

August 11, 2022
Item No. 9.2.
400 Double Mountain Road Comprehensive Plan Amendment

Sponsor: Jesse Dimeolo

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan Future Land Use and Character Map from Medical to Urban Residential for approximately 17 acres of land, located at 400 Double Mountain Road.

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity
- Diverse & Growing Economy
- Improving Mobility

Recommendation(s): The Planning and Zoning Commission heard this item at their July 21, 2022 meeting and voted 4-2 to recommend approval. Staff recommends denial of the Comprehensive Plan Future Land Use and Character Map amendment because of the impacts the future land use would have on the planned roadway, land use, and development patterns, which are inconsistent with the Medical District Master Plan.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from Medical to Urban Residential for approximately 17 acres, located east of Medical Avenue. Urban Residential is defined as areas appropriate for high-density multi-family and attached residential development in various forms and limited non-residential uses. This Comprehensive Plan Amendment is in preparation for a multifamily rezoning of the property to allow for additional residential housing in the area. It is the applicant's intent to develop multifamily housing that supports medical staff and professionals working at the nearby Baylor Scott & White Hospital.

REVIEW CRITERIA

1.) Changed or changing conditions in the subject area of the City:

The subject property is located within the boundaries of the College Station Medical District Master Plan, which was adopted by City Council in October 2012. The City's Comprehensive Plan was amended by the Master Plan, and a new Future Land Use and Character designation of Medical was adopted. The Medical land use designation is generally for areas that have medically related uses and supporting office, commercial, and residential uses. The subject property and properties to the west and north have a future land use designation of Medical. The properties to the east and south are designated as Neighborhood Center.

In the past decade, this area has seen growth with the initial and on-going development of the Scott & White campus, an assisted living facility, and commercial development. Extension of essential wastewater infrastructure in the area allowed for the rezoning and initial and continued development of the mixed-use Midtown development. The property to the east is part of the Midtown Town Center

Commercial Mixed-Use District and the property to the south, across Midtown Drive, is the Huntington Apartments, which are age-restricted for senior living.

The Medical District Master Plan states that the number of Americans aged 65 and over is expected to double between 2010 and 2040. These demographic conditions are continuing to drive healthcare growth in College Station and surrounding regions. The Master Plan aims to create a high quality, mixed-use, pedestrian-friendly district that will complement and enhance the emerging concentration of medical and health care uses in the vicinity of State Highway 6 and Rock Prairie Road. Specific design elements should be incorporated into such developments so as to provide a health-centered “lifestyle” environment with activity during the days, evenings and weekends that help energize the medical district.

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 Residential. The proposal is not compatible with the existing uses as outlined in the Medical District Master Plan. On the other hand, a mixed-use product with not only residential units but also some medically related office or commercial uses would be ideal for this location and in line with the Master Plan. When the Master Plan was first drafted, community leaders and decision-makers wanted the area to focus on medical care, and health and wellness by creating a distinct “place” rather than a random collection of businesses and neighborhoods. The applicant has stated a greater need for multifamily housing in this area of the city within biking and walking distance of the medical facilities. Located between the Scott & White campus and the Midtown Subdivision, seventeen acres of high-density multifamily would not be compatible with the development pattern. The Midtown Subdivision and other nearby subdivisions will provide the supporting housing needs for the district.

3.) Impact on environmentally sensitive and natural areas:

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

Water, wastewater, and fire flow service will be provided by College Station Utilities. The subject property generally drains to the south/southeast within the Lick Creek Basin and is not encumbered by FEMA Special Flood Hazard Area (SFHA). Detention is required with future development and would be addressed with the site plan. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property is surrounded on three sides by Midtown Drive, Medical Avenue, and Double Mountain Road. Double Mountain Road and Medical Avenue are both designated as future 2-Lane Minor Collectors on the Thoroughfare Plan. Midtown Drive is designated as a future 4-Lane Minor Arterial. The proposed Urban Residential designation likely increases the potential traffic generated in comparison to the existing Medical designation and a Traffic Impact Analysis with the rezoning will be required.

There are two street stubs to the subject property that will have to be continued through. On the west side, there is Cathedral Pines Drive and on the east side, Tocode Road is being stubbed to the property line with the Midtown Preliminary Plan.

5.) Consistency with the goals and strategies set forth in the Comprehensive Plan:

The intent of 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 property to the north and west are identified as Medical and properties to the east and south are Neighborhood Center, which is defined as areas that are appropriate for a mix of uses arranged in a compact and walkable pattern at a smaller scale than Urban Centers.

The proposed amendment to Urban Residential, defined as areas appropriate for high-density multi-family and limited non-residential uses, would create a land use that would set the stage for a multifamily rezoning, which utilizes large parent tracts, making it less likely that the road projections expected for Cathedral Pines Drive and Tocode Road would come to fruition when the property is platted. This would create a need for waivers to the Subdivision Regulations of the Unified Development Ordinance.

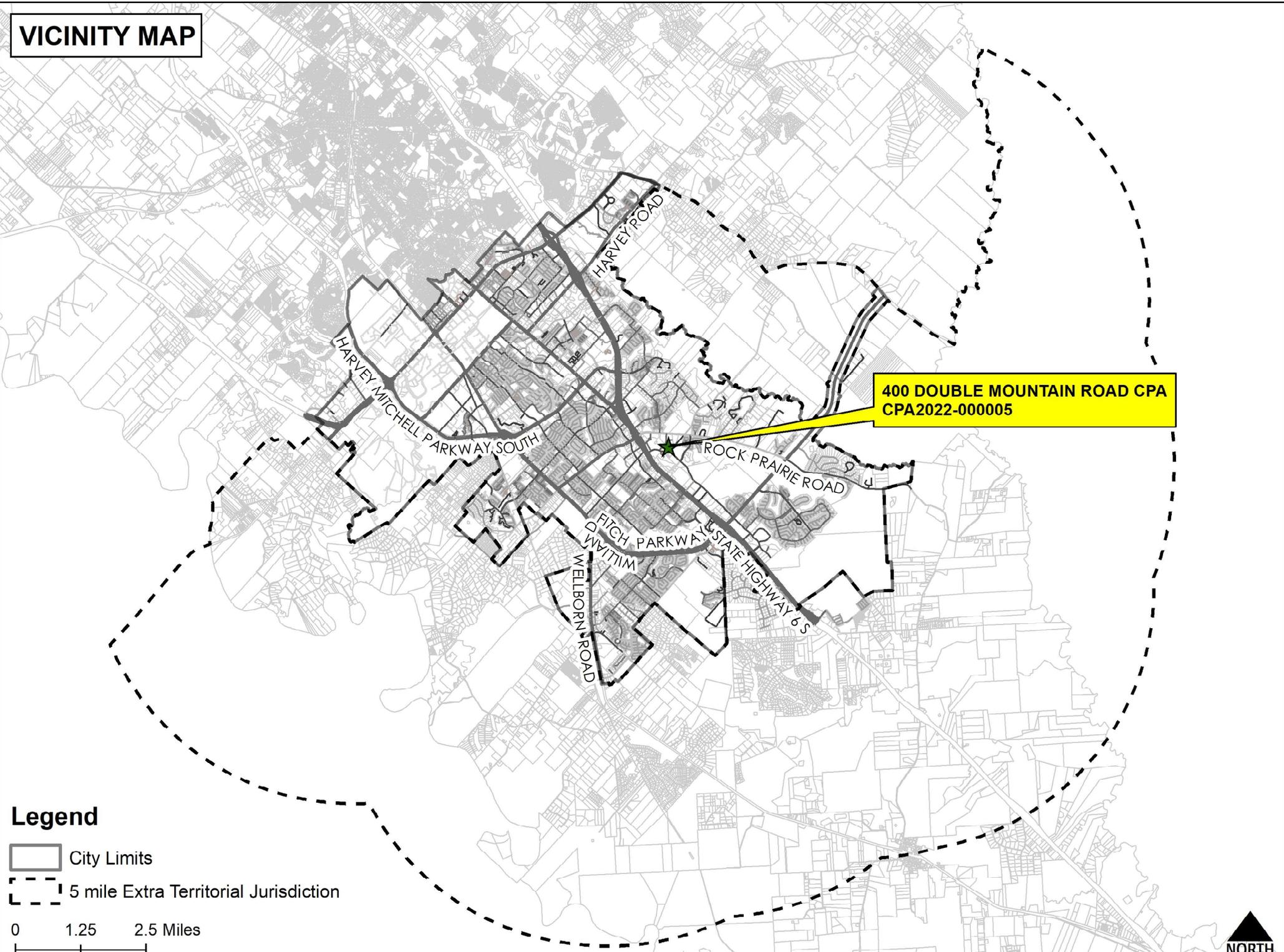
The Urban Residential land use designation is inappropriate for this property as it is between existing medical uses and the Midtown development that is planned as a mixed-use, compact development. A large tract that sets the expectation for high-density residential would disrupt the patterns laid out for the Medical District. The subject property is not located in an area that the Master Plan describes as appropriate for primarily residential uses. Residential uses are planned for in the adjacent Neighborhood Center areas, which support multi-family residential as a complementary secondary component of a center that includes commercial and/or office uses. Supporting residential uses are currently being developed or are planned for development in the Neighborhood Center area (Midtown), in close proximity to the existing Medical District Core. The goal of the pattern is to create neighborhood centers with a mixture of offices, hotels, and dense, urban-style residences that support the medical core. Seventeen acres of Urban Residential in the middle of this planning area would be inconsistent with the goals set forth in the Comprehensive Plan.

Budget & Financial Summary: N/A

Attachments:

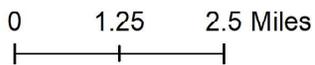
1. Vicinity Map, Aerial, and Small Area Map
2. Comprehensive Plan Exhibit
3. Background Information
4. Applicant's Supporting Information
5. Comprehensive Plan Amendment Map
6. Ordinance

VICINITY MAP



Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction



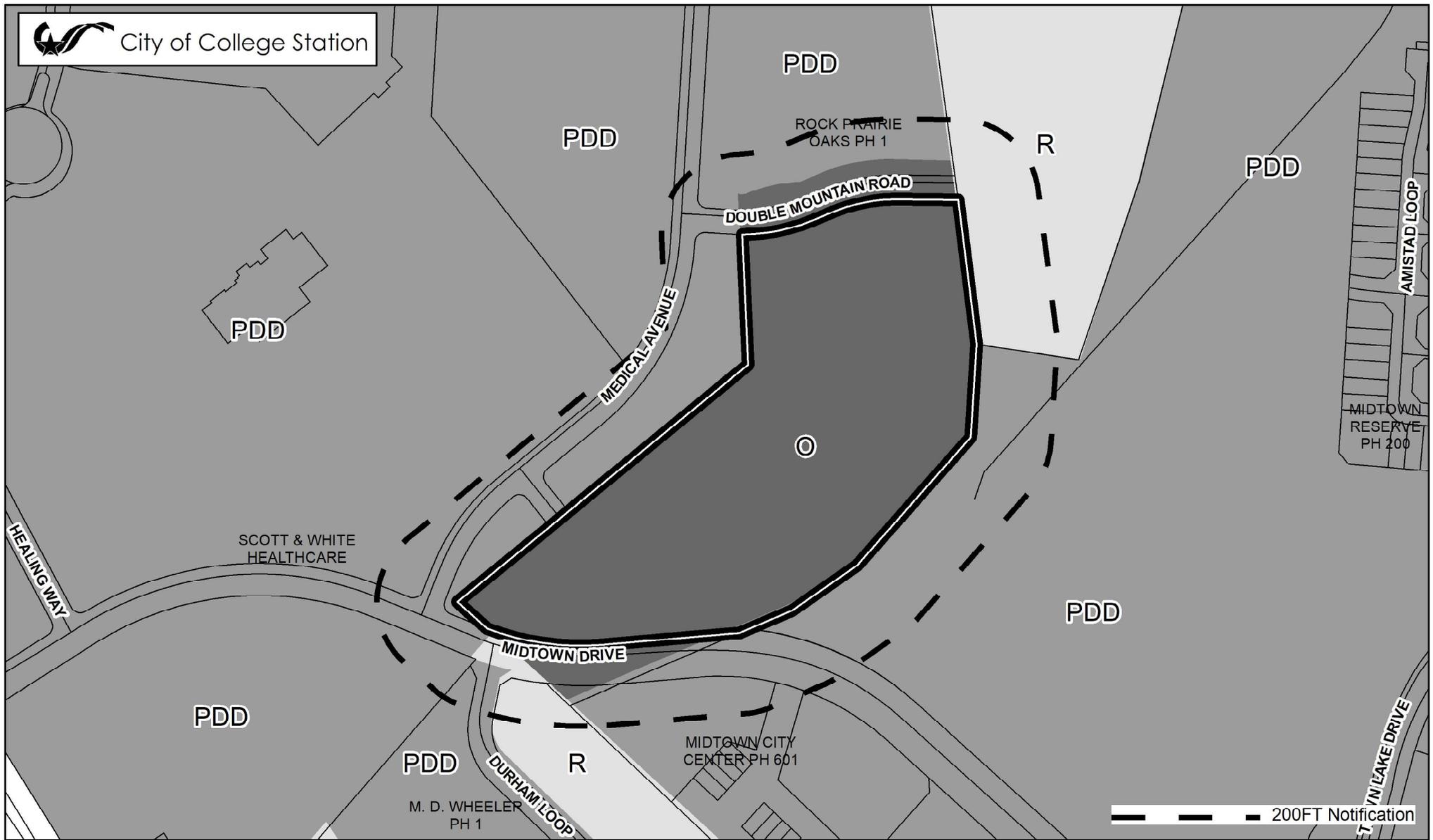


0 340 680 Feet

400 DOUBLE MOUNTAIN ROAD CPA

Case: CPA2022-000005

COMPREHENSIVE PLAN AMENDMENT



200FT Notification

ZONING DISTRICTS (In Grayscale)

Residential	MF	Multi-Family
R	MU	Mixed-Use
WE	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

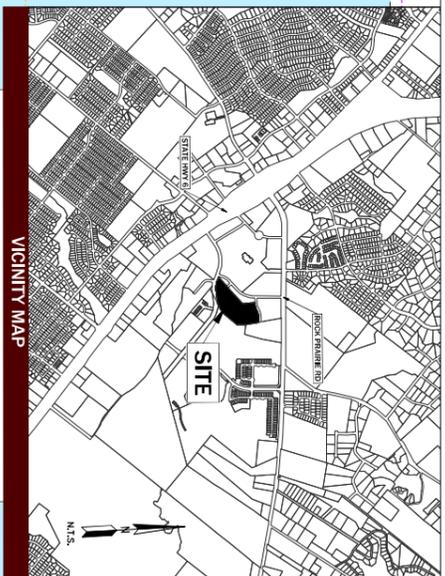
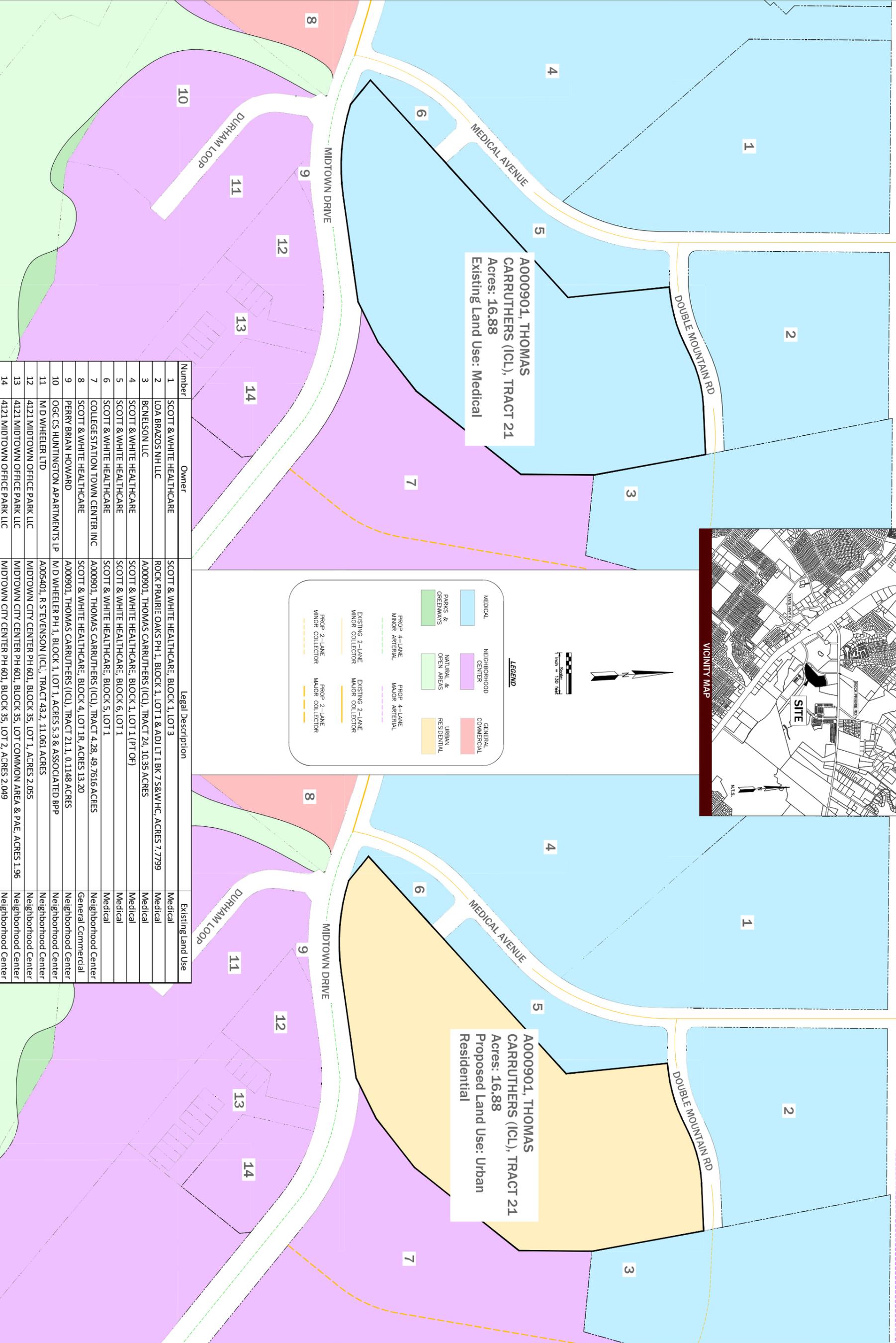


400 DOUBLE MOUNTAIN ROAD CPA

Case: **COMPREHENSIVE PLAN AMENDMENT**
CPA2022-000005
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ROCK PRAIRIE RD

ROCK PRAIRIE RD



LEGEND

MEDICAL	NEIGHBORHOOD CENTER	GENERAL COMMERCIAL
PARKS & GREENWAYS	NATURAL & OPEN AREAS	URBAN RESIDENTIAL
PROP 4-LANE MINOR ARTERIAL	PROP 4-LANE MAJOR ARTERIAL	
EXISTING 2-LANE MINOR COLLECTOR	EXISTING 2-LANE MAJOR COLLECTOR	
PROP 2-LANE MINOR COLLECTOR	PROP 2-LANE MAJOR COLLECTOR	

Number	Owner	Legal Description	Existing Land Use
1	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 3	Medical
2	LOA BRAZOS NH LLC	ROCK PRAIRIE OAKS PH 1, BLOCK 1, LOT 1 & ADJ LT 1 BK 7 S&W H.C. ACRES 7.7799	Medical
3	BCNELSON LLC	A000901, THOMAS CARRUTHERS (ICL), TRACT 24, 10.35 ACRES	Medical
4	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 1 (PT OF)	Medical
5	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 6, LOT 1	Medical
6	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 5, LOT 1	Medical
7	COLLEGE STATION TOWN CENTER INC	A000901, THOMAS CARRUTHERS (ICL), TRACT 4, 28. 49. 7616 ACRES	Neighborhood Center
8	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 4, LOT 1R, ACRES 13.20	General Commercial
9	PERRY BRIAN HOWARD	A000901, THOMAS CARRUTHERS (ICL), TRACT 21.1, 0.1148 ACRES	Neighborhood Center
10	OGC CS HUNTINGTON APARTMENTS LP	M D WHEELER PH 1, BLOCK 1, LOT 1, ACRES 5.3 & ASSOCIATED BPP	Neighborhood Center
11	M D WHEELER LTD	A005401, R S EVENSON (ICL), TRACT 43.2, 11.061 ACRES	Neighborhood Center
12	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT 1, ACRES 2.055	Neighborhood Center
13	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT COMMON AREA & PAE, ACRES 1.96	Neighborhood Center
14	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT 2, ACRES 2.049	Neighborhood Center

EXISTING

PROPOSED

	T 979.260.6963 F 979.260.3564 TX, FIRM # F-1443
	3204 EARL RUDER FHW, S COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS AND LOGISTICS • UTILITIES • STREETS SITE PLANS • CONSTRUCTION	www.mitchellandmorgan.com
For Interim Review Only These documents are not intended for construction, bidding, or permit purposes. Prepared by: Veronica J.B. Morgan, P.E. No. 77689	APRIL 2022 Drawn By: TTF Checked By: VJBM
Prepared For: Jackie Binks 4717 Johnson Creek Loop College Station, Texas 77840	Revisions
COMPREHENSIVE PLAN AMENDMENT MAP MULTI-FAMILY HOUSING OFF MEDICAL AVE 16.88 ACRE TRACT	

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: July 21, 2022
 Advertised Council Hearing Date: August 11, 2022

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:

N/A

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

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Medical	PDD Planned Development District	Accel at College Station Nursing Home
South	Neighborhood Center	R Rural and PDD Planned Development District	Huntington Apartments Senior Living
East	Neighborhood Center	R Rural and PDD Planned Development District	Future Phase of Midtown Town Center Commercial Area
West	Medical	PDD Planned Development District	Baylor Scott & White Hospital

DEVELOPMENT HISTORY

Annexation: 1995
Zoning: A-O Agricultural Open upon annexation
 A-P Administrative Professional (Unknown – between 1995 and 2002)
 Renamed O Office in 2012 in conjunction with Medical District Master Plan
 Current Zoning is O Office

Final Plat: Unplatted

Site development: Undeveloped

**3600 Rock Prairie Road Multi-Family Application
Land Use Plan Amendment**

1. What specific element of the Comprehensive Plan (for example, Land Use & Character designation, Thoroughfare Plan Context Class, or thoroughfare alignment) and at what specific location (if applicable) is requested to be amended?

Land Use Plan Amendment at 3600 Rock Prairie Road

2. Please list the amendment(s) requested.

We request to amend the Land Use Plan for this property from Medical to Urban Residential

3. Please explain the reason for the amendment(s).

There continues to be a need for medium-density class A multi-family housing. There is a lack of vacant Urban Residential designated properties on the Land Use Plan throughout the city, and we believe this location is best suited for medium-density class A multi-family housing. The current land use of Medical is well suited for this property with the understanding that a multi-family housing development that supports medical staff is an appropriate use. However, if this type of use is not seen as appropriate, we believe Medical is not the best land use for this property.

4. Please explain the changed or changing conditions in the subject area of the City.

It is our understanding that Medical was placed at this location to preserve land for medical offices in the Medical District area of College Station. According to current performance analytics, there is approximately 64,000 S.F. of vacant office space in the Medical District and South College Station combined. Along with this, over the last two years office vacancies have jumped from 10% to 75%, doubling the average of the last 10 years in College Station. We believe reserving this space for more medical office is unnecessary when the market is currently saturated with unused office spaces. The market is clearly in need of middle-housing, and providing middle-housing in the Medical District that is within walking/biking distance of the medical facilities is a much better long-term use for this property.

5. Please show the compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole.

Amending the Land Use Plan to reflect Urban Residential will be consistent with the pattern of residential development in the Midtown Reserve area and supportive of the medical uses in the district. Adding Class A multi-family units to the district contributes to the healthy mix of housing types available to serve those employed in the Medical District. Along with this, it will be located in proximity to the developing Midtown Reserve and other existing commercial uses in the area. This type of middle housing is desperately needed in College Station and is well-suited for College Station at this location.

6. Please list any impacts on environmentally sensitive and natural areas.

This property does not have any environmentally sensitive areas. All development will follow City codes and ordinances and will not have adverse impacts on surrounding areas.

7. List any impacts on infrastructure, including water, wastewater, drainage and transportation network.

The class A apartment development does not exceed the threshold of 150 trips in the peak hour that would require a traffic impact analysis.

We do not anticipate overwhelming impacts to the water and wastewater infrastructure systems. We will work with the Water Services Department on any concerns that may arise.

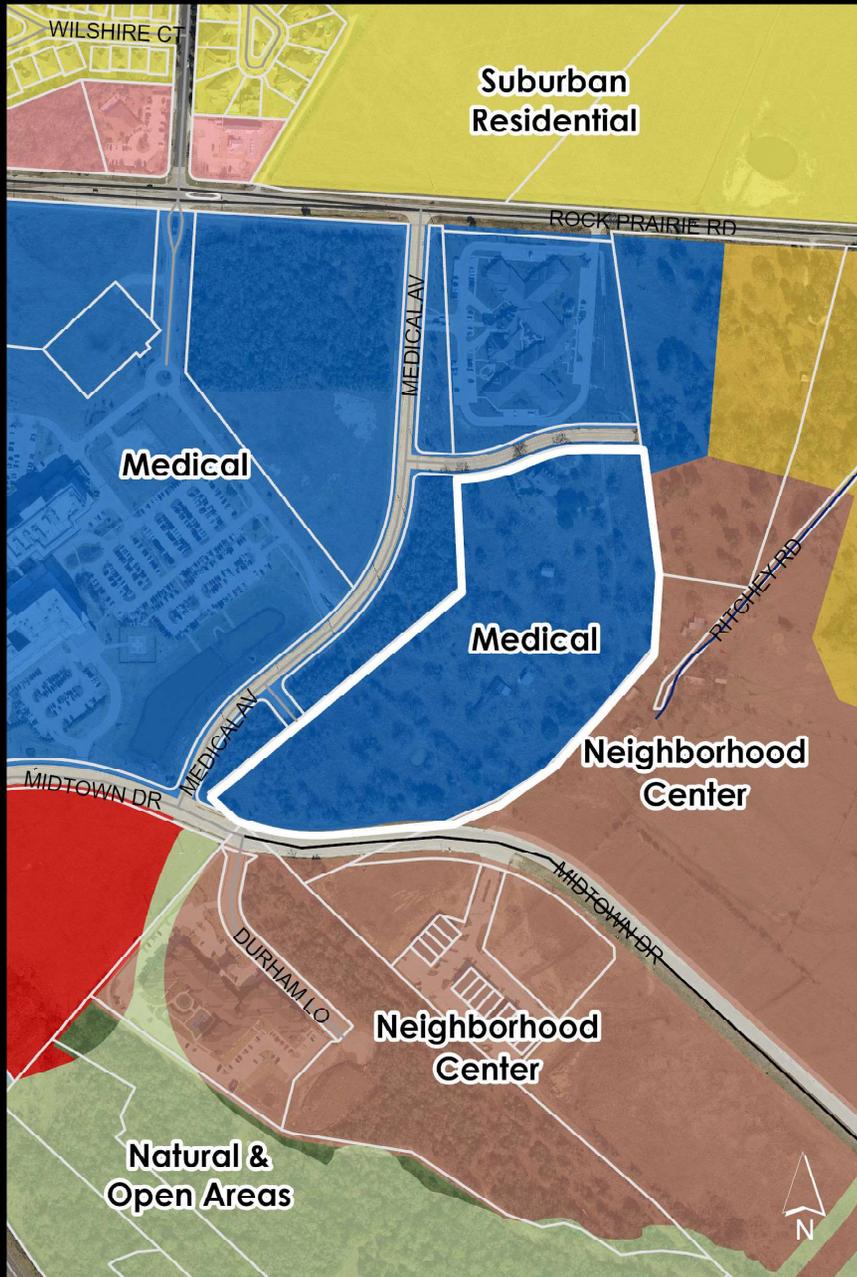
8. Explain consistency with the goals and strategies set forth in the Comprehensive Plan.

The Comprehensive Plan projects that College Station will be severely deficient in housing over the next several years. The plan states "If population and housing demands continue to increase and state legislation restricting annexation remains in effect, the City will naturally face a greater need for increased density in appropriately targeted areas." This class A apartment development will contribute to the much needed housing stock, particularly for those employed in the Medical District, as mentioned in the Medical District Plan.

Because there is a lack of undeveloped and available Urban Residential designated land in College Station and the abundance of vacant office space in the immediate vicinity, this tract is best suited to meet the urgent need for middle housing within the Medical District.

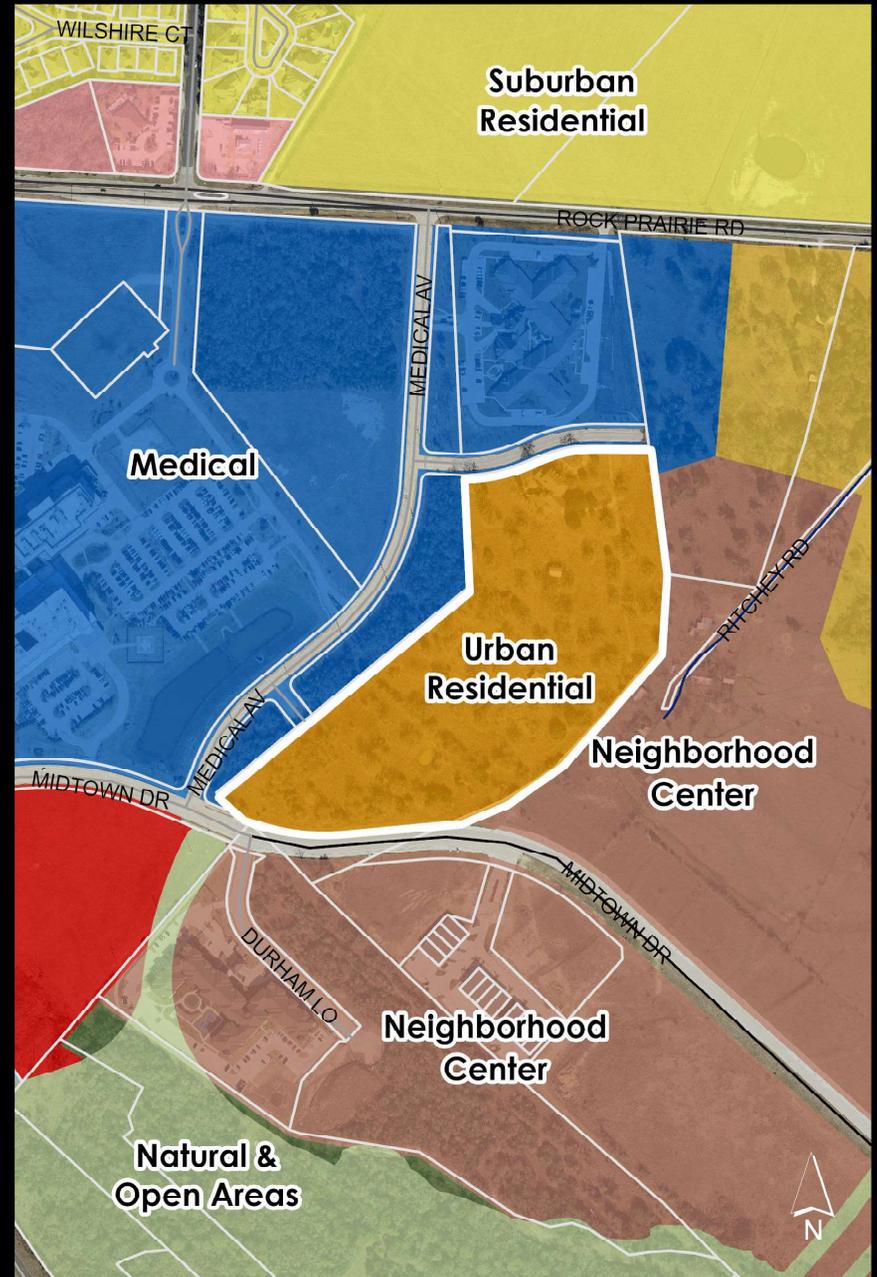
EXISTING

Future Land Use



PROPOSED

Future Land Use



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE OFFICIAL CITY OF COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN – FUTURE LAND USE & CHARACTER MAP FROM MEDICAL TO URBAN RESIDENTIAL FOR APPROXIMATELY 17 ACRES OF LAND, GENERALLY LOCATED AT 400 DOUBLE MOUNTAIN 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 “Official City of College Station Comprehensive Plan” is hereby amended by adding new Subsection “E.1.b” 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 & 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: That this Ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this 11th day of August, 2022.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Ordinance No.4303 adopting the “Official City of College Station Comprehensive Plan” as amended, is hereby amended by adding Subsection “E.1.b” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

A. Comprehensive Plan

The Official City of College Station Comprehensive Plan (Ordinance 4303) is hereby adopted and consists of the following:

1. Plan Foundation;
2. Distinctive Places;
3. Strong Neighborhoods;
4. A Prosperous Economy;
5. Engaging Spaces;
6. Integrated Mobility;
7. Exceptional Services;
8. Managed Growth;
9. Collaborative Partnerships; and
10. Plan Implementation

B. Master Plans

The following Master Plans are hereby adopted and made a part of the Official City of 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 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. Master Plan Amendments

The following Master Plan Amendments to the Official City of College Station Comprehensive Plan are as follows:

D. Text Amendments

The following Text Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Text Amendments:
 - a. *Chapter 2. Distinctive Places* by amending the text regarding the Neighborhood Center future land use description, intent, and generally appropriate zoning districts – Ordinance 4351, dated April 28, 2022.

E. Map Amendments

The following Map Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Future Land Use & Character Map:
 - a. Approximately 5 acres of land generally located at 2354 Barron Road from Suburban Residential to Neighborhood Commercial – Ordinance 4365, dated June 23, 2022.
 - b. Approximately 17 acres of land generally located at 400 Double Mountain Road from Medical to Urban Residential – by this Ordinance, dated August 11, 2022.

F. General

1. **Conflict.** All parts of the 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 Extraterritorial Jurisdiction (“ETJ”). The Comprehensive Plan depicts generalized locations of proposed future land uses, including thoroughfares, bicycle and pedestrian ways, parks, greenways, and waterlines, and sewer lines that are subject to modification by the City to fit local conditions and budget constraints.
3. **General nature of Future Land Use.** The Comprehensive Plan, in particular the Future Land Use & Character Map and any adopted amendments thereto, shall not be, nor be 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 Comprehensive 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 thoroughfares, bikeways, pedestrian ways, greenways, waterlines, and sewer lines that are a part of the Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Comprehensive 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 “Official City of College Station Comprehensive Plan” is hereby amended by amending a portion of the map titled “Future Land Use & Character” from Medical to Urban Residential for the following property:

