

June 12, 2023
Item No. 9.4.
Rezoning - 1100 Dexter Drive South

Sponsor: Jeff Howell, Senior Planner

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 GS General Suburban to MH Middle Housing for approximately 0.4 acres of land at 1100 Dexter Drive South, generally located south of the intersection of Holleman Drive and Dexter Drive South.

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): The Planning and Zoning Commission heard this item at their May 18, 2023 meeting and recommended 7-0 to deny the request.

Staff recommends approval of the request.

Summary: This request is to rezone approximately 0.4 acres of land generally located south of the intersection of Holleman Drive and Dexter Drive South from GS General Suburban to MH Middle Housing. The subject property is currently vacant and has not been platted. The applicant intends to develop the property and rezone to allow for a housing type permitted under the Middle Housing zoning district.

REZONING REVIEW CRITERIA

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

The subject property is designated on the Comprehensive Plan Future Land Use & Character Map as Mixed Residential. For the Mixed Residential land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of moderate density residential development including, townhomes, duplexes, small multifamily buildings (3-12 units), and limited small-lot single family. These areas are appropriate for residential infill and redevelopment that allows the original character to evolve. These areas may serve as buffers between more intense multi-family residential or mixed-use development and suburban residential or neighborhood conservation areas.

The intent of the Mixed Residential land use is to accommodate a walkable pattern of small lots, small blocks, and well-connected street pattern that supports surrounding neighborhoods. Developments in this district should prioritize a mix of housing types and scales located near community facilities or adjacent to commercial or neighborhood centers. These areas also may serve as a buffer between multi-family and suburban residential areas.

The zoning districts that are generally appropriate within this land use include: middle housing, duplex, townhouse, and limited-scale single-family zoning.

The proposed MH Middle Housing zoning district is designed to be flexible and provide a variety of housing options by right. It allows for detached single-family residences, duplexes, townhomes, courtyard houses, small and medium multiplexes, and live-work units which are in line with the Comprehensive Plan. Shared housing is also an allowable use within this zoning district.

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

The subject property is surrounded by low to medium density residential development with detached single-family dwellings to the north, east and west, and townhome structures to the south. The MH Middle Housing zoning district enables an incremental increase in residential density on this vacant site, while also enabling the possible future redevelopment of this lot at an appropriate scale. In addition, the lot has frontage on Holleman Drive (a minor arterial). The residential uses permitted in MH Middle Housing zoning district are appropriate for the surrounding areas as it would allow for an increase in residential density in the area against the thoroughfare.

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 a housing product type permitted in the Middle Housing district, which allows for residential uses such as single-family, townhouses, and multiplex structures. Since this property has not been subdivided, replatting would be required in order to comply with the Middle Housing dimensional standards.

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

The existing water and wastewater infrastructure is adequate to support the needs of this development. Drainage and any other infrastructure required with the site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located at the intersection of Dexter Drive South and Holleman Drive. The residential lot may take access from Dexter Drive South, which is classified as a local street. However, depending on the use of the property, access may be allowed on Holleman Drive which is classified as a Minor Arterial on the Thoroughfare Plan. The proposed use is expected to generate less than 150 trips in any peak hour; therefore, a TIA was not required.

5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that the single-family housing is permitted, but they indicate the property is prime for repurposing and located between other residential uses on an arterial thoroughfare.

Budget & Financial Summary: N/A

Attachments:

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

7. Rezoning Map

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 FROM GS GENERAL SUBURBAN TO MH MIDDLE HOUSING AFFECTING APPROXIMATELY 0.4 ACRES AT 1100 DEXTER DRIVE SOUTH, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF HOLLEMAN DRIVE AND DEXTER DRIVE SOUTH CERTAIN PROPERTIES 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 _____ day of _____, 20__.

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 GS General Suburban to MH Middle Housing:

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4183 acres in the Crawford Burnett Survey, A-7, Brazos County, Texas, being the remainder of the 0.45 acre tract, as recorded in Vol. 6099, Page 150, of the Brazos County Official Records (B.C.O.R.), save and except a 0.0127 acre tract, as recorded in Vol. 447, Page 586 of the B.C.O.R. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2” and 5/8” iron rods found and referred to the previously recorded deed, and as surveyed on the ground on December 21st of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2021-03814, and being more particularly described as follows:

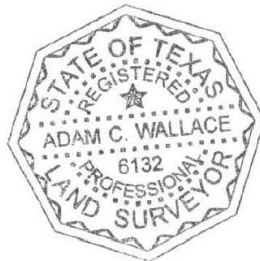
BEGINNING at a 1/2” iron rod found for the east corner of this tract, also being the north corner of the Jerrold Summerlin called Lot 1 Block 1 of the Dexter Place, as recorded in Vol. 1391, Page 186 of the B.C.O.R., also being a point in the southwest right-of-way line of South Dexter Drive (50’ R.O.W.);

THENCE South 41°45’50” West, a distance of 130.13 feet along the common line between this tract and said Summerlin tract to a 5/8” iron rod found for the south corner of this tract, also being an east corner of Lot 3 Block 1 of the Campus-Park Phase 1B, as plat recorded in Vol. 3735, Page 121 of the B.C.O.R.;

THENCE North 48°11’17” West, a distance of 140.10 feet along the common line between this tract and said Lot 3, and then along Lot 2 Block 1, and then along Lot 1 Block 1 to a 1/2” iron rod with maroon plastic cap marked “RPLS 6132 - ATM SURV” set for the west corner of this tract, also being a point in the southeast right-of-way line of Holleman Drive (50’ R.O.W.), from which a 1/2” iron rod with yellow plastic cap marked “KERR 4502” found bears S 39°13’51” W, a distance of 195.52 feet for reference;

THENCE North 41°45’46” East, a distance of 129.98 feet along the common line between this tract and said Holleman Drive to a 5/8” iron rod found for the north corner of this tract, also being a point in the southwest right-of-way line of South Dexter Drive;

THENCE South 48°14’50” East, a distance of 140.10 feet along the common line between this tract and said South Dexter Drive to the **PLACE OF BEGINNING** containing 0.4183 acres.

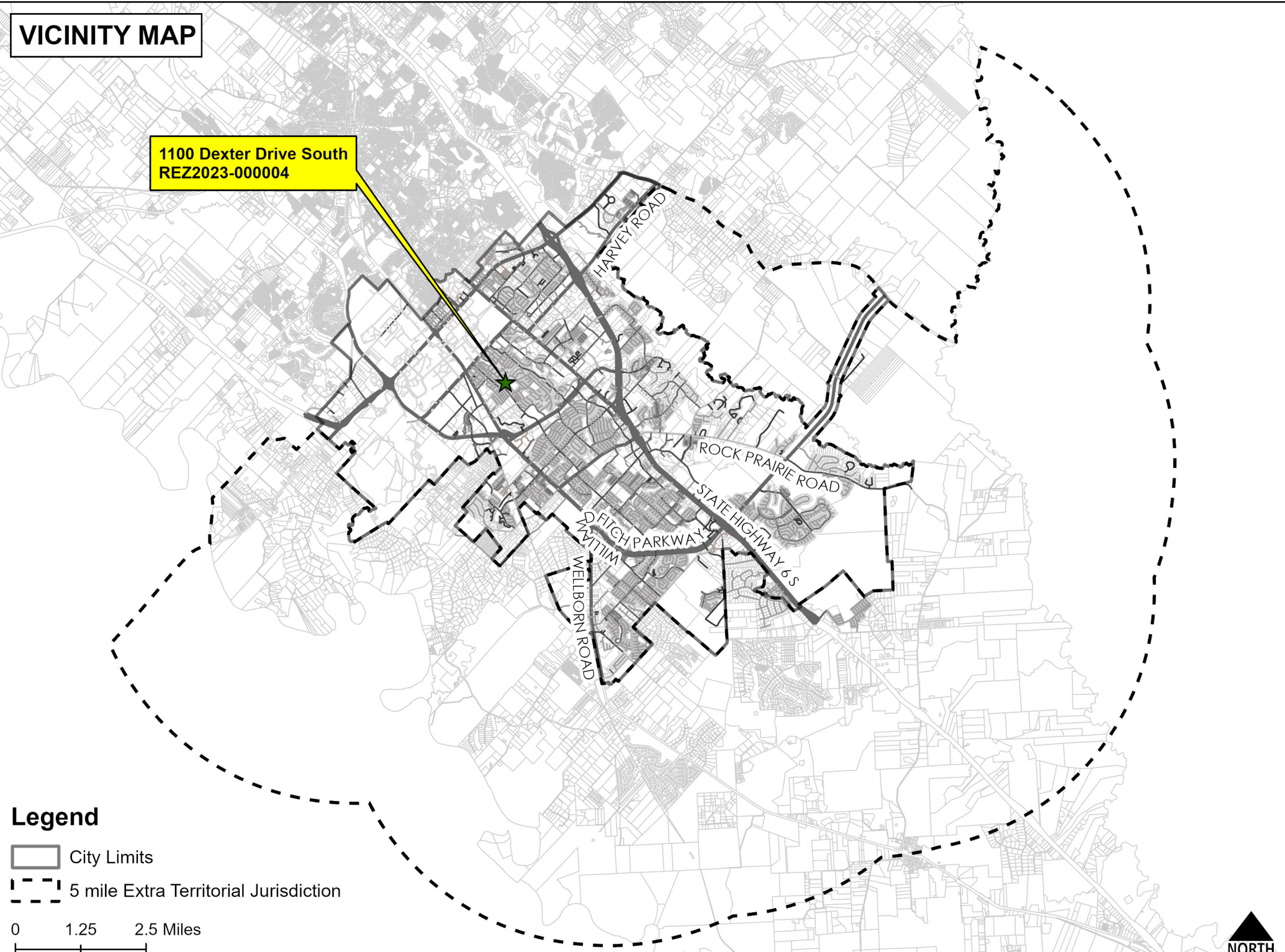
Adam Wallace
Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00
21 - 03814 - S Dexter - 1100-LEGAL —12/21/2021

Exhibit B



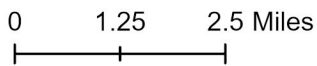
VICINITY MAP

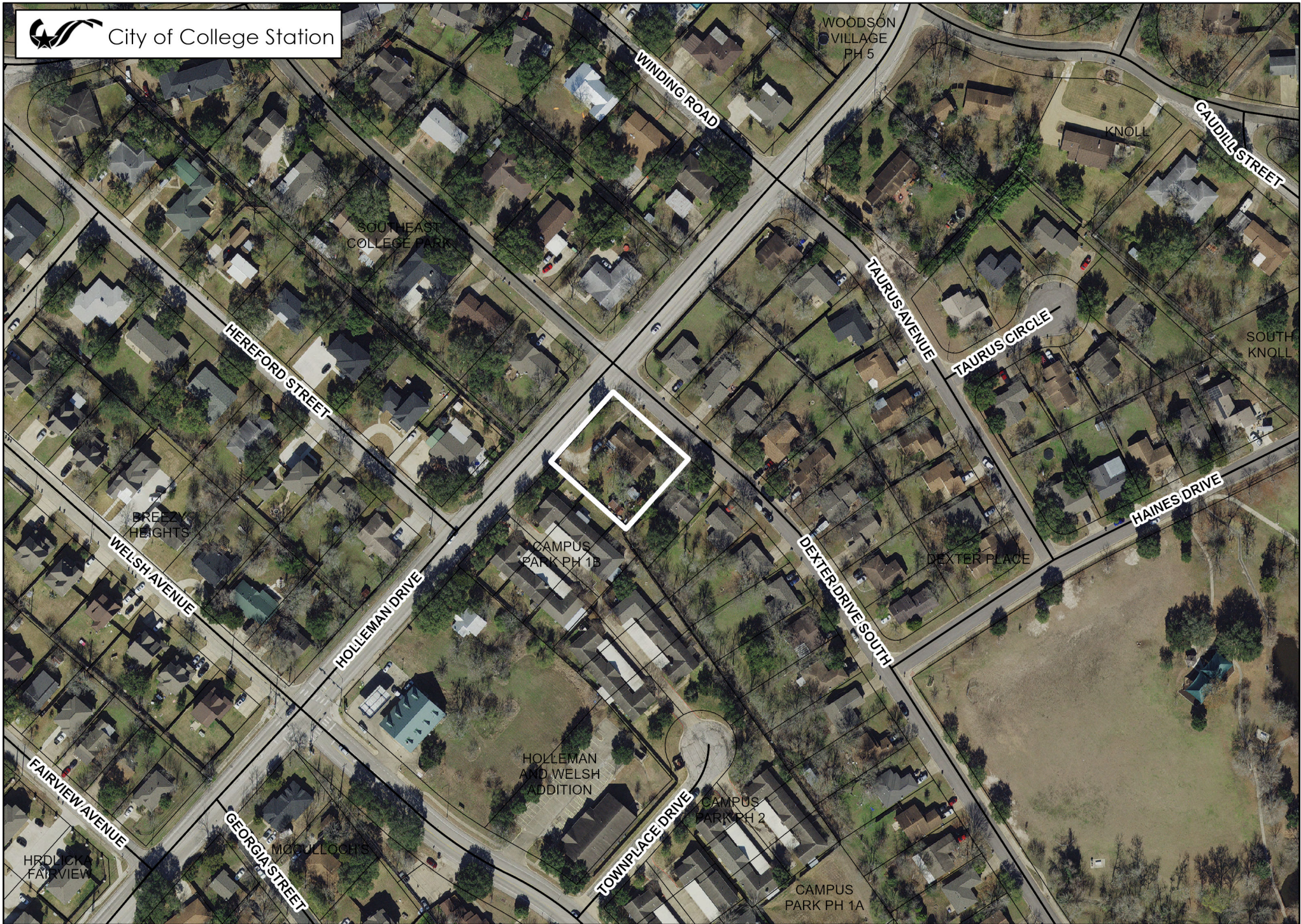
1100 Dexter Drive South
REZ2023-000004



Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction

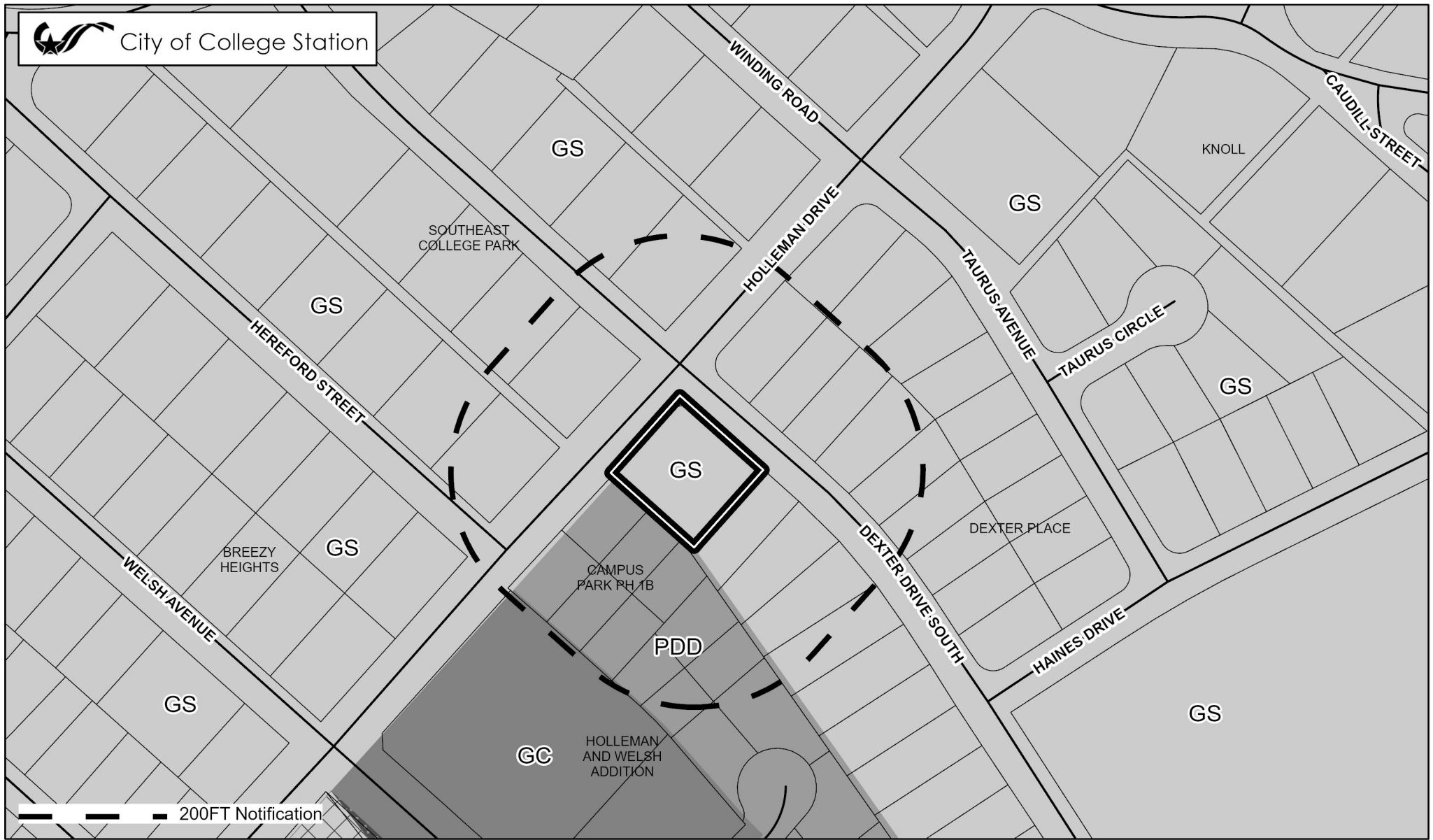




1100 Dexter Drive South

Case:
REZ2023-000004

REZONING
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200FT Notification

ZONING DISTRICTS (In Grayscale)

Residential	MH	Middle Housing	
R	Rural	MF	Multi-Family
WE	Wellborn Estate	MU	Mixed-Use
E	Estate	MHP	Manufactured Home Pk.
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

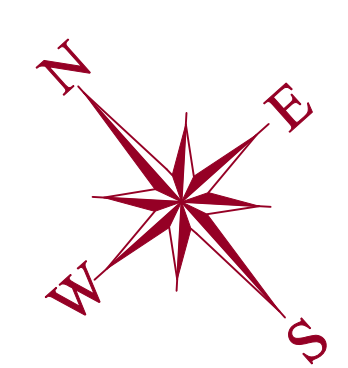
Overlay Districts	
OV	Corridor Ovr.
RDD	Redevelopment District
ROO	Restricted Occupancy Ovr.
NPO	Nbrhd. Prevailing Ovr.
NCO	Nbrhd. Conservation Ovr.
HP	Historic Preservation Ovr.

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



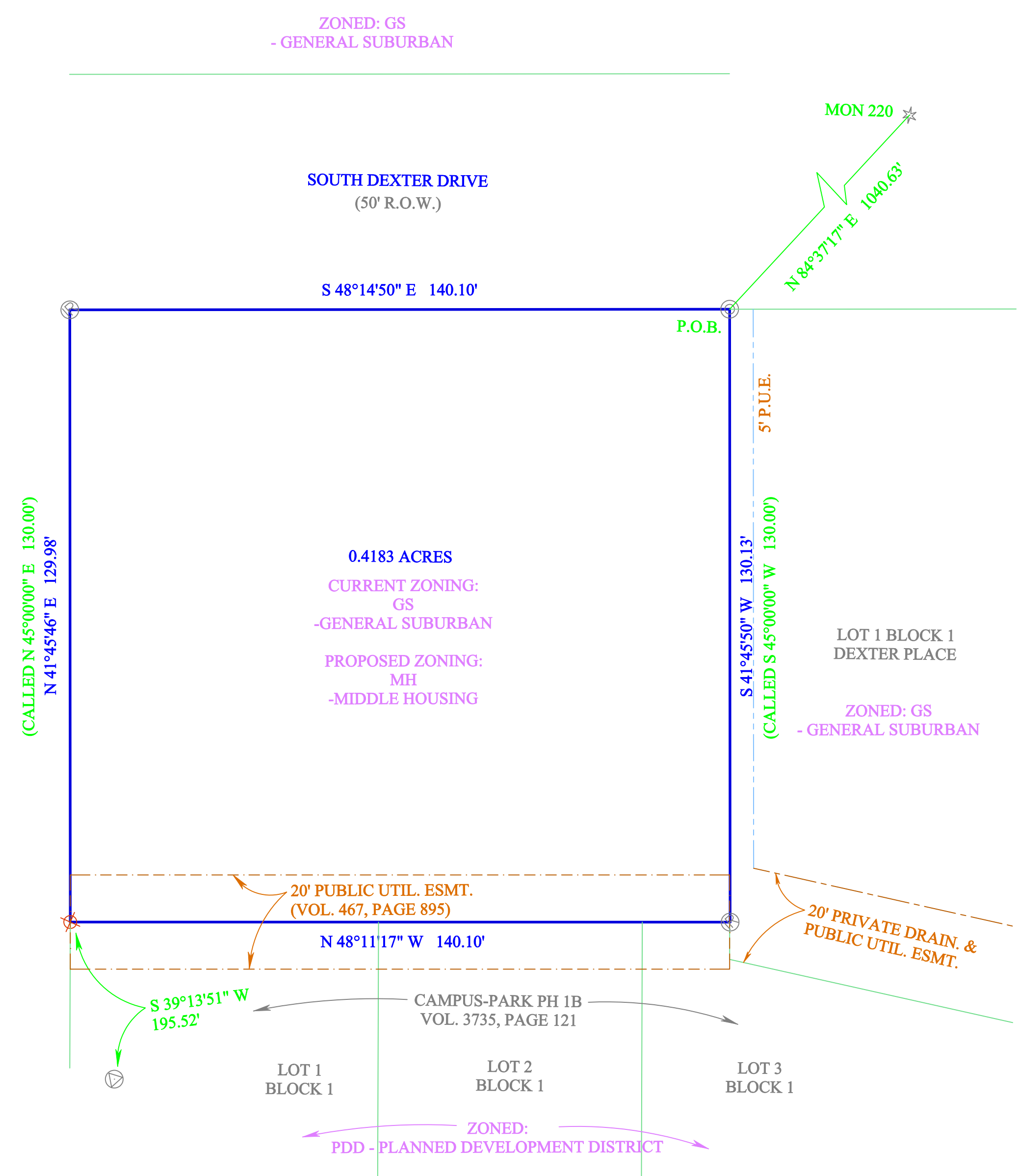
1100 Dexter Drive South

Case: REZ2023-000004 **REZONING**



ZONED: GS
- GENERAL SUBURBAN

HOLLEMAN DRIVE
(60' R.O.W.)



ZONING MAP

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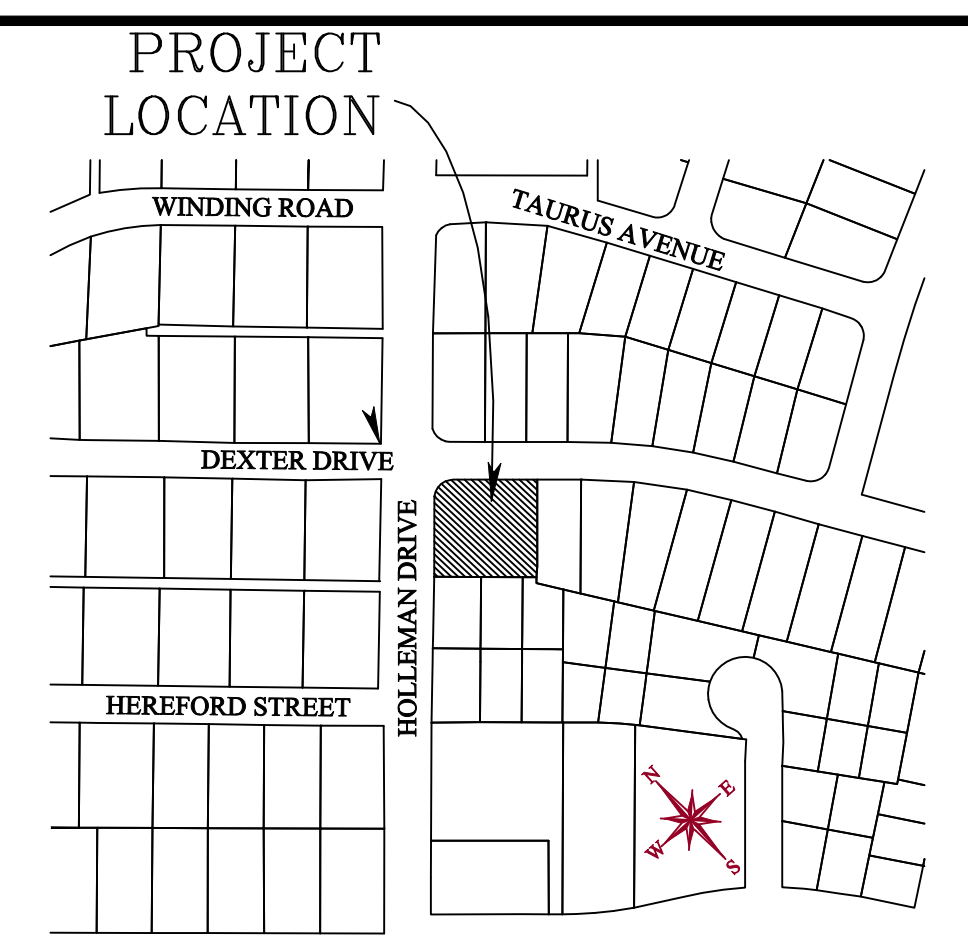
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THENCE South 41°45'50" West, a distance of 130.13 feet along the common line between this tract and said Summerlin tract to a 5/8" iron rod found for the south corner of this tract, also being an east corner of Lot 3 Block 1 of the Campus-Park Phase 1B, as plat recorded in Vol. 3735, Page 121 of the B.C.O.R.;

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VICINITY MAP
NOT TO SCALE

SURVEY LEGEND

— SUBJECT PROPERTY LINE
— ADJOINING PROPERTY LINE

⊙ 1/2" IRON ROD FOUND
⊙ 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND BUSTED
⊙ 5/8" IRON ROD FOUND
⊙ CALCULATED CORNER
⊙ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

SCALE: 1" = 30'

ZONING MAP

EXISTING ZONING
GENERAL SUBURBAN (GS)
PROPOSED ZONING
MIDDLE HOUSING (MH)

OWNER: LALA VIDA, LLC, Series 1 9301 Westway Court COLLEGE STATION, TX 77845	SURVEYOR: ATM Surveying P.O. Box 10313, College Station, TX 77840 PHONE: (979)209-9291 email: Adam@ATMSurveying.com www.ATMSurveying.com - FIRM #101784-00
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GENERAL NOTES
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 18, 2023
 Advertised Council Hearing Date: June 12, 2023

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:

The Knoll Neighborhood Association
 McCulloch Neighborhood Association

Property owner notices mailed: 34

Contacts in support: None at the time of this report
 Contacts in opposition: 4 at the time of this report
 Inquiry contacts: None at the time of this report

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
Northwest	Minor Arterial	GS General Suburban	Holleman Drive
Southwest	Mixed Residential	PDD Planned Development District	Townhomes
Northeast	Local Street	GS General Suburban	Dexter Drive South
Southeast	Mixed Residential	GS General Suburban	Single-family detached

DEVELOPMENT HISTORY

Annexed: March 1956
Zoning: R-1 Single Family Residential (upon annexation 1956)
 R-1 Single Family Residential renamed to GS General Suburban (2013)
Final Plat: Unplatted
Site Development: Vacant



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 1100 DEXTER DRIVE
Address: 1100 DEXTER DR S
Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 25, 0.45 ACRES
Total Acreage: 0.4181
Applicant:: Kurt Fisher
Property Owner: LALA VIDA LLC SERIES 1

List the changed or changing conditions in the area or in the City which make this zone change necessary.

Middle Housing, as a zone option, recently became available and best suits uses for this property.

Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

Middle Housing for this property is supported by the current comprehensive plan, per Planning & Development Service Planners.

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 current zoning supports only GS Single Family housing, though the surrounding areas have developed into many other uses and it is an increasing challenge to attract residents interested in having Holleman Drive as a side street nearby the property with townhomes bordering the rear of the property, and commercial property located on the next street corner (Welsh & Holleman, on land that was once a part of this property).

Explain the suitability of the property for uses permitted by the rezoning district requested.

As explained in the "compatibility" section: "middle housing" perfectly compliments the various nearby property zones and uses including the now busy Holleman Drive, bordering the side of this property.

Explain the suitability of the property for uses permitted by the current zoning district.

As explained in the "compatibility" section: "middle housing" perfectly compliments the various nearby property zones and uses including the now busy Holleman Drive, bordering the side of this property.

Explain the marketability of the property for uses permitted by the current zoning district.

The current zoning district permits the land to be used as single family general suburban housing. It is not part of any neighborhood. It is a stand-alone parcel, a "property island" in the middle of town, sandwiched between a row of smaller single family homes, larger single family homes across the street, nearby duplexes, townhomes in the rear of the property, and an arterial thoroughfare with ever-increasing traffic.

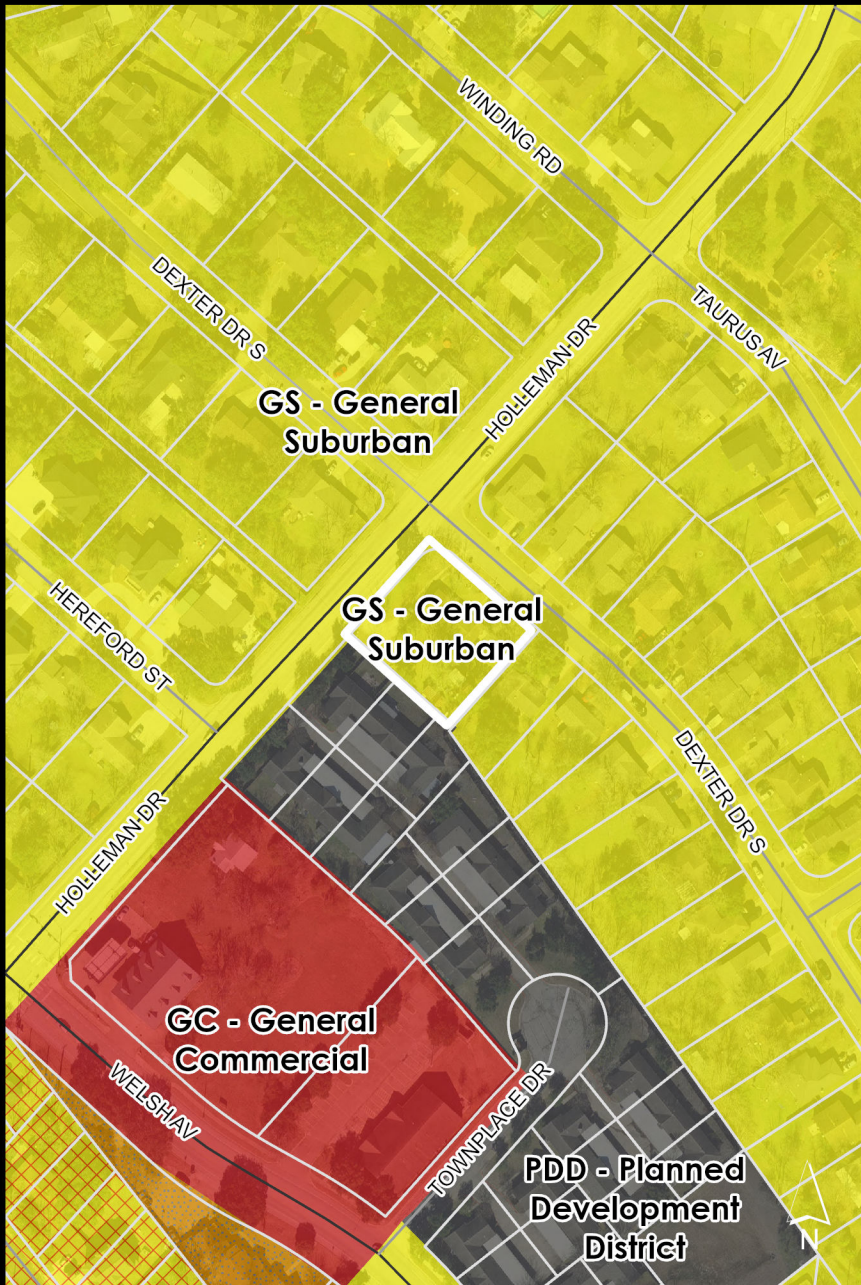
List any other reasons to support this zone change.

The prior owners sold this property as a double lot. Before purchasing the property, the current owner verified this with PDS and was told that a replat would not be an issue but changing to commercial and some other types of zones would require an amendment to the comprehensive plan. The prior owners deliberately neglected normal property maintenance on the past structure for the past ~10 years, knowing that this property, on the corner of an arterial thoroughfare and independent of any neighborhoods, was prime for repurposing. The current owner purchased the property and allowed the prior owner to rent it back until she found a "place in the country" reminiscent of how this property was, when it was a 40 acre farm with horses and cows. The current owner cleared the parcel and began the replat. During the replat, the city adopted new shared housing language in the UDO and added Middle Housing Zoning to the UDO and checked with PDS staff to verify that a change to Middle Housing does not require an amendment to the Comprehensive Plan. Looking at available options, the ideal use of this property, location and surroundings factored in, most accurately fits Middle Housing zoning, thus the re-zoning is now being requested.

EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning

