

ITEM #9.2

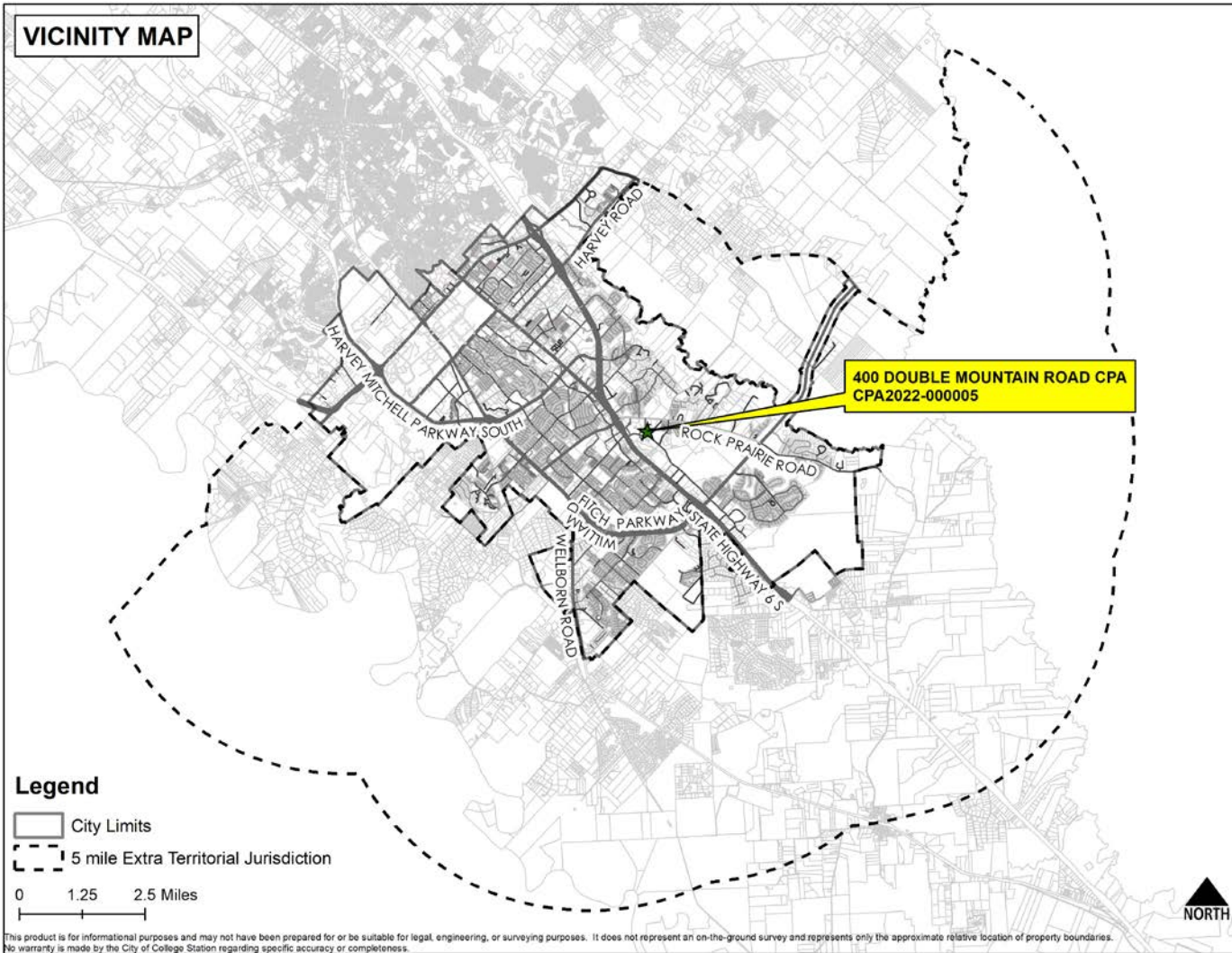
Comprehensive Plan Amendment 400 Double Mountain Rd

August 11th, 2022



CITY OF COLLEGE STATION
Home of Texas A&M University®

VICINITY MAP

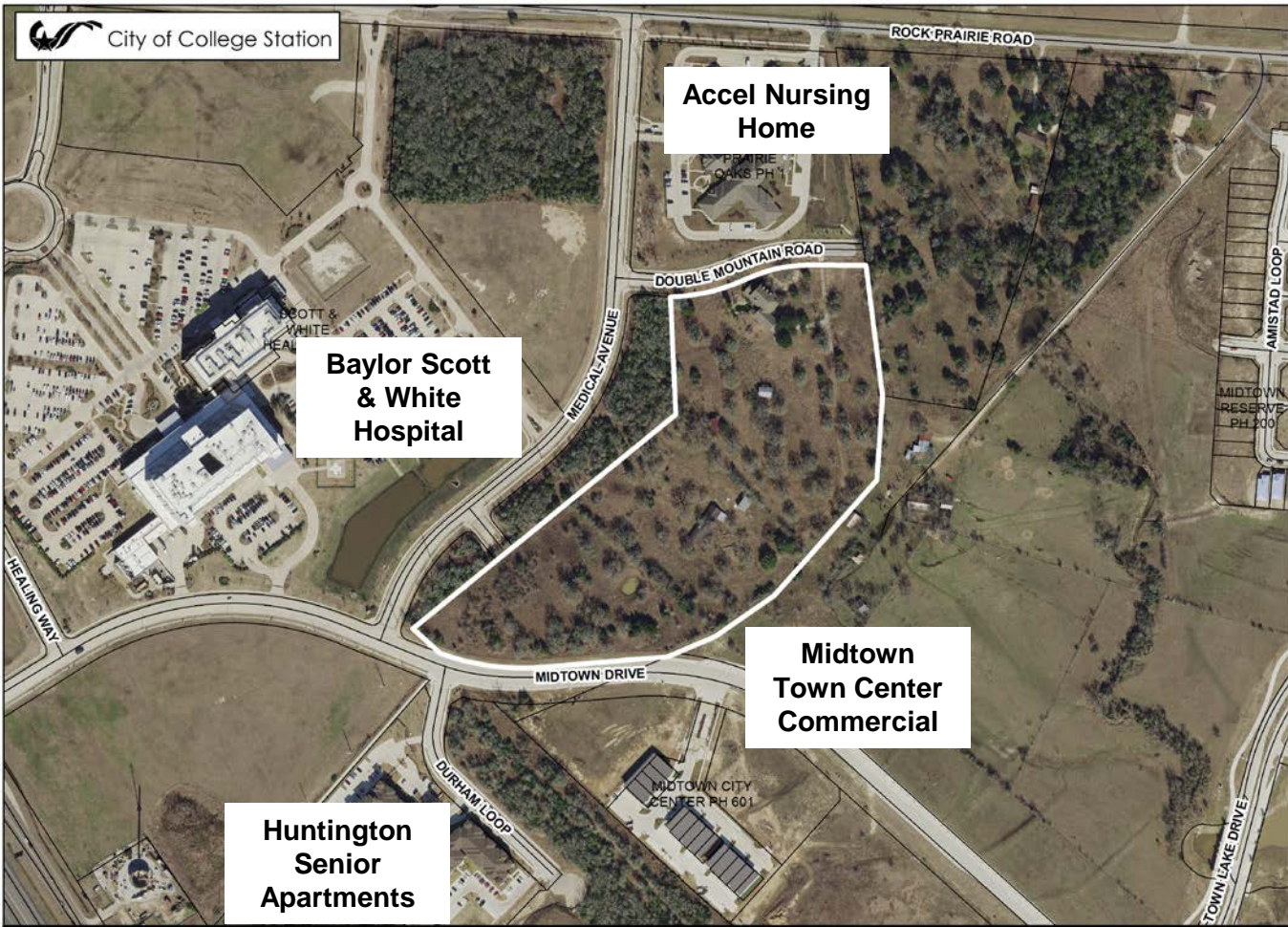


Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



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

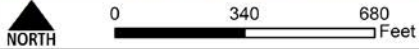


Accel Nursing Home

Baylor Scott & White Hospital

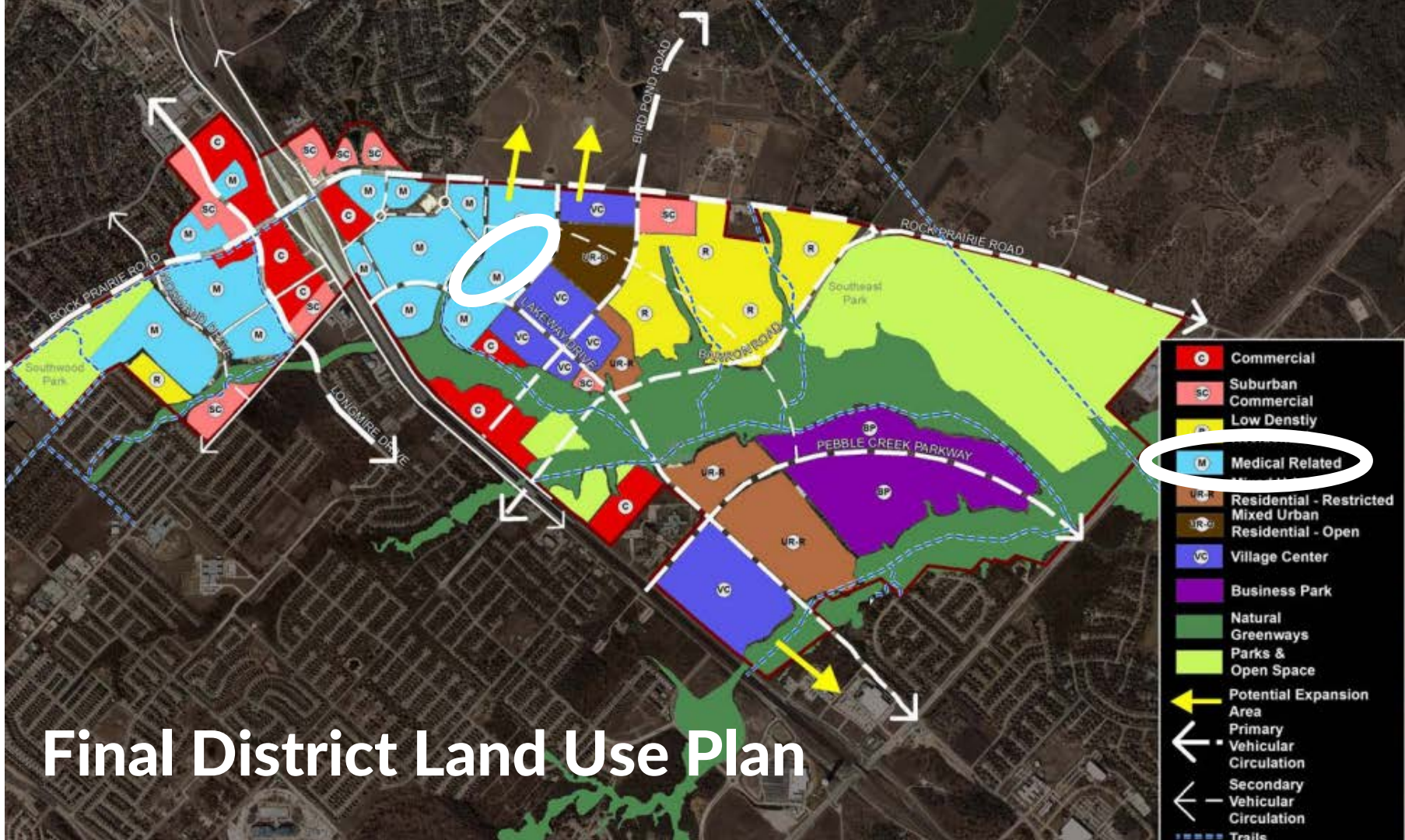
Midtown Town Center Commercial

Huntington Senior Apartments



400 DOUBLE MOUNTAIN ROAD CPA

Case: COMPREHENSIVE PLAN AMENDMENT
CPA2022-000005



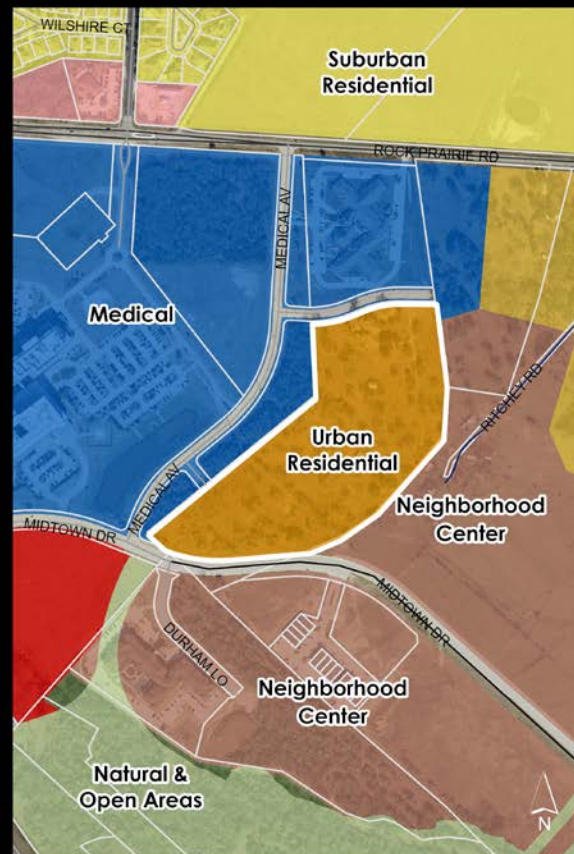
- Commercial
- Suburban Commercial
- Low Density
- Medical Related
- Residential - Restricted Mixed Urban
- Residential - Open
- Village Center
- Business Park
- Natural Greenways
- Parks & Open Space
- ↔ Potential Expansion Area
- ↔ Primary Vehicular Circulation
- ↔ Secondary Vehicular Circulation
- Trails

Final District Land Use Plan

EXISTING Future Land Use



PROPOSED Future Land Use



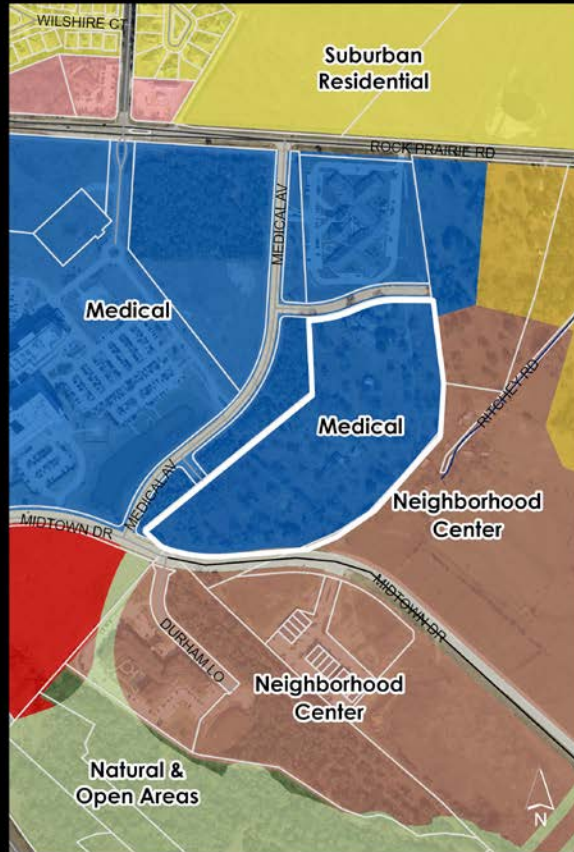
Adjacent Midtown PDD



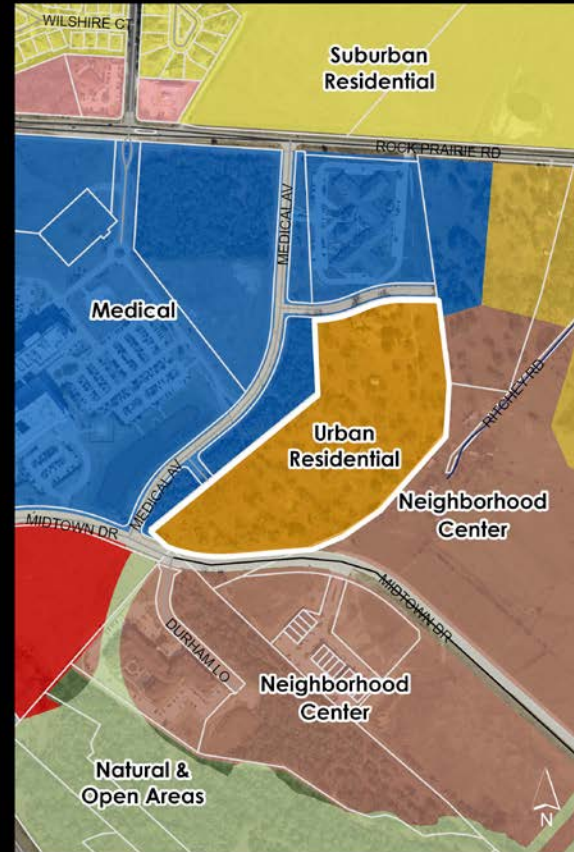
Conceptual Land Use Plan

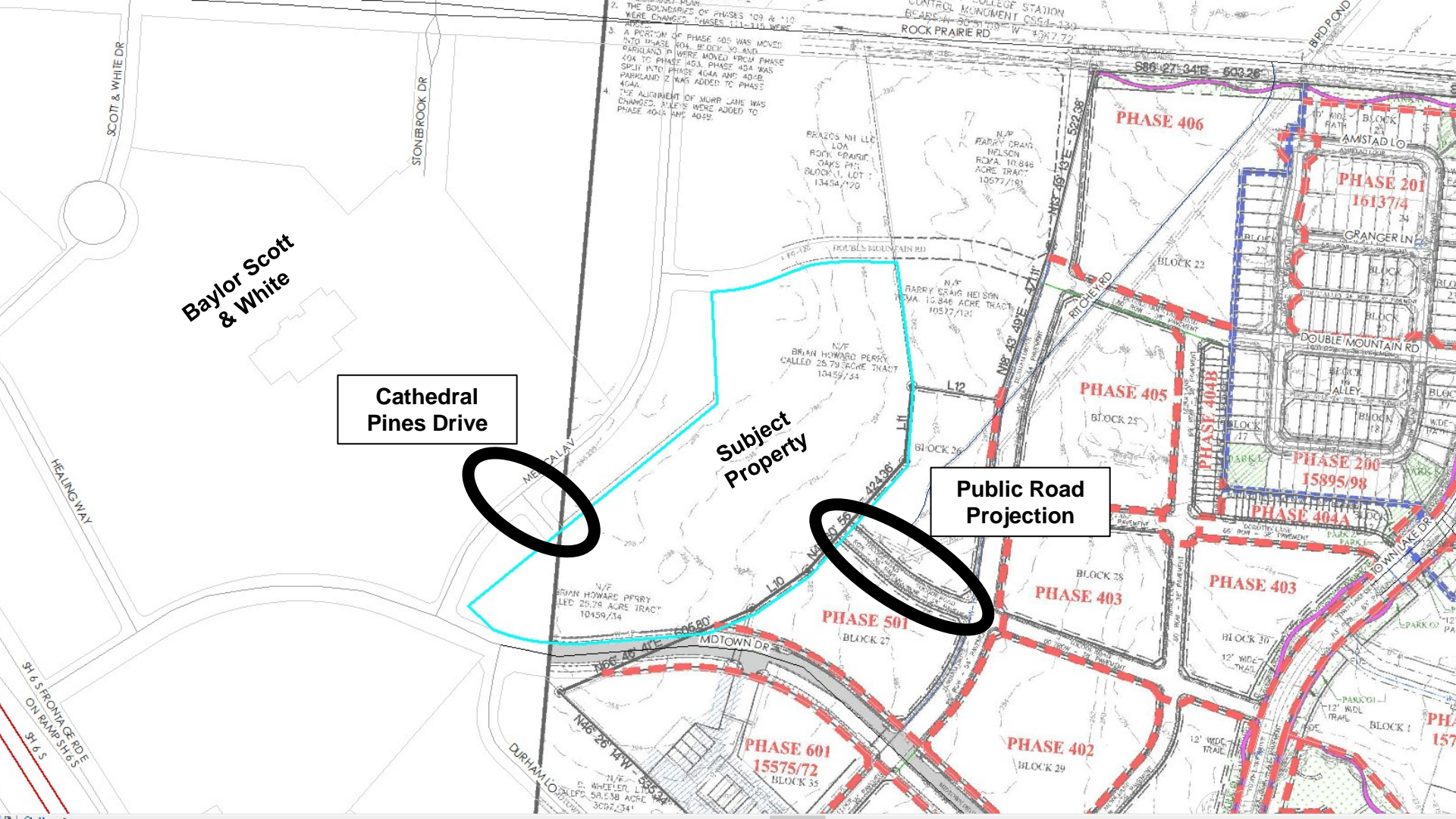
EXHIBIT "C"

EXISTING Future Land Use



PROPOSED Future Land Use





1. THE BOUNDARIES OF PHASES 109 & 110 WERE CHANGED. PHASES 111-116 WERE ADDED.
2. A PORTION OF PHASE 405 WAS MOVED INTO PHASE 404. BLOCK 30 AND PARKLAND 10 WERE MOVED FROM PHASE 404 TO PHASE 403. PHASE 404 WAS SPLIT INTO PHASE 404A AND 404-B. PARKLAND 12 WAS ADDED TO PHASE 404A.
3. THE ALIGNMENT OF MURP LANE WAS CHANGED. ALLEYS WERE ADDED TO PHASE 404A AND 404B.

Baylor Scott & White

Cathedral Pines Drive

Subject Property

Public Road Projection

PHASE 406

PHASE 201
16137/4

PHASE 405

PHASE 200
15895/98

PHASE 404A

PHASE 403

PHASE 403

PHASE 501
BLOCK 27

PHASE 402
BLOCK 29

PHASE 601
15575/72
BLOCK 35

PHASE 157

N/E BRIAN HOWARD PERRY CALLED 25.79 ACRES TRACT 10459/34

N/E BRIAN HOWARD PERRY CALLED 25.79 ACRES TRACT 10459/34

N/E RABRY CRAIG NELSON CALLED 10.846 ACRE TRACT 10577/181

BRACOS NH LLD
LOA
ROCK PRAIRIE,
OAKS PH
BLOCK 1, LOT 1
13454/120

N/E RABRY CRAIG NELSON CALLED 10.846 ACRE TRACT 10577/181

N/E B. WHEELER, LLD CALLED 59.538 ACRE TRACT 3097/341

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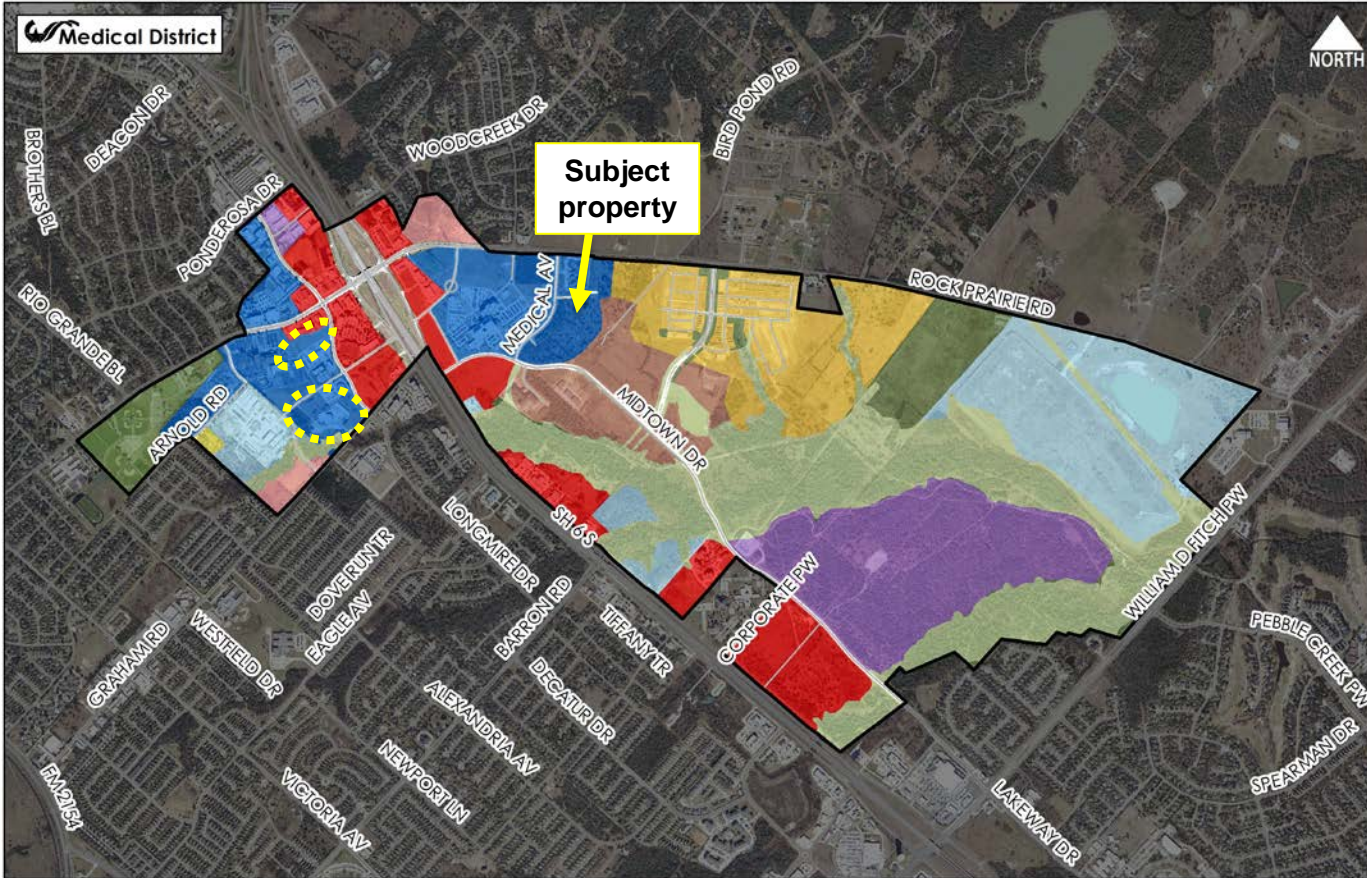
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Medical District Future Land Use

- Neighborhood Center
- Business Center
- Suburban Residential
- Parks & Greenways
- General Commercial
- Urban Residential
- Medical
- Natural & Open Areas
- Neighborhood Commercial
- Mixed Residential
- Institutional/Public

Land Use Categories

The Land Use diagram indicates several land uses, some of them unique to this plan:



Medical-Related: A pedestrian-friendly area intended to provide a concentration of medical-related uses, including labs, professional offices, pharmacies and others that will provide a full range of support uses for medical activities.

Uses include: All Medical Services, Rehabilitation, Sports Medicine, Psychiatric, Laboratories, Pharmacies, Senior Housing, Assisted Living, Hotels and Education.



Village Centers: Intended to provide a mixture of retail and residential uses, possibly with supporting offices in a pedestrian and bicycle-friendly environment.

Uses include: Retail, Office, Urban Residential, Restaurants, Medical-Related (no major facilities) and Hotels.

Recommendations

- **Staff Recommendation**
 - Denial
 - Not in compliance with Medical District Master Plan
 - Conflict with adjacent Midtown development pattern
 - Abundance of multi-family opportunities in this area
- **Planning & Zoning Recommendation**
 - 4-2 recommended approval