

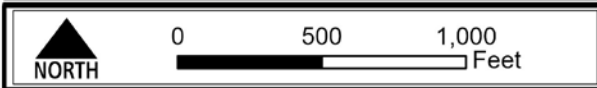
ITEM # 10.4

Rezoning

400 Double Mountain Road



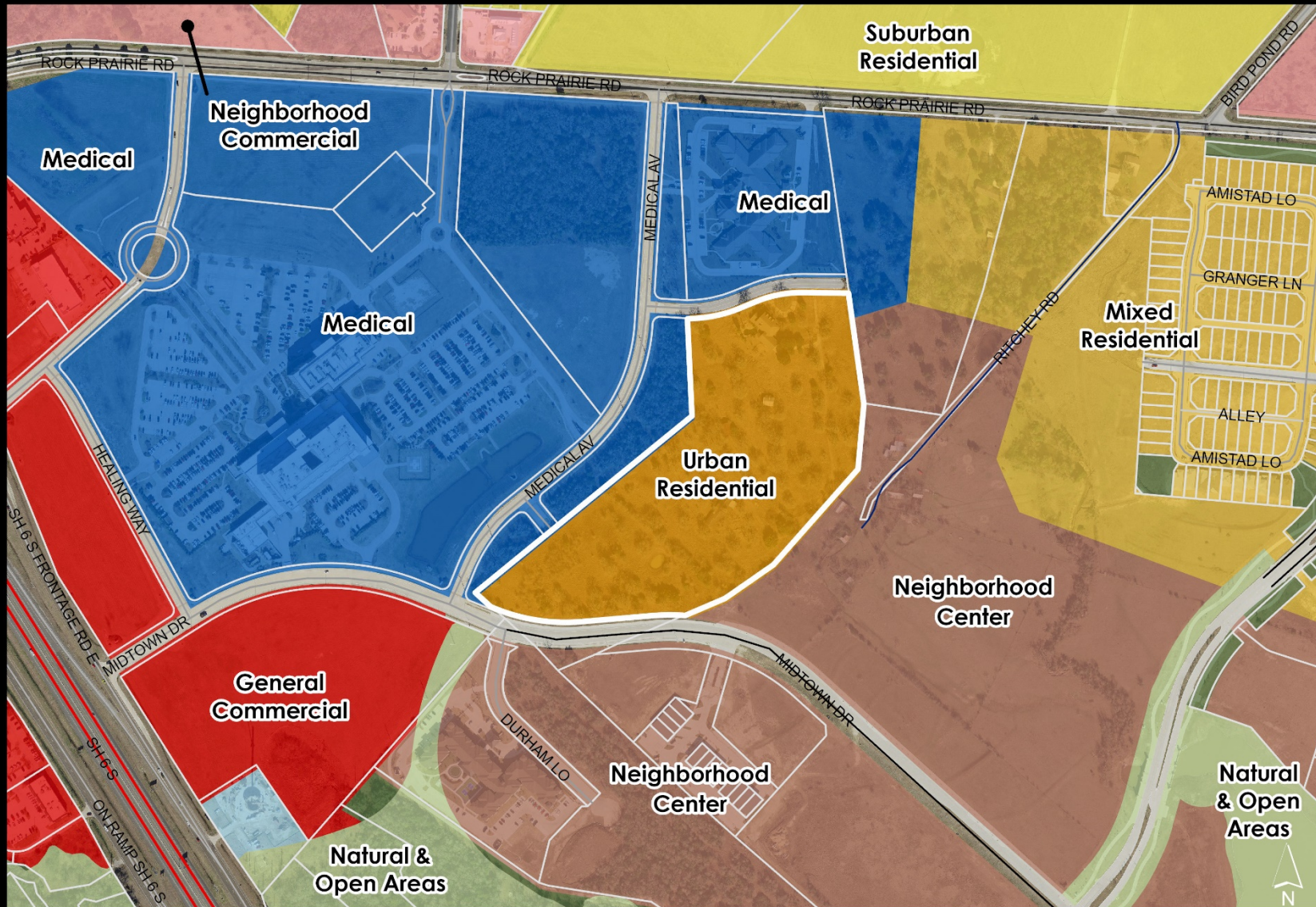
CITY OF COLLEGE STATION
Home of Texas A&M University®



**400 DOUBLE MOUNTAIN ROAD
REZONING**

Case: REZ2022-000006 **REZONING**

EXISTING Future Land Use



Village Center Streets

The street network for the village center east of SH 6 is comprised of short, walkable blocks. The recommended street cross-section accommodates two-way vehicular traffic, angled parking (preferred by seniors over parallel parking), and sidewalks wide enough for strolling pedestrians, sidewalk displays and alfresco dining. Street and parking concepts for the village center west of

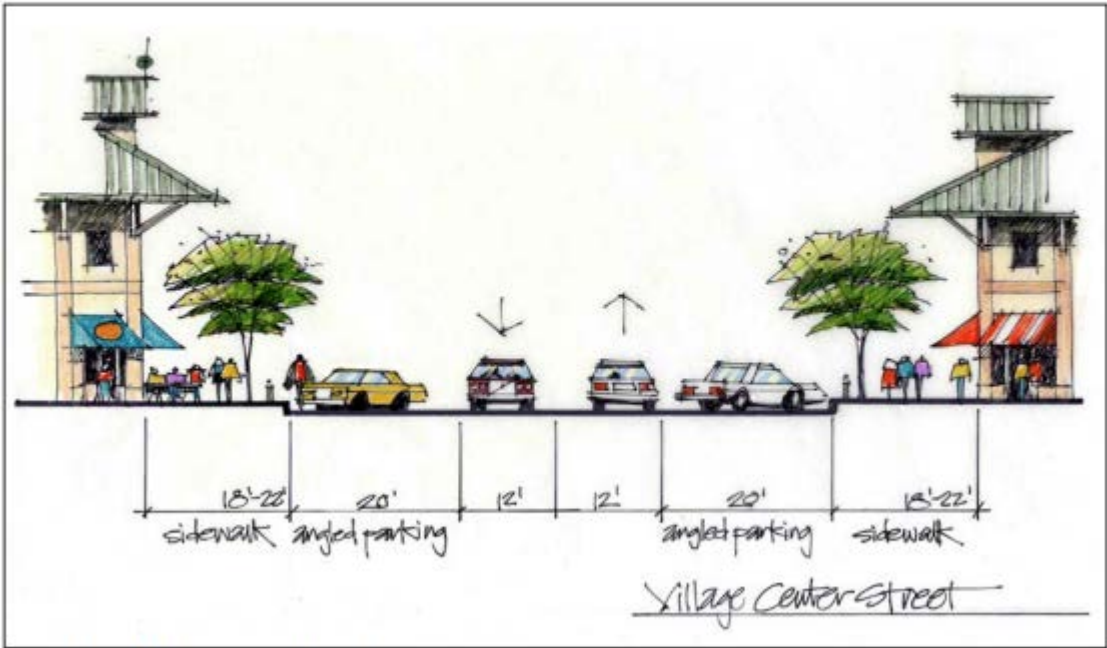
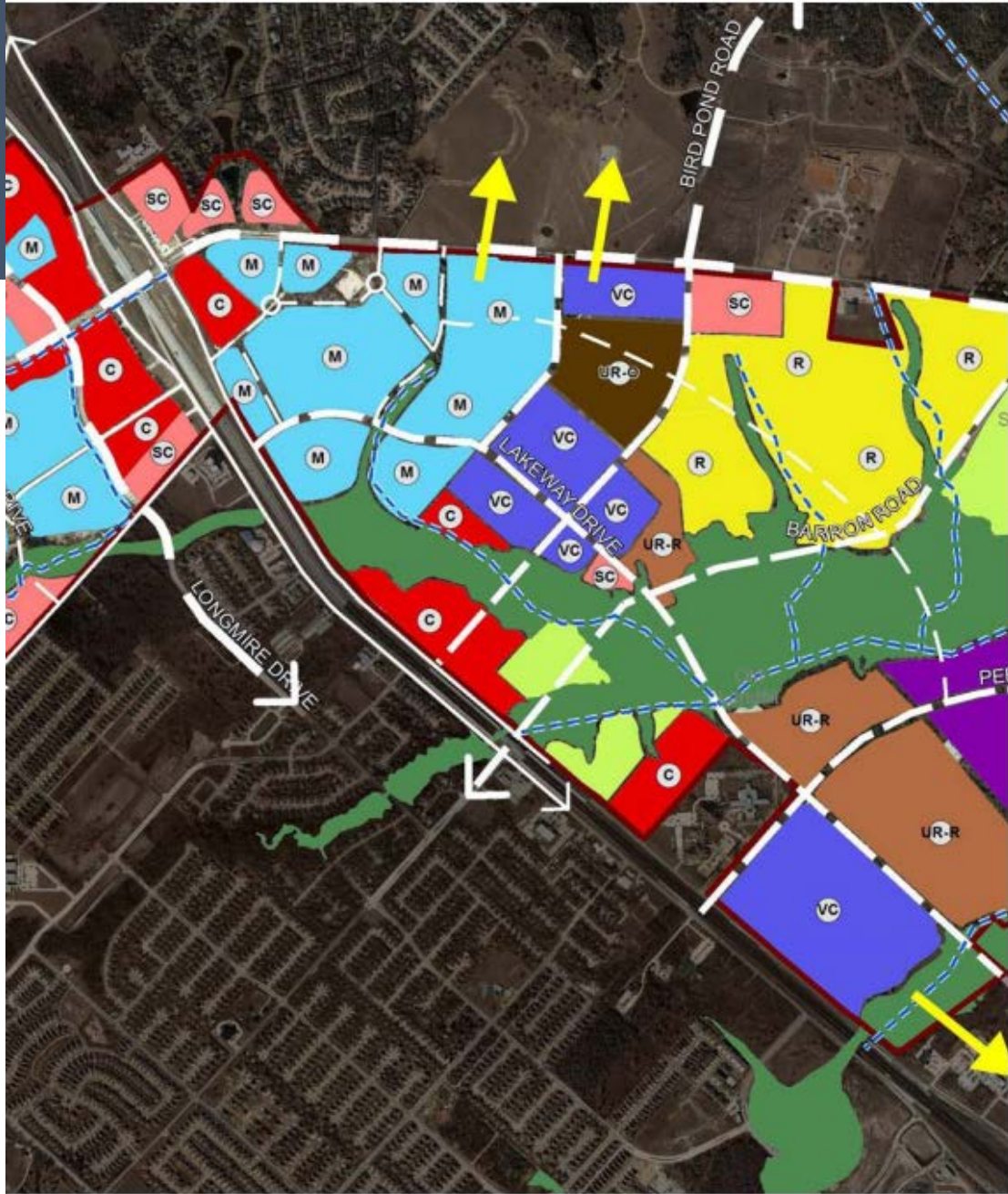


Figure 25 - Village Center Street Schematic

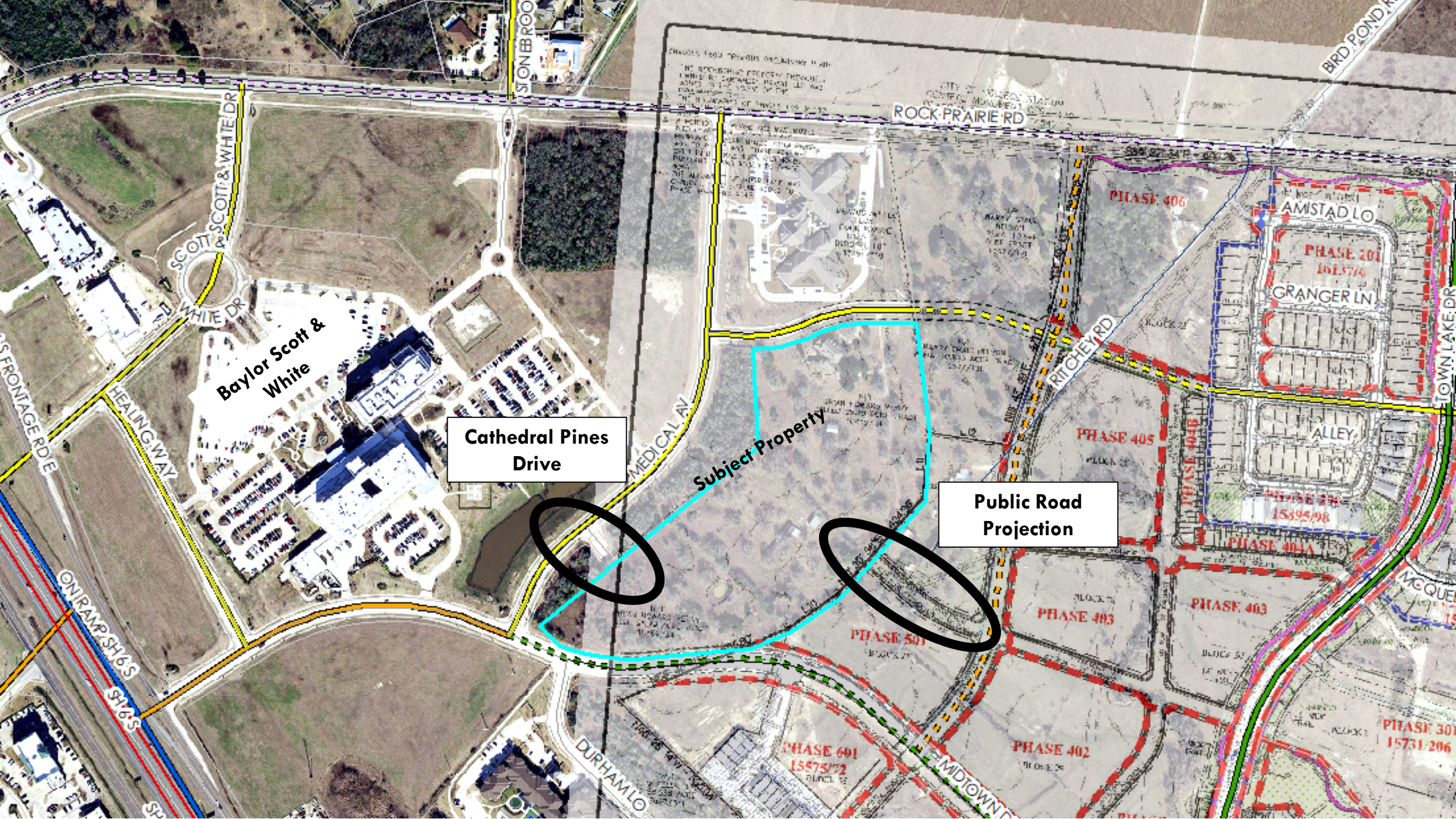


EXISTING Zoning



PROPOSED Zoning





Baylor Scott & White

Cathedral Pines Drive

Subject Property

Public Road Projection

ROCK PRAIRIE RD

MEDICAL LN

DURHAM LN

MIDTOWN DR

RITCHEY DR

AMSTAD LN

GRANGER LN

ALLEY

TOWN LAKE DR

MCQUEEN DR

PHASE 406

PHASE 201

PHASE 405

PHASE 404B

PHASE 202

PHASE 404A

PHASE 403

PHASE 403

PHASE 501

PHASE 601

PHASE 402

PHASE 301

SHOULD BEA "ROADS AND DRIVE" PLAN
THE DEVELOPER SHALL PROVIDE THE
LAYOUT OF DRIVEWAYS, DRIVE LANE AND
EASEMENTS TO THE SATISFACTION OF THE
CITY ENGINEER AND THE BOARD OF PUBLIC WORKS.
THE BOARD OF PUBLIC WORKS SHALL
APPROVE THIS PLAN.
THE DEVELOPER SHALL PROVIDE THE
LAYOUT OF DRIVEWAYS, DRIVE LANE AND
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THE BOARD OF PUBLIC WORKS SHALL
APPROVE THIS PLAN.

CITY OF WILSON
CONTRACT MANAGEMENT DIVISION
1500 WILSON BLVD
WILSON, NC 27157
704-253-5300

BRD POND RD

STONEBROOK

SCOTT & WHITE DR

WHITE DR

S FRONTAGE RDE

HEALING WAY

ON RAMP SH6'S

SH6'S

SH6'S

RECOMMENDATIONS

- **Staff Recommendation**
 - Denial
 - Not in compliance with Medical District Master Plan
 - Conflict with adjacent Midtown development pattern

- **P&Z Recommendation**
 - Approve 5-2