

# 1100 S. Dexter

Middle Housing Rezoning Request



## Property History

The owners of 1100 S Dexter listed it for sale in late 2021, telling potential buyers that it is a double lot.

Prior to purchasing the property, the current owner verified with the city that the sellers were correct: the property could be replatted into two lots via staff level approval.

College Station history: In this view, virtually everything now built occupies land that was once part of this parcel, owned by the Holik family!





## Present Day

30 of 31 homes on Dexter Drive, south of Holleman are registered rentals.

Those homes are part of a subdivision called "Dexter Place," however: this property is not part of Dexter Place, or any subdivision.

As the last parcel from the old family farm, this property is free of any HOA restrictions or associations.



### Yearning to Leave

For their livelihood, the prior owners owned and operated a tractor-trailer. The city banned parking their rig on the property or working on it at home overnight. They started storing the tractor-trailer on Birmingham Rd., behind the Kroger's on Longmire and had to shuttle back and forth between Birmingham Rd. and this home on Dexter.

They knew the value of their home was in the land, and with that knowledge, did not prioritize keeping everything in the home up to code. They worked with an agent to sell the property for \$299,900 in 2019, but failed to find any interested buyers.

They maintained the dream of moving to the country, and tried again to sell the home in late 2021, this time as a FSBO. They were successful! --- they found an over ask price buyer and netted more proceeds than their agent had anticipated when it was on the MLS. The buyer agreed to purchase their home and rent it back to them until they found their dream house in the country.

## Moving

The sellers received funds in late 2022 and used part of the funds to secure their dream home: seven acres near Franklin, where they could keep their tractor-trailer at home, work on it whenever they wished and eliminate the need to shuttle back and forth to Birmingham Road to get their rig. The sale of their College Station home yielded enough funds to purchase the land, build a barn-dominium to live in, fence the land and even a get a couple cows!

Unfortunately, the husband passed away a few days before closing on the land, and all plans to build their dream home were halted. The wife still wished to move to the country and with her children's help eventually found another home in the country, not far from the dream home they planned to build.



# Rezoning Compliance

The current owner began the replat process for 1100 S Dexter in August 2022, once the prior owner moved to her new home. It took months to file for permits, clear the lot and follow city prescriptions for replating. The process included seeking permits, paying fees, getting multiple surveys and certificates from the title company, adding additional water & sewer taps, and forfeiting the driveway access direct to Holeman street that the prior owners enjoyed, via re-curb-ing part of Holleman drive for the city. The replat wasn't ready to file until early 2023.



Project #FP2022-000027

Attachment

Project Info	Site Info	Contacts	Fees \$0.00	Inspections
<p>Description: DEXTER DRIVE ESTATES LOTS 1 &amp; 2            Type: FINAL PLAT RESIDENTIAL            Subtype: MINOR - AMENDING - MINOR REPLAT            Planner: GSchrum/GSiter            Status: APPROVED - DP ISSUED            Applied: 6/3/2022            Approved:            Closed:            Expires:            Status: 1/31/2023            Meeting:</p>				
<p>Attachments:</p> <ul style="list-style-type: none"> <li>Development Permit Signed Plumber-signed development permit Complete 1100 S Dexter_1.pdf</li> <li>Project Review Comments - DP Project Review Comments - DP Ready_1 Ready_1.pdf</li> <li>Site Notice Signed Site Notice.pdf</li> <li>Project Review Comments - DP Project Review Comments - DP Ready Ready.pdf</li> <li>Approved 1100 Dexter Drive Approved 1100 Dexter Drive South South Construction Plans STAMPED STAMPED 1.23.2023.pdf</li> <li>4th Round Project Review 4th Round Project Review Comments FP2022-000027.pdf Comments FP2022-000027.pdf</li> <li>FP2022-000027 DEXTER FP2022-000027 DEXTER DRIVE DRIVE ESTATES LOTS 1 2 01- ESTATES LOTS 1 2 01-17-2023 17-2023 mark-up.pdf mark-up.pdf</li> <li>Public Improvement Plan, 1100 Dexter Drive South Public amended to suit 3rd review Improvement Plans Rev.pdf comments</li> <li>22 - 04488 - S Dexter - 1100-22 - 04488 - S Dexter - 1100-Replat-Replat-rev3-color rev3-color.pdf</li> <li>22 - 04488 - S Dexter - 1100-22 - 04488 - S Dexter - 1100-Replat-Replat-rev3-bw rev3-bw.pdf</li> <li>3rd Round Project Review FP2022-000027 Project Review Comments Comments ROUND 3.pdf</li> <li>FP2022-000027 DEXTER FP2022-000027 DEXTER DRIVE DRIVE ESTATES LOTS 1 2 12- ESTATES LOTS 1 2 12-12-2022 12-2022 REVISED mark-up.pdf REVISED mark-up.pdf</li> <li>Public Utility Improvement 1100 Dexter Drive South Public Plans Improvement Plans.pdf</li> <li>22 - 04488 - S Dexter - 1100-22 - 04488 - S Dexter - 1100-Replat-Replat-rev2-bw rev2-bw.pdf</li> <li>22 - 04488 - S Dexter - 1100-22 - 04488 - S Dexter - 1100-Replat-Replat-rev2-color rev2-color.pdf</li> <li>2nd Round Project Review Project Review Comments_2.pdf Comments</li> <li>FP2022-000027 DEXTER FP2022-000027 DEXTER DRIVE DRIVE ESTATES LOTS 1 2 11- ESTATES LOTS 1 2 11-18-2022 18-2022 mark-up.pdf mark-up.pdf</li> <li>22 - 04488 - S Dexter - 1100-22 - 04488 - S Dexter - 1100-Replat-Replat-rev1-color rev1-color.pdf</li> <li>22 - 04488 - S Dexter - 1100-22 - 04488 - S Dexter - 1100-Replat-Replat-rev1-bw rev1-bw.pdf</li> <li>1100 and 1102 Water and Conversation with Water Sewer Department.pdf</li> <li>CS Electric Proposal for 1100 1100 Dexter Supply and 1102 Electric Supply</li> <li>1st Round Project Review Project Review Comments_1.pdf Comments</li> </ul>				

## Middle Housing Becomes an Option:

While the current owner was following the city's prescriptions to replat the property, College Station changed the building code, effectively banning anything larger than a four bedroom home with off-street parking for more than four cars, which was acceptable when the property was purchased. Around the same time as those code changes, College Station adopted Middle Housing as a new zoning option with nine different plat use types.

The current owner asked city planners for more information on Middle Housing and learned that College Station's Comprehensive Plan supports Middle Housing for this particular parcel. Because the replat into two General Suburban Single Family lots was not yet complete when Middle Housing options became available, the current owner decided to seek the city's advice: *'What do you want to see with this parcel?'* and filed for a rezone to Middle Housing.

https://www.kbtb.com/2022/10/14/college-station-city-council-approved-shared-housing-definition-change/

News Weather Sports The Three Advertise Watch Live Summer Hunger Dream Home Giveaway

### College Station City Council approved 'shared housing' definition



Thursday's presentation also addressed parking concerns, buffer requirements and development standards after the council said September's proposal was vague. (KBTX)  
By Morgan Riddell  
Published: Oct. 14, 2022 at 3:05 PM CDT

COLLEGE STATION, Texas (KBTX) - The College Station City Council approved a new definition to city ordinances called shared housing. This is one step in the city's goal to reduce the overcapacity of residential structures.

This plan came to the council after tabling a proposal in September so they could speak with developers.

The proposal allows more than four unrelated people to live together, like in an "Aggie shack" or stealth dorm, but would only be

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https://theeagle.com/news/college-station-city-council-approves-middle-and-shared-housing-use/article\_07ea1f9e-5a5e-11ed-b7c2-13dbc1efded7.html

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### College Station City Council approves middle and shared housing use

Bailey Brown Nov 1, 2022 0

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00:00 04:55

College Station residents will have more housing options with the city council's recent approval of zoning for middle and shared housing, according to Matthew Ellis, a staff planner with the city's planning and development organization.

"The intention of the middle housing zoning district is to allow flexible housing types that can range from your small-lot single family, up to a multiplex," Ellis said Tuesday. "It allows a range by housing types by right, which are intended for single-family use and meant to allow that flexibility for developers so they don't have to come in and rezone every single time they want to do a new housing type."



# Rezone Request

The applicant worked with Planning & Development Services and Public works to evaluate the requirements and potential demands on infrastructure. That work verified that existing city infrastructure supports all nine possible MH Zoning options, and various combinations thereof.

After a new process of surveys, certificates from the title company, fees paid, questions answered, etc.: PDS staff evaluated and decided to support the application for rezone to Middle Housing.

Because PDS supported the application, the applicant wasn't expecting problems in the presentation to P&Z. The rezone request at P&Z turned into public speeches as if a binary choice existed between having "Ag Shacks" or banning them on this parcel, which was not the intention of the MH application and was not the endorsement being requested from P&Z. For this reason, we're presenting the proposal in more detail to Council today, and better explaining the options available and process for Middle Housing.



Missing Middle Housing term created by Daniel Parolek | Image © Opticos Design, Inc. | For more information visit [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com).

Project Info	Site Info	Comments	Form 01-00	Responses
Item:	1100 DEXTER DRIVE SOUTH			
Type:	REZONING			
Subject:	GENERAL			
Number:	JH0617/Matrix			
Status:	PENDING CC ACTION			
Applicant:	2142023			
Approved:				
Created:				
Expires:				
Revised:	5/18/2023			
Meeting:	9/12/2023			
Attachments:	Schedule B Flags.pdf LTC Revised Title Report.pdf LTC Title Report - M2349.pdf 3rd Round Project Review Project Review Comments_4.pdf Comments			
20230405 Rezone Map Rev-22-04458-S Decker - 1100-Repeat-02 Rezone rev-color.pdf				
20220405 Revised Metes and 21-03814-S Decker - 1100-LEGAL-Bounds Description REV102.pdf				
2nd Round Project Review Project Review Comments_3.pdf				
20230330 Updated Zoning 22-04458-S Decker - 1100-Repeat-Map rezone rev-color.pdf				
1st Round Project Review Project Review Comments_3.pdf				
Color Rezone Map 22-04458-S Decker - 1100-Repeat-16209-color_1.pdf				
Black and White Rezone Map 22-04458-S Decker - 1100-Repeat-rezone-bw.pdf				
Metes and Bounds 21-03814-S Decker - 1100-Description LEGAL.pdf				
3rd Round Completeness 3rd Round Completeness Review Review Comments.pdf				
Nothing Further Certificate - #Nothing Further -1100 Decker Dr. needed 3.pdf				
Area Survey 22-04458-S Decker - 1100-Repeat-16209-color.pdf				
Water Demand Decker Water Demand.pdf				
Trap Generation Decker Trap Generation.pdf				
2nd Round Completeness Project Review Comments_1.pdf				
Review Comments				
Proof of Ownership - Proof of Ownership - Kurt Fisher - LLV authorization to sign Series 1.pdf				
Signed Owner Certification - Owner Certification - ReZoning Rezone Application Signed.pdf				
Completeness Review Project Review Comments.pdf				

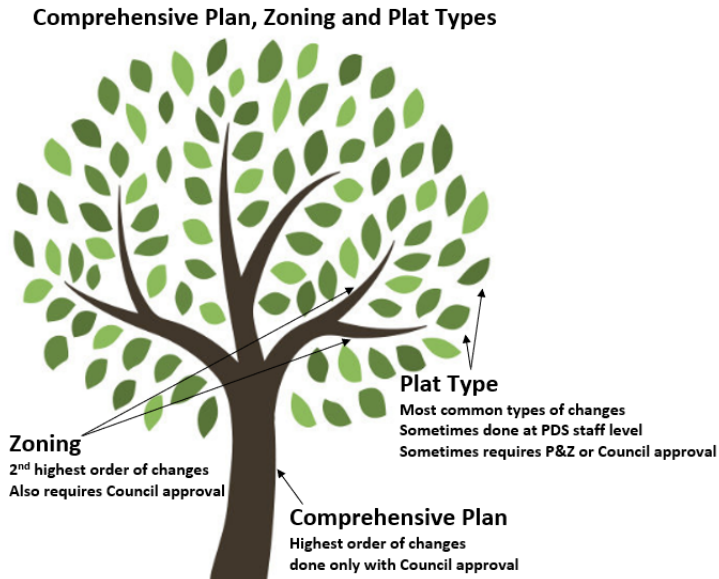
# Middle Housing - Summarized

General Suburban Zoning has only one plat type: Single Family.

Middle Housing Zoning has nine plat types, including Single Family!

By following the process for rezone: there is no pathway for an applicant to simultaneously rezone to MH and replat the property with a single presentation to Council; a rezone may only be denied or approved today.

If Council denies the rezone to MH, the applicant will complete the replat process for creation of two GS Single Family Lots. If Council approves, the applicant must go back to work with Planning and Development to select appropriate MH plat type(s). There are numerous middle housing options available for this parcel.



# Addressing FAQs:

Drainage, greenspace and ground-absorption for all available MH options must adhere to the same 55% maximum impervious cover requirement as all GS-zoned SF homes on the street today; as a result: there’s no way that designating a property as Middle Housing vs General Suburban can negatively impact flooding, greenspace or many other common characteristics of the surrounding area.

If Council & PDS wish to see more affordable Single Family homes and less large “Ag Shacks,” then MH impervious cover limits and height limits on MH structures, in the table below, prevent large structures from being built on this parcel; we can explain in detail if needed. Because of the limits in the below table: the more lots that are created, the smaller and more affordable the homes on those lots must be. Inversely, with a high cost basis for this parcel plus replat compliance and fees: creating fewer lots encourages creation of larger, more expensive properties, further from current notions for providing ample “workforce housing.” The applicant is open to platting what Council and PDS desire for this parcel.

College Station, Texas - Code of Ordinances / Subpart B - LAND DEVELOPMENT... / Appendix A - UNIFIED DEVELOPMENT... / Article 5 - District Purpose Statem... / Sec. 5.1 - Residential Zoning Distri...

VERSION: MAR 2, 2023 (CURRENT)

- Article 1. - General Provisions
- Article 2. - Development Review Bodies
- Article 3. - Development Review Procedures
- Article 4. - Zoning Districts
- Article 5. - District Purpose Statements and Supplemental Standards
  - Sec. 5.1 - Residential Zoning Districts.
  - Sec. 5.2 - Residential Dimensional Standards.
  - Sec. 5.3 - Non-Residential Zoning Districts.
  - Sec. 5.4 - Non-Residential Dimensional Standards.
  - Sec. 5.5 - Retired Districts.
  - Sec. 5.6 - Retired Dimensional Standards.
  - Sec. 5.7 - Planned Districts (P-MUD and PDD).
  - Sec. 5.8 - Design Districts.
  - Sec. 5.9 - Design District Dimensional Standards.
  - Sec. 5.10 - Overlay Districts.

Middle Housing Product Types and Dimensional Standards									
Housing Type	Live-Work	Townhouse	Reduced Setback Single-Family	Single-Family	Courtyard Houses	Split-Lot Duplex	Duplex	Small Multiplex	Medium Multiplex
Min. Lot Area per Dwelling Unit (DU)	2,250 sq. ft.	2,250 sq. ft.	2,250 sq. ft.	3,200 sq. ft.	4,000 sq. ft.	2,250 sq. ft.	2,250 sq. ft.	1,500 sq. ft.	800 sq. ft.
Min. Lot Width	25'	25'	25'	40'	40'	25'	50'	60' (A)	80'
Min. Lot Depth	80'	90'	90'	80'	80'	90'	90'	100'	100'
Max. Number of Attached Units	N/A	6	N/A	N/A	N/A	2	2	4	12
Min. Front Setback	15' (B)	15' (B)	15' (B)	15' (B)	5'	15' (B)	15' (B)	15' (B)	15' (B)
Max. Front Setback	25'	25'	25'	25'	15'	25'	25'	25'	25'
Min. Side Setback	5'	5'	5' (C)	5'	5'	5'	5'	10'	10'
Min. Side Street Setback	5'	5'	5'	5'	15' (B)	5'	5'	5'	5'
Min. Setback between Structures	10'	10'	10'	10'	10'	10'	10'	10'	20'
Min. Rear Setback (D) (E)	40'	40'	40'	40'	20'	40'	40'	40'	40'
Max. Impervious Cover	55% (G)	55% (G)	55% (G)	55% (G)	55% (G)	55% (G)	55% (G)	(F)	(F)
Max. Height (H) (I) (J)	35'	35'	35'	35'	35'	35'	35'	35'	35'
Min. Number of Stories	2	N/A	NA	N/A	N/A	N/A	N/A	N/A	2
Max. Dwelling Units/Acre (Subdivision Gross)	16	16	16	12	16	20	20	24	24
Parking	Front/Rear (K)	Front/Rear (K)	Front/Rear (K)	Front/Rear/Side (K)	Rear	Rear	Rear	Rear	Rear

## Blank Slate:

Today, the applicant is simply following the steps to rezone this parcel to Middle Housing by asking Council: *“would any of the nine MH options, including creation of more single family homes, be attractive to Council?”*

The applicant will proceed per the recommendations of Council today.



Questions?