

October 26, 2023
Item No. 9.3.
Unlimited Potential PDD Rezoning

Sponsor: Gabriel Schrum

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 PDD Planned Development District for approximately 2.799 acres located at 1115 Anderson Street, generally located at the intersection of Anderson Street and Clement Street, east of Holleman Drive.

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request and associated Concept Plan. The rezoning request is consistent with the Comprehensive Plan, and the requested modifications and provided benefits help ensure compatibility with adjacent properties. In addition, the additional landscape being proposed, along with streetscaping will limit any adverse impacts on the adjacent properties. By zoning the property PDD and having the associated Concept Plan, it further illustrates the location and details of the proposed use on the property.

The Planning and Zoning Commission heard this item at their October 5, 2023 meeting and voted 5-0 to recommend approval.

Summary: This request is to change the existing zoning from GS General Suburban to PDD Planned Development District with a base zoning of MF Multi-Family and associated Concept Plan on approximately 2.799 acres. The applicant is requesting the following modifications to the base zoning of MF:

- To reduce the minimum number of dwelling units per acre from the required 12, to 3.
- To reduce the parking requirements from one space per bedroom to one space for the first bedroom and then 0.5 space for each additional bedroom. The current requirement for multi-family is 1.5 spaces for one bedroom units and 1.0 space per bedroom for units with two or more bedrooms.

The applicant is providing the following community benefits:

- Additional landscaping/streetscaping.

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject as Urban Residential. The Comprehensive Plan generally describes the Urban Residential land use

designation as follows:

Urban Residential – Areas that are appropriate for a range of high-density multifamily 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

The proposed use of the property is defined as a “transition facility for foster youth in this community”; which means the use of this property will not have the same amount of intensity of use as normal multi-family developments. There will be less density overall and a reduced amount of automobile trips as the applicant has explained the users of the property will likely not have vehicles. The proposed lower-density use keeps the nature of this request aligned with the intent of Urban Residential format, while also providing an appropriate service that is intended to directly serve foster youth in the greater community. The property has direct access to Anderson Street with the single proposed driveway aligned with Clement Court.

The MF Multi-Family zoning district is a generally appropriate district under the Urban Residential land use designation in the Comprehensive Plan.

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

The property takes its only access from Anderson Street. The use will have very limited vehicle traffic consisting nearly entirely of foster youth and the employees. The small-scale multi-family use being developed operates as transitional housing, which is compatible with the intention of Urban Residential uses. Adjacent properties are zoned R-4 Multi Family to the north and west, D-Duplex to the east, and GS- General Suburban to the south. The adjacent duplex properties to the east are separated from this property by a channelized creek. Every adjacent property to the proposed request is developed. Overall, the PDD’s land use and requested modifications make this proposed transitional housing development appropriate in the context of the area.

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 the proposed use of the property. The property had one existing building, that has since been demolished. Drives, access, and parking are all proposed and provided for on the associated concept plan. The improvements to be made on the property are in the area noted on the attached concept plan, with the additional landscape/streetscaping being provided.

4. Whether there is 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 the proposed uses. Drainage and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. A traffic impact analysis was not required for the proposed request as the anticipated traffic volume falls below the threshold of 150 trips in the peak hour that would require a TIA to be performed.

5. The marketability of the property:

The proposed zoning district is generally marketable in this area.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. This proposed Concept Plan allows for a reduction of the number of required parking spaces as well as a reduced density per acre. The applicant has in turn provided additional landscaping and streetscaping as community benefits to help with meritorious modifications requested. This will help mitigate impacts the development may have on the adjacent development and overall context to the area. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans.

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public street directly or via a court, walkway, public area, or area owned by a homeowners association;
5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

Purpose, Intent and Community Benefits:

The proposed Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a low-density multi-family development of transitional housing for foster youth.

Base Zoning and Meritorious Modifications:

The proposed Planned Development District will have a base zoning of MF Multi-Family.

At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following modifications:

- Reduction to the minimum number of dwelling units to 3 units/acre based on Section 5.2 of the UDO.
- Reduction of the parking ratio, one (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom based on Section 7.3.H of the UDO.

Community Benefits:

The proposed concept plan will increase the landscaping and streetscaping amount by 30% more than what is required.

The development will provide an additional 2 points per streetscape segment length along Anderson Street, which will change the "points per streetscape segment length" from 6 to 8 and an additional 10 points per 1,000 sf of disturbed area for the site landscape points, which will change the site landscape points from 30 points to 40 points per 1,000 sf of disturbed area.

Budget & Financial Summary: N/A

Attachments:

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

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 PDD PLANNED DEVELOPMENT DISTRICT AFFECTING APPROXIMATELY 2.799 ACRES OF LAND BEING IN THE CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND GENERALLY LOCATED AT 1115 ANDERSON STREET; 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”, Exhibit “B”, Exhibit “C”, and Exhibit “D”** 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 26th day of October, 2023.

ATTEST:

APPROVED:

City Secretary

Mayor


APPROVED:

City Attorney

Exhibit A – Property Description

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 PDD Planned Development District:



FIELD NOTES DESCRIPTION
OF A
2.799 ACRE TRACT
CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.799 ACRES IN THE CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 2.805 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO A HOME BASE FOR TRANSITIONING FOSTER YOUTH, INC. RECORDED IN VOLUME 17143, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 2.805 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped “RPLS 1852” found on the northeast line of Anderson Street (70’ wide right-of-way, 318/227 of the Deed Records of Brazos County, Texas; DRBCT), for a southerly corner of a called 5.414 acre tract of land described in a deed to L.U.L.A.C Oak Hill, Inc. recorded in Volume 462, Page 535 (DRBCT) and being the west corner of said 2.805 acres and the west corner hereof;

THENCE, with the common line of said 5.414 acres and said 2.805 acres for the following two (2) courses and distances:

- 1) **N 45° 11’ 52” E**, for a distance of **423.21 feet** to a 1/2 inch iron rod with a plastic cap stamped “RPLS 1852” found for an interior ell corner of said 5.414 acres and being the north corner of said 2.805 acres and the north corner hereof;
- 2) **S 44° 29’ 44” E**, for a distance of **338.05 feet** to a point for corner on the northwest line of Parkway Plaza Subdivision, Phase Five, recorded in Volume 372, Page 751 (DRBCT), for a southerly corner of said 5.414 acres and being the east corner of said 2.805 acres and the east corner hereof, from which a 1/2 inch iron rod found bears N 47° 22’ 08” W, a distance of 0.22 feet;

THENCE, with the common line of said Parkway Plaza Subdivision and said 2.805 acres, **S 45° 12’ 39” W**, for a distance of **305.55 feet** to a 1/2 inch iron rod with a yellow plastic cap stamped “KERR 4502” found on the northeast line of Anderson Street, for the west corner of said Parkway Plaza Subdivision and being the south corner of said 2.805 acres and the south corner hereof, from which the City of College Station Monument C594-220 bears S 37° 31’ 33” W, a distance of 2,630.29 feet;

23-155 MGB.docx

1 | Page

THENCE, with the common line of Anderson Street and said 2.805 acres for the following two (2) courses and distances:

- 1) with a curve to the left, having a radius of **697.71 feet**, an arc length of **110.21 feet**, a delta angle of **09° 03' 01"**, and a chord which bears **N 60° 35' 23" W**, a distance of **110.09 feet** to an "X" found in concrete;
- 2) **N 65° 06' 53" W**, for a distance of **247.43 feet** to the **POINT OF BEGINNING** hereof and containing **2.799 acres**, more or less.

Surveyed on the ground March 2023 under my supervision. See plat prepared March 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.000104752428 (calculated using GEOID12B). Reference drawing: 23-155-TITLE.



Michael Konetski 3/21/23
 Michael Konetski
 Registered Professional Land Surveyor No. 6531

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
 Office: (979) 268-3195 | Web: www.kerrlandsurveying.com
Surveys@kerrsurveying.net | TBPELS Firm No. 100185C0

Exhibit B – Zoning Map

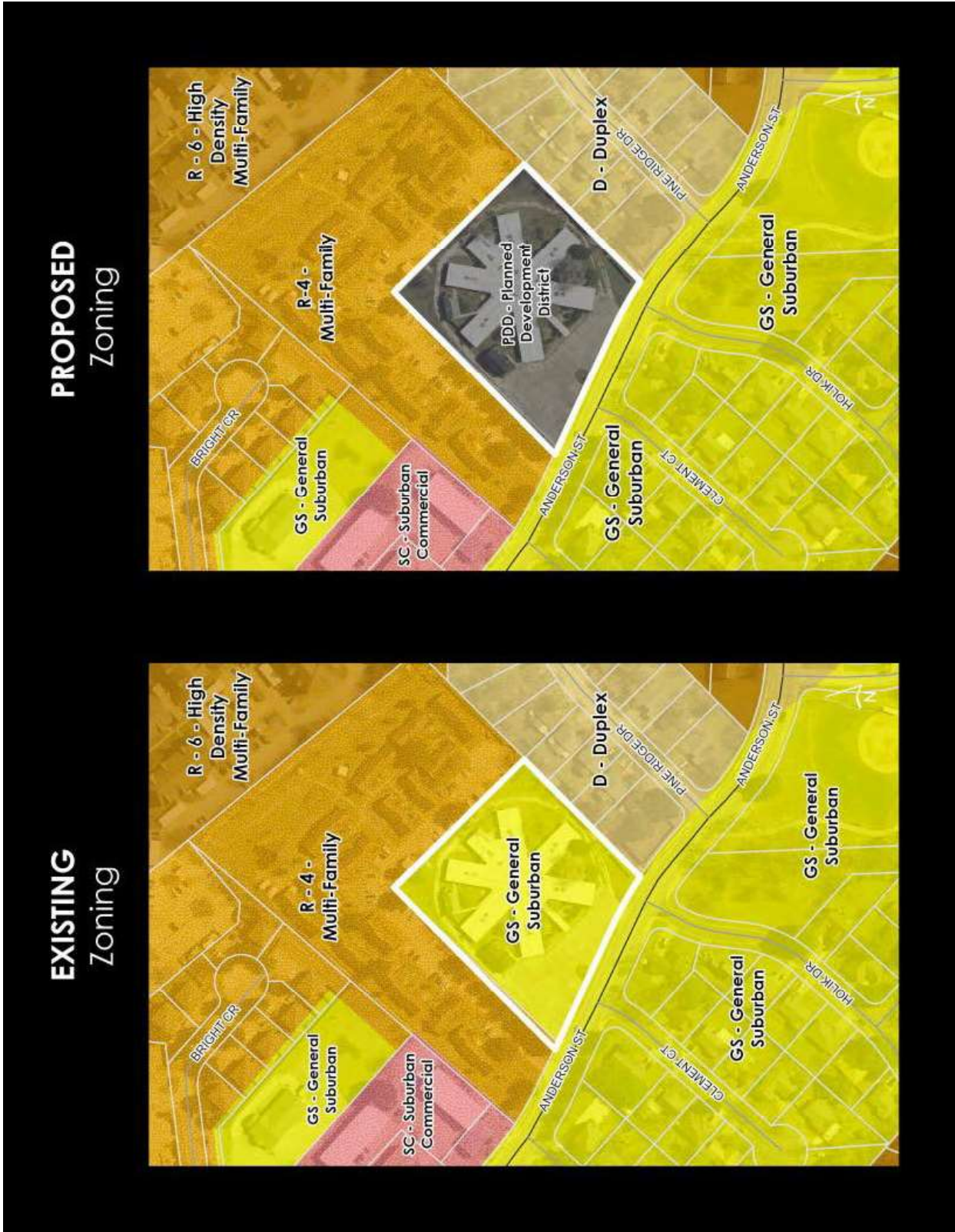


Exhibit C – Meritorious Modifications and Community Benefits

Purpose, Intent and Community Benefits:

The proposed Planned Development District for this property outlines the purpose, intent, and community benefit of the proposed development which is to provide housing and resources for foster youth and those who are aging out of the foster system.

Base Zoning and Meritorious Modifications

The base zoning of the property shall be MF Multi Family. At the time of site plan, the project will need to meet all applicable site development standards and platting requirements of the Unified Development Ordinance for the base zoning district, except where meritorious modifications are granted with the PDD zoning. The applicant is requesting the following meritorious modification:

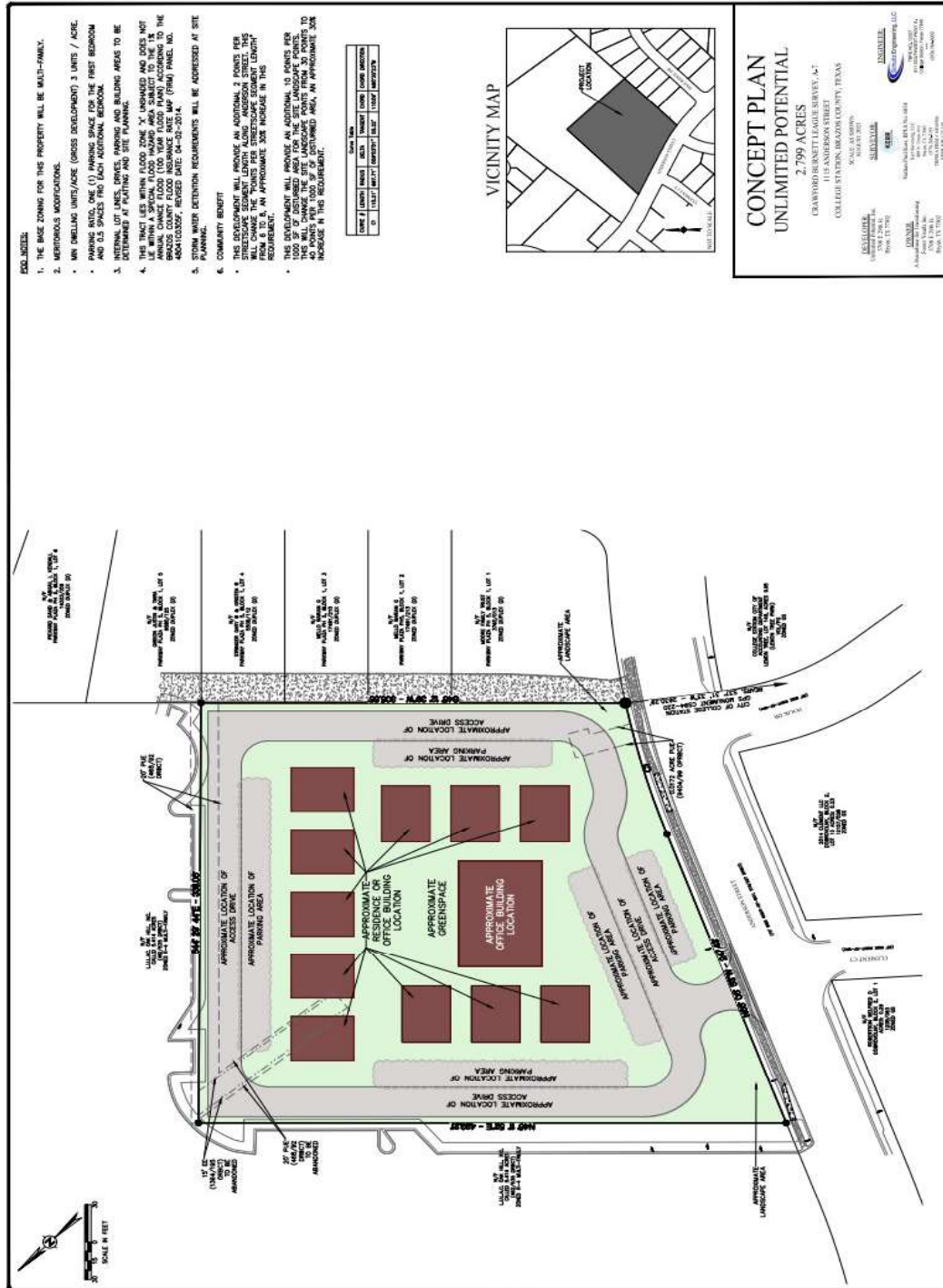
- Reduction to the minimum number of dwelling units to 3 units/acre based on Section 5.2 of the UDO.
- Reduction of the parking ratio, one (1) parking space for the first bedroom and 0.5 spaces for each additional bedroom based on Section 7.3.H of the UDO.

Community Benefits:

The applicant offers the following as community benefits:

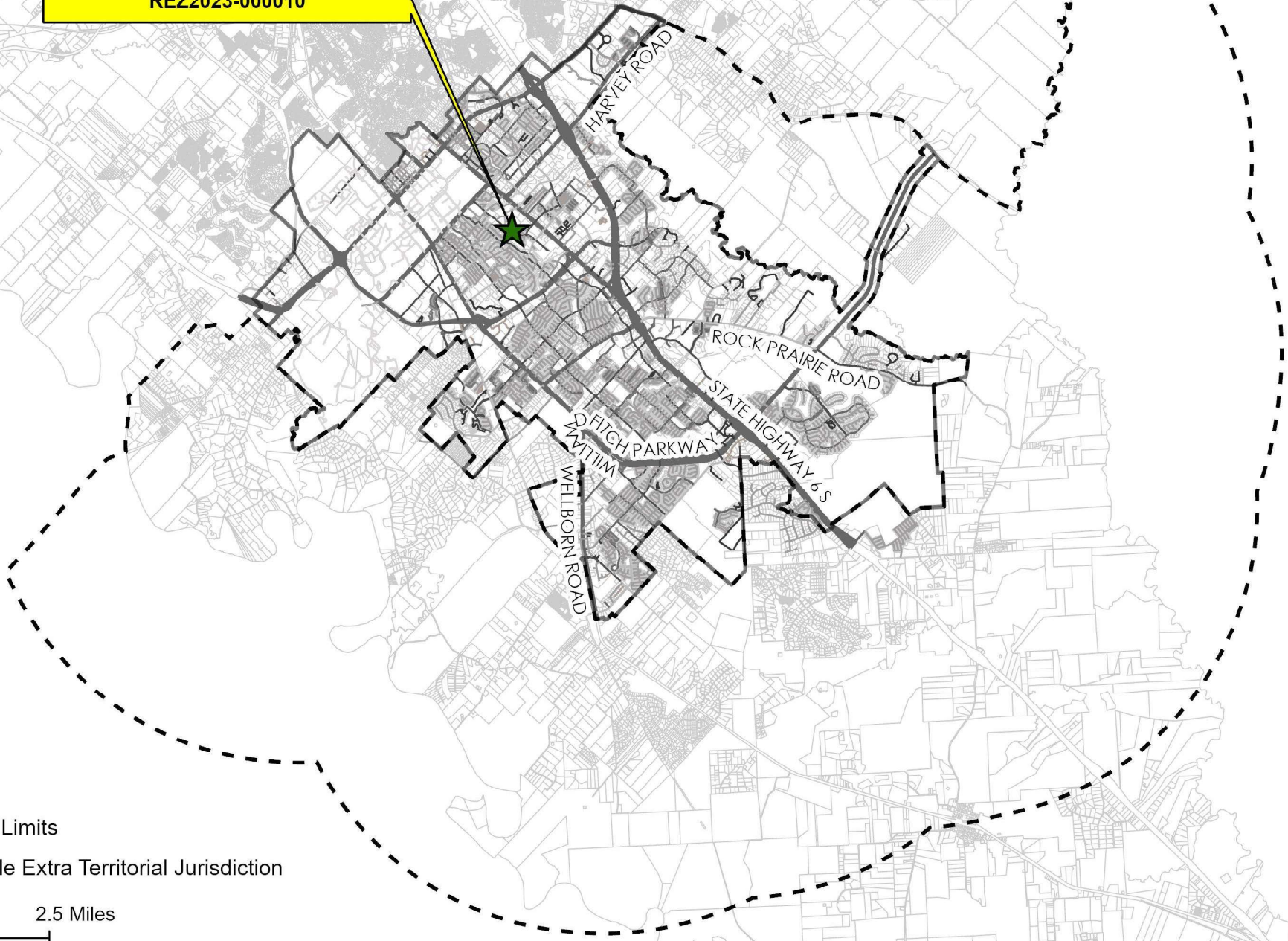
- The proposed concept plan will increase the landscaping and streetscaping amount by 30% more than what is required.
- The development will provide an additional 2 points per streetscape segment length along Anderson Street, which will change the "points per streetscape segment length" from 6 to 8.
- They will also provide an additional 10 points per 1,000 sf of disturbed area for the site landscape points, which will change the site landscape points from 30 points to 40 points per 1,000 sf of disturbed area.

Exhibit D – Concept Plan



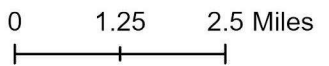
VICINITY MAP

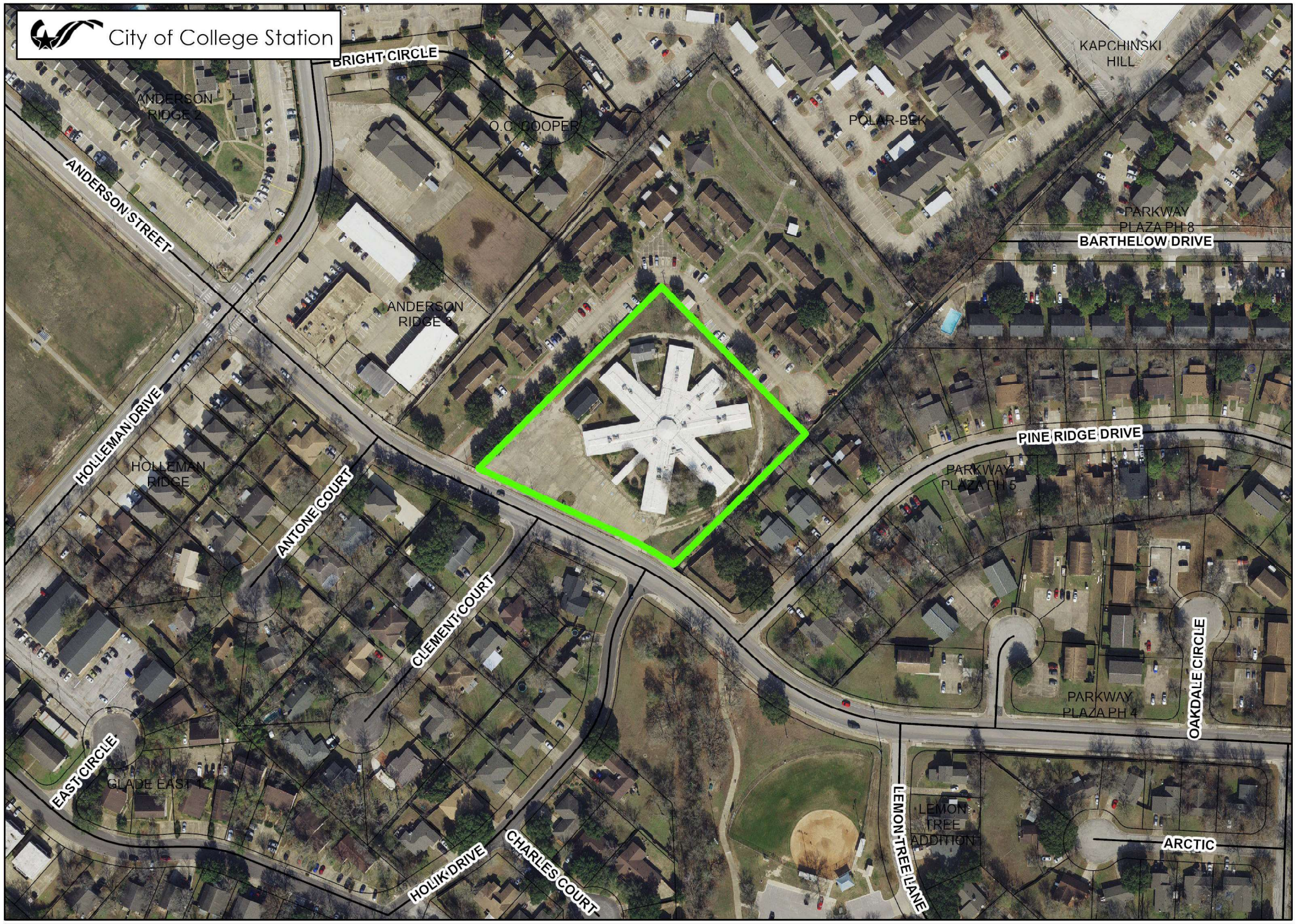
**UNLIMITED POTENTIAL - REZONING
REZ2023-000010**



Legend

-  City Limits
-  5 mile Extra Territorial Jurisdiction



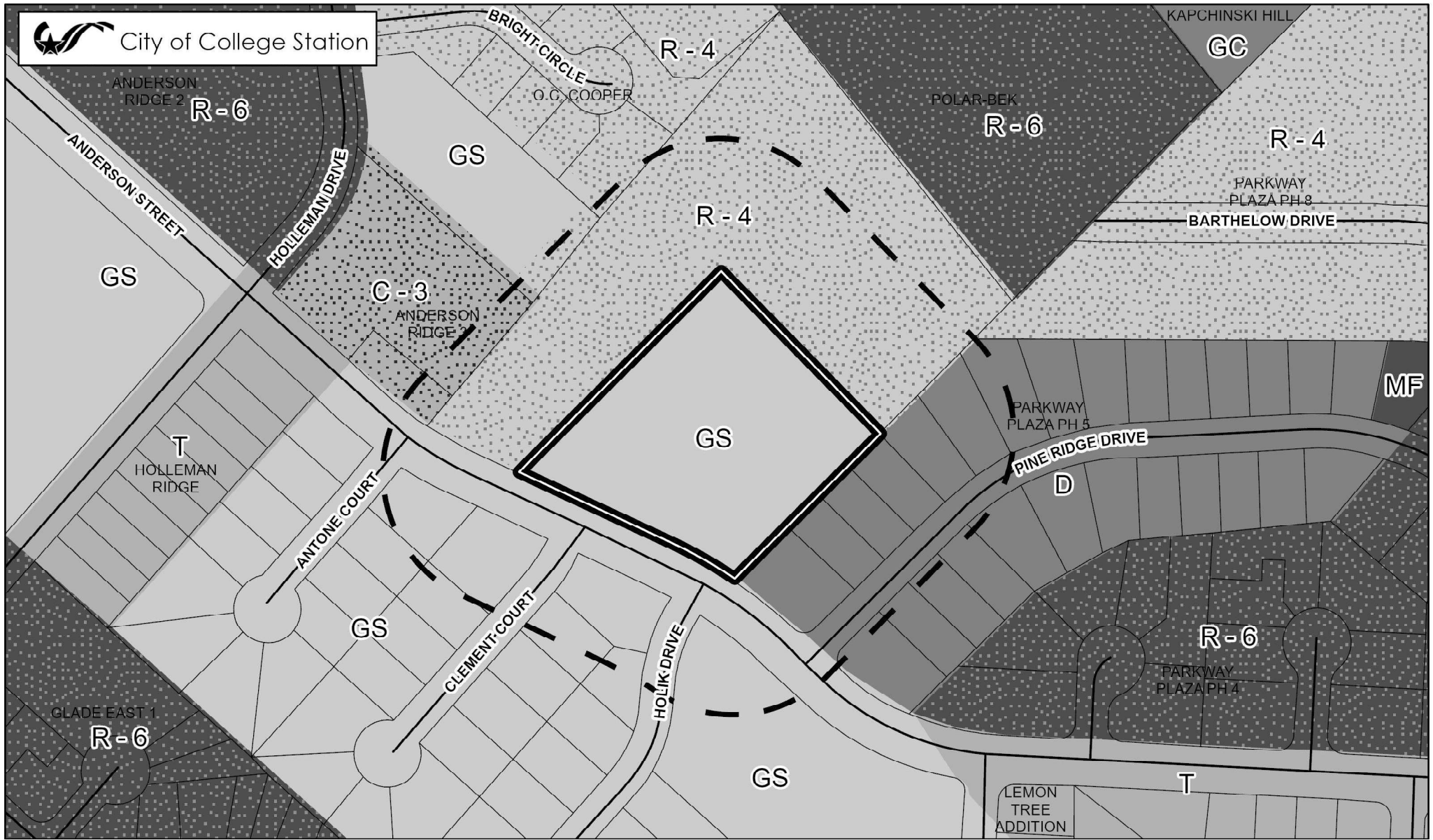


0 200 400 Feet

UNLIMITED POTENTIAL - REZONING

Case: REZ2023-000010

REZONING



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



UNLIMITED POTENTIAL - REZONING

Case: REZ2023-000010 **REZONING**

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: October 5, 2023
Advertised Council Hearing Date: October 26, 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:

None

Property owner notices mailed: 27
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	Urban Residential	R-4 Multi-Family	Multi Family
South	Anderson St (Major Collector)	GS- General Suburban	Anderson St (Major Collector)
East	Mixed Residential	D- Duplex	Duplex Residential
West	Urban Residential	R-4 Multi-Family	Multi Family

DEVELOPMENT HISTORY

Incorporated: May, 1956
Zoning: GS General Suburban (upon annexation)
Final Plat: Un-platted
Site Development: Currently undeveloped; was previously assisted living facility



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: UNLIMITED POTENTIAL - REZONING (REZ2023-000010)

Address: 1115 ANDERSON ST

Legal Description: A000701, CRAWFORD BURNETT (ICL), TRACT 146, 2.805 ACRES

Total Acreage: 2.799

Applicant: SCHULTZ ENGINEERING

Property Owner: A HOMEBASE FOR TRANSITIONING F

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

There is demand for a transition facility for foster youth in this community. This zoning change would allow for a low density multi-family facility to accommodate the need.

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 Comprehensive Plan shows this area to be urban residential. This low density multi-family PD is appropriate for this land use

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 is single family residential which is not compatible with the adjacent land uses, and does not allow for the low density multi-family development.

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

Multi-family PD will provide a transition from the more urban adjacent developments to the single-family subdivision. It will also provide a home base for transitioning foster youth.

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

Multi-family PD will provide a transition from the more urban adjacent developments to the single-family subdivision. It will also provide a home base for transitioning foster youth.

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

The current zoning is single family residential which is not compatible with the adjacent land uses, and does not allow for the low density multi-family development.

List any other reasons to support this zone change.

The community needs a location for a transition facility for foster youth. This rezoning will allow this to happen.

Maximum Building Height.

Building height will be per multi-family zoning requirements.

Proposed Drainage.

The proposed stormwater runoff will function similar to today. The proposed impervious cover will be less than or equal to the previous development on this tract.

Variations Sought.

- MIN DWELLING UNITS/ACRE (GROSS DEVELOPMENT) 3 UNITS / ACRE.
- PARKING RATIO, ONE (1) PARKING SPACE FOR THE FIRST BEDROOM AND 0.5 SPACES FRO EACH ADDITIONAL BEDROOM.

Community Benefits.

The community needs a location for a transition facility for foster youth. This rezoning will allow this to happen.

Sustained Stability.

Multi-family PD will provide a transition from the more urban adjacent developments to the single-family subdivision. It will also provide a home base for transitioning foster youth.

Conformity.

The Comprehensive Plan shows this area to be urban residential. This low density multi-family PD is appropriate for this land use

Compatibility with use.

This use will transition from the adjacent Multi-family development to the adjacent duplex development.

Access to Streets.

Access will be to Anderson Street via Driveway.

Public Improvements.

This development will provide common open space for residents to congregate.

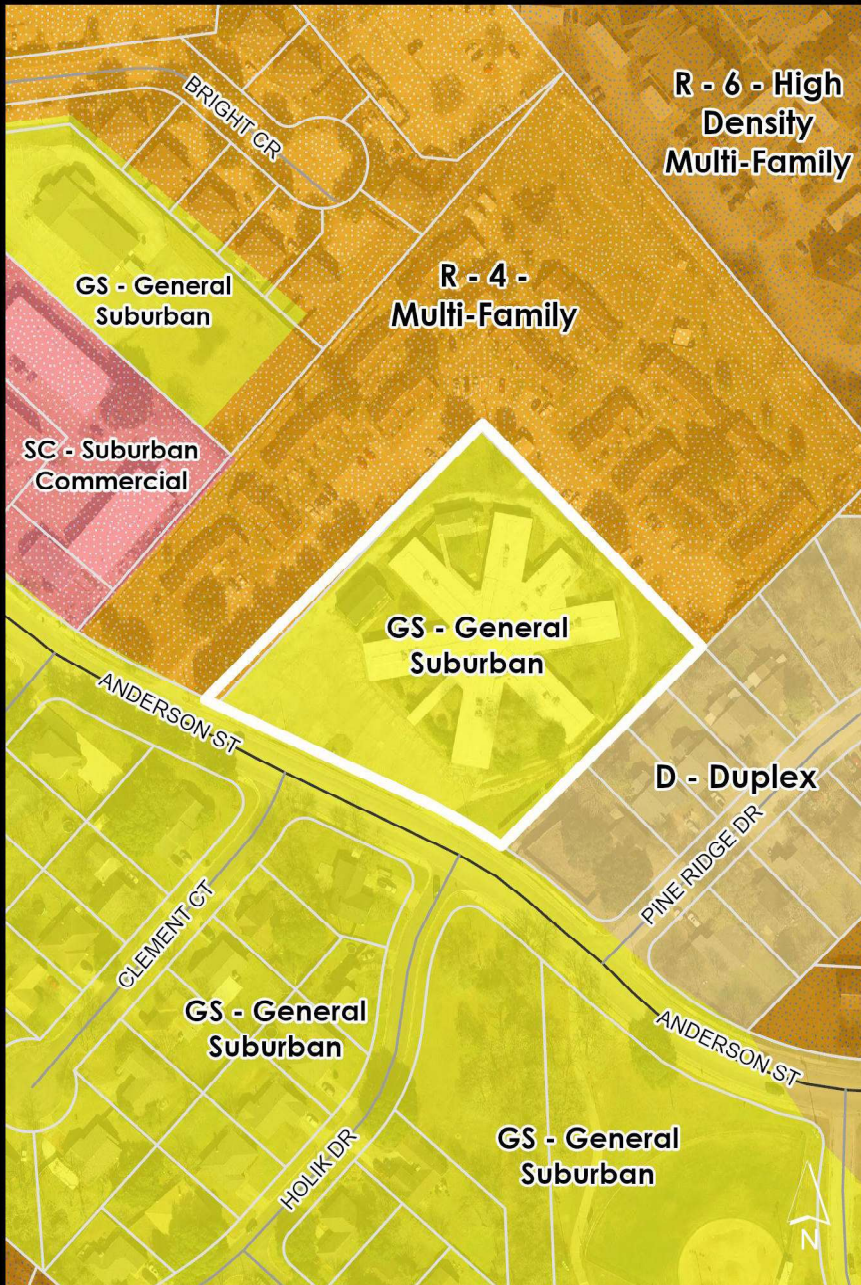
Public Health.

The development will be constructed in accordance with City of College Station codes and ordinances and will not be detrimental to the public health safety or welfare.

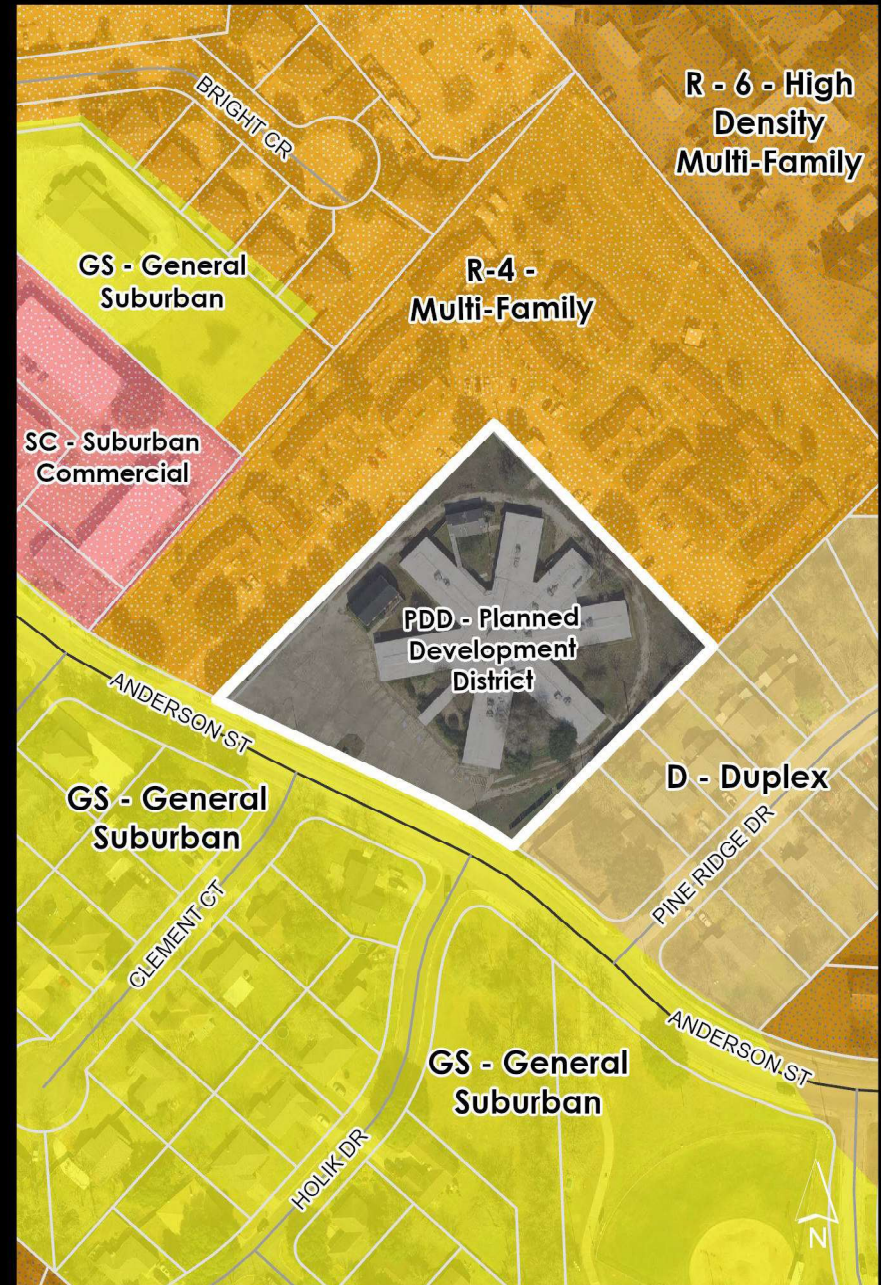
Safety.

his development will fit with the planned uses for the area and will not be an adverse impact.

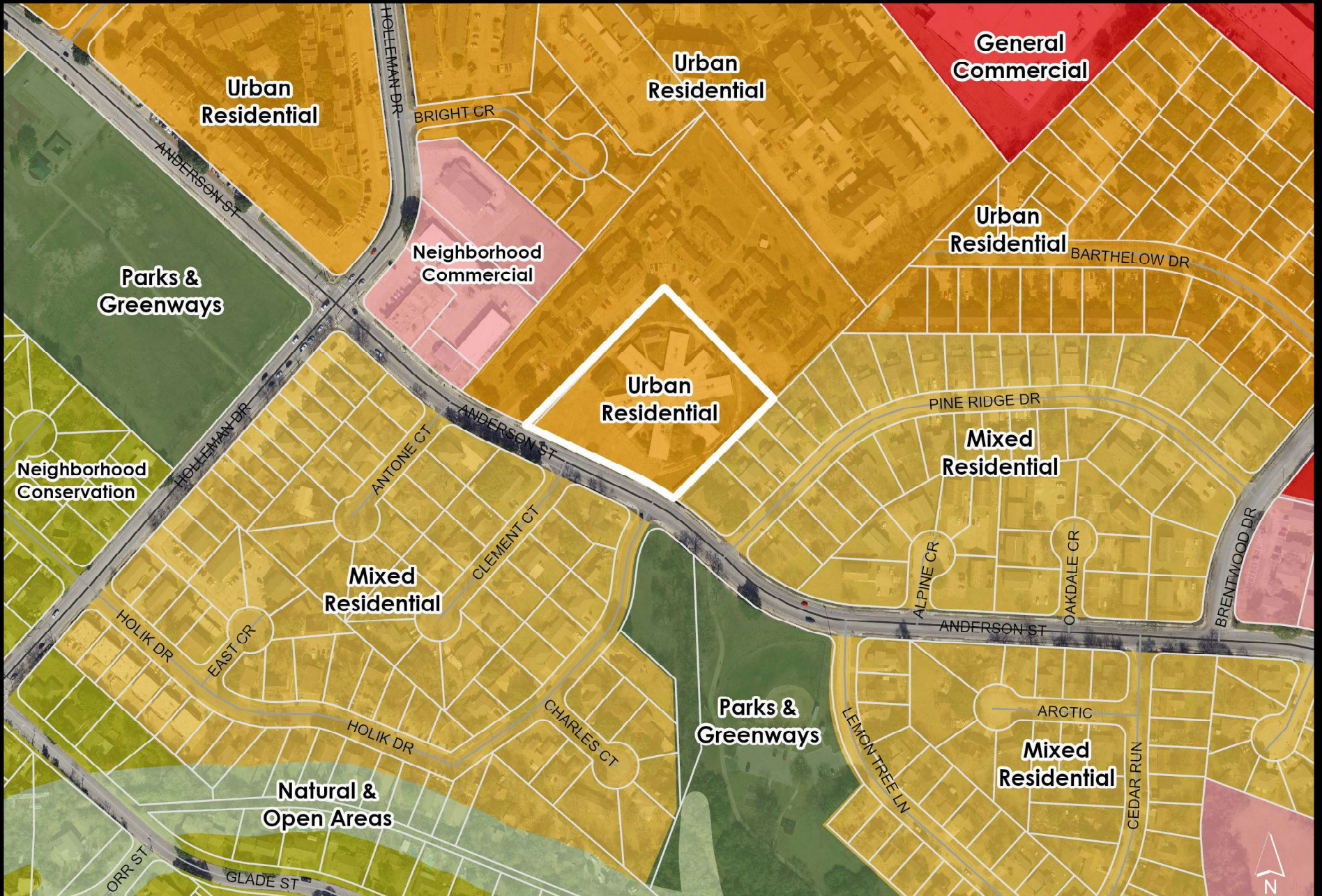
EXISTING Zoning

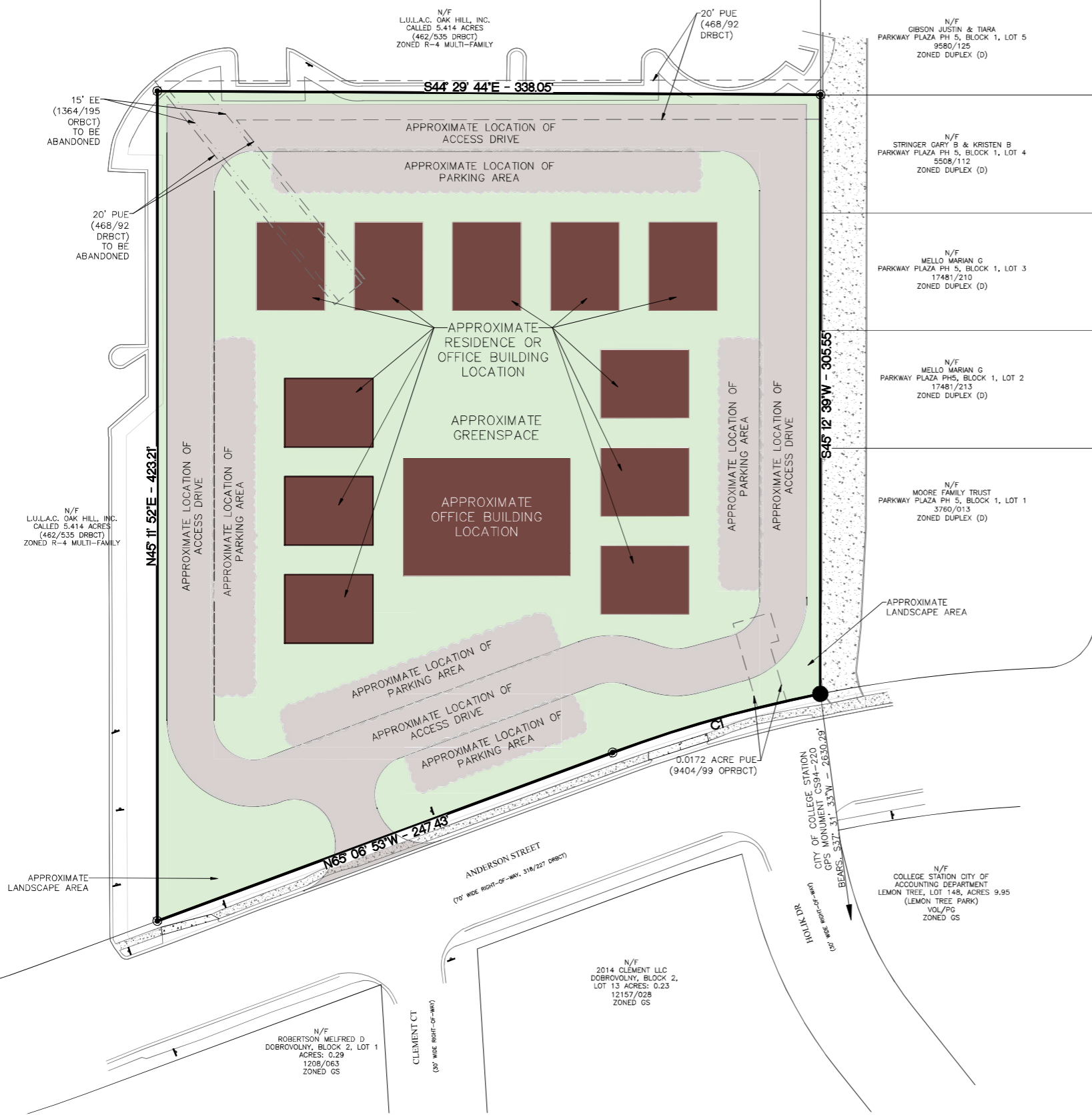
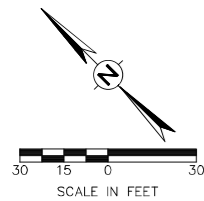


PROPOSED Zoning



EXISTING Future Land Use



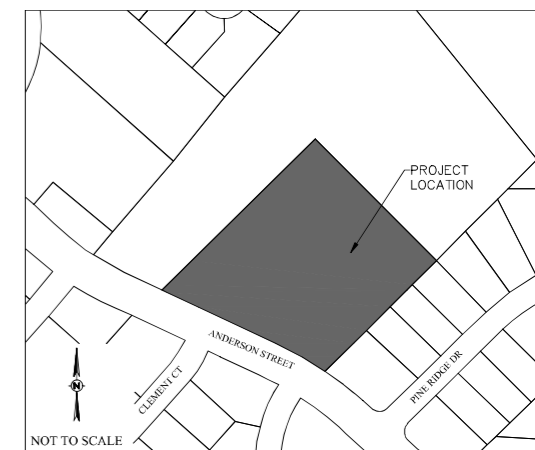


PDD NOTES:

1. THE BASE ZONING FOR THIS PROPERTY WILL BE MULTI-FAMILY.
2. MERITORIOUS MODIFICATIONS.
 - MIN DWELLING UNITS/ACRE (GROSS DEVELOPMENT) 3 UNITS / ACRE.
 - PARKING RATIO, ONE (1) PARKING SPACE FOR THE FIRST BEDROOM AND 0.5 SPACES FRO EACH ADDITIONAL BEDROOM.
3. INTERNAL LOT LINES, DRIVES, PARKING AND BUILDING AREAS TO BE DETERMINED AT PLATTING AND SITE PLANNING.
4. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0305F, REVISED DATE: 04-02-2014.
5. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED AT SITE PLANNING.
6. COMMUNITY BENEFIT
 - THIS DEVELOPMENT WILL PROVIDE AN ADDITIONAL 2 POINTS PER STREETScape SEGMENT LENGTH ALONG ANDERSON STREET. THIS WILL CHANGE THE "POINTS PER STREETScape SEGMENT LENGTH" FROM 6 TO 8, AN APPROXIMATE 30% INCREASE IN THIS REQUIREMENT.
 - THIS DEVELOPMENT WILL PROVIDE AN ADDITIONAL 10 POINTS PER 1000 SF OF DISTURBED AREA FOR THE SITE LANDSCAPE POINTS. THIS WILL CHANGE THE SITE LANDSCAPE POINTS FROM 30 POINTS TO 40 POINTS PER 1000 SF OF DISTURBED AREA, AN APPROXIMATE 30% INCREASE IN THIS REQUIREMENT.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	110.21'	697.71'	009°03'01"	55.22'	110.09'	N60°35'23"W

VICINITY MAP



CONCEPT PLAN
UNLIMITED POTENTIAL
 2.799 ACRES
 CRAWFORD BURNETT LEAGUE SURVEY, A-7
 1115 ANDERSON STREET
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: AS SHOWN
AUGUST 2023

DEVELOPER:
Unlimited Potential, Inc.
3708 E 29th St.
Bryan, TX 77802

SURVEYOR:
KERR
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979) 268-3195
TPELS FIRM # 10018500
KERR JOB # 23-155

ENGINEER:
Schultz Engineering, LLC
TPEL NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
...
(979) 764-3900

OWNER:
A Homebase for Transitioning
Foster Youth, Inc.
3708 E 29th St.
Bryan, TX 77802

ADJACENT PROPERTIES:
 N/F PICKARD DAVID & ABIGAIL L. KENDALL
PARKWAY PLAZA PH 5, BLOCK 1, LOT 6
14323/209
ZONED DUPLEX (D)
 N/F GIBSON JUSTIN & TIARA
PARKWAY PLAZA PH 5, BLOCK 1, LOT 5
9560/125
ZONED DUPLEX (D)
 N/F STRINGER GARY B & KRISTEN B
PARKWAY PLAZA PH 5, BLOCK 1, LOT 4
5508/112
ZONED DUPLEX (D)
 N/F MELLO MARIAN G
PARKWAY PLAZA PH 5, BLOCK 1, LOT 3
17481/210
ZONED DUPLEX (D)
 N/F MELLO MARIAN G
PARKWAY PLAZA PH 5, BLOCK 1, LOT 2
17481/213
ZONED DUPLEX (D)
 N/F MOORE FAMILY TRUST
PARKWAY PLAZA PH 5, BLOCK 1, LOT 1
5760/013
ZONED DUPLEX (D)
 N/F COLLEGE STATION CITY OF ACCOUNTING DEPARTMENT
LEMON TREE, LOT 148, ACRES 9.95
(LEMON TREE PARK)
VOL/PG
ZONED GS
 N/F 2014 CLEMENT LLC
DOBROVOLNY, BLOCK 2,
LOT 13 ACRES: 0.23
12157/028
ZONED GS
 N/F ROBERTSON MELFRED D.
DOBROVOLNY, BLOCK 2, LOT 1
ACRES: 0.29
1208/063
ZONED GS