

October 28, 2021
Item No. 9.1.
Baker Tract Rezoning

Sponsor: Brandi Tedrick, Staff 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 GS General Suburban for approximately 30 acres generally located west of the intersection of W.S. Phillips Parkway and Brewster Drive.

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their October 7, 2021 Regular Meeting and voted unanimously to recommend approval. Staff recommends approval of the rezoning.

Summary: This request is to rezone approximately 30 acres of undeveloped land generally located west of the intersection of W.S. Phillips Parkway and Brewster Drive from R Rural to GS General Suburban. The tract was originally zoned A-O Agricultural-Open upon annexation to the City in 1995. This zoning request is in effort to provide additional single-family housing supply to this area of the city.

REZONING REVIEW CRITERIA

1. Whether the proposal is consistent with the Comprehensive Plan:
The subject tract is designated on the Comprehensive Plan Future Land Use and Character Map as General Suburban and on the Concept Map as Growth Area IV. The Comprehensive Plan states that the General Suburban portion within Growth Area IV is suitable for high-density single-family lots, townhomes, and duplexes. The ongoing 10-Year Comprehensive Plan Update reclassifies the subject property as Suburban Residential, which is nearly identical in function and allows medium to high-density single-family lots. The proposed zoning permits single-family detached homes, allowing the property to be developed consistent with the Comprehensive Plan.
2. Whether the uses permitted by the proposed zoning district will be appropriate in the context of the surrounding area:
The existing R Rural zoning allows for a mix of large acreages and large-lot residential developments, which is partially compatible with the development in the surrounding area. Given the property's proximity to Castlegate II and Brewster Pointe properties and its designation of Growth Area IV in the Comprehensive Plan, a rezoning which allows for higher-density single-family lots supports the planned growth in the area. The continuation of high-density single-family is compatible with the adjacent Castlegate II and Brewster Pointe subdivisions.
3. Whether the property to be rezoned is physically suitable for the proposed zoning district:
The size and location of the subject property is suitable for residential uses. The site has adequate space to meet the minimal dimensional standards for the GS General Suburban district. It is adjacent to other high-density single-family and commercial developments. There is no floodplain on the

property. There is an existing gas pipeline crossing and a large pond on site that will remain and will be avoided by residential lots.

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:
Domestic water and fire flow service for this tract will be provided by the City of College Station via extending existing 8” and 12” waterline infrastructure surrounding the property. Wastewater service for this tract will be provided by City as well via a 12” sewer line located along the northwest property line. Detention is required in accordance with the BCS guidelines. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines.

The tract contains portions of 3 thoroughfares. W.S. Phillips Parkway is along its eastern edge and classified as a future 4-lane Minor Arterial. The extension of Brewster Drive as a proposed 2-lane Minor Collector is along the tract’s southern edge and the extension of Etonbury Avenue as a 2-lane Minor Collector is along the western edge. There are two residential streets stubbed to the tract, Tradewind Drive and Bramber Drive, that will be extended with platting. While the acreage amount can require a TIA, a TIA was not required with this rezoning. The applicant provided a conceptual layout of 96 lots as the tract has thoroughfares and other encumbrances such as a significant gas pipeline crossing, a large pond, and detention requirements that limit the developable area. If a Preliminary Plan is submitted in the future with 150 or more lots, a TIA can be required with that application.

5. The marketability of the property:
The applicant has stated there is little marketability for this property under the current zoning due to the development activity in this area.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Background Information
3. Vicinity, Aerial, and Small Area Map
4. Rezoning Map
5. Rezoning Exhibit
6. Applicant's Supporting Information

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 R RURAL TO GS GENERAL SUBURBAN ON APPROXIMATELY THIRTY ACRES GENERALLY LOCATED WEST OF THE INTERSECTION OF W.S. PHILLIPS PARKWAY AND BREWSTER DRIVE 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” and Exhibit “B”** 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 _____ day of _____, 20__.

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 GS General Suburban:

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

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 29.405 ACRE TRACT AS DESCRIBED BY A DEED TO THE AGNES S. BAKER REVOCABLE LIVING TRUST RECORDED IN VOLUME 2488, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD WITH CAP STAMPED “KERR 4502” FOUND ON THE NORTHEAST LINE OF BREWSTER POINTE SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 14439, PAGE 147 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF A CALLED 9.5 ACRE TRACT AS DESCRIBED BY A DEED TO R. W. ROBINSON RECORDED IN VOLUME 439, PAGE 380 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT (BEARING SYSTEM SHOWN HEREIN IS NAD83 [TEXAS STATE PLANE CENTRAL ZONE GRID NORTH] BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-137 [Y:10185974.86; X:3574741.19] AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009301916043 [CALCULATED USING GEOID 12B]);

THENCE: N 41° 55' 08" E ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT AND SAID 9.5 ACRE TRACT FOR A DISTANCE OF **469.32 FEET** TO A 10 INCH FENCE CORNER POST FOUND MARKING THE SOUTH CORNER OF A CALLED 10 ACRE TRACT AS DESCRIBED BY A DEED TO JOHN WESLEY LOTT, JR. AND WIFE, ANCIE LEE LOTT RECORDED IN VOLUME 344, PAGE 397 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 23' 24" E ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT AND SAID 10 ACRE TRACT FOR A DISTANCE OF **471.87 FEET** TO A 12 INCH FENCE CORNER POST FOUND MARKING THE SOUTH CORNER OF A CALLED 4.392 ACRE TRACT AS DESCRIBED BY A DEED TO BENNY JOHN GALLAWAY AND NANCY MCALPIN GALLAWAY RECORDED IN VOLUME 14180, PAGE 187 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 38' 44" E ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT AND SAID 4.392 ACRE TRACT FOR A DISTANCE OF **230.41 FEET** TO A FENCE CORNER POST FOUND MARKING THE SOUTH CORNER OF A CALLED 1.58 ACRE TRACT AS DESCRIBED BY A DEED TO CLIFTON BENFORD RECORDED IN VOLUME 12523, PAGE 4 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 18' 46" E ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT AND SAID 1.58 ACRE TRACT FOR A DISTANCE OF **192.51 FEET** TO A FENCE CORNER POST FOUND MARKING THE SOUTH CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED BY A DEED TO TOMMY L. BROWDER RECORDED IN VOLUME 8312, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 15' 15" E ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT AND SAID 2.00 ACRE TRACT FOR A DISTANCE OF **246.66 FEET** TO THE SOUTHWEST LINE OF W. S. PHILLIPS PARKWAY (VARIABLE WIDTH R.O.W.) AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 12' 30" E ALONG THE SOUTHWEST LINE OF W. S. PHILLIPS PARKWAY FOR A DISTANCE OF **812.44 FEET** TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 41° 56' 37" W ALONG THE SOUTHEAST LINE OF SAID 29.405 ACRE TRACT, AT 75.34 FEET PASS A ½ INCH IRON ROD WITH CAP STAMPED “KERR 4502” FOUND MARKING A NORTH CORNER OF CASTLEGATE II SUBDIVISION, PHASE 102 ACCORDING TO THE PLAT RECORDED IN VOLUME 12107, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT, SAID PHASE 102, AND CASTLEGATE II SUBDIVISION, PHASE 107 ACCORDING TO THE PLAT RECORDED IN

VOLUME 13037, PAGE 274 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF **1612.46 FEET** TO A ¼ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE SOUTHEAST LINE OF BREWSTER DRIVE MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

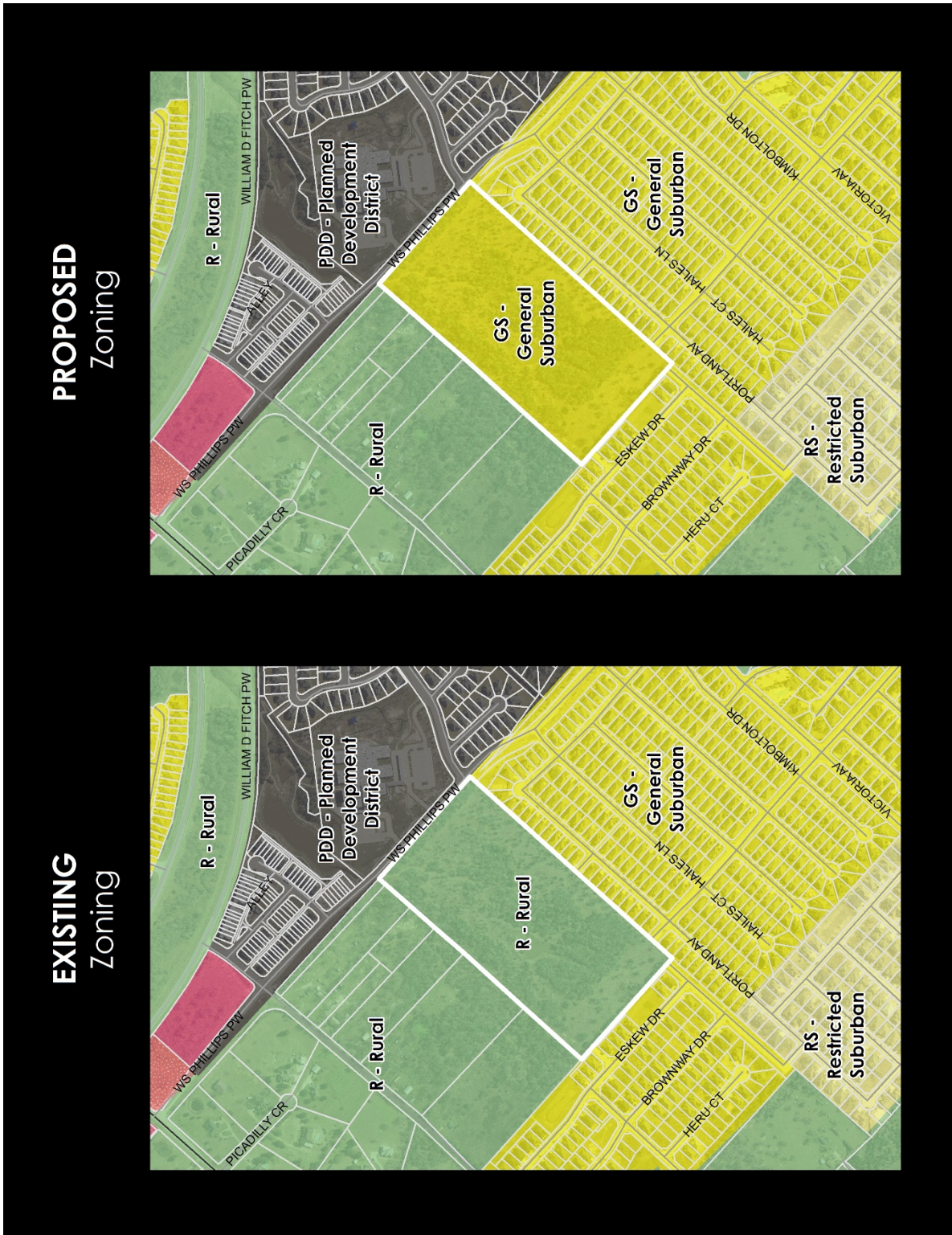
THENCE: N 48° 04' 52" W ACROSS THE END OF BREWSTER DRIVE AND ALONG THE COMMON LINE OF SAID 29.405 ACRE TRACT AND BREWSTER POINTE SUBDIVISION, PHASE 1, FOR A DISTANCE OF **805.60 FEET** TO THE **POINT OF BEGINNING** CONTAINING **29.826 ACRES OF LAND** (AS MEASURED BY GRID DISTANCES), MORE OR LESS SURVEYED ON THE GROUND.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502
DATE: 03/11/2021

KERR SURVEYING, LLC | 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
979-268-3195 | BRAD@KERRSURVEYING.NET | TBPELS FIRM# 10018500



Exhibit B



BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: October 7, 2021
 Advertised Council Hearing Date: October 28, 2021

The following neighborhood organizations that are registered with the City of College Station’s Neighborhood Services have received a courtesy letter of notification of this public hearing:

Castlegate HOA
 Castlegate II HOA

Property owner notices mailed: 89

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

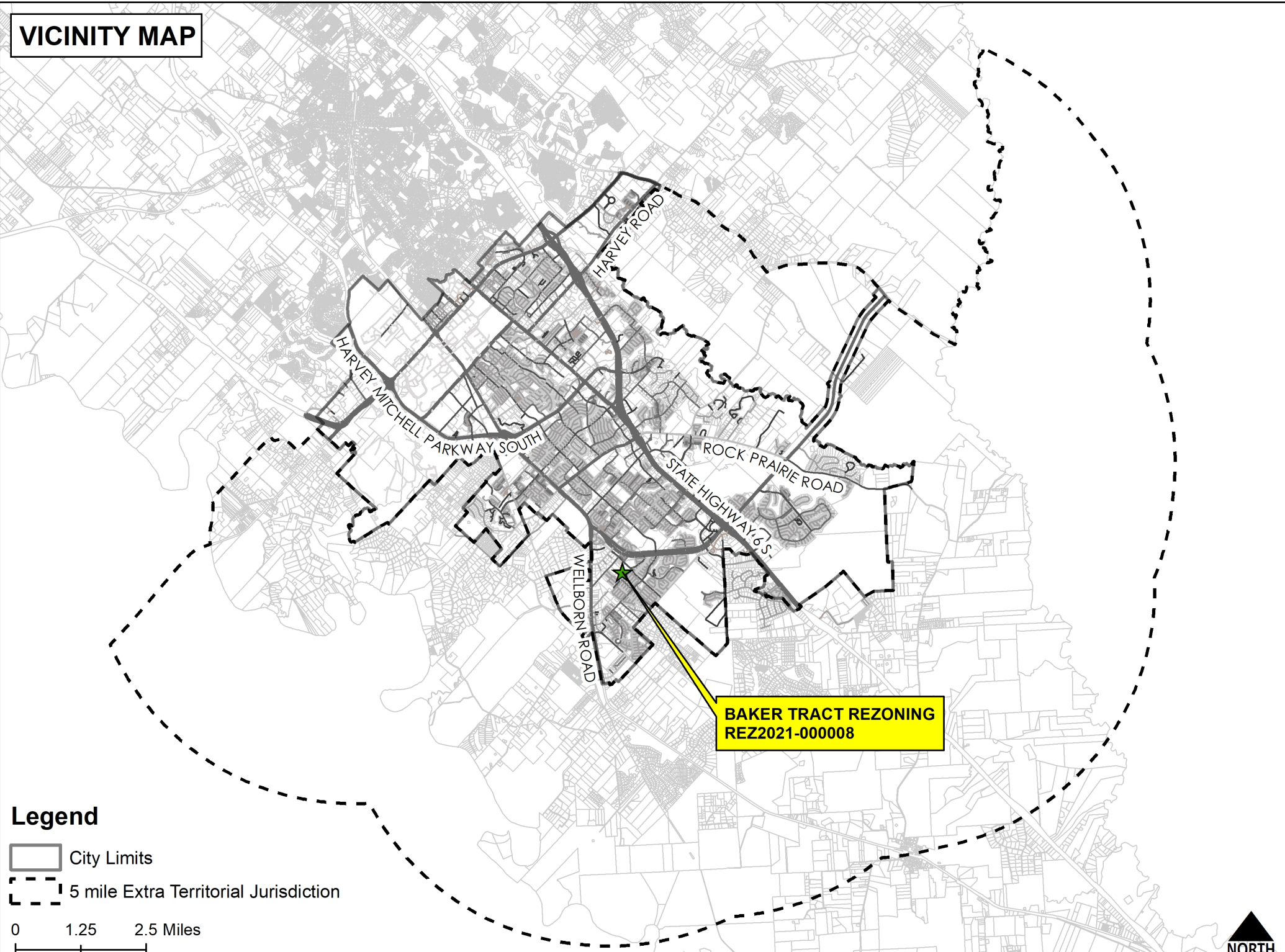
ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Restricted Suburban	PDD Planned Development District	Public Facility (School)
South	Restricted Suburban and General Suburban	GS General Suburban	Single-Family Residential
East	Restricted Suburban	GS General Suburban	Single-Family Residential
West	General Suburban	R Rural	Rural



DEVELOPMENT HISTORY

Annexation: June 1995
Zoning: A-O Agricultural Open upon annexation (1995)
 A-O Agricultural Open renamed R Rural (2013)
Final Plat: Unplatted
Site Development: Undeveloped

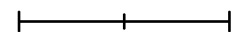
VICINITY MAP



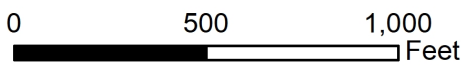
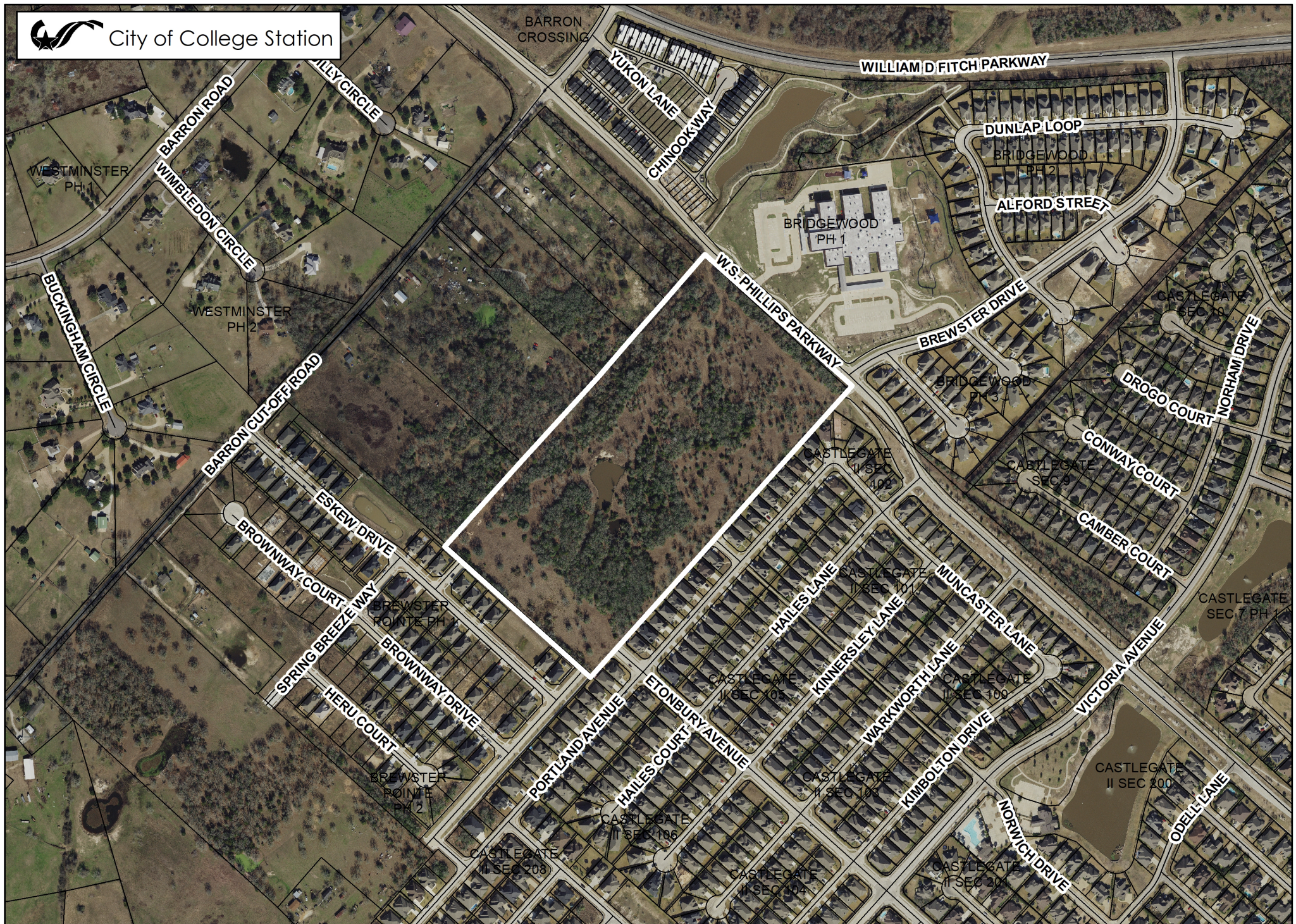
Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



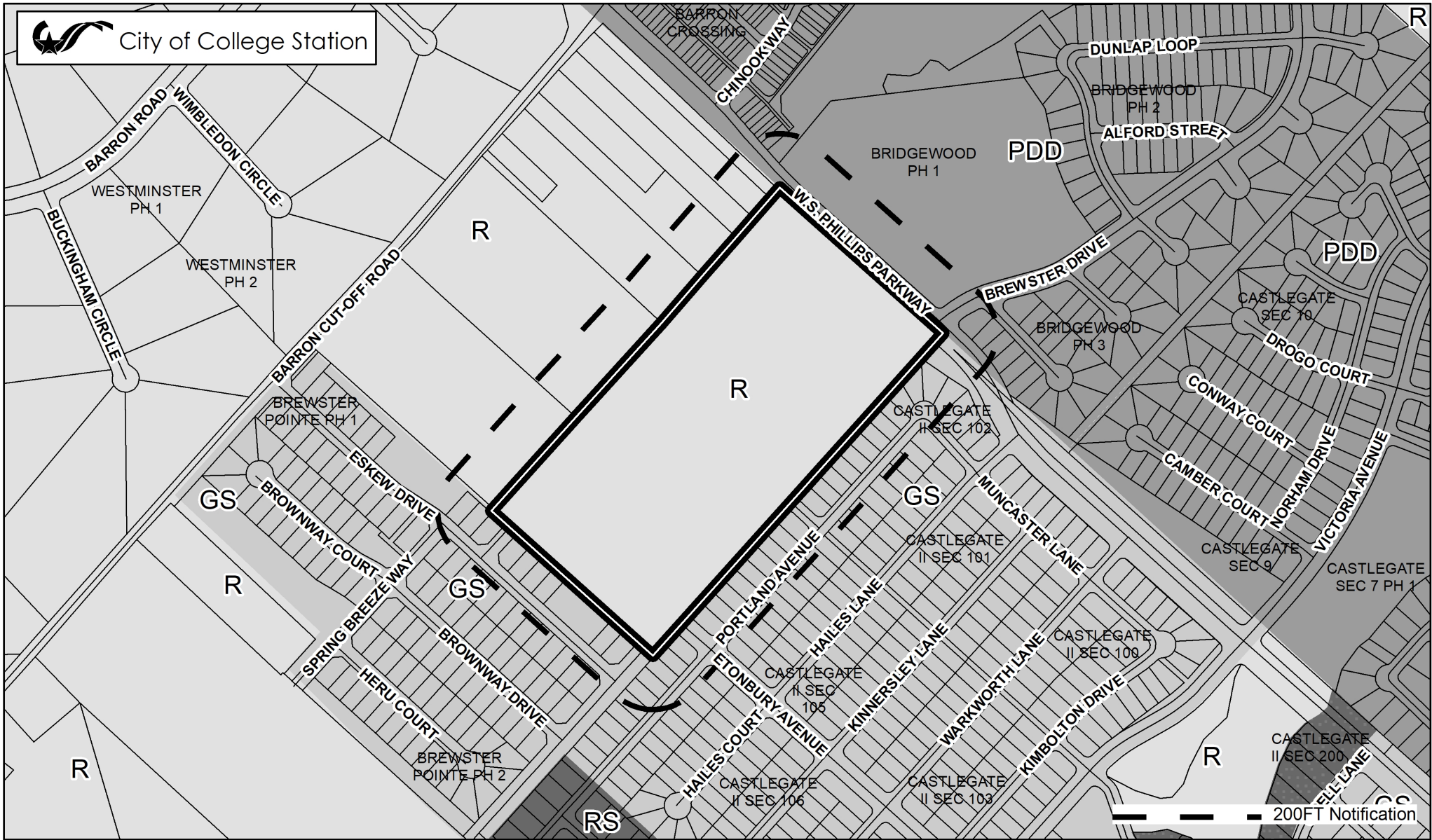
NORTH



BAKER TRACT REZONING

Case:
REZ2021-000008

REZONING



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

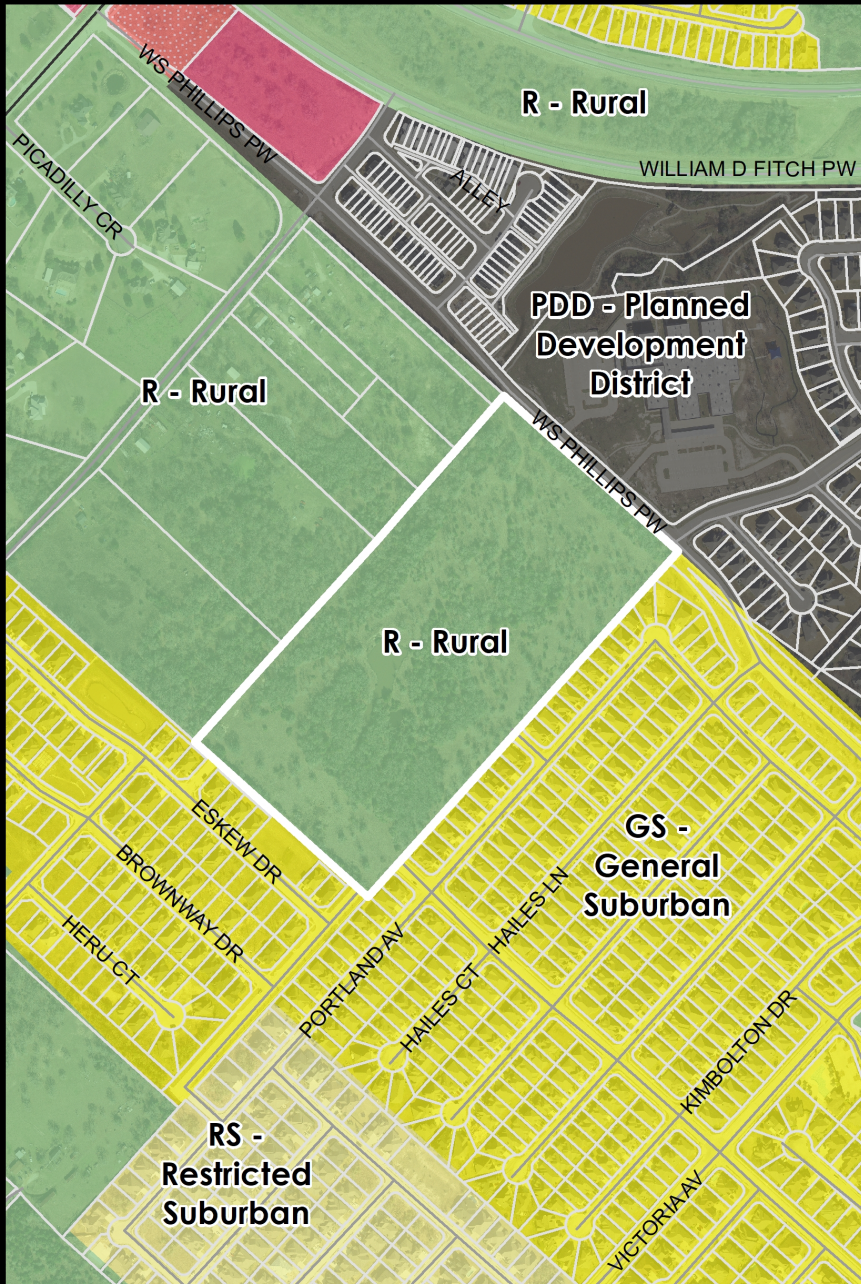
R-1B	Single Family Residential
R-4	Multi-Family
R-6	High Density Multi-Family
C-3	Light Commercial
RD	Research and Dev.
M-1	Light Industrial
M-2	Heavy Industrial



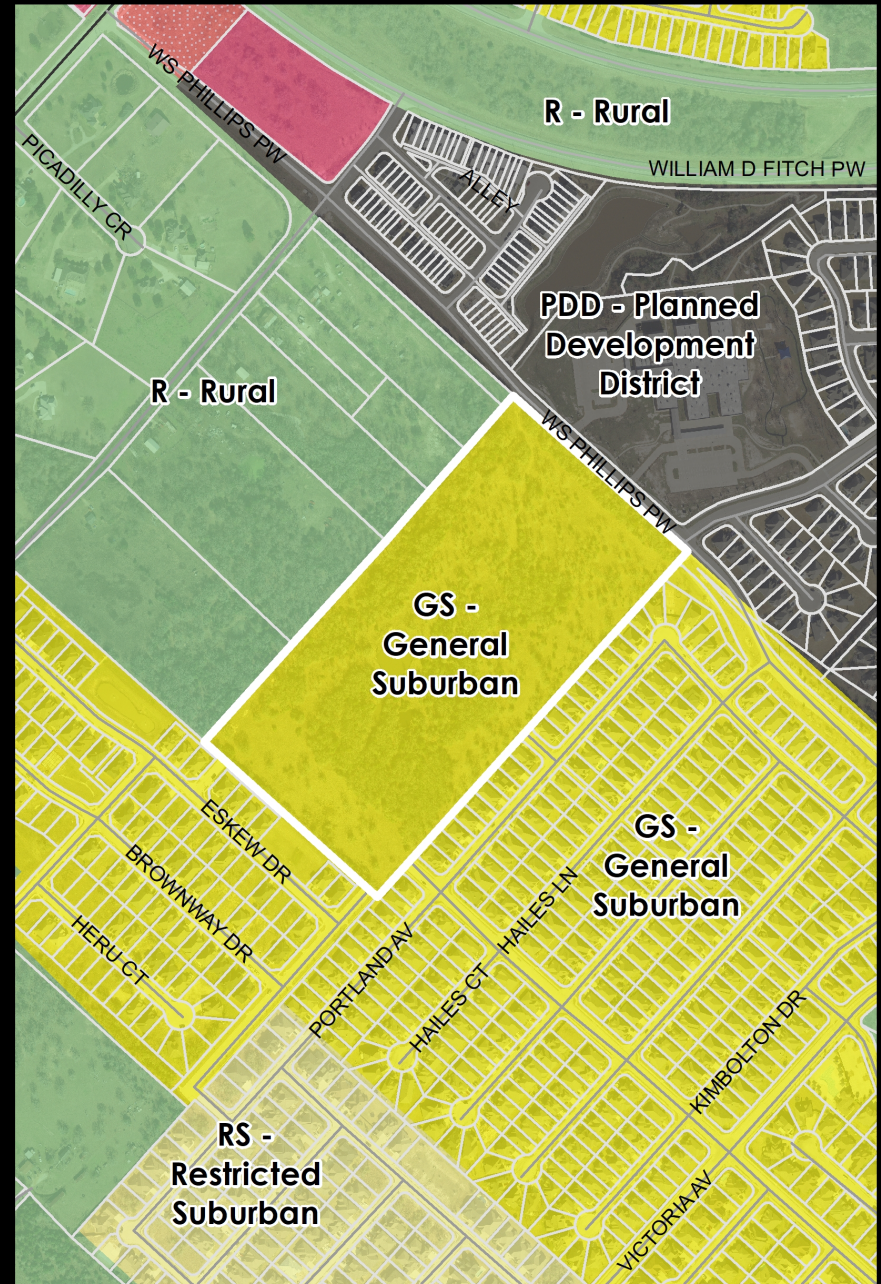
BAKER TRACT REZONING

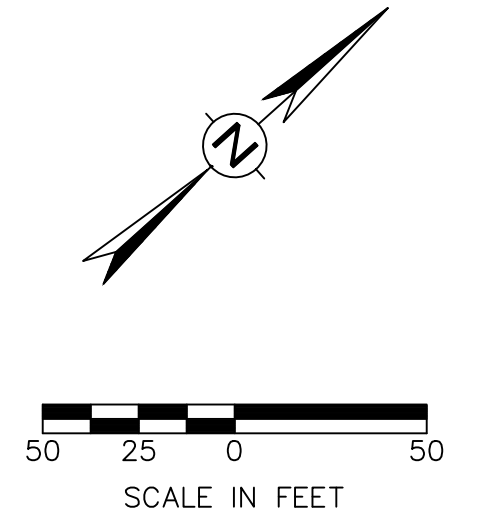
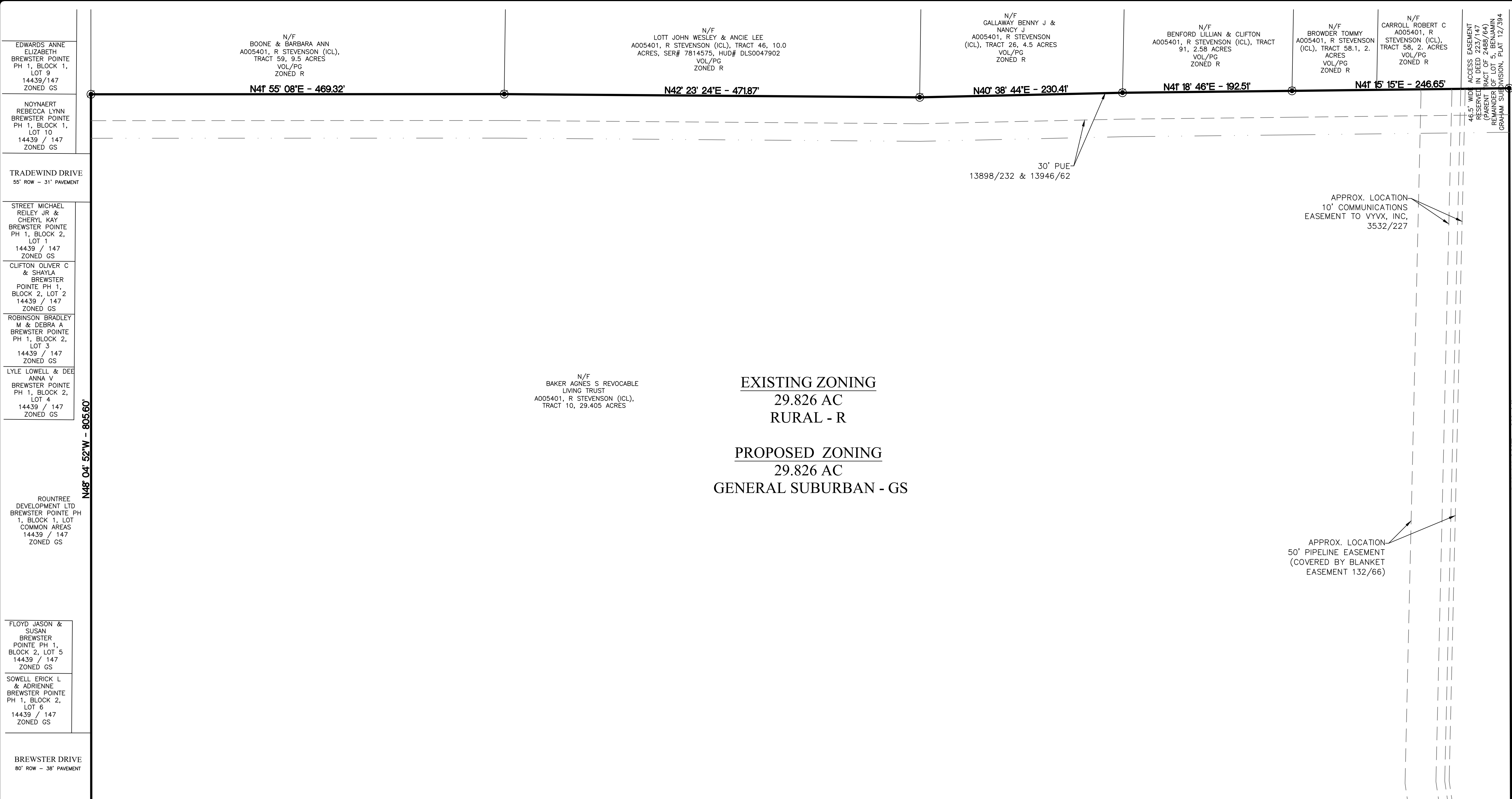
Case: REZ2021-000008 **REZONING**

EXISTING Zoning



PROPOSED Zoning



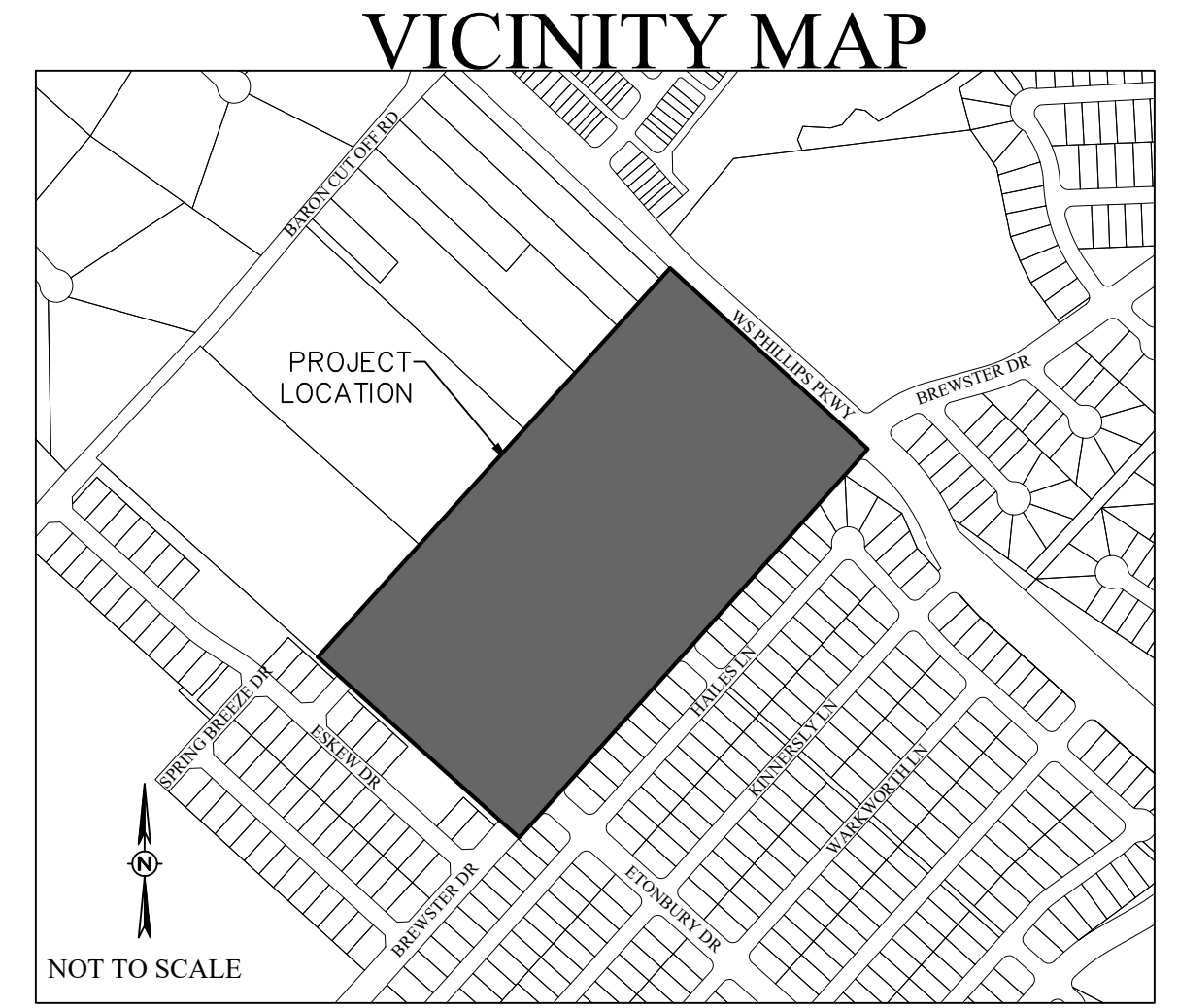
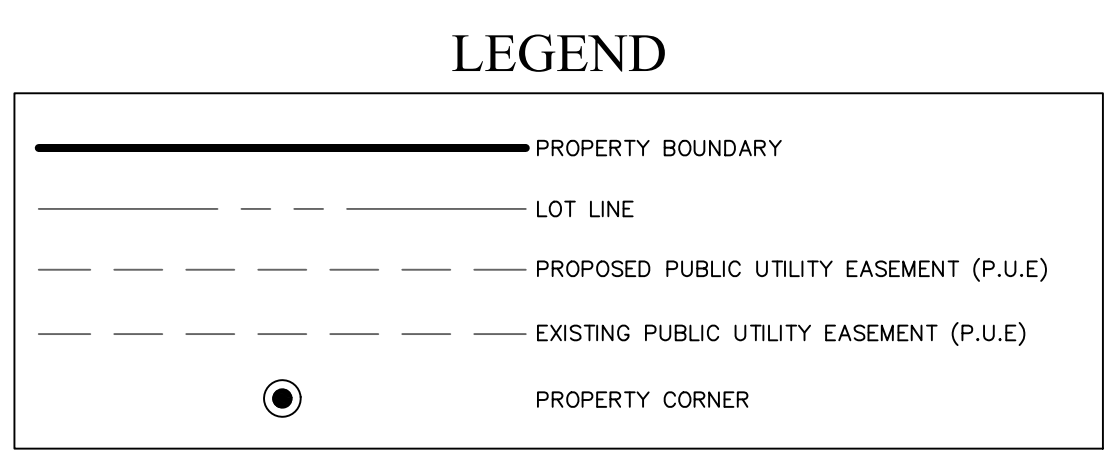


- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-137 AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009301916043 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0325E, EFFECTIVE DATE: MAY 16, 2012.

EXISTING ZONING
29.826 AC
RURAL - R

PROPOSED ZONING
29.826 AC
GENERAL SUBURBAN - GS

- EDWARDS ANNE ELIZABETH BREWSTER PH 1, BLOCK 1, LOT 9, 14439 / 147 ZONED GS
- NOYNAERT REBECCA LYNN BREWSTER PH 1, BLOCK 1, LOT 10, 14439 / 147 ZONED GS
- TRADEWIND DRIVE 55' ROW - 31' PAVEMENT
- STREET MICHAEL REILEY JR & CHERYL KAY BREWSTER PH 1, BLOCK 2, LOT 1, 14439 / 147 ZONED GS
- CLIFTON OLIVER C & SHAYLA BREWSTER PH 1, BLOCK 2, LOT 2, 14439 / 147 ZONED GS
- ROBINSON BRADLEY M & DEBRA A BREWSTER PH 1, BLOCK 2, LOT 3, 14439 / 147 ZONED GS
- LYLE LOWELL & DEE ANNA V BREWSTER PH 1, BLOCK 2, LOT 4, 14439 / 147 ZONED GS
- ROUNTREE DEVELOPMENT LTD BREWSTER PH 1, BLOCK 1, LOT COMMON AREAS, 14439 / 147 ZONED GS
- FLOYD JASON & SUSAN BREWSTER PH 1, BLOCK 2, LOT 5, 14439 / 147 ZONED GS
- SOWELL ERICK L & ADRIENNE BREWSTER PH 1, BLOCK 2, LOT 6, 14439 / 147 ZONED GS
- BREWSTER DRIVE 80' ROW - 38' PAVEMENT
- BOONE & BARBARA ANN A005401, R STEVENSON (ICL), TRACT 59, 9.5 ACRES VOL/PG ZONED R
- LOTT JOHN WESLEY & ANCI LEE A005401, R STEVENSON (ICL), TRACT 46, 10.0 ACRES, SER# 7814575, HUD# DLS0047902 VOL/PG ZONED R
- GALLAWAY BENNY J & NANCY J A005401, R STEVENSON (ICL), TRACT 26, 4.5 ACRES VOL/PG ZONED R
- BENFORD LILLIAN & CLIFTON A005401, R STEVENSON (ICL), TRACT 91, 2.58 ACRES VOL/PG ZONED R
- BROWDER TOMMY A005401, R STEVENSON (ICL), TRACT 58.1, 2. ACRES VOL/PG ZONED R
- CARROLL ROBERT C A005401, R STEVENSON (ICL), TRACT 58, 2. ACRES VOL/PG ZONED R
- 46.5' WID ACCESS EASEMENT RESERVE IN DEED 223/147 (PARENT TRACT OF 288/147) RESERVE IN DEED 288/147 (PARENT TRACT OF 288/147) GRAHAM SUBDIVISION, PLAT 12/394
- 30' PUE 13898/232 & 13946/62
- APPROX. LOCATION 10' COMMUNICATIONS EASEMENT TO VYVX, INC, 3532/227
- APPROX. LOCATION 50' PIPELINE EASEMENT (COVERED BY BLANKET EASEMENT 132/66)
- W.S. PHILLIPS PARKWAY ROW VARIES - PAVEMENT VARIES
- 848' 12' 30"E - 812.44'
- BREWSTER DRIVE 80' ROW - 38' PAVEMENT
- ETONBURY AVENUE 75' ROW - 38' PAVEMENT
- LEE IRVIN WOOD CASTLEGATE II SEC 107, BLOCK 39, LOT 2, 13037 / 274 ZONED GS
- HORN BILLY & CASTLEGATE II SEC 107, BLOCK 39, LOT 2, 13037 / 274 ZONED GS
- CONTRERAS AMBER DENISE & RODOLFO M CASTLEGATE II SEC 107, BLOCK 39, LOT 1, 13037 / 274 ZONED GS
- VOLOSEN IGONUT & DANIELA M CASTLEGATE II SEC 107, BLOCK 39, LOT 8, 13037 / 274 ZONED GS
- FRITZ BRIAN L CASTLEGATE II SEC 107, BLOCK 39, LOT 7, 13037 / 274 ZONED GS
- WELLS DAVID R & ANDREA NICOLE CASTLEGATE II SEC 107, BLOCK 39, LOT 6, 13037 / 274 ZONED GS
- SILVA CARRIE D & NATHAN SEC 107, BLOCK 39, LOT 5, 13037 / 274 ZONED GS
- GUDDADRAN VYVAKHALLY CASTLEGATE II SEC 107, BLOCK 39, LOT 4, 13037 / 274 ZONED GS
- CONFIDENTIAL CASTLEGATE II SEC 107, BLOCK 39, LOT 3, 13037 / 274 ZONED GS
- GREEN DANIEL E & ASHLEY CASTLEGATE II SEC 107, BLOCK 39, LOT 2, 13037 / 274 ZONED GS
- RICHTER CARL CASEY CASTLEGATE II SEC 107, BLOCK 39, LOT 1, 13037 / 274 ZONED GS
- BRAMBER DRIVE 50' ROW - 27' PAVEMENT
- STARKE SARAH FRANCES & BRADLEY CASTLEGATE II SEC 102, BLOCK 16, LOT 17, 12107 / 123 ZONED GS
- FORESTER RACHEL & JAMES CASTLEGATE II SEC 102, BLOCK 16, LOT 16, 12107 / 123 ZONED GS
- MORITA NIBLIO & JENNIFER CASTLEGATE II SEC 102, BLOCK 16, LOT 15, 12107 / 123 ZONED GS
- CARTER JENNY & SEAN CASTLEGATE II SEC 102, BLOCK 16, LOT 14, 12107 / 123 ZONED GS
- ALEXANDER ALLISON L & TULLIE W CASTLEGATE II SEC 102, BLOCK 16, LOT 13, 12107 / 123 ZONED GS
- BRUSHAR DANIEL JOSEPH CASTLEGATE II SEC 102, BLOCK 16, LOT 12, 12107 / 123 ZONED GS
- ZIMMERMAN CASEY L & KRISTI J CASTLEGATE II SEC 102, BLOCK 16, LOT 11, 12107 / 123 ZONED GS
- TAWNEY RONNIE RAYE & CARL LYNN CASTLEGATE II SEC 102, BLOCK 16, LOT 10, 12107 / 123 ZONED GS
- ZHAO HAI CASTLEGATE II SEC 102, BLOCK 16, LOT 9, 12107 / 123 ZONED GS
- MURR JAMES & MURR HOLDING LLC CASTLEGATE II SEC 102, BLOCK 16, LOT 8, 12107 / 123 ZONED GS
- MURR JAMES & MURR HOLDING LLC CASTLEGATE II SEC 102, BLOCK 16, LOT 7, 12107 / 123 ZONED GS
- WILEY TYLER F CASTLEGATE II SEC 102, BLOCK 16, LOT 6, 12107 / 123 ZONED GS
- HOMEOWNERS ASSOC OF CASTLEGATE II SEC 102, BLOCK 16, LOT 5, 12107 / 123 ZONED GS
- W.S. PHILLIPS PARKWAY ROW VARIES - PAVEMENT VARIES
- 841' 56' 37"W - 1612.46'
- CITY OF COLLEGE STATION ROW VARIES - PAVEMENT VARIES
- 848' 12' 30"E - 812.44'



ZONING MAP
BAKER TRACT REZONING
29.826 ACRES
ROBERT STEVENSON LEAGUE , A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
JULY 2021

OWNER/DEVELOPER:
ROUNTREE GROUP, LLC
1110 12TH MAN CIRCLE
COLLEGE STATION, TX 77845
(979) 690-1117

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
 Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: BAKER TRACT REZONING

Address:

Legal Description: A005401, R STEVENSON (ICL), TRACT 10, 29.405 ACRES

Total Acreage: 29.826

Applicant:: SCHULTZ ENGINEERING LLC

Property Owner: BAKER AGNES S REVOCABLE LIVING

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

The demand for single family residential homes in south College Station

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

This zone change is in accordance with the Comprehensive Plan.

How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

Large lot rural style residential development of this tract is not in conformance with the Land Use plan and would result in only a few residential lots which is not suitable for comparison to the existing and proposed single family neighborhoods adjacent to this property.

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

There is a demand for single family residential lots in this area due its proximity to schools and the success of the nearby residential developments. The property has adequate access and availability of utilities.

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

There is a demand for single family residential lots in this area due its proximity to schools and the success of the nearby residential developments. The property has adequate access and availability of utilities.

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

There is little marketability as a multi-acre rural residential lot subdivision in this location due to the development activity in this area.

List any other reasons to support this zone change.

The development of this property will extend utilities and streets that will help with the development of the adjacent properties.