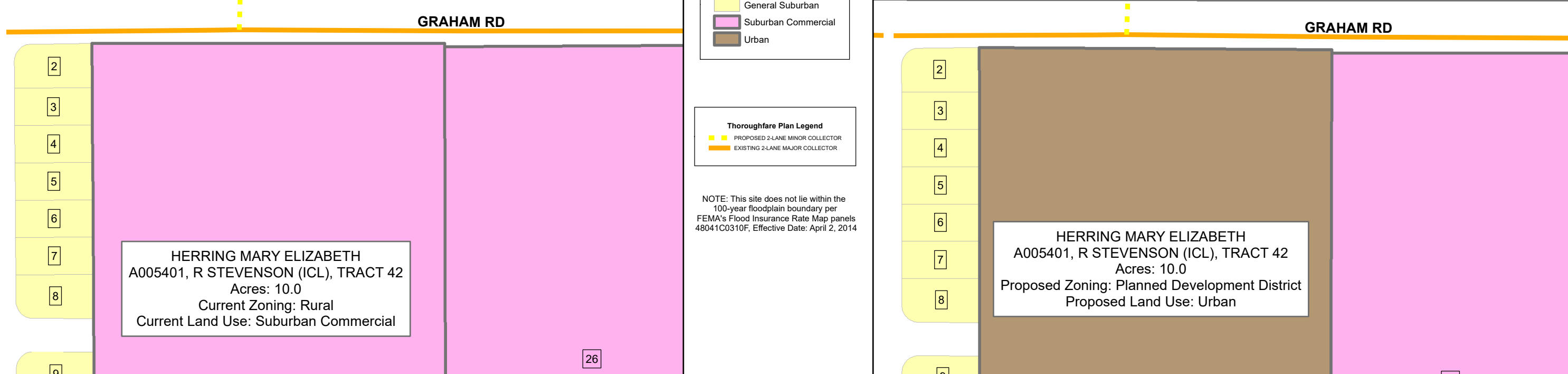
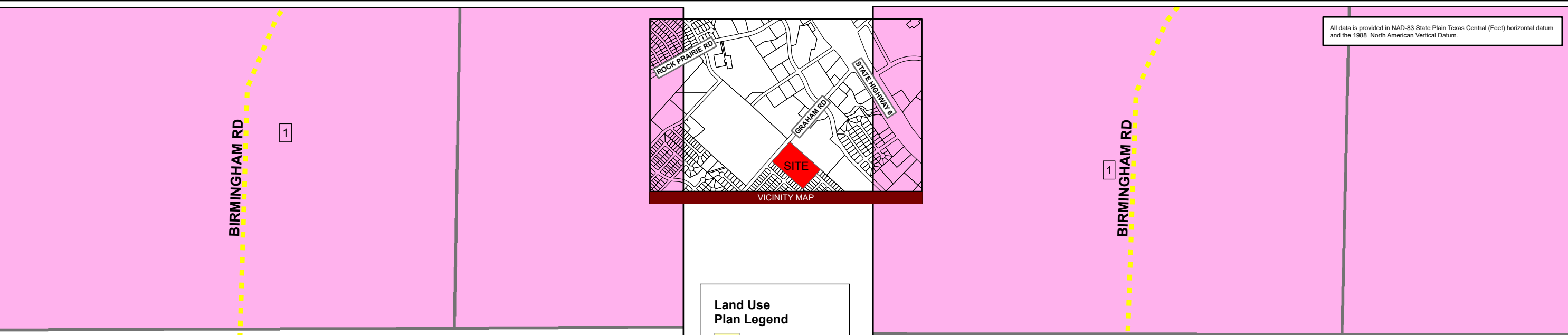
Land Use Plan Legend

- General Suburban
- Suburban Commercial
- Urban

Thoroughfare Plan Legend

- PROPOSED 2-LANE MINOR COLLECTOR
- EXISTING 2-LANE MAJOR COLLECTOR

NOTE: This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panels 48041C0310F, Effective Date: April 2, 2014



HERRING MARY ELIZABETH
 A005401, R STEVENSON (ICL), TRACT 42
 Acres: 10.0
 Current Zoning: Rural
 Current Land Use: Suburban Commercial

HERRING MARY ELIZABETH
 A005401, R STEVENSON (ICL), TRACT 42
 Acres: 10.0
 Proposed Zoning: Planned Development District
 Proposed Land Use: Urban

Number	Owner	Legal Description	Current Zoning	Current Land Use
1	CITY OF COLLEGE STATION ACCOUNTING DEPARTMENT	A005401, R STEVENSON (ICL), TRACT 9.2	R- Rural	Suburban Commercial
2	STANFORD REGINALD CLIFFORD SR & BETH SHEMER	DOVE CROSSING PH 1A, BLOCK 5, LOT 1	GS - General Suburban	General Suburban
3	GREEN KAITLYN ELIZABETH	DOVE CROSSING PH 1A, BLOCK 5, LOT 2	GS - General Suburban	General Suburban
4	ALDAPE JAVIER A & MARIA G	DOVE CROSSING PH 1A, BLOCK 5, LOT 3	GS - General Suburban	General Suburban
5	LASATER MATTHEW PATRICK & KAREN GURLEY	DOVE CROSSING PH 1A, BLOCK 5, LOT 4	GS - General Suburban	General Suburban
6	MAKOVICKA GARRETT G	DOVE CROSSING PH 1A, BLOCK 5, LOT 5	GS - General Suburban	General Suburban
7	CONFIDENTIAL OWNER	DOVE CROSSING PH 1B, BLOCK 5, LOT 6	GS - General Suburban	General Suburban
8	SLIVENSKY JOHN E & CYNTHIA A	DOVE CROSSING PH 1B, BLOCK 5, LOT 7	GS - General Suburban	General Suburban
9	WATSON JAE-JAE	DOVE CROSSING PH 2, BLOCK 6, LOT 1	GS - General Suburban	General Suburban
10	3717 DC LLC	DOVE CROSSING PH 2, BLOCK 6, LOT 2	GS - General Suburban	General Suburban
11	GIG-GOODMAN INVESTMENT GROUP LLC	DOVE CROSSING PH 2, BLOCK 6, LOT 3	GS - General Suburban	General Suburban
12	BAKER JEREMIAH & HANNAH	DOVE CROSSING PH 2, BLOCK 6, LOT 4	GS - General Suburban	General Suburban
13	MIZE DAVID & CATHERINE	DOVE CROSSING PH 2, BLOCK 6, LOT 5	GS - General Suburban	General Suburban
14	GOULD MARCY A	DOVE CROSSING PH 2, BLOCK 6, LOT 6	GS - General Suburban	General Suburban
15	VARNER TEXAS DALE II	DOVE CROSSING PH 2, BLOCK 6, LOT 7	GS - General Suburban	General Suburban
16	KING KYLE & WHITNEY BLEDSOE	DOVE CROSSING PH 3, BLOCK 6, LOT 8	GS - General Suburban	General Suburban
17	BISHOP ALEXANDER & ELIZABETH	DOVE CROSSING PH 3, BLOCK 6, LOT 9	GS - General Suburban	General Suburban
18	LOWRY BENJAMIN P & KRISTI L	DOVE CROSSING PH 8, BLOCK 6, LOT 10	GS - General Suburban	General Suburban
19	FOX JORI & MARK S	DOVE CROSSING PH 8, BLOCK 6, LOT 11	GS - General Suburban	General Suburban
20	MATHER THOMAS T V & AMANDA L	DOVE CROSSING PH 8, BLOCK 6, LOT 12	GS - General Suburban	General Suburban
21	LONON JUSTIN R & STEPHANIE J	DOVE CROSSING PH 8, BLOCK 6, LOT 13	GS - General Suburban	General Suburban
22	WILLIAMSON PAIGE	DOVE CROSSING PH 8, BLOCK 6, LOT 14	GS - General Suburban	General Suburban
23	LUO RONG	DOVE CROSSING PH 8, BLOCK 6, LOT 15	GS - General Suburban	General Suburban
24	ANTONETTI ROBERT S & LAURA B	DOVE CROSSING PH 8, BLOCK 6, LOT 16	GS - General Suburban	General Suburban
25	HE XIADONG & YUNLAN GUO	DOVE CROSSING PH 8, BLOCK 6, LOT 17	GS - General Suburban	General Suburban
26	INTERNATIONAL AMERICAN EDUCATION FEDERATION INC DBA INTERNATIONAL LEADERSHIP OF TEXAS	GANDY, BLOCK 1, LOT 1	R- Rural	Suburban Commercial



T. 979.260.6963
 F. 979.260.3564
 3204 Earl Rudder Fwy S
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Land Use Plan
 Amendment
 Map

1660
 Graham
 Road

June
 2021

Ex. B
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN – FUTURE LAND USE & CHARACTER MAP FROM SUBURBAN COMMERCIAL TO URBAN FOR APPROXIMATELY 10 ACRES GENERALLY LOCATED AT 1660 GRAHAM ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

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

PART 1: That the “Comprehensive Plan of the City of College Station” is hereby amended by adding new Subsections “C.2.qq.” of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; and by amending the “Comprehensive Plan Future Land Use and Character Map,” as set out in Exhibit “B” attached hereto and made a part hereof for the identified area.

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: As of November 8, 2021, the effective date of the 10-Year Update to the Comprehensive Plan (Ordinance No. _____), this property shall be designated on the Future Land Use and Character Map as Mixed Residential.

PART 4: That this Ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 28th day of October, 2021.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Ordinance No. ____ adopting the “Comprehensive Plan of the City of College Station” as amended, is hereby amended by adding new subsections “C.2.qq.” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

“EXHIBIT ‘A’**A. Comprehensive Plan**

The College Station Comprehensive Plan (Ordinance 3186) is hereby adopted and consists of the following:

1. Introduction;
2. Community Character;
3. Neighborhood Integrity;
4. Economic Development;
5. Parks, Greenways & the Arts;
6. Transportation;
7. Municipal Services & Community Facilities;
8. Growth Management and Capacity; and
9. Implementation and Administration.

B. Master Plans

The following Master Plans are hereby adopted and made a part of the College Station Comprehensive Plan:

1. The Northgate Redevelopment Plan dated November 1996;
2. The Revised Wolf Pen Creek Master Plan dated 1998;
3. Northgate Redevelopment Implementation Plan dated July 2003;
4. East College Station Transportation Study dated May 2005;
5. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
6. Central College Station Neighborhood Plan dated June 2010;
7. Eastgate Neighborhood Plan dated June 2011;
8. Parks, Recreation and Open Spaces Master Plan dated July 2011;
9. Southside Area Neighborhood Plan dated August 2012;
10. Medical District Master Plan dated October 2012;
11. Wellborn Community Plan dated April 2013;
12. Economic Development Master Plan dated May 2020;
13. South Knoll Area Neighborhood Plan dated September 2013;
14. The Water System Master Plan dated April 2017; and
15. The Wastewater System Master Plan dated April 2017.

C. Miscellaneous Amendments

The following miscellaneous amendments to the College Station Comprehensive Plan are as follows:

1. Text Amendments:
 - a. Chapter 2 “Community Character,” “Growth Areas” by amending the text regarding Growth Area IV and Growth Area V – Ordinance 3376, dated October 2011.
 - b. Chapter 6 “Transportation” by amending the text regarding Complete Streets, Context Sensitive Solutions, Minimum Length and Additional Right-of-Way for Turn Lanes at Intersections, and Right-of-Way for Utilities – Ordinance 3729, dated December 10, 2015.
 - c. Chapter 2 “Community Character,” Chapter 3 “Neighborhood Integrity,” Chapter 4 “Economic Development,” Chapter 5 “Parks, Greenways, and the Arts,” and Chapter 7 “Municipal Services and Community Facilities” by amending the text based on the recommendation of the Comprehensive Plan Five-Year Evaluation & Appraisal Report – Ordinance 3730 dated December 10, 2015.
 - d. Chapter 8 “Growth Management & Capacity” by amending the text based on recommendations from the Annexation Task Force – Ordinance 3766, dated April 28, 2016.
 - e. Chapter 1, Section 10; Chapter 5, Section 1; Chapter 5, Section 4; Chapter 8, Section 17; and Chapter 9, Section 3; by amending the text – Ordinance 3951, dated October 12, 2017.

2. Future Land Use and Character Map Amendment:
 - a. 301 Southwest Parkway – Ordinance 3255, dated July 2010.
 - b. Richards Subdivision – Ordinance 3376, dated October 2011.
 - c. Earl Rudder Freeway at University Oaks – Ordinance 3465, dated November 19, 2012
 - d. 1600 University Drive East – Ordinance 3535, dated November 14, 2013.
 - e. 2560 Earl Rudder Freeway S. – Ordinance 3541, dated December 12, 2013.
 - f. 13913 FM 2154. – Ordinance 3546, dated January 9, 2014.
 - g. 2021 Harvey Mitchell Parkway – Ordinance 3549, dated January 23, 2014.
 - h. 1201 Norton Lane – Ordinance 3555, dated February 27, 2014.
 - i. 3715 Rock Prairie Road West – Ordinance 3596, dated August 25, 2014.
 - j. 4201 Rock Prairie Road – Ordinance 3670, dated July 9, 2015.
 - k. The approximately 40 acres of land generally located east of FM 2154 (aka Wellborn Road), south of the Southern Trace Subdivision, west of State Highway 40 (aka William D. Fitch Parkway), and north of Westminster Subdivision – Ordinance 3731, dated December 10, 2015.
 - l. The approximately 120 acres of land generally located south of Barron Cut-Off Road, west of WS Phillips Parkway, north of the Castlegate II Subdivision, and east of the Wellborn Community – Ordinance 3732, dated December 10, 2015.
 - m. The approximately 900 acres of land generally located south of Greens Prairie Road West, east of the Sweetwater Subdivision, and north of Arrington Road – Ordinance 3733, dated December 10, 2015.

- n. The approximately 17.788 acres of land generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.– Ordinance 3752, dated March 10, 2016.
- o. The approximately 9 acres of land generally located north of the Crossroad Woods Subdivision near the intersection of Wellborn Road (FM 2154) and Greens Prairie Trail – Ordinance 3779, dated June 9, 2016
- p. The approximately 16 acres located at 8607 Rock Prairie Road, generally located at the north of Rock Prairie Road and west of William D. Fitch Parkway – Ordinance 3794, dated August 11, 2016.
- q. The approximately 14.25 acres of land located at 2501 Earl Rudder Freeway South, generally located north of North Forest Parkway and south of Raintree Drive, along the east side of Earl Rudder Freeway South – Ordinance 3799, dated August 25, 2016.
- r. The approximately 7 acres of land located along the south side of State Highway 30, south of Veterans Memorial Park – Ordinance 3828, dated October 27, 2016.
- s. The approximately 58 acres of land generally located along the east side of State Highway 6 South, north of W.D. Fitch parkway and south of the future Pebble Creek Parkway extension –Ordinance 3830, dated October 27, 2016.
- t. The approximately 2 acres of land generally located on Corsair Circle north of Pavilion Avenue – Ordinance 3846, dated December 8, 2016.
- u. The approximately 18 acres of land generally located at the southeast corner of Sebesta Road and Earl Rudder Freeway frontage road – Ordinance 3848, dated December 8, 2016.
- v. The approximately 6 acres of land being situated in the Pooh’s Park Subdivision, Block 1, Lots 6-14 recorded in Volume 314, Page 618 of the deed records of Brazos County, Texas, located at 204, 206, 208, 210, 212, 214, 216, 218, and 220 Holleman Drive east, more generally southwest of the intersection of Holleman Drive East and Lassie Lane by – Ordinance 3850, dated January 12, 2017.
- w. The approximately 6.3 acres of land generally located northeast intersection of Copperfield Parkway and Crescent Pointe Parkway - Ordinance 3859, dated February 9, 2017.
- x. The approximately 11.3 acres of land generally located at the southeast intersection of Earl Rudder Freeway South and Emerald Parkway – Ordinance 3875, dated April 27, 2017.
- y. The approximately 232 acres of land generally located south of Rock Prairie Road - Ordinance 3877, dated April 27, 2017.
- z. The approximately 5.96 acres of land generally located in the northeast corner of Associates Avenue and Harvey Road intersection. – Ordinance 3879, dated April 27, 2017.
- aa. The approximately 4.74 acres of land generally located at the corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway – Ordinance 3882, dated May 11, 2017.
- bb. The approximately 3.2 acres of land generally located east of Copperfield Parkway and south of Harvey Road. – Ordinance 3884, dated May 11, 2017.

- cc. The approximately 3.34 acres of land generally located north of Raintree Drive along Earl Rudder Freeway South – Ordinance 3901, dated July 27, 2017.
- dd. The approximately 12.5 acres generally located west of Earl Rudder Freeway South along Harvey Mitchell Parkway – Ordinance 3903, dated July 27, 2017.
- ee. Approximately 100 acres located along the east side of State Highway 6, south of The Business Park at College Station and north of the Texas World Speedway property- Ordinance 3906, dated July 27, 2017.
- ff. Approximately 1.7 acres of land being generally located at 12055 FM 2154 - Ordinance 3921, dated August 24, 2017.
- gg. Approximately 11 acres of land being generally located at 8822 Burgess Lane and near the east intersection of State Highway 47 and Raymond Stotzer Parkway – Ordinance 3965, dated December 14, 2017.
- hh. Approximately 29 acres of land being generally located at the west intersection of William D Fitch Parkway and Rock Prairie Road – Ordinance 3989, dated February 22, 2018.
- ii. Approximately 11.1 acres of land being generally located on the west side of Turkey Creek Road, approximately 500 feet south of HSC Parkway- Ordinance 4036, dated August 23, 2018.
- jj. Approximately 7.37 acres of land being generally located on the west side of FM2154, approximately 500 feet south of Barron Cut-Off Road – Ordinance 4066, dated January 10, 2019.
- kk. Approximately 13 acres of land being generally located at 1402 and 1404 Bird Pond Road – Ordinance 4090, dated April 25, 2019.
- ll. Approximately 1.3 acres of land being generally located generally located southwest of the intersection of Greens Prairie Road West and White’s Creek Lane – Ordinance 4103, dated June 27, 2019.
- mm. Approximately 8.7 acres of land generally located at 2709 Texas Avenue South – Ordinance 4121, dated September 12, 2019.
- nn. Approximately 1.3 acres of land generally located at 3030 University Drive East – Ordinance 4122, dated September 12, 2019.
- oo. Approximately 2.3 acres of land generally located on the south side of Harvey Mitchell Parkway South, approximately 80 feet east of the intersection with Dartmouth Street- Ordinance 4137, dated November 14, 2019.
- pp. Approximately 1.8 acres of land generally located at 12925 & 12965 FM 2154, - Ordinance 4145, dated December 10, 2019.
- qq. Approximately 10 acres of land generally located at 1660 Graham Road - This Ordinance, dated October 28, 2021.

3. Concept Map Amendment:

- a. Growth Area IV – Ordinance 3376, dated October 2011.
- b. Growth Area V – Ordinance 3376, dated October 2011.

4. Thoroughfare Map Amendment:
 - a. Raintree Drive – Ordinance 3375, dated October 2011.
 - b. Birkdale Drive – Ordinance 3375, dated October 2011.
 - c. Corsair Circle – Ordinance 3375, dated October 2011.
 - d. Deacon Drive – Ordinance 3375, dated October 2011.
 - e. Dartmouth Drive – Ordinance 3375, dated October 2011.
 - f. Farm to Market 60 – Ordinance 3375, dated October 2011.
 - g. Southwest Parkway – Ordinance 3375, dated October 2011.
 - h. Cain Road extension – Ordinance 3639, dated February 26, 2015.
 - i. Update to Chapter 6 Maps- Ordinance 3729, dated December 10, 2015.
 - j. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - k. Pavilion Avenue extension --Ordinance 3885, dated May 11, 2017.
 - l. Future Minor Collector realigned to Harpers Ferry Road along Arrington Road – Ordinance 3949, dated October 12, 2017.
 - m. 2017 Thoroughfare Plan update to Map 6.6 – Ordinance 3962, dated November 20, 2017.
 - n. Thousand Oaks Ranch area- Ordinance 4174, dated May 14, 2020.

5. Bicycle, Pedestrian and Greenways Master Plan Amendment:
 - a. Cain Road extension – Ordinance 3639, dated February 26, 2015
 - b. Update to Maps 5.4 and 5.5-- Ordinance 3729, dated December 10, 2015.
 - c. South College Station Mobility Study – Ordinance 3827, dated October 27, 2016.
 - d. Update to Maps 5.4 and 5.5 – Ordinance 3877, dated April 27, 2017.
 - e. 2017 Thoroughfare Plan update to Maps 5.4 and 5.5 – Ordinance 3962, dated November 20, 2017.
 - f. 2018 Bicycle, Pedestrian, and Greenways Master Plan Update to Maps 5.4, 5.5, 7.1, 7.2, 7.3, and 7.4 – Ordinance 4009, dated May 14, 2018.

6. Parks and Recreation Master Plan Amendment:
 - a. Update to Map B/College Station Neighborhood Park Zone, to Map C/College Station Community Park Zone Map and to the text of Section 2 “Current Conditions and Trends,” subsection “Park Land,” paragraph five relating to said maps- Ordinance 3951, dated October 12, 2017.

7. Community and Neighborhood Plan Amendment:
 - a. Eastgate Neighborhood Plan, Chapter 1 - Community Character, “Site Development Area 1 – Lincoln Avenue” – Ordinance 3956, dated November 9, 2017.

D. General

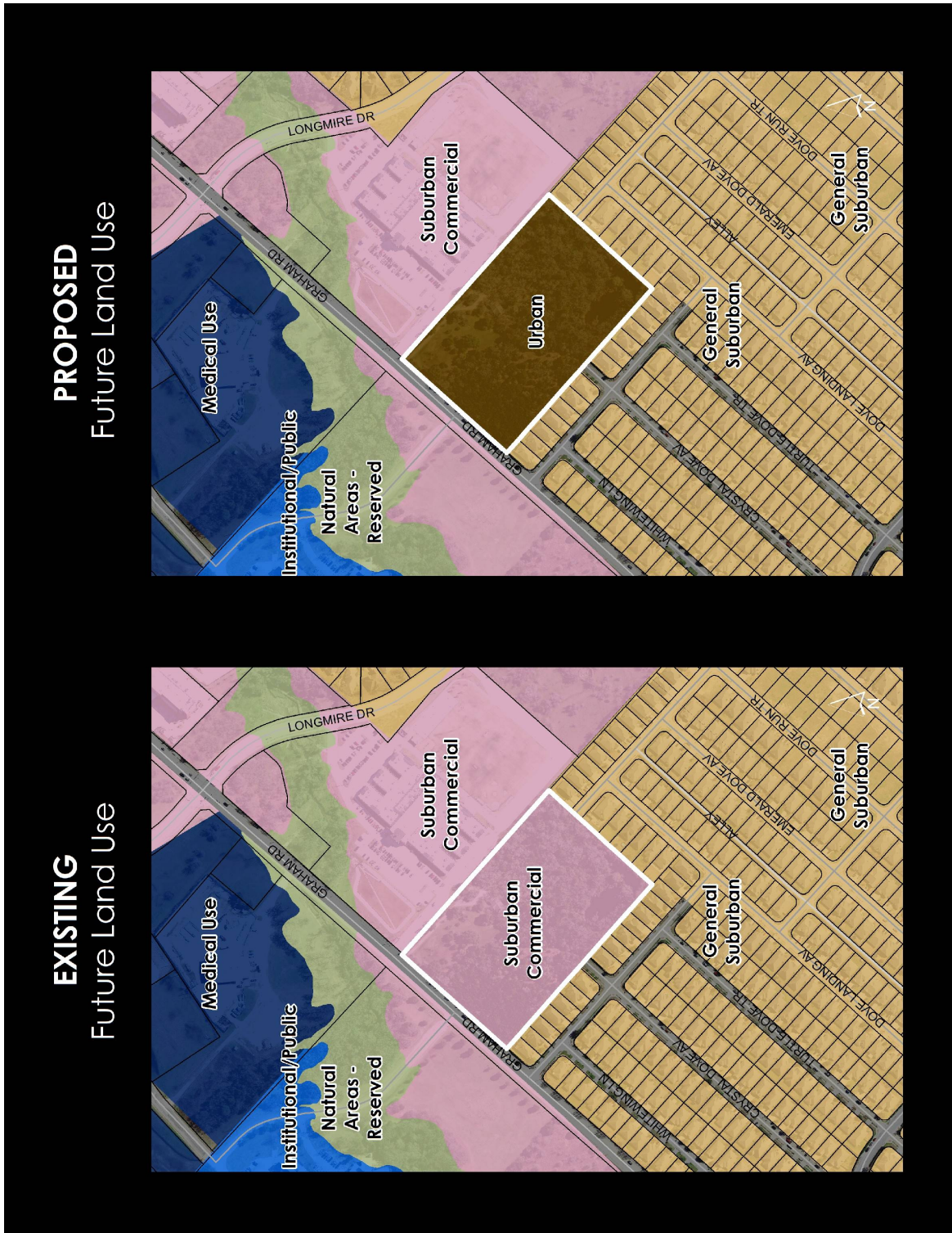
1. Conflict. All parts of the College Station Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid

such conflict. Ordinances adopted at the same city council meeting without reference to another such ordinance shall be harmonized, if possible, so that effect may be given to each.

2. Purpose. The Comprehensive Plan is to be used as a guide for growth and development for the entire City and its extra-territorial jurisdiction (“ETJ”). The College Station Comprehensive Plan depicts generalized locations of proposed future land-uses, including thoroughfares, bikeways, pedestrian ways, parks, greenways, and waterlines that are subject to modification by the City to fit local conditions and budget constraints.
3. General nature of Future Land Use and Character. The College Station Comprehensive Plan, in particular the Future Land Use and Character Map found in A.3 above and any adopted amendments thereto, shall not be nor considered a zoning map, shall not constitute zoning regulations or establish zoning boundaries and shall not be site or parcel specific but shall be used to illustrate generalized locations.
4. General nature of College Station Comprehensive Plan. The College Station Comprehensive Plan, including the Thoroughfare Plan, Bicycle, Pedestrian, and Greenways Master Plan, Central College Station Neighborhood Plan, Water System Master Plan and any additions, amendments, master plans and subcategories thereto depict same in generalized terms including future locations; and are subject to modifications by the City to fit local conditions, budget constraints, cost participation, and right-of-way availability that warrant further refinement as development occurs. Linear routes such as bikeways, greenways, thoroughfares, pedestrian ways, waterlines and sewer lines that are a part of the College Station Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Plan without being considered an amendment thereto.
5. Reference. The term College Station Comprehensive Plan includes all of the above in its entirety as if presented in full herein, and as same may from time to time be amended.”

EXHIBIT B

That the “Comprehensive Plan of the City of College Station” is hereby amended by amending a portion of the map titled “Map 2.2-Future Land Use & Character” of Chapter 2 – Community Character” from Suburban Commercial to Urban shown as follows:



October 28, 2021
Item No. 9.6.
Rezoning – 1660 Graham Road

Sponsor: Alyssa Halle-Schramm, Planner

Reviewed By CBC: Planning & Zoning Commission

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 boundary from R Rural to PDD Planned Development District on approximately 10 acres of land generally located at 1660 Graham Road.

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their August 19, 2021, meeting where they voted unanimously to recommend approval. Staff also recommends approval of the rezoning.

Summary: This request is to rezone approximately 10 acres of land adjacent to the Dove Crossing subdivision and located near the intersection of Graham Road and Longmire Drive from R Rural to PDD Planned Development District with a base zoning district of T Townhouse.

In February 2021, City Council denied a Comprehensive Plan Amendment request for Urban on the same parcel, as the former developer – at the time – intended to develop a multi-family product.

This request for a PDD Planned Development District with a T Townhouse base allows for a transitional single-family residential use between the Dove Crossing Subdivision and the ILT charter school campus. The request is paired with a Comprehensive Plan Amendment request.

The City Council heard the Comprehensive Plan Amendment request at their September 9, 2021, meeting, held the public hearing, and postponed action on the item to October 28, 2021. The Council also postponed action on this rezoning request to the October 28, 2021, meeting, prior to holding the public hearing for the item. The Council requested that the developer host another neighborhood meeting to gather additional feedback from the Dove Crossing and Bridlegate residents. The developer has complied with this request and in total hosted two neighborhood meetings – on August 2 and October 4, 2021 – to gather feedback. Both meetings generated productive conversation regarding resident concerns about traffic, noise, light, height of the structures, and building materials. Revisions to the PDD, including the Concept Plan and meritorious modifications, includes the developer's response to that feedback. There are three changes of note since the September 9, 2021 Council meeting. First, the developer has proposed a change in maximum building height, from the previously offered 25-feet reduced to 22-feet. Secondly, the reduced rear setback (15-feet instead of 20-feet) will only apply to Blocks 1-6, as depicted on the associated Concept Plan. Blocks 7 & 8 will maintain the standard 20-foot rear setback. Third, the developer has committed to planting one 65-gallon canopy tree in the rear yard of each lot in Blocks 7 & 8.

REZONING REVIEW CRITERIA

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

The subject property is currently designated as Suburban Commercial on the Comprehensive Plan Future Land Use and Character Map. This request to rezone the property accompanies a request to change the land use designation to Urban. The Urban land use designation is intended for areas that should have a more intense level of development activity typically consisting of townhomes, duplexes, and high-density multi-family. The property is currently zoned R Rural, a zoning district for large lot single-family and agricultural uses. The proposed zoning permits attached low to medium density single-family townhomes, allowing the property to be developed consistent with the Comprehensive Plan assuming the associated Comprehensive Plan Amendment is approved.

2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:

The proposed zoning allows for medium density single-family residential uses, which is compatible with the existing uses in the surrounding area. Given the property's close proximity to multiple single-family neighborhoods, and if the property is redesignated as Urban, a PDD which allows for a townhouse development will support the planned growth in the area. The continuation of single-family is compatible with the nearby single-family neighborhoods and supports the nearby commercial and medical office uses. The intent of the rezoning is to provide a unique townhouse development that is complimentary but separate from the Dove Crossing subdivision.

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

The property has over 530 feet of frontage and takes access to Graham Road, which is an existing Major Collector. The proposed PDD is suitable for the higher densities and more intense land uses that a major collector can support. It is the applicant's intent to create a unique, single-family, individually-owned, townhouse product. The subject property is not in the FEMA floodplain. The subject property is physically suitable for the proposed zoning district.

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

This property was assumed as a Suburban Commercial land use within the City's currently adopted Water and Wastewater Master Plans. The applicant provided City staff with anticipated demands for the proposed Urban Future Land Use. These demands were loaded into the City's water and wastewater models to determine if adequate capacity exists for the proposed higher density land use type.

The results of the water distribution model scenario indicate that adequate domestic water capacity is available. However, the wastewater collection system model output demonstrated capacity concerns. Analysis shows significant downstream sanitary sewer system improvements would be required at the developer's expense and would include upgrades to an existing lift station, as well as the upsizing of approximately 3,250 LF of sanitary sewer mains.

However, there is an approved capital project that is expected to be completed within the next three to four years that will provide the necessary capacity for this higher density land use type. The completion of this City funded CIP would eliminate the need for a developer to provide the currently identified downstream improvements. The applicant has also proposed that the development would be phased to account for sewer capacity issues as needed and if applicable.

Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

A traffic impact analysis (TIA) is not required for a rezoning using T Townhouse as a base zoning – as it does not exceed 150 trips in the peak hour. Both Graham Road and nearby Longmire Drive are constructed to their full cross sections as 2-lane Major Collectors per the City’s Thoroughfare Plan. The subject property also has two public streets projected to the subject property; Crystal Dove Avenue to the west and White Dove Trail to the south.

The proposed request could create a more intense land use that generates additional traffic in an area that has experienced traffic issues during drop-off and pick-up times of the adjacent ILT school campus to the east. It is not uncommon, however, for queueing issues to exist around school sites during these times. Both Graham Road and Longmire Drive are designated and constructed to their Major Collector cross sections and a traffic signal was installed at their intersection by ILT. Based on the trip rate table provided in the UDO, future townhouse development could generate less trips per acre than the adjacent General Suburban uses (7.28 trips per acre vs. 8 trips per acre). It has the potential to generate fewer trips per acre than a Suburban Commercial zoning, which could have 40 trips per acre though there is much variability in commercial trip generation depending upon the end use. These rates are based on national averages and the actual resulting trip rate will depend upon the specific use developed.

5. The marketability of the property:
A 10-acre Rural property in central College Station is not marketable for the permitted agricultural uses. However, a rezoning request for a townhouse product that is sensitive to the surrounding established homes and charter school site is more marketable than the present zoning. This is anticipated to increase the marketability of the property.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Modifications Requested: At the time of development, the property will meet all the applicable requirements of the Unified Development Ordinance (UDO) for the T Townhouse zoning district with the following modifications:

- Section 5.2 Residential Dimensional Standards
 - Reduced 15-foot rear setback in lieu of the required 20-foot rear setback for Blocks 1-6, as shown on the Concept Plan
 - Standard 20-foot rear setback for Blocks 7-8, as shown on the Concept Plan

- Section 8.3.E.2 Relation to Adjoining Street System:
 - Provide gated emergency-only access at White Dove Trail and Crystal Dove Avenue in lieu of a public street.

- Section 8.3.H.1.h Lots:
 - Provide access via private access easement in lieu of frontage to a public street.

- Section 8.3.H.1.h Lots:
 - Lots with frontage to Graham Road are not required to have access provided by a rear alley. Instead, all lots will have access to a private access easement.

Community Benefits: The applicant offers the following as community benefits:

- A maximum of 11 dwelling units per acre
- 5-foot landscaped buffer along shared property lines adjacent to Dove Crossing
- One 65-gallon canopy tree planted in the rear yard of each lot in Blocks 7 & 8
- A maximum building height of 22 feet, measured at the eave.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Vicinity Aerial and Small Area Maps
3. Background Information
4. Rezoning Map
5. Rezoning Exhibit
6. Applicant Supporting Information
7. Concept Plan
8. Bulk Variances Letter

ORDINANCE NO. _____

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 RURAL TO PDD PLANNED DEVELOPMENT DISTRICT ON APPROXIMATELY TEN ACRES OF LAND LOCATED AT 1660 GRAHAM ROAD AS DESCRIBED BELOW; 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 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, be amended as set out in **Exhibit “A”, Exhibit “B”, Exhibit “C”, and Exhibit “D”** attached hereto and made a part of this Ordinance for all purposes.
- PART 2:** If any provision of this Ordinance or its application to any person or circumstances is held invalid or unconstitutional, the invalidity or unconstitutionality does not affect other provisions or application of this Ordinance or the Code of Ordinances of the City of College Station, Texas, that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this Ordinance are severable.
- PART 3:** That any person, corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity violating any of the provisions of this Ordinance 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) and not more than five hundred dollars (\$500.00) or more than two thousand dollars (\$2,000) for a violation of fire safety, zoning, or public health and sanitation ordinances, other than the dumping of refuse. Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.
- PART 4:** This Ordinance is a penal ordinance and becomes effective ten (10) days after its date of passage by the City Council, as provided by City of College Station Charter Section 35.

PASSED, ADOPTED, and APPROVED this 28th day of October, 2021.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

Exhibit A

That 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, is hereby amended as follows:

The following property is rezoned from R Rural to PDD Planned Development District:

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 10.02 acres in the Robert Stevenson League, A-54, Brazos County, Texas, being the same tract as recorded in Vol. 16552, Page 157, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2” iron rods found and as referred to in the previously recorded deed, and as surveyed on the ground on June 25th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-0393, and being more particularly described as follows:

BEGINNING at a 1/2” iron rod with yellow plastic cap marked “RPLS 4961 – STRONG” found for a point in the southwest line of this tract, also being the north corner of Lot 1 Block 5 of the Dove Crossing Subdivision Phase 1A, as plat recorded in Vol. 7302, Page 219 of the B.C.O.R., also being a point in the southeast right-of-way line of Graham Road (70’ R.O.W.);

THENCE North 48°29’35” West, a distance of 21.36 feet across said Graham Road to a calculated west corner of this tract, in the centerline of said road;

THENCE North 41°30’25” East, a distance of 521.70 feet to along the common line between this tract and the centerline of said Graham Road to a calculated north corner of this tract;

THENCE South 48°28’39” East, a distance of 27.25 feet across said Graham Road to a 1/2” iron rod with red plastic cap found busted for a point in the northeast line of this tract, also being the west corner of the International American Education Federation Inc. called Lot 1 Block 1 called 14.38 acres of Gandy Subdivision, as plat recorded in Vol. 15070, Page 74 of the B.C.O.R.;

THENCE South 48°18’46” East, a distance of 814.85 feet along the common line between this tract and said Lot 1 Block 1 of the said Gandy Subdivision to a 1/2” iron rod with yellow plastic cap marked “RPLS 5743” found for the east corner of this tract, also being the north corner of Lot 16 Block 6 of Dove Crossing Subdivision Phase 8, as plat recorded in Vol. 8605, Page 224 of the B.C.O.R.;

THENCE South 42°18’41” West, a distance of 519.18 feet along the common line between this tract and said Lot 16, and then along White Dove Trail (50’ R.O.W.), and then along Lots 10-15 Block 6 of the said Dove Crossing Subdivision Phase 8 to a 1/2” iron rod with yellow plastic cap marked “RPLS 5743” found for the south corner of this tract, also being a point in the northeast line of Lot 7 Block 6 of Dove Crossing Subdivision Phase 2, as plat recorded in Vol. 7302, Page 219 of the B.C.O.R.;

THENCE North 48°28’13” West, a distance of 357.52 feet along the common line between this tract and Lots 1-7 Block 6 of the said Dove Crossing Subdivision Phase 2 to a 1/2” iron rod with yellow plastic cap marked “RPLS 4961 – STRONG” found for a point in the southwest line of this tract, also being the east corner of Crystal Dove Avenue (50’ R.O.W.);

THENCE North 48°30’40” West, a distance of 455.92 feet along the common line between this tract and said Crystal Dove Avenue, and then along Lots 6-7 Block 5 of Dove Crossing Subdivision Phase 1B, as plat recorded in Vol. 7050, Page 276 of the B.C.O.R., and then along Lots 1-5 Block 5 of the said Dove Crossing Subdivision Phase 1A to the **PLACE OF BEGINNING** containing 10.02 acres, from which 0.2911 acres lies within the right-of-way.



Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
21-0393-Graham-1660-LEGAL—6/25/2021



Exhibit B

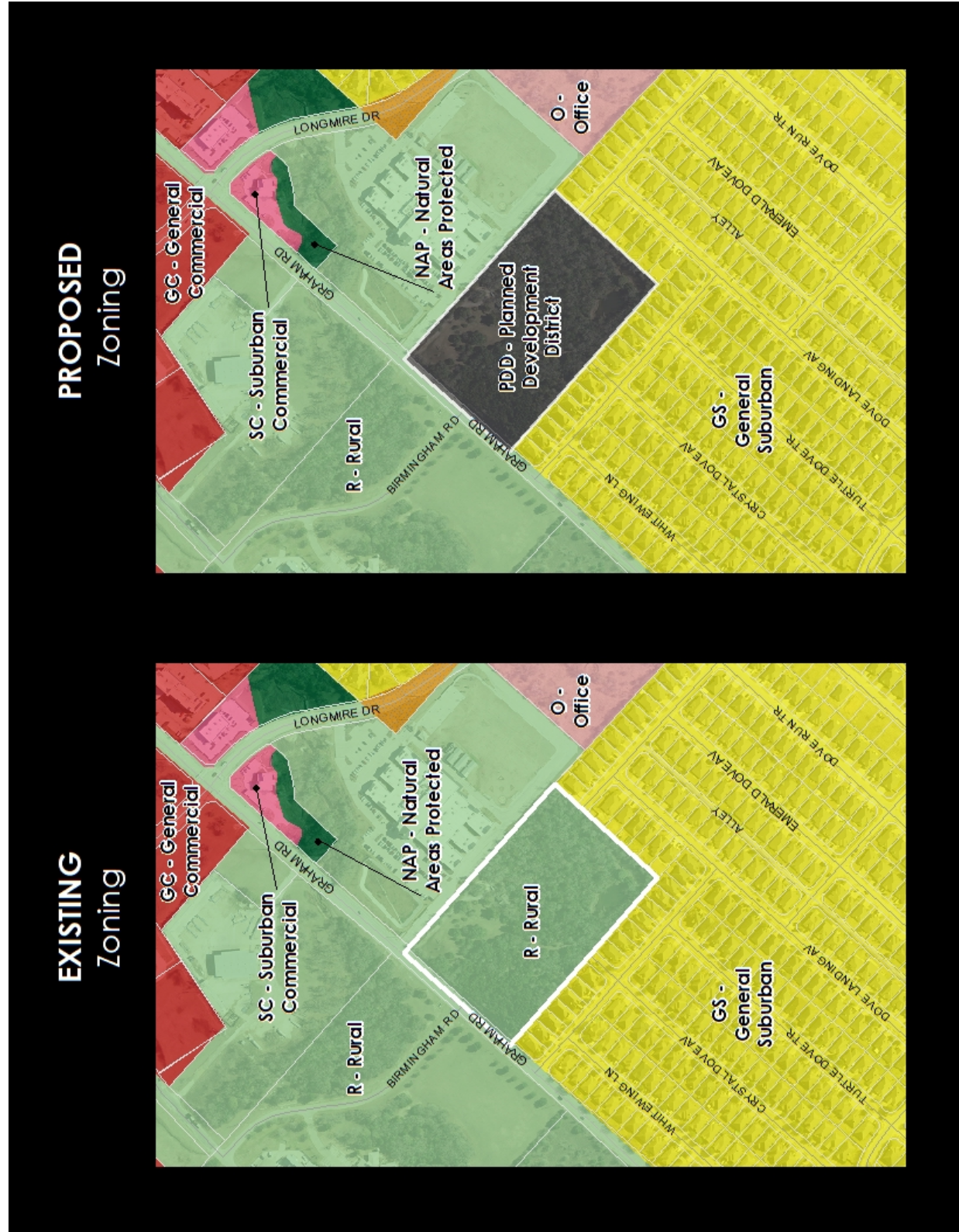


Exhibit C

The proposed PDD Planned Development District zoning uses a base zoning district of T Townhouse.

Meritorious Modifications

At the time of development, the property will meet all the applicable requirements of the Unified Development Ordinance (UDO) for the T Townhouse zoning district with the following modifications:

- **Section 5.2 Residential Dimensional Standards**
 - Reduced 15-foot rear setback in lieu of the required 20-foot rear setback for Blocks 1-6, as shown on the Concept Plan
 - Standard 20-foot rear setback for Blocks 7-8, as shown on the Concept Plan
- **Section 8.3.E.2 Relation to Adjoining Street System:**
 - Provide gated emergency-only access at White Dove Trail and Crystal Dove Avenue in lieu of a public street.
- **Section 8.3.H.1.h Lots:**
 - Provide access via private access easement in lieu of frontage to a public street.
- **Section 8.3.H.1.h Lots:**
 - Lots with frontage to Graham Road are not required to have access provided by a rear alley. Instead, all lots will have access to a private access easement.

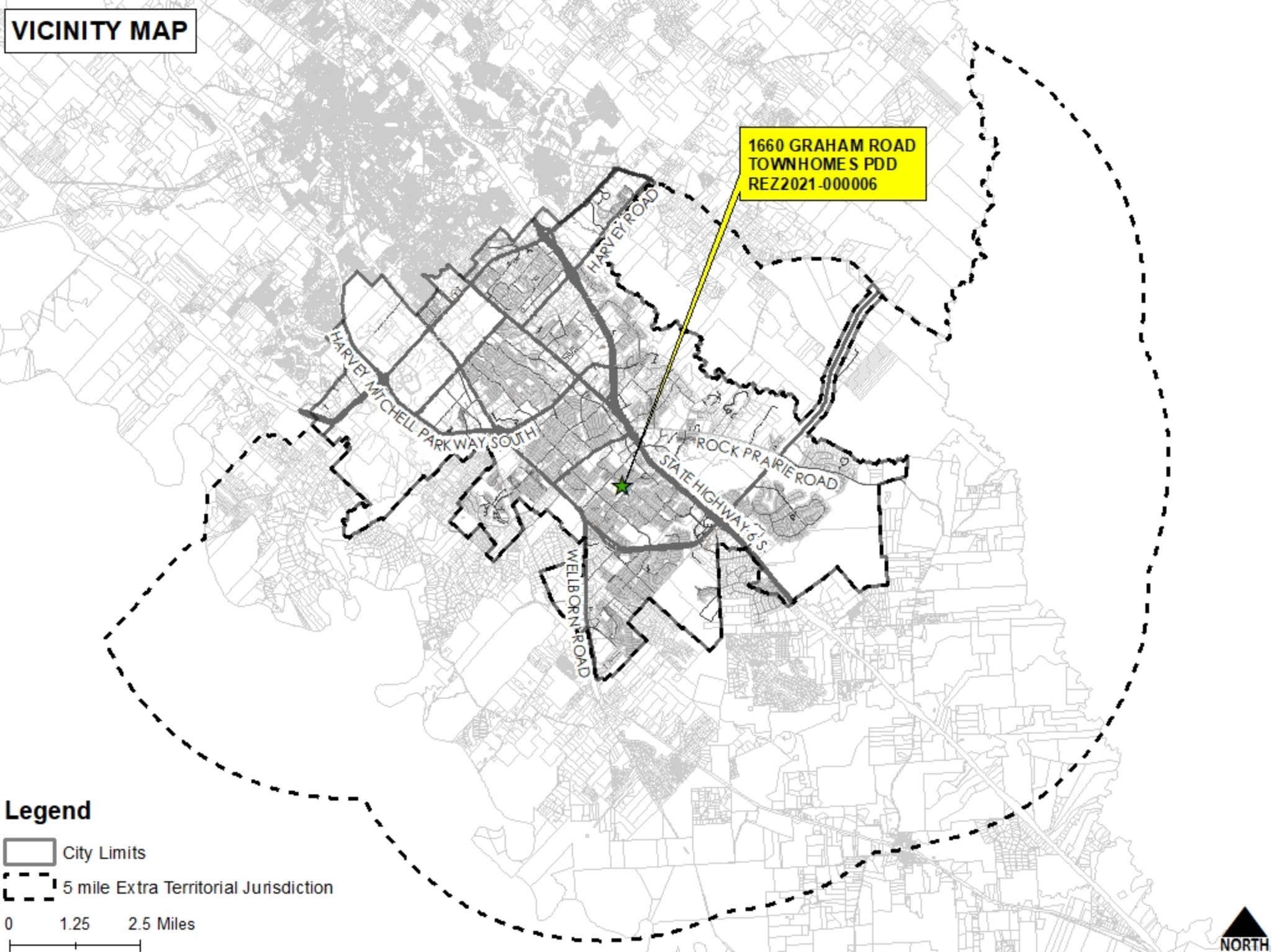
Community Benefits

The applicant offers the following as community benefits:

- A maximum of 11 dwelling units per acre
- 5-foot landscaped buffer along shared property lines adjacent to Dove Crossing
- One 65-gallon canopy tree planted in the rear yard of each lot in Blocks 7 & 8
- A maximum building height of 22 feet, measured at the eave

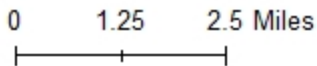
VICINITY MAP

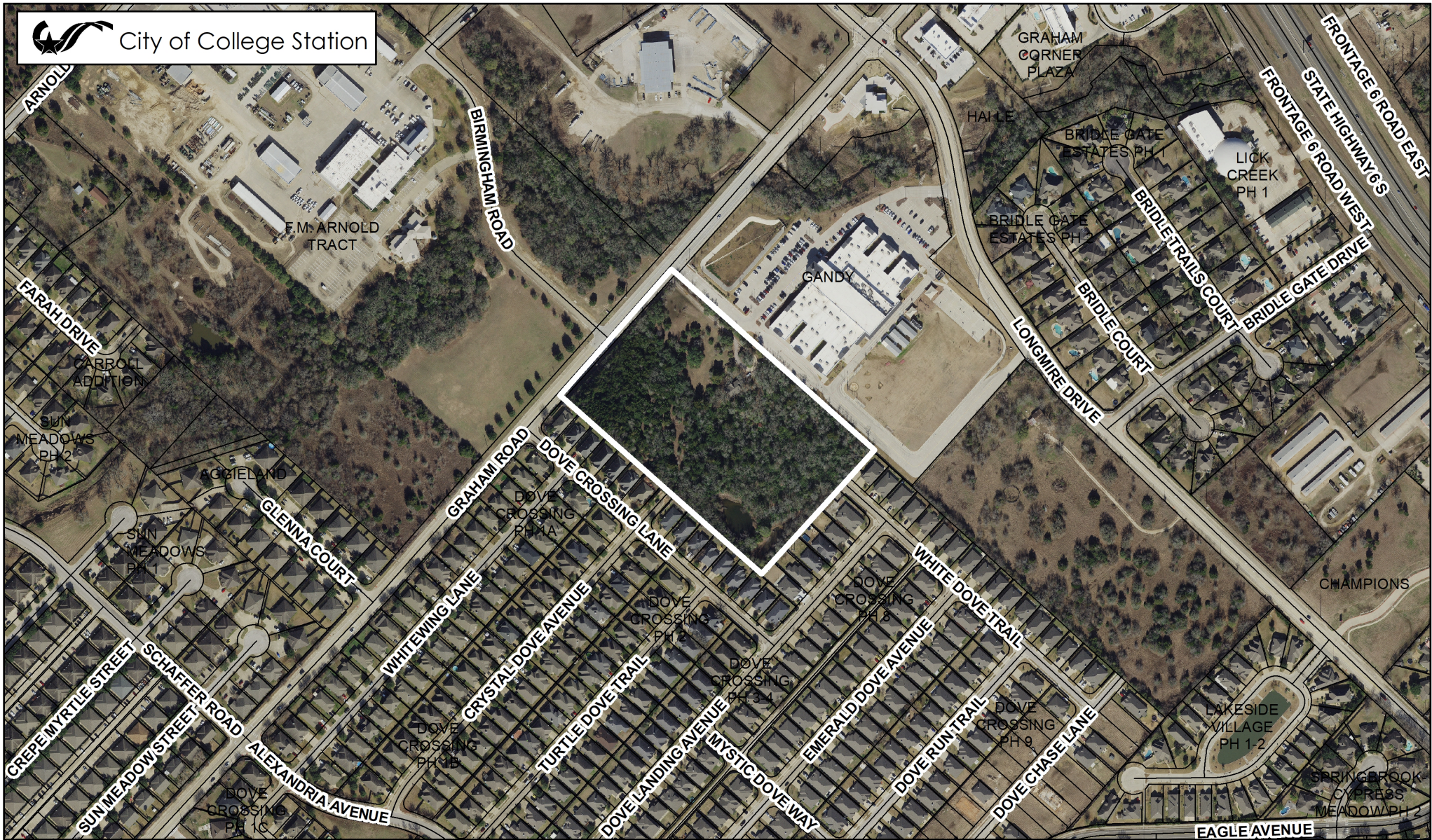
1660 GRAHAM ROAD
TOWNHOMES PDD
REZ2021-000006



Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction





ZONING DISTRICTS (In Grayscale)

Residential	MF Multi-Family	MU Mixed-Use
R Rural	MHP Manufactured Home Pk.	
WE Wellborn Estate		
E Estate		
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

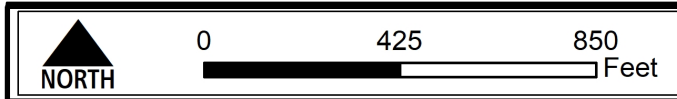
WPC Wolf Pen Creek Dev. Cor.
NG-1 Core Northgate
NG-2 Transitional Northgate
NG-3 Residential Northgate

Overlay Districts

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

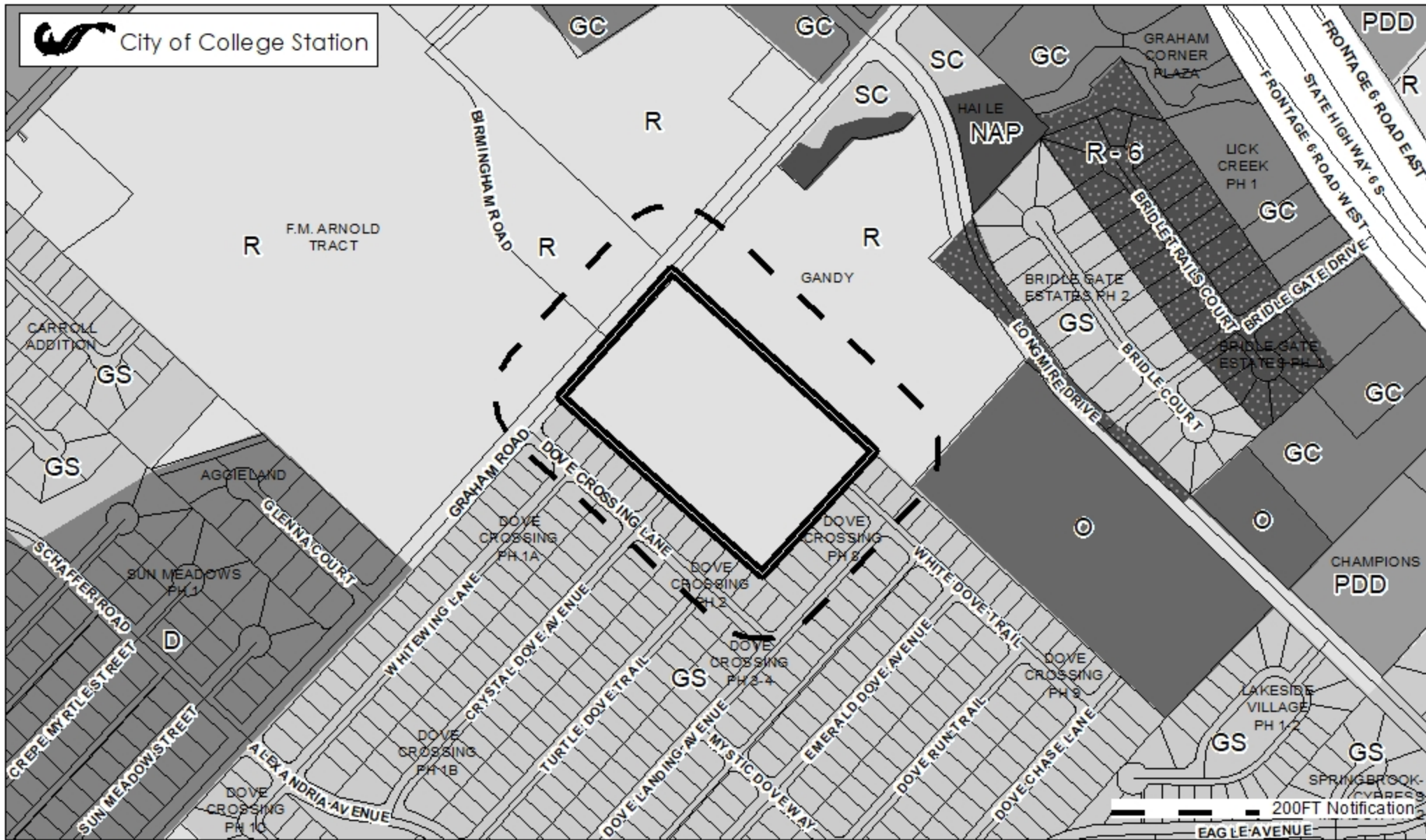
Retired Districts

R-1B Single Family Residential
R-4 Multi-Family
R-6 High Density Multi-Family
C-3 Light Commercial
RD Research and Dev.
M-1 Light Industrial
M-2 Heavy Industrial



1660 GRAHAM ROAD TOWNHOMES PDD

Case: REZ2021_000006 **REZONING**



ZONING DISTRICTS (In Grayscale)

Residential		Non-Residential	
R	Rural	NAP	Natural Area Protected
WE	Wellborn Estate	O	Office
E	Estate	SC	Suburban Commercial
WRS	Wellborn Restricted Suburban	WC	Wellborn Commercial
RS	Restricted Suburban	GC	General Commercial
GS	General Suburban	CI	Commercial Industrial
D	Duplex	BP	Business Park
T	Townhome	BPI	Business Park Industrial
		C-U	College and University
MF	Multi-Family		
MU	Mixed-Use		
MHP	Manufactured Home Pk.		

Planned Districts

P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.

Design Districts

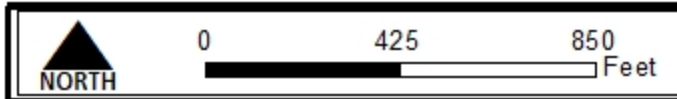
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlay Districts

OV	Corridor Ovr.
RDD	Redevelopment District
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
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



1660 GRAHAM ROAD TOWNHOMES PDD

Case: REZ2021_000006

REZONING

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: August 19, 2021
 Advertised Council Hearing Date: September 9, 2021 and October 28, 2021

City Council heard the associated Comprehensive Plan Amendment at their September 9, 2021 meeting, held the Public Hearing, and postponed action on the item to October 28, 2021. The City Council did not open the Public Hearing for Rezoning request and postponed the item to October 28, 2021. The Rezoning was re-notified, per requirement of the Texas Local Government Code.

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:

Dove Crossing and Bridle Gate HOAs

Property owner notices mailed: 49
 Contacts in support: One prior to the September 9, 2021 City Council meeting
 Contacts in opposition: Six prior to the September 9, 2021 City Council meeting
 Inquiry contacts: None prior to the September 9, 2021 City Council meeting

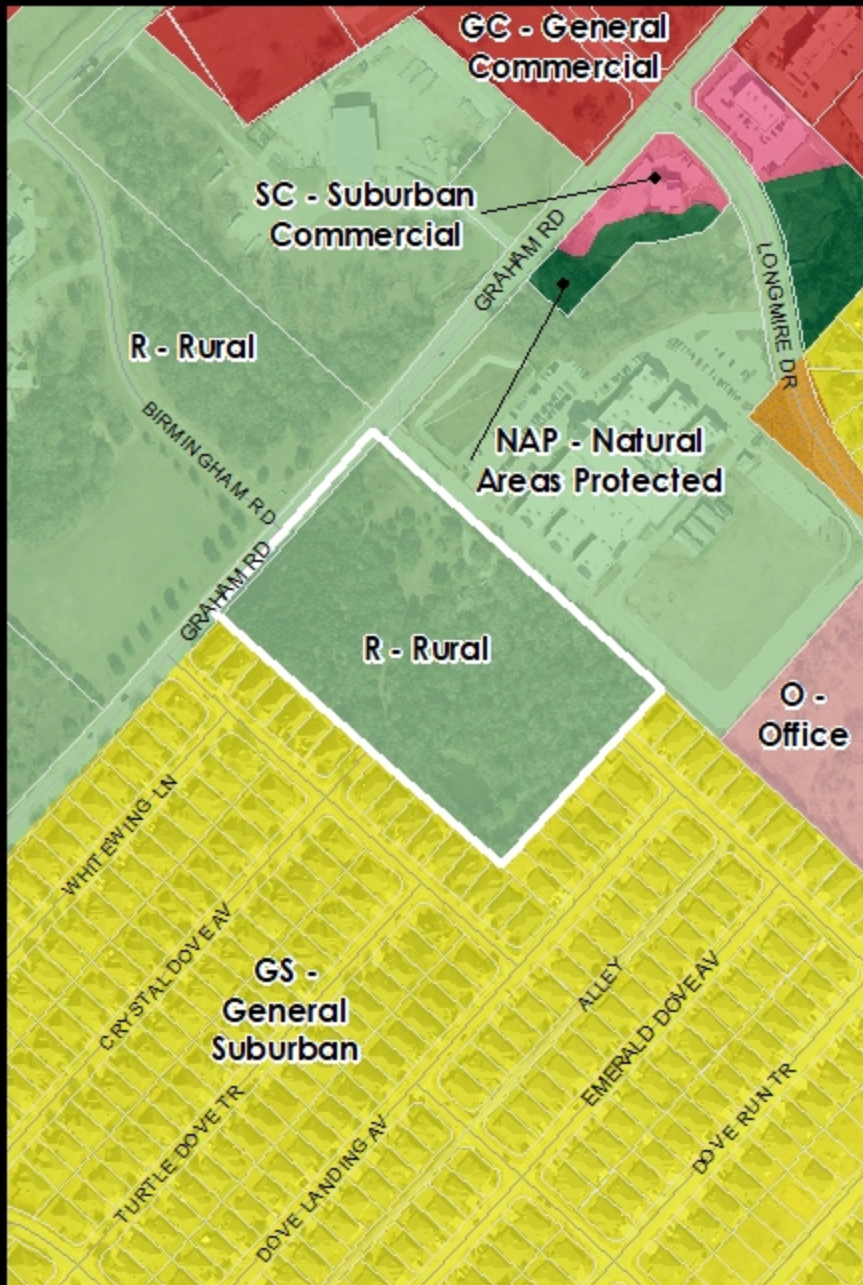
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Graham Rd. (2-Land Major Collector)	N/A	Graham Rd. (2-Land Major Collector)
South	General Suburban	General Suburban	Single-Family Residential
East	Suburban Commercial	Rural	Public Facility (ILT School)
West	General Suburban	General Suburban	Single-Family Residential

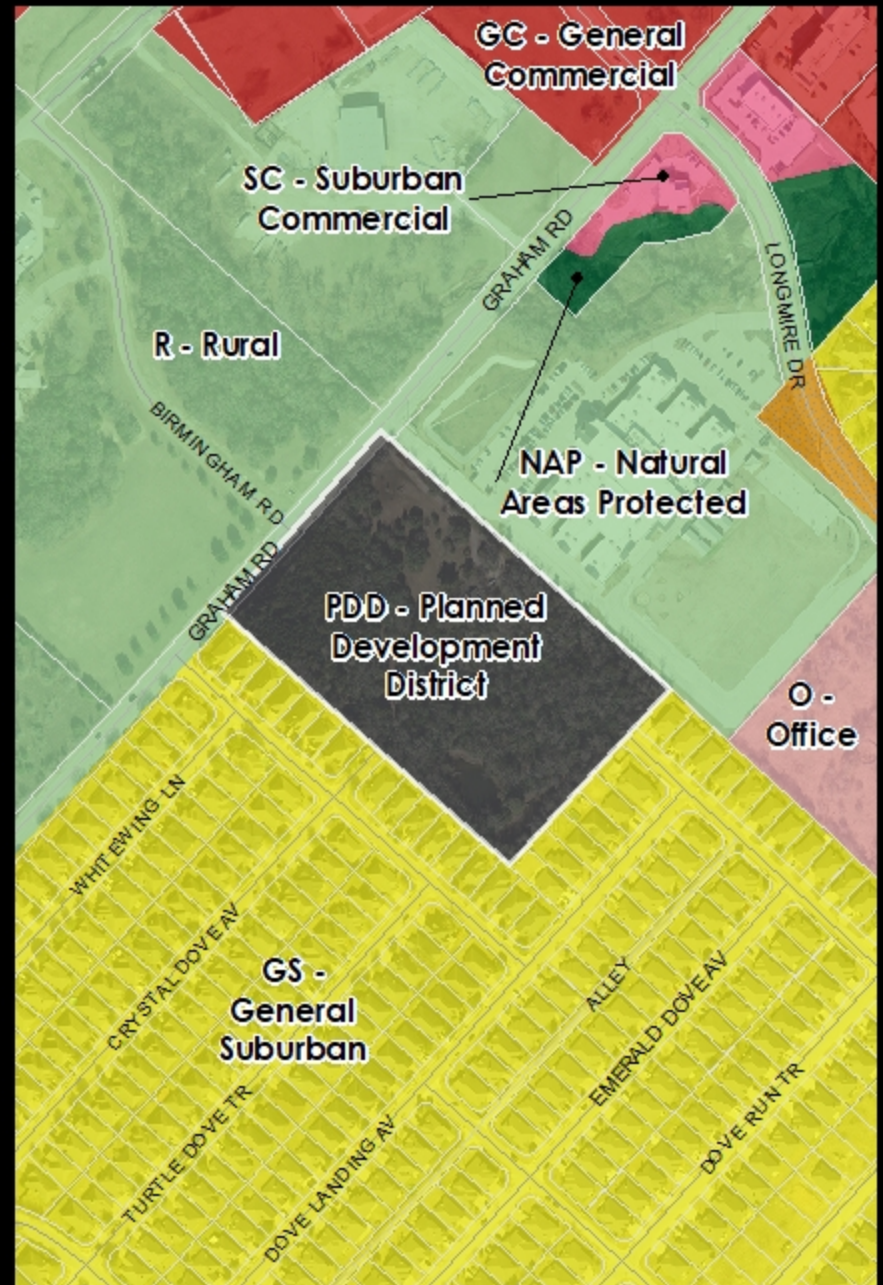
DEVELOPMENT HISTORY

Annexation: 1993
Zoning: A-O Agricultural Open upon annexation
 A-O Agricultural Open renamed to R Rural in 2013
Final Plat: Unplatted
Site development: Undeveloped

EXISTING Zoning

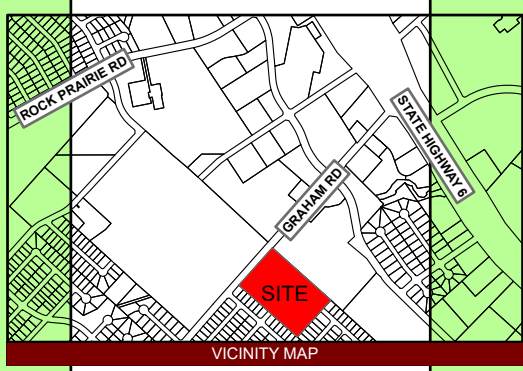


PROPOSED Zoning



All data is provided in NAD-83 State Plain Texas Central (Feet) horizontal datum and the 1988 North American Vertical Datum.

1 inch = 150 feet



Zoning District Legend

- General Suburban
- Planned Development District
- Rural

Thoroughfare Plan Legend

- PROPOSED 2-LANE MINOR COLLECTOR
- EXISTING 2-LANE MAJOR COLLECTOR

NOTE: This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panels 48041C0310F, Effective Date: April 2, 2014

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 10.02 acres in the Robert Stevenson League, A-54, Brazos County, Texas, being the same tract as recorded in Vol. 16552, Page 157, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods found and as referred to in the previously recorded deed, and as surveyed on the ground on June 25th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-0393, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "RPLS 4961 - STRONG" found for a point in the southwest line of this tract, also being the north corner of Lot 1 Block 5 of the Dove Crossing Subdivision Phase 1A, as plat recorded in Vol. 7302, Page 219 of the B.C.O.R., also being a point in the southeast right-of-way line of Graham Road (70' R.O.W.);

THENCE North 48°29'35" West, a distance of 21.36 feet across said Graham Road to a calculated west corner of this tract, in the centerline of said road;

THENCE North 41°30'25" East, a distance of 521.70 feet to along the common line between this tract and the centerline of said Graham Road to a calculated north corner of this tract;

THENCE South 48°28'39" East, a distance of 27.25 feet across said Graham Road to a 1/2" iron rod with red plastic cap found for a point in the northeast line of this tract, also being the west corner of the International American Education Federation Inc. called Lot 1 Block 1 called 14.38 acres of Gandy Subdivision, as plat recorded in Vol. 15070, Page 74 of the B.C.O.R.;

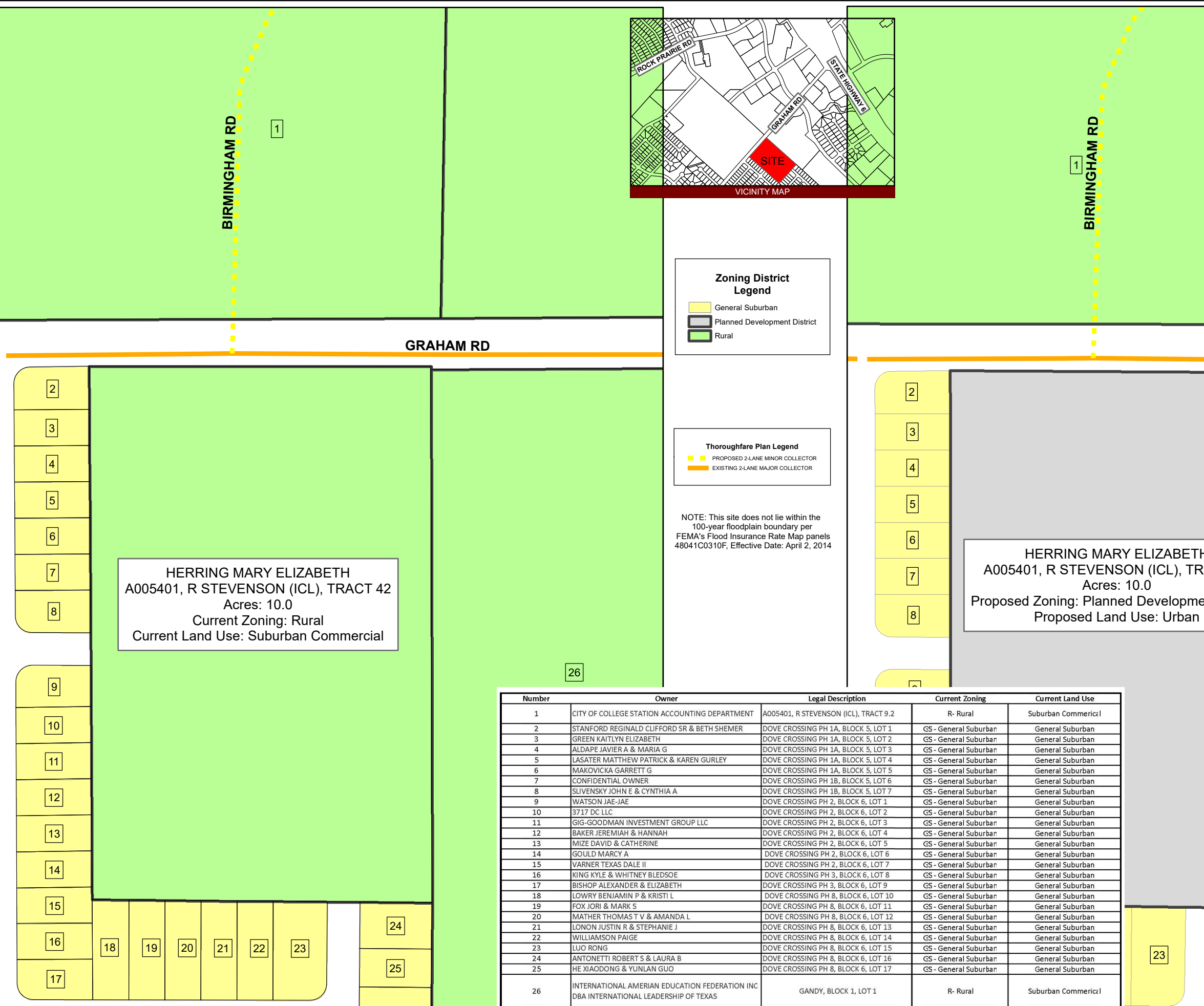
THENCE South 48°18'46" East, a distance of 814.85 feet along the common line between this tract and said Lot 1 Block 1 of the said Gandy Subdivision to a 1/2" iron rod with yellow plastic cap marked "RPLS 5743" found for the east corner of this tract, also being the north corner of Lot 16 Block 6 of Dove Crossing Subdivision Phase 8, as plat recorded in Vol. 8605, Page 224 of the B.C.O.R.;

THENCE South 42°18'41" West, a distance of 519.18 feet along the common line between this tract and said Lot 16, and then along White Dove Trail (50' R.O.W.), and then along Lots 10-15 Block 6 of the said Dove Crossing Subdivision Phase 8 to a 1/2" iron rod with yellow plastic cap marked "RPLS 5743" found for the south corner of this tract, also being a point in the northeast line of Lot 7 Block 6 of Dove Crossing Subdivision Phase 2, as plat recorded in Vol. 7302, Page 219 of the B.C.O.R.;

THENCE North 48°28'13" West, a distance of 357.52 feet along the common line between this tract and Lots 1-7 Block 6 of the said Dove Crossing Subdivision Phase 2 to a 1/2" iron rod with yellow plastic cap marked "RPLS 4961 - STRONG" found for a point in the southwest line of this tract, also being the east corner of Crystal Dove Avenue (50' R.O.W.);

THENCE North 48°30'40" West, a distance of 455.92 feet along the common line between this tract and said Crystal Dove Avenue, and then along Lots 6-7 Block 5 of Dove Crossing Subdivision Phase 1B, as plat recorded in Vol. 7050, Page 276 of the B.C.O.R., and then along Lots 1-5 Block 5 of the said Dove Crossing Subdivision Phase 1A to the **PLACE OF BEGINNING** containing 10.02 acres, from which 0.2911 acres lies within the right-of-way.

Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
21-0393-Graham-1660-LEGAL-6/25/2021



HERRING MARY ELIZABETH
A005401, R STEVENSON (ICL), TRACT 42
Acres: 10.0
Current Zoning: Rural
Current Land Use: Suburban Commercial

HERRING MARY ELIZABETH
A005401, R STEVENSON (ICL), TRACT 42
Acres: 10.0
Proposed Zoning: Planned Development District
Proposed Land Use: Urban

Number	Owner	Legal Description	Current Zoning	Current Land Use
1	CITY OF COLLEGE STATION ACCOUNTING DEPARTMENT	A005401, R STEVENSON (ICL), TRACT 9.2	R- Rural	Suburban Commercial
2	STANFORD REGINALD CLIFFORD SR & BETH SHEMER	DOVE CROSSING PH 1A, BLOCK 5, LOT 1	GS - General Suburban	General Suburban
3	GREEN KAITLYN ELIZABETH	DOVE CROSSING PH 1A, BLOCK 5, LOT 2	GS - General Suburban	General Suburban
4	ALDAPE JAVIER A & MARIA G	DOVE CROSSING PH 1A, BLOCK 5, LOT 3	GS - General Suburban	General Suburban
5	LASATER MATTHEW PATRICK & KAREN GURLEY	DOVE CROSSING PH 1A, BLOCK 5, LOT 4	GS - General Suburban	General Suburban
6	MAKOVICKA GARRETT G	DOVE CROSSING PH 1A, BLOCK 5, LOT 5	GS - General Suburban	General Suburban
7	CONFIDENTIAL OWNER	DOVE CROSSING PH 1B, BLOCK 5, LOT 6	GS - General Suburban	General Suburban
8	SLIVENSKY JOHN E & CYNTHIA A	DOVE CROSSING PH 1B, BLOCK 5, LOT 7	GS - General Suburban	General Suburban
9	WATSON JAE-JAE	DOVE CROSSING PH 2, BLOCK 6, LOT 1	GS - General Suburban	General Suburban
10	3717 DC LLC	DOVE CROSSING PH 2, BLOCK 6, LOT 2	GS - General Suburban	General Suburban
11	GIG-GOODMAN INVESTMENT GROUP LLC	DOVE CROSSING PH 2, BLOCK 6, LOT 3	GS - General Suburban	General Suburban
12	BAKER JEREMIAH & HANNAH	DOVE CROSSING PH 2, BLOCK 6, LOT 4	GS - General Suburban	General Suburban
13	MIZE DAVID & CATHERINE	DOVE CROSSING PH 2, BLOCK 6, LOT 5	GS - General Suburban	General Suburban
14	GOULD MARCY A	DOVE CROSSING PH 2, BLOCK 6, LOT 6	GS - General Suburban	General Suburban
15	VARNER TEXAS DALE II	DOVE CROSSING PH 2, BLOCK 6, LOT 7	GS - General Suburban	General Suburban
16	KING KYLE & WHITNEY BLEDSOE	DOVE CROSSING PH 3, BLOCK 6, LOT 8	GS - General Suburban	General Suburban
17	BISHOP ALEXANDER & ELIZABETH	DOVE CROSSING PH 3, BLOCK 6, LOT 9	GS - General Suburban	General Suburban
18	LOWRY BENJAMIN P & KRISTI L	DOVE CROSSING PH 8, BLOCK 6, LOT 10	GS - General Suburban	General Suburban
19	FOX JORI & MARK S	DOVE CROSSING PH 8, BLOCK 6, LOT 11	GS - General Suburban	General Suburban
20	MATHER THOMAS T V & AMANDA L	DOVE CROSSING PH 8, BLOCK 6, LOT 12	GS - General Suburban	General Suburban
21	LONON JUSTIN R & STEPHANIE J	DOVE CROSSING PH 8, BLOCK 6, LOT 13	GS - General Suburban	General Suburban
22	WILLIAMSON PAIGE	DOVE CROSSING PH 8, BLOCK 6, LOT 14	GS - General Suburban	General Suburban
23	LUO RONG	DOVE CROSSING PH 8, BLOCK 6, LOT 15	GS - General Suburban	General Suburban
24	ANTONETTI ROBERT S & LAURA B	DOVE CROSSING PH 8, BLOCK 6, LOT 16	GS - General Suburban	General Suburban
25	HE XIAODONG & YUNLAN GUO	DOVE CROSSING PH 8, BLOCK 6, LOT 17	GS - General Suburban	General Suburban
26	INTERNATIONAL AMERICAN EDUCATION FEDERATION INC DBA INTERNATIONAL LEADERSHIP OF TEXAS	GANDY, BLOCK 1, LOT 1	R- Rural	Suburban Commercial



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Rezoning Map

1660
Graham
Road

June
2021

Ex. A
Page 626 of 638

EXISTING

PROPOSED



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: 1660 GRAHAM ROAD TOWNHOMES PDD

Address: 1660 GRAHAM RD

Legal Description: A005401, R STEVENSON (ICL), TRACT 42, 10. ACRES

Total Acreage: 10

Applicant: MITCHELL & MORGAN

Property Owner: HERRING MARY ELIZABETH

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

We are requesting the rezoning to allow townhome development on this property. After having been unsuccessful in developing the property for traditional single-family development, the owner has explored other options for residential development. This area of College Station is saturated with Suburban Commercial land uses, but there is a need for a more diverse housing stock. However, in response to the concerns brought forth from the neighborhood at the recent request for multi-family residential, we believe townhomes are a suitable and compatible development for the property that satisfy all concerns and desires for the property.

In recent years, sewer capacity has been a concern for allowing more dense development. The City is currently planning improvements to the area wastewater system which would be able to accommodate medium density residential development. The developer will time the construction of the townhomes, such that when the sewer improvements are complete, the first phase of development will be ready to be occupied. Additionally, increased traffic has been a concern, especially at the Longmire Drive and Graham Road intersection. A traffic light was installed in July 2018 improving the safety and efficiency of traffic at the intersection.

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

We have requested a Land Use Plan Amendment from Suburban Commercial to Urban, as this is the only land use category that allows townhomes. We believe residential development is most appropriate for this property, and in response to the feedback from the neighborhood and City Council, we believe this type of residential development is most appropriate for this property.

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 is R Rural. This is the zoning district that was applied to the property upon annexation. While the existing single-family house is in compliance with the zoning, it is not the highest and best use for the property.

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

Townhomes are a suitable land use for this property as they are a medium density single-family product,

similar to the established Dove Crossing neighborhood. Townhomes will contribute to the needed diversity in the housing stock and will provide a much-needed option for first time owners looking for a residence.

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

Townhomes are a suitable land use for this property as they are a medium density single-family product, similar to the established Dove Crossing neighborhood. Townhomes will contribute to the needed diversity in the housing stock and will provide a much-needed option for first time owners looking for a residence.

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

The property is not marketable for Rural uses. The area around it has developed into a medical district and medium density single-family residential area. Rural uses are out of character for this location.

List any other reasons to support this zone change.

N/A

Building Height Range.

22'

Proposed Drainage.

Stormwater will be designed according to BCS Unified Stormwater Design Guidelines and will be collected in an underground stormwater system.

Variations Sought.

Please see the attached letter.

Community Benefits.

Please see the attached letter.

Sustained Stability.

Townhomes are a medium density single-family product, which will be in character with the adjacent Dove Crossing neighborhood. We expect to see a similar owner/renter composition as Dove Crossing and will contribute to the stability of the established residential area of the surrounding area.

Conformity.

The Community Character chapter of the Comprehensive Plan states a desire to ensure new neighborhoods are sustainable. The plan states, "New neighborhoods should remain vibrant well into the future. Sustainable neighborhoods require a balance between owner and renter occupancy; access to neighborhood-serving businesses; parks and open space; transportation facilities designed for the density of the neighborhood; and access to and connectivity with adjacent neighborhoods." The proposed townhome development will include all of these desired elements and will contribute to the established character of the Graham Road corridor.

Compatibility with use.

The Concept Plan proposes a townhome development that will have access to Graham Road and emergency access only from White Dove Trail. Townhomes are considered a single-family product and is expected to be similar to the owner/renter composition of Dove Crossing, making it a compatible neighbor to the neighborhood.

Access to Streets.

The townhomes will have access to a street network that will connect to Graham Road and White Dove Trail.

Public Improvements.

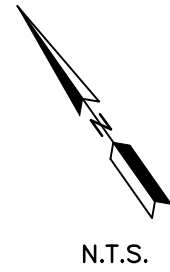
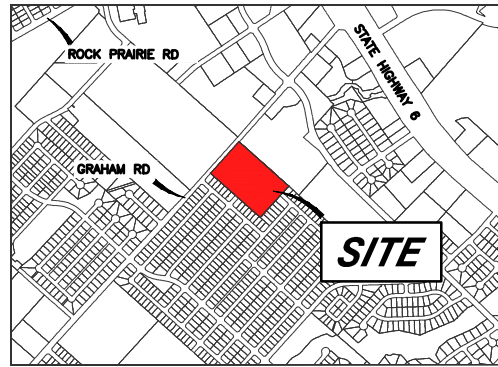
This development will provide all necessary infrastructure to the site. Sidewalks are available on Graham Road.

Public Health.

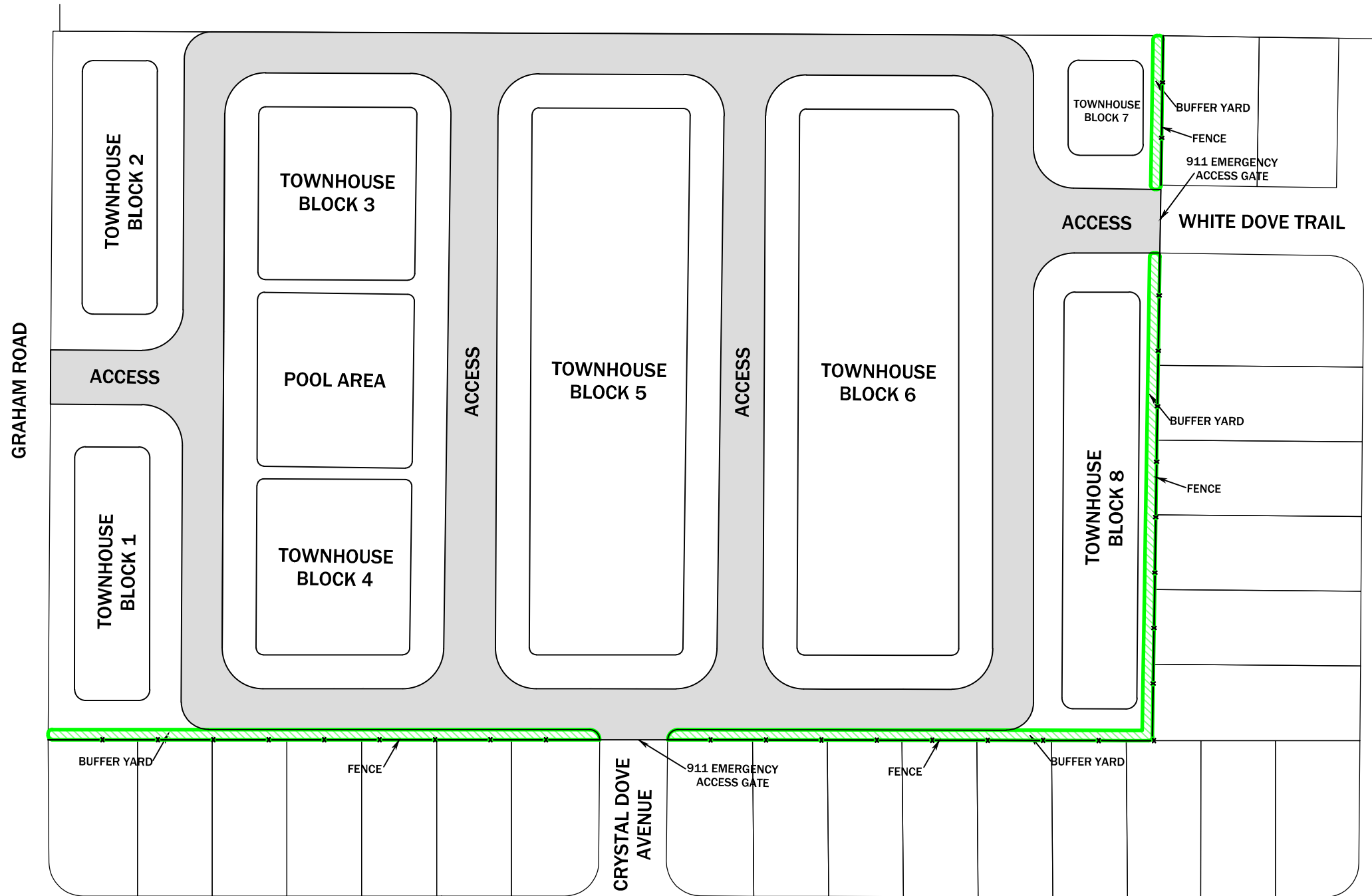
The Concept Plan proposes uses that conform to the developed uses of the surrounding area. This development will not be a detriment to the public health, safety or welfare to the surrounding properties, but will serve as a compatible single-family development for the area.

Safety.

The Concept Plan proposes primary access to Graham Road and emergency access only from White Dove Trail, which will limit the amount of traffic from this development from impacting the Dove Crossing subdivision. Additionally, there will be access to sidewalks and bike lanes along Graham Road to encourage alternative modes of transportation. These elements contribute to the convenience and safety of vehicles and pedestrians for the residents of this development as well as other drivers and pedestrians utilizing these facilities.



- NOTES:**
1. TOTAL SITE AREA: 10 AC.
 2. BASE ZONING: T TOWNHOMES
 3. THERE IS NO FEMA REGULATED 100-YEAR FLOODPLAIN ON THIS SITE PER FEMA MAP PANEL #48041C0310F DATED APRIL 2, 2014.
 4. THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, SCHOOLS, OR TRAILS.
 5. ALL SITE LIGHTING WILL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
 6. MAXIMUM BUILDING HEIGHT: 22'
 7. DETENTION WILL BE PROVIDED IN AN UNDERGROUND SYSTEM.
 8. PLEASE SEE THE MERITORIOUS MODIFICATIONS LETTER FOR ADDITIONAL INFORMATION.
 9. A 10' CEDAR FENCE WILL BE CONSTRUCTED ALONG THE PROPERTY LINES SPECIFIED ON THE CONCEPT PLAN.
 10. BUFFER PLANTING MATERIAL WILL CONSIST OF NON-CANOPY TREES AND SCREENING SHRUBS.
 11. REAR SETBACKS ALONG BLOCKS 7-8 WILL REMAIN 20'.



**MITCHELL
MORGAN**

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

5204 EARL RUDDER Fwy. S
COLLEGE STATION, TX 77845

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Files, please contact:
Mitchell Morgan
Houston, TX 77002

JUNE 2021
Drawn By: MAF
Checked By: VBM

Prepared For:
Matthew Stewart
13150 Coll. Road #205
Dallas, TX 75244
972.676.6585

Revisions

CONCEPT PLAN
1660 GRAHAM ROAD

CP1



Alyssa Halle-Schramm
Long Range Planning Administrator
City of College Station
P.O. Box 9960
College Station, TX 77842

October 12, 2021

Re: 1660 Graham Road Townhomes (PDD Rezoning)

Dear Alyssa,

Understanding that we must choose a base zoning district for the residential development upon which we base all variance requests, we have chosen T Townhomes. We request the following bulk variances to the T Townhome development standards:

1. Reduced rear building setback

We request that the rear building setback be reduced from 20' to 15' only for Townhouse Blocks 1-6, as depicted on the associated Concept Plan.

2. Waiver from Section 8.3.E.2 Relation to Adjoining Street System

This property has projected streets from the adjacent Dove Crossing neighborhood at White Dove Trail and Crystal Dove Avenue. We request to waive the requirement to provide access to both of these streets and provide emergency-only access.

3. Waiver from Section 8.3.H.1.h Lots

We request that the townhome lots are not required to have frontage on a public street. The lots will have access to a private access easement.

4. Section 8.3.H.1.i Lots

We request that lots with frontage onto a collector are not required to have access provided by a rear alley. All lots will have access to a private access easement.

As stated in the UDO, the purpose of the Planned Development district is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. Finally, the PD District allows development to vary from certain development standards so long as there are community benefits which outweigh the requested modifications. We believe that this project offers a desired development opportunity and its community benefits outweigh modifications being requested. These community benefits are as follows:

1. While the proposed development will be built according to T Townhome standards, we do not intend to build to the maximum density of 14 dwelling units per acre. We are proposing to

develop 11 dwelling units per acre, which is not much denser than the maximum density for the GS General Suburban zoning district at 8 dwelling units per acre. Additionally, allowing only one street projection limits the amount of shared traffic between Dove Crossing and the townhome development, but also alleviates traffic onto Graham Road, which is of concern to the residents.

2. Even though townhomes are considered a single-family product and are not required to provide a buffer yard against other single-family residences, we will provide a 5' planted buffer yard along the two property lines that abut the Dove Crossing neighborhood. Additionally, a 65-gallon canopy tree will be planted in rear yards of each of the lots in Blocks 7 and 8.
3. The T Townhome zoning district permits a maximum height of 35'. The proposed townhomes will not exceed 22' measured to the eave.
4. Lastly, in this configuration, a 10-acre tract of land designated for commercial uses is not compatible next to a single-family residential neighborhood. Based on the description in the Comprehensive Plan, Suburban Commercial is intended to be small in size. While a specific acreage isn't specified, this tract would be the largest developed Suburban Commercial property in College Station, and more in the category of large General Commercial shopping centers such as the Kroger shopping center (12 acres), Target (8.85 acres), and the Old Navy shopping center (9.5 acres). We are offering the surrounding community a more compatible land use on this tract than commercial land uses.

We believe we are offering a development that is both compatible and sensitive to the surrounding area in use and design. Townhomes are the solution to providing a single-family product at a density that is sensitive to the adjacent Dove Crossing neighborhood, but also provides the yield necessary for a successful and compatible single-family residential development.

Thank you very much. If you have any questions, please do not hesitate to call.

Sincerely,



Crissy Hartl, AICP
Staff Planner

Cc: File