

January 27, 2022

Item No. 9.3.

REZ2021-000010 Corner of University Dr. & Wellborn Rd.

Sponsor: Robin Macias

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 NG-1 Core Northgate and C-U College and University to NG-1 Core Northgate for approximately 0.288 acres generally located east of the intersection of Wellborn Road and University Drive.

Relationship to Strategic Goals:

- Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their January 6, 2022 Regular Meeting and voted unanimously to recommend approval. Staff recommends approval of the rezoning.

Summary: This request is to rezone approximately 0.288 acres of undeveloped land generally located east of the intersection of Wellborn Road and University Drive from NG-1 Core Northgate and C-U College and University to NG-1 Core Northgate. The property was previously TXDOT right-of-way which has been abandoned. It is now in private ownership and will be developed with the adjacent property. This zoning request is to allow for the development of the abandoned right-of-way.

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 Urban Center and on the Planning Areas Map as the Northgate District and a redevelopment area. The Comprehensive Plan states that the Urban Center designation is suitable for intense development with a mixture of commercial, multi-family, and office uses. The proposed zoning permits commercial, multi-family, and mixed-use development which is compatible 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 C-U College and University zoning is not compatible with the development of the surrounding area. The surrounding area is designated as The Northgate District. The proposed zoning uses would be compatible with the surrounding area as it would allow for the same developments as the surrounding properties as an extension of the Northgate District.

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 commercial development. The site has adequate space to meet the minimal dimensional standards for the NG-1 Core Northgate zoning district. The property owner also owns the adjacent smaller tracts which can be included with this area to make a more sizeable and developable property. Since the property is no longer owned by the State, the desire is to rezone it to a developable use in conjunction with the 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:

Domestic water and fire flow service for this tract will be provided by the City of College Station via extending an existing 8" waterline. Wastewater service for this tract will be provided by the City of College Station by an 8" sanitary sewer line. Water and sewer capacity for development of the tract is currently available, determination of any needed improvements will come with future development once the applicant has an idea of an end user. Detention is required in accordance with the BCS Unified Design 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 subject property fronts onto University Drive and the off ramp towards Wellborn Road. Access to these roads is control by TxDOT, but driveway locations to either of these roads would not meet spacing requirements or TxDOT standards. Patricia Street has existing ROW that fronts this tract. Development of this tract will take access to Patricia Street. No TIA was performed for this rezoning request as a TIA is not required in the Northgate District.

5. The marketability of the property:

There is little marketability for the property under the current zoning. The proposed zoning allows for commercial, mixed-use, or multi-family development which is compatible with the surrounding area making the property more marketable.

Budget & Financial Summary: N/A

Attachments:

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