

**December 8, 2022**  
**Item No. 9.4.**  
**400 Double Mountain Road Rezoning**

**Sponsor:** Anthony Armstrong

**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 O Office to MF Multi-Family on approximately 17 acres located at 400 Double Mountain Road.

**Relationship to Strategic Goals:**

- Neighborhood Integrity
- Diverse & Growing Economy
- Improving Mobility

**Recommendation(s):** The Planning and Zoning Commission heard this item at their November 17, 2022, meeting and voted 5-2 to recommend approval. Staff recommends denial of the request to rezone from O Office to MF Multi-Family.

**Summary:** The applicant is requesting to rezone approximately 17 acres of undeveloped land located east of Medical Avenue. The subject property and surrounding properties are all included in the City of College Station Medical District Master Plan. This tract is immediately adjacent to the core of the Master Plan which includes the main campus of the Baylor Scott & White Hospital. On August 11, 2022 the City Council approved changing the Comprehensive Plan Future Land Use and Character Map designation from Medical to Urban Residential. The applicant wants to rezone the property to allow for additional residential housing in the area. A preliminary plan with several waivers to street connections through the site has already been submitted and is currently under staff review.

**REVIEW CRITERIA**

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

The subject property has a newly assigned future land use designation of Urban Residential. Even though MF Multi-Family is a generally appropriate zoning district for this land use, it may not be the best use for the subject tract. The Urban Residential land use designation is generally for areas that are appropriate for a range of high-density multi-family and attached residential development in various forms including townhomes, apartment buildings, mixed-use buildings, and limited non-residential uses that are compatible with the surrounding area. Since the initial proposal was brought before the Planning and Development Services Department, staff have been recommending a planned, mixed-use district that matches the characteristics of the Medical District Master Plan. Developments in all directions of the subject tract show an emphasis on creating a high quality, pedestrian-friendly, and health-centered "lifestyle" environment that will complement and enhance the emerging concentration of medical and health care uses in the vicinity. Immediately to the east, Midtown Town Center Commercial Mixed-Use District also aims to continue the objectives of the

Medical District by creating a significant place with activity at all times of the day and week.

While multiple-family residential could be a supportive use at this location, the typical layout of large MF Multi-Family zoned properties is not conducive to the creation of a well-connected development pattern. Given that this property sits in the middle of two planned areas, the Baylor Scott & White campus and Midtown, the loss of connectivity through this property will have a negative effect as this area of the city continues to build out. Therefore, staff would be more supportive of a Planned Development District that would allow multiple-family as a use, but would require the appropriate street network. Furthermore, staff would also be supportive of increased density at this location, as this would complement the density and development pattern in Midtown.

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

The uses permitted by the proposed zoning district are not compatible with the existing uses in the context of the surrounding area. A nursing home is located to the north, a hospital to the west, an age restricted elderly living apartment complex to the south, and a proposed mixed-use development to the east. A strictly multi-family apartment complex at this location will stand on an island of its own and not be fully integrated with the rest of the area. On the other hand, if a mixed-use product with not only residential units but also some medically related office or commercial uses were to be proposed, it would be a much better fit for the area and potential connectivity with surrounding properties. City Staff believes that the ongoing development patterns of medical uses on Baylor Scott & White properties shows that there is a continued need to this type of use in the area.

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

Although the size of the property may be appropriate for MF Multi-Family, this proposed location is not ideal. It sits right in the middle of the Medical District, between the main Baylor Scott & White Hospital and the Midtown Mixed-Use Development. Carving out a 17-acre piece of land for a gated Multi-Family development severely diminishes the connectivity in the area for all modes of transportation.

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.) Whether there is available water, wastewater, stormwater, and transportation facilities generally suitable and adequate for uses permitted by the proposed zoning district:

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 has frontage to Double Mountain Road and Midtown Drive. Double Mountain Road is designated as a Minor Collector on the Thoroughfare Plan and Midtown Drive is designated as a future four-lane Minor Arterial. Cathedral Pines Drive, a commercial street, is also stubbed to the

property from Medical Avenue. A Traffic Impact Analysis (TIA) was conducted for this rezoning request. The City is in the process of designing the widening of Rock Prairie Road between State Highway 6 and Town Lake Drive as a four-lane roadway with raised center median and a traffic signal installed at the intersection with Stonebrook Drive. With this improvement completed by the City, no other mitigation is needed for the intersections studied in the TIA to perform at an acceptable level of service in 2025, the build-out of a proposed multi-family project.

There are two streets stubbed to the subject property that development regulations require to be continued. Cathedral Pines Drive is stubbed as an existing street on the west side and Tocode Road is a planned street to be stubbed as part of a future phase of the approved Preliminary Plan for the Midtown City Center subdivision. The applicant has submitted a Preliminary Plan application for the subject property that is currently under review and intends to request several waivers to the Subdivision Regulations contained in the Unified Development Ordinance so that these streets are not continued. While the TIA determined the studied intersections will function at an adequate level of service in 2025, the majority of the surrounding area has not yet developed. An analysis of the long-term need for these connections from a vehicular standpoint has not been performed. Regardless, the connectivity provided by these types of streets helps create the more walkable environment envisioned by the Medical District Master Plan, the surrounding Future Land Use designations, and block length requirements for this context.

5.) The marketability of the property:

The applicant states that they believe the zoning change will allow for the development of a vacant piece of land that has sat undeveloped for several years. City staff believes that the proposed MF Multi-Family zoning is not the best zoning for the proposed area as demand of medical related uses is still being seen in immediately adjacent areas.

**Budget & Financial Summary: N/A**

**Attachments:**

1. Ordinance
2. Vicinity Map, Aerial, and Small Area Map
3. Future Land Use Exhibit
4. Rezoning Exhibit
5. Background Information
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 AFFECTING 400 DOUBLE MOUNTAIN 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” 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 8<sup>th</sup> day of December, 2022.**

**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 O Office to MF Multi-Family:



## Exhibit B

### TUMLINSON LAND SURVEYING

FIRM #10193858  
1255 Millican Meadows Circle  
College Station, Texas 77845

#### METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF BRAZOS

Being a 16.88 acre tract of land out of the Thomas Caruthers League, Abstract No. 9, City of College Station, Brazos County, Texas and being the remainder of a called 25.79 acre tract of land described to Brian Howard Perry, recorded in Volume 10459, Page 34 of the Official Records of Brazos County, Texas, said 16.88 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2 inch iron rod with orange cap found at the northeast corner of said remainder tract, located at a southeast corner of Double Mountain Road (60' R.O.W. shown on plat recorded in 13439/50), also located on the west line of a called 10.35 acre tract to BCNELSON LLC, (15246/47), for the northeast corner of this, for reference, the City of College Station Monument Number CS 9 bears S 86°47'42" E a distance of 6388.69 feet;

**THENCE** along the east line of said remainder tract, common boundary with said 10.35 acre tract and generally along a fence line S 07°54'27" E a distance of 372.70 feet to a 5/8 inch iron rod found at an angle point of said remainder tract, located at the southwest corner of said 10.35 acre tract and a northwest corner of a called 110.653 acre tract to College Station Town Center, Inc., (14296/25), for an angle point of this;

**THENCE** continuing along said east line, common boundary with said College Station Town Center, Inc. tract and generally along a fence line the following courses and distances:

-S 05°10'13" W a distance of 217.06 feet to a 1/2 inch iron rod found at a fence corner for an angle point,  
-S 41°29'32" W a distance of 425.31 feet to a 3/4 inch iron rod found at a fence corner for an angle point,  
-S 55°14'50" W a distance of 195.70 feet to a 3/4 inch iron rod found at a fence corner for an angle point, and  
-S 66°49'29" W passing a 1/2 inch iron rod with orange cap at the southwest corner of said College Station Town Center LLC tract, and the northwest corner of a called 5.903 acre tract to City of College Station, (13938/227) at a distance of 118.40 feet, passing another 1/2 inch iron rod with orange cap at a distance of 136.83 feet and continuing a total distance of 143.74 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of said remainder tract, located at the east corner of a called 1.002 acre tract to City of College Station, (13673/237), located on the north line of Lakeway Drive (60' R.O.W.) for the southeast corner of this;

**THENCE** along the south line of said remainder tract, with the north line of said 1.002 acre tract, and the north line of said Lakeway Drive and generally along a fence line the following courses and distance:

-With a curve to the left, having a radius of 725.00 feet, an arc length of 112.14 feet and chord bearing S 89°33'16" W a distance of 112.03 feet to a capped 1/2 inch iron rod found for an angle point,  
- S 85°06'57" W a distance of 234.28 feet to a capped 1/2 inch iron rod found for an angle point,  
-With a curve to the right having a radius of 625.00 feet, an arc length of 295.06 feet, a chord bearing N 81°21'32" W a distance of 292.33 feet to a capped 1/2 inch iron rod found for an angle point, and  
- N 67°21'45" W a distance of 10.62 feet to a capped 1/2 inch iron rod found at the west corner of said 1.002 acre tract, located at an angle point on the northeast line of Scott & White Healthcare Subdivision, Lot 1, Block 5, called 0.68 acres, for an angle point of this, a 1/2 inch iron rod with yellow cap found bears N 69°02'30" W a distance of 3.63 feet for reference;

**THENCE** continuing along the south line of said remainder tract, common boundary with said Scott & White Healthcare Lot 1, Block 5 and generally along a fence line N 47°31'55" W a distance of 73.34 feet to a calculated point at the southeast corner of said remainder tract, being an interior corner of said Lot 1, Block 5, for the southeast corner of this, a 1/2 inch iron rod with yellow cap found bears S 50°47'30" W a distance of 1.60 feet for reference;

**THENCE** along the west line of said remainder tract, continuing with said Scott & White Healthcare Lot 1, Block 5, and generally along a fence line N 50°47'29" E a distance of 294.14 feet to a capped 1/2 inch iron rod found at the east corner of said Lot 1, Block 5, located at the south corner of Cathedral Pines Drive, for an angle point of this;

**THENCE** continuing along said west line, common boundary with said Cathedral Pines Drive, and along a fence line N 50°57'25" E a distance of 60.11 feet to a capped 1/2 inch iron rod found at the east corner of said Cathedral Drive, also located at the south corner of Scott & White Healthcare Subdivision, Lot 1, Block 6, called 2.57 acres, for an angle point of this;

TUMLINSON LAND SURVEYING

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College Station, Texas 77845

THENCE continuing along said west line, common boundary with said Lot 1, Block 6 and generally along a fence line the following courses and distances:

- N 50°50'28" E a distance of 574.80 feet to a 3/4 inch iron rod found at a fence corner for an angle point, and
- N 02°42'46" W a distance of 323.46 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said remainder tract, located at the northeast corner of said Lot 1, Block 6, also located on the south line of said Double Mountain Road, for the northwest corner of this;

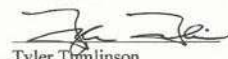
THENCE along the north line of said remainder tract, with the south line of said Double Mountain Road, the following courses and distances:

- N 86°27'27" E a distance of 28.50 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
- With a curve to the left having a radius of 460.00 feet, an arc length of 151.57 feet, and chord bearing N 77°01'05" E a distance of 150.89 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
- N 67°34'42" E a distance of 56.94 feet to a 1/2 inch iron rod found (bent) for an angle point,
- With a curve to the right having a radius of 400.00 feet, an arc length of 160.88 feet and chord bearing N 79°06'03" E a distance of 159.80 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
- S 89°11'31" E a distance of 151.35 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

February 3, 2022

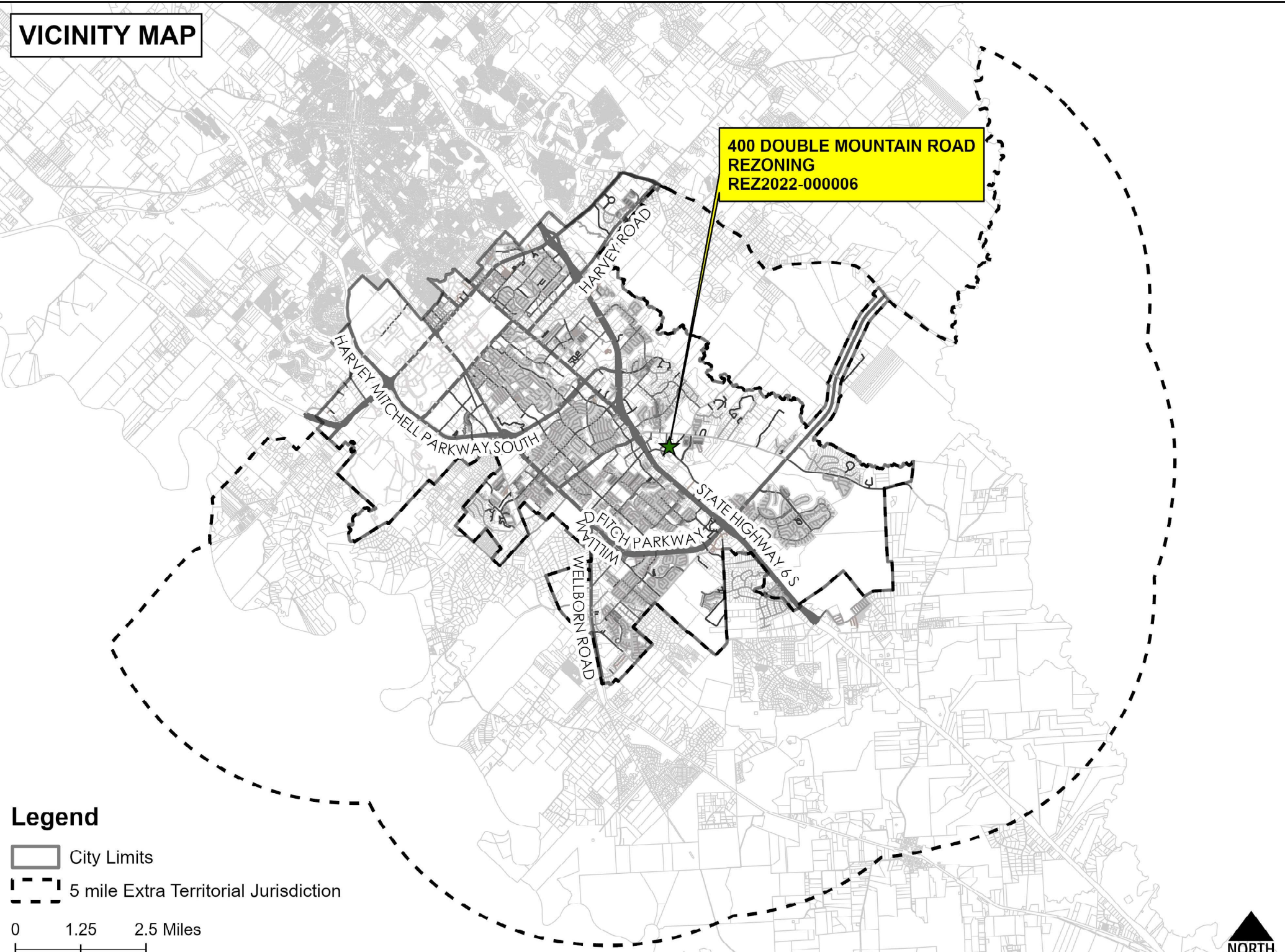
  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02770-BVB





# VICINITY MAP

**400 DOUBLE MOUNTAIN ROAD  
REZONING  
REZ2022-000006**



## Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction

0 1.25 2.5 Miles



NORTH

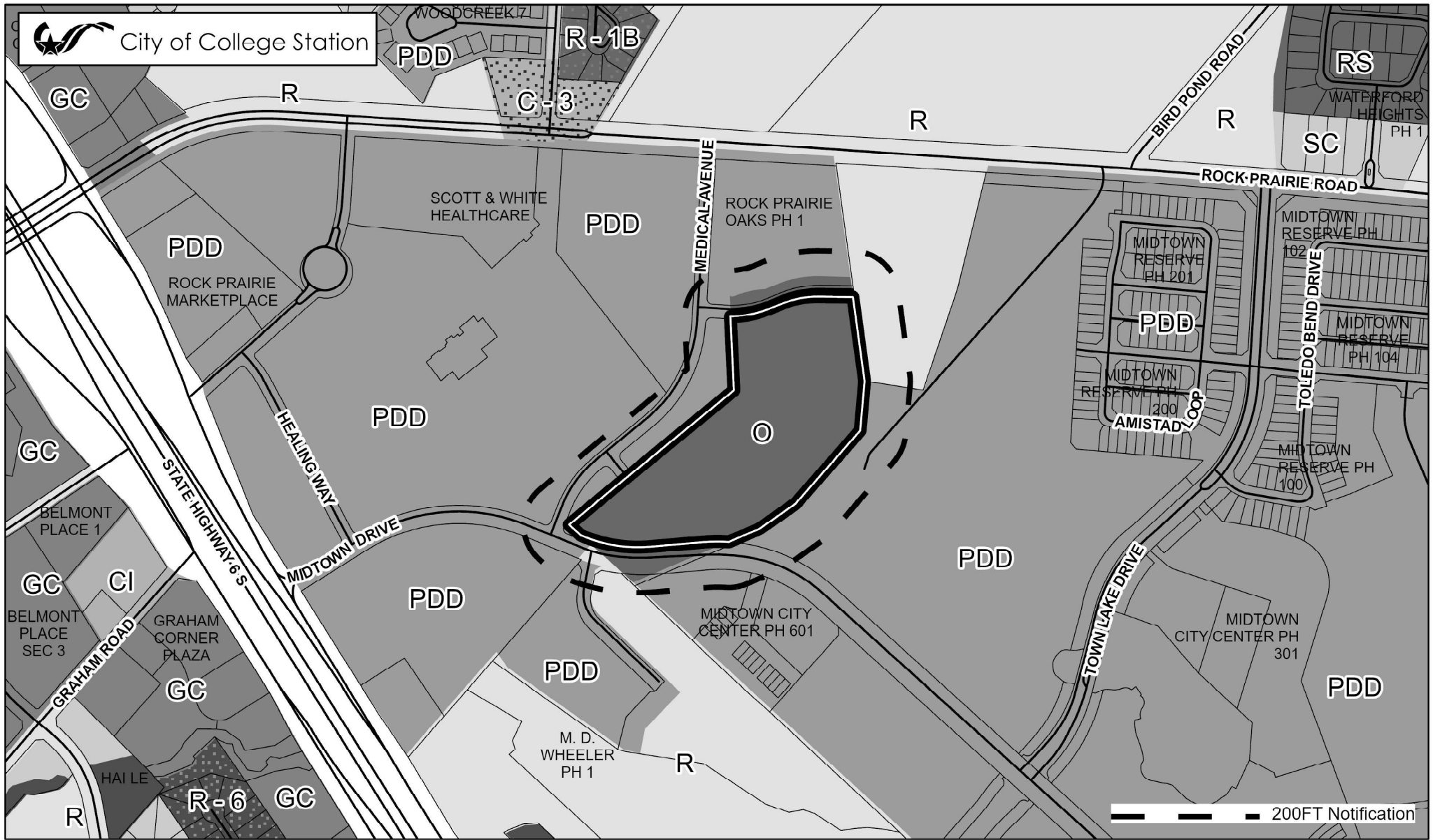


0 500 1,000 Feet

**400 DOUBLE MOUNTAIN ROAD  
REZONING**

Case:  
REZ2022-000006

REZONING



200FT Notification

**ZONING DISTRICTS (In Grayscale)**

<b>Residential</b>	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**

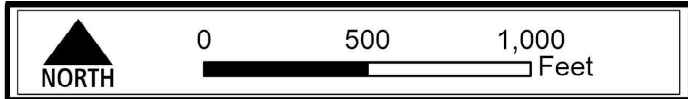
WPC Wolf Pen Creek Dev. Cor.
NG-1 Core Northgate
NG-2 Transitional Northgate
NG-3 Residential Northgate

**Overlay Districts**

OV Corridor Ovr.
RDD Redevelopment District
ROO Restricted Occupancy Ovr.
NPO Nbrhd. Prevailing Ovr.
NCO Nbrhd. Conservation Ovr.
HP Historic Preservation Ovr.

**Retired Districts**

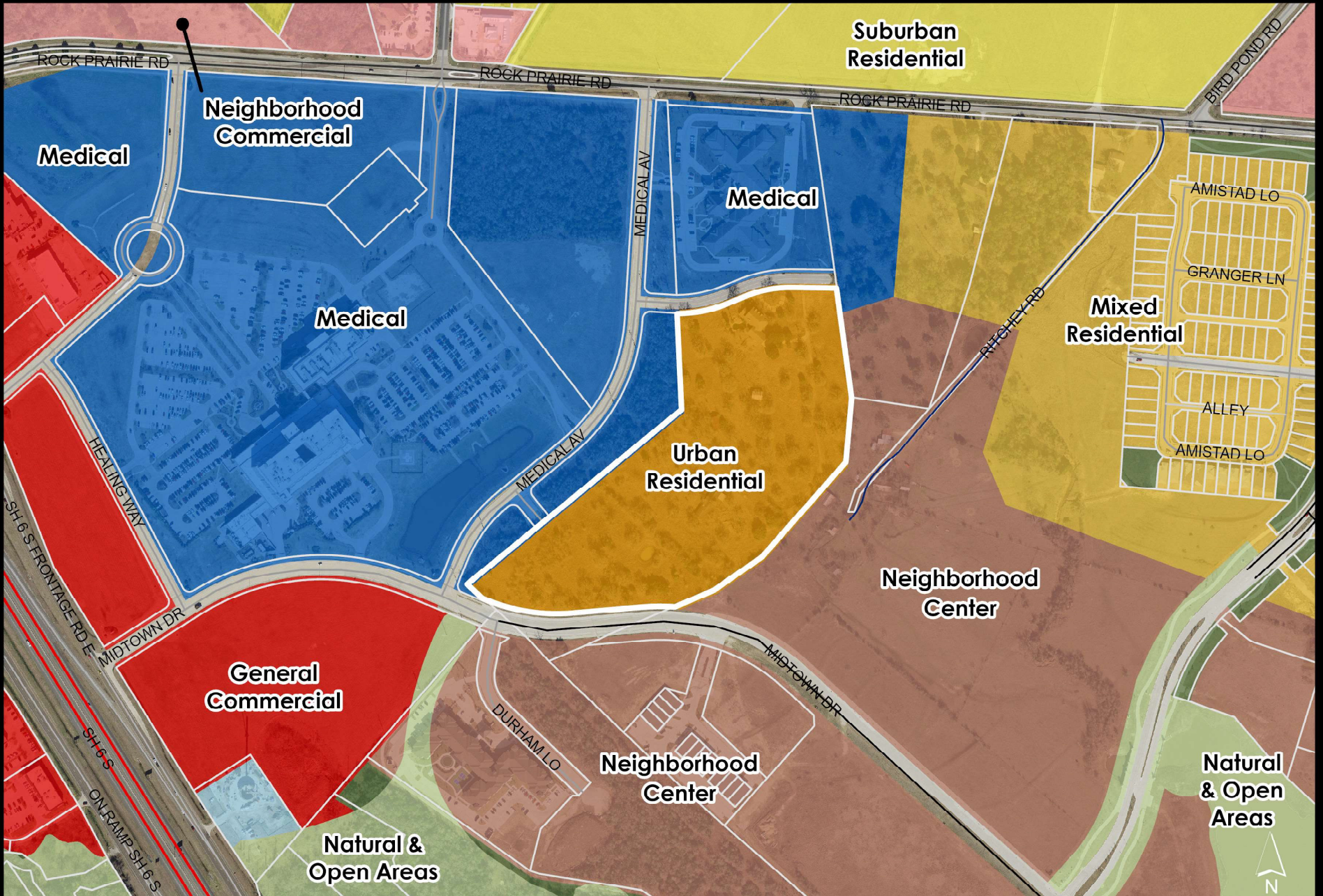
R-1B Single Family Residential
R-4 Multi-Family
R-6 High Density Multi-Family
C-3 Light Commercial
RD Research and Dev.
M-1 Light Industrial
M-2 Heavy Industrial

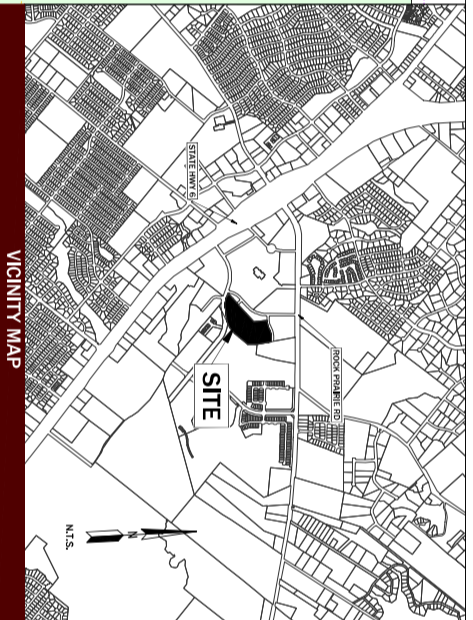


**400 DOUBLE MOUNTAIN ROAD  
REZONING**

Case: REZ2022-000006  
**REZONING**  
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# EXISTING Future Land Use





**LEGEND**

- 0 OFFICE
- R RURAL
- PROP 2-LANE MINOR COLLECTOR
- EXISTING 2-LANE MINOR COLLECTOR
- PDD PLANNED DEV'P DISTRICT
- PROP 4-LANE MINOR ARTERIAL
- EXISTING 2-LANE MAJOR COLLECTOR
- MF MULTI FAMILY
- PROP 4-LANE MAJOR ARTERIAL
- EXISTING 2-LANE MAJOR COLLECTOR

**NOTES:**  
 1. Per Map 4804100310F, no FEMA Floodplain exists on this property.

Number	Owner	Legal Description	Existing Land Use	Existing Zoning
1	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 3	Medical	PDD Planned Development District
2	LOA BRAZOS NH LLC	ROCK PRAIRIE OAKS PH 1, BLOCK 1, LOT 1 & ADJ LT 1 BK 7 S&W HC, ACRES 7.7799	Medical	PDD Planned Development District
3	BCNELSON LLC	A000901, THOMAS CARRUTHERS (ICL), TRACT 24, 10.35 ACRES	Medical	R Rural
4	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 1, LOT 1 (PT OF)	Medical	PDD Planned Development District
5	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 6, LOT 1	Medical	PDD Planned Development District
6	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 5, LOT 1	Medical	PDD Planned Development District
7	COLLEGE STATION TOWN CENTER INC	A000901, THOMAS CARRUTHERS (ICL), TRACT 4, 28, 49, 7616 ACRES	Neighborhood Center	PDD Planned Development District
8	SCOTT & WHITE HEALTHCARE	SCOTT & WHITE HEALTHCARE, BLOCK 4, LOT 1R, ACRES 13.20	General Commercial	PDD Planned Development District
9	PERRY BRIAN HOWARD	A000901, THOMAS CARRUTHERS (ICL), TRACT 21, 1, 0, 1148 ACRES	Neighborhood Center	PDD Planned Development District
10	OGC CS HUNTINGTON APARTMENTS LP	MD WHEELER PH 1, BLOCK 1, LOT 1, ACRES 5.3 & ASSOCIATED BPP	Neighborhood Center	PDD Planned Development District
11	MD WHEELER LTD	A005401, R STEVENSON (ICL), TRACT 43, 2, 11,061 ACRES	Neighborhood Center	R Rural
12	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT 1, ACRES 2.055	Neighborhood Center	PDD Planned Development District
13	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT COMMON AREA & PAE, ACRES 1.96	Neighborhood Center	PDD Planned Development District
14	4121 MIDTOWN OFFICE PARK LLC	MIDTOWN CITY CENTER PH 601, BLOCK 35, LOT 2, ACRES 2.049	Neighborhood Center	PDD Planned Development District

EXISTING

PROPOSED



**REZONING MAP**  
 MULTI-FAMILY HOUSING OFF MEDICAL AVE  
 16.88 ACRE TRACT

Revisions

Prepared For:  
 Jackie Binks  
 4717 Johnson Creek Loop  
 College Station, Texas  
 77840

APRIL 2022  
 Drawn By: TTF  
 Checked By: VJBM

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

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**M&M**  
**MORGAN**

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**BACKGROUND INFORMATION**

**NOTIFICATIONS**

Advertised Commission Hearing Date: November 17, 2022  
 Advertised Council Hearing Date: December 8, 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:

Sandstone HOA	Chadwick HOA
Foxfire HOA	Stonebridge HOA
Amberlake HOA	Stonebridge Court HOA

Property owner notices mailed: 11  
 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

## 400 Double Mountain Road Multi-Family Rezoning Application

### PROPERTY INFORMATION

1. Legal Description: *A000901, THOMAS CARRUTHERS (ICL), TRACT 21*
2. Total Acreage: *16.88 acres*
3. Date Deeded to Owner: *11/30/1993*
4. Deed Recording: *1980/272*
5. Existing Zoning: *O Office*
6. Proposed Zoning: *MF Multi-Family*
7. Present Use: *Undeveloped/Residential*
8. Proposed Use: *Multi-Family Housing*
9. PAC Meeting Date: *August 25, 2021*
10. Additional Properties: *N/A*

### PROJECT INFORMATION

1. Property Owner: *Brian Howard Perry*
2. Property Owner Address: *17975 Bella Lago Ct. College Station, TX 77845*
3. Property Owner Email: *brianltlg@yahoo.com*
4. Property Owner Phone: *979-229-9832*
5. Developer: *Brazos Valley B&B, LLC*
6. Developer Address: *4717 Johnson Creek Loop, College Station, TX 77845*
7. Developer Email: *Jackie.binks@gmail.com*
8. Developer Phone: *409-656-6858*

### REQUIRED INFORMATION

1. List the changed or changing conditions in the area, or in the City, which make this zone change necessary. – *For the last two years, the need for qualified doctors and nurses in hospitals has increased daily. One of the biggest challenges for hospitals in securing additional staffing is locating and providing quality housing for their full-time staff, along with traveling employees coming into the area. Currently, no class A multi-family housing exists for medical employees within the College Station Medical District, consisting of both St. Joseph’s Hospital and Baylor Scott and White Hospital. Baylor Scott and White utilizes what is known as the employed model of care delivery, meaning a majority of their doctors, nurses, and practitioners are actual employees of the hospital; their offices are located within the hospital or on hospital property. Due to this, we believe the greater need at this time and in the future is to change the zoning district from O Office to MF Multi-family to provide increased housing options for those working in the medical district.*
2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect. – *The recent Comprehensive Plan Amendment has changed the designation of this property from Medical to Urban Residential land use. This Comprehensive Plan Amendment was specifically chosen to allow for a MF multi-family rezoning of this property. A multi-family development at this location supports the Comprehensive Plan by providing medical staff with a variety of housing options, as called for in the Comprehensive Plan. Medical uses include “areas appropriate for medically related uses and supporting office, commercial, and residential uses.” The Comprehensive Plan also points us in the direction of the Medical District Master Plan, which illustrates Land Use Concentrations. Within this illustration, a “supporting uses” bubble is drawn which includes the subject property. These supporting uses include single-family and multi-family housing as outlined on page 53 of the Medical District Master Plan. Within this section, multi-family housing is used as an example of being well-suited for the medical district. Moreover, one of the requirements for success in this section is easy access to employment centers. The request for rezoning this property to MF Multi-Family makes*

*this property the ideal fit for creating a livable, walkable medical community. The requested zone change is in compliance with the Medical District Master Plan, and the Comprehensive Plan.*

3. 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 proposed MF Multi-Family zoning is designed to provide residential use to surrounding businesses, giving employees live-work-play opportunities. This zone change also opens the door to opportunities for nearby hospitals to house temporary employees such as traveling doctors and nurses. In 2018, the adjacent property to the southwest was rezoned to a PDD using MF Multi-Family as its base zoning district, providing affordable housing for the 55+ community, within walking distance of Baylor Scott and White. In addition, the property to the northeast was developed as an assisted living facility. This zone change is perfectly compatible with the surrounding neighborhood as it connects these residential uses and further opens the door to the walkable/bikeable community, providing housing for those who work for the hospitals and those who benefit from the medical services. This zone change is a supportive and compatible use in the medical district while also providing growth and support for nearby businesses.*
4. Explain the suitability of the property for uses permitted by the rezoning district requested. – *Due to the adjacency to Baylor Scott and White and the need for housing within the Medical District, the permitted uses in the MF Multi-Family zoning district are suitable for the property at this location. It supports a need and supplies it within walking distance of one of the major employers in College Station, creating an opportunity for a walkable/bikeable community within the Medical District.*
5. Explain the suitability of the property for uses permitted by the current zoning district. – *While it appears that the current zoning O Office would be suitable for the property to provide more workspace for the future growth of the Medical District, this property has remained vacant with no queries and no interest in developing it as office space. In addition, Baylor Scott and White has no interest in ever purchasing this property for medical use, as confirmed during both the Planning and Zoning Commission and City Council presentations for the Comprehensive Plan Amendment of this property. Along with this, significant office space vacancies within the Medical District indicate there is not a need for additional medical office space in this area. The need for the current zoning district O Office has diminished.*
6. Explain the marketability of the property for uses permitted by the current zoning district. – *The O Office zoning is currently not marketable for the property due to the rising office space vacancies in the Medical District. As the Medical District and the surrounding area continues to grow, the need for housing has surpassed the need for office space. The need for single-family housing in the Medical District is being met by new development, however, not all employees working in this district can afford to purchase a home or desire to purchase a home. As this area continues to grow, so does the need for a variety of housing types, especially housing that promotes walkable and bikeable communities for medical staff. We believe this is significant evidence to show the marketability of a MF Multi-Family zoning in this area.*
7. List any other reasons to support this zone change. – *The property is located just off of State Highway 6, within both the College Station Medical District and the “surrounding uses area”*



*designated in the College Station Medical District Master Plan. We believe this property is highly marketable to employees of the nearby medical offices and facilities. With Baylor Scott and White being within walking distance of this property, along with groceries, gas and restaurants all within a mile, this property is ideal for multi-family housing, creating a walkable/bikeable community for the employees of the medical district. Baylor Scott and White have expressed their support and excitement for this proposal, as the need for housing traveling nurses has increased exponentially. Additionally, the developer, wanting to provide housing for the medical staff in town, has written an agreement to secure discounted rental rates for medical employees in the proposed development.*

8. A CAD file (dxf/dwg in model space) or GIS shapefile, in Texas State Plane NAD83 Central Zone datum (with scale factor applied if applicable), must be attached. – *I understand a CAD file (dxf/dwg) is required.*
9. A survey exhibit including at least one tie to an existing City of College Station control monument. List the plat bearing and State Plane grid bearing (Central Texas Zone) if different, and provide the distance to the monument(s) noted as surface or grid (with scale factor applied if applicable), must be attached. – *I understand a Survey Exhibit is required.*

## **REQUIREMENTS**

10. Traffic Impacts – *The Traffic Impact Analysis Report is attached.*
11. Dimensioned Map – *A fully dimensioned map is attached.*
12. Legal Description – *A written legal description is attached.*
13. CAD DWG or GIS SHP – *The CAD or GIS digital file is attached.*
14. Rezoning denial – *I understand the denial process and the 180-day waiting period.*
15. Owner Certification – *I am not the owner, but the Owner Certification is attached.*