

March 28, 2024
Item No. 9.1.
800 Marion Pugh Rezoning

Sponsor: Robin Macias

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 boundaries from R-4 Multi-Family to MF Multi-Family for approximately 28 acres generally located at 800 Marion Pugh Drive.

Relationship to Strategic Goals:

Diverse and Growing Economy

Recommendation(s): Staff recommends approval of the rezoning request as it is in line with the Comprehensive Plan and is compatible with the surrounding area.

The Planning and Zoning Commission heard this item at their March 7, 2024 meeting and voted unanimously to recommend approval.

Summary: This request is to rezone approximately 28 acres of land generally located at 800 Marion Pugh Drive from R-4 Multifamily to MF Multifamily. The subject property is currently developed as an apartment complex. It is the applicant's intent to add additional dwelling units to the property, some of which would be a Shared Housing use. The current zoning district is a retired district and does not allow for Shared Housing without a HOO High Occupancy Overlay. The MF Multifamily zoning allows Shared Housing by right.

REZONING REVIEW CRITERIA

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

The subject properties are designated on the Comprehensive Plan Future Land Use & Character Map as Neighborhood Center. For the Neighborhood Center land use, the Comprehensive Plan provides the following:

Areas appropriate for a mix of uses arranged in a compact and walkable pattern at a smaller scale than Urban Centers. These areas consist of residential, commercial, and office uses arranged horizontally in an integrated manner. Neighborhood Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

The intent of the Neighborhood Center land use is to create and reinforce walkable activity centers that are connected to surrounding development and include a mix of complementary uses. Developments should accommodate a mix of building types that frame attractive pedestrian spaces and encourage shared surface parking located behind or to the side of buildings.

The zoning districts that are generally appropriate within this land use include: mixed-use or commercial and multi-family zoning may be considered in some circumstances if designed in an integrated manner through a Planned Development District with a preferred emphasis on urban form.

The Comprehensive Plan states that with the continued population growth there is a demand for additional housing. This additional housing should include a variety of housing types to meet the needs and demands of all residents including students, young professionals, and renters. This additional housing could come from a combination of infill development, redevelopment projects in existing areas, and new developments.

The proposed zoning district is in line with the Comprehensive Plan as it meets the intent of creating more density for the growing population. The subject property is in a core area designated as Neighborhood Center and is within walking distance to several commercial areas, located along a Texas A&M bus route and adjacent to John Crompton Park. Furthermore, the rezoning to MF Multifamily will eliminate the retired zoning district currently on this property, while essentially keeping the same use on the site.

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

The subject property is bordered by Holleman Dr. W, Jones Butler Rd., Luther St. W and Marion Pugh Drive. Adjacent properties are zoned R-4 Multi-Family to the east, MU Mixed Use and R-4 Multi-Family to the west, C-U College and University to the north and GS General Suburban to the south. The subject property is surrounded by existing apartment complexes to the north, east and west and John Crompton Park to the south.

In 2014, based on the direction of the 2009 Comprehensive Plan and a subcommittee of the Planning and Zoning Commission, the R-4 district was retired by City Council and the MF Multifamily zoning district adopted to help meet the new expectations of multifamily development. The proposed zoning district would be compatible with the surrounding area as the majority of the area is currently developed as multi-family apartment complexes.

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 multi-family development allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the zoning district.

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 surrounding the site is adequate to support the needs of this zoning change. Site specific improvements necessary to support the development such as sanitary sewer connections, drainage, and any other infrastructure required with the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is bordered by Holleman Dr. W, Jones Butler Rd., Luther St. W and Marion Pugh Dr. The site will have access from Holleman Dr. W, Luther St. W and Marion Pugh Dr. The change in proposed use is expected to generate an increase of 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.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance_Marion Pugh
2. Vicinity, Aerial and Small Area Map
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. 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 AFFECTING APPROXIMATELY 28 ACRES GENERALLY LOCATED AT 800 MARION PUGH DRIVE 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 28th day of March 2024.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

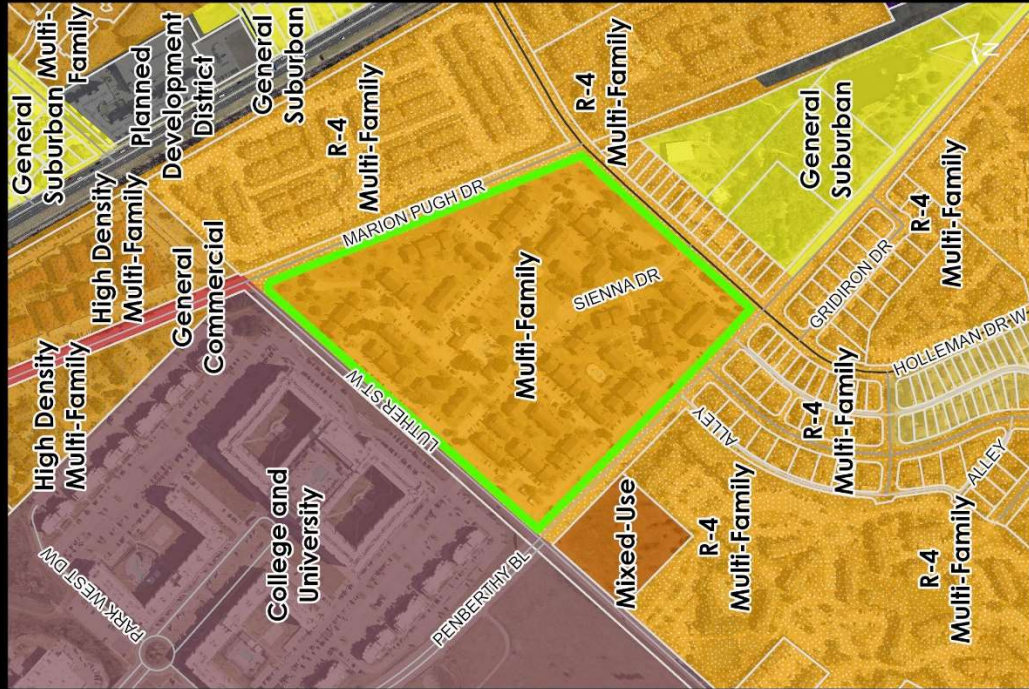
Exhibit A

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:

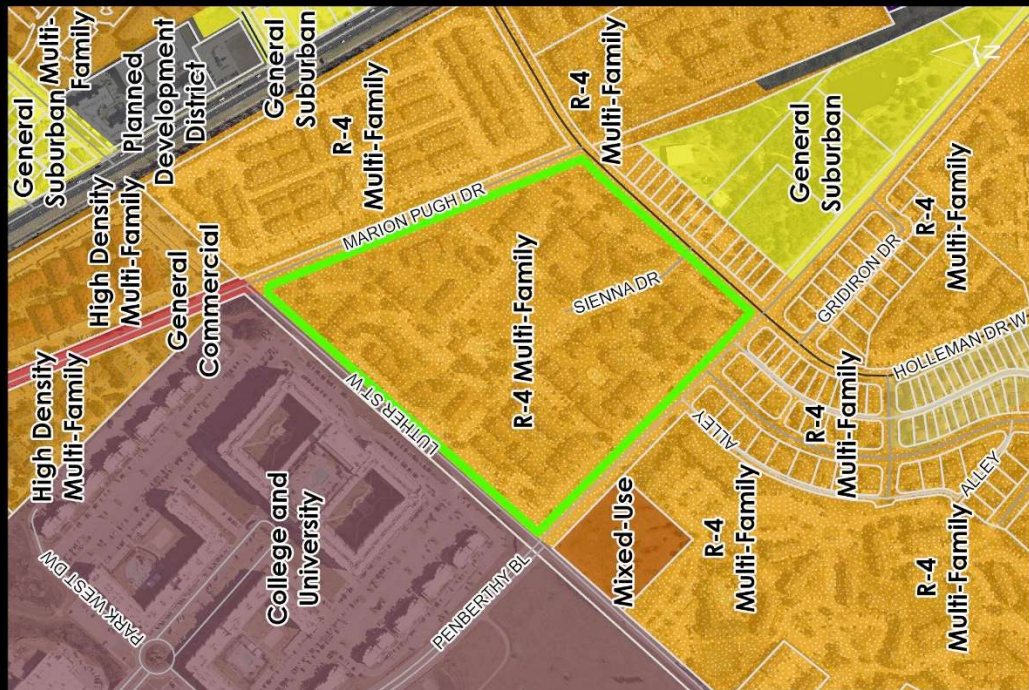
The following property, Lot1R, Block 2 of the Woodway West – Phase 1 Subdivision, is rezoned from R-4 Multi-Family to MF Multi-Family

Exhibit B

PROPOSED Zoning

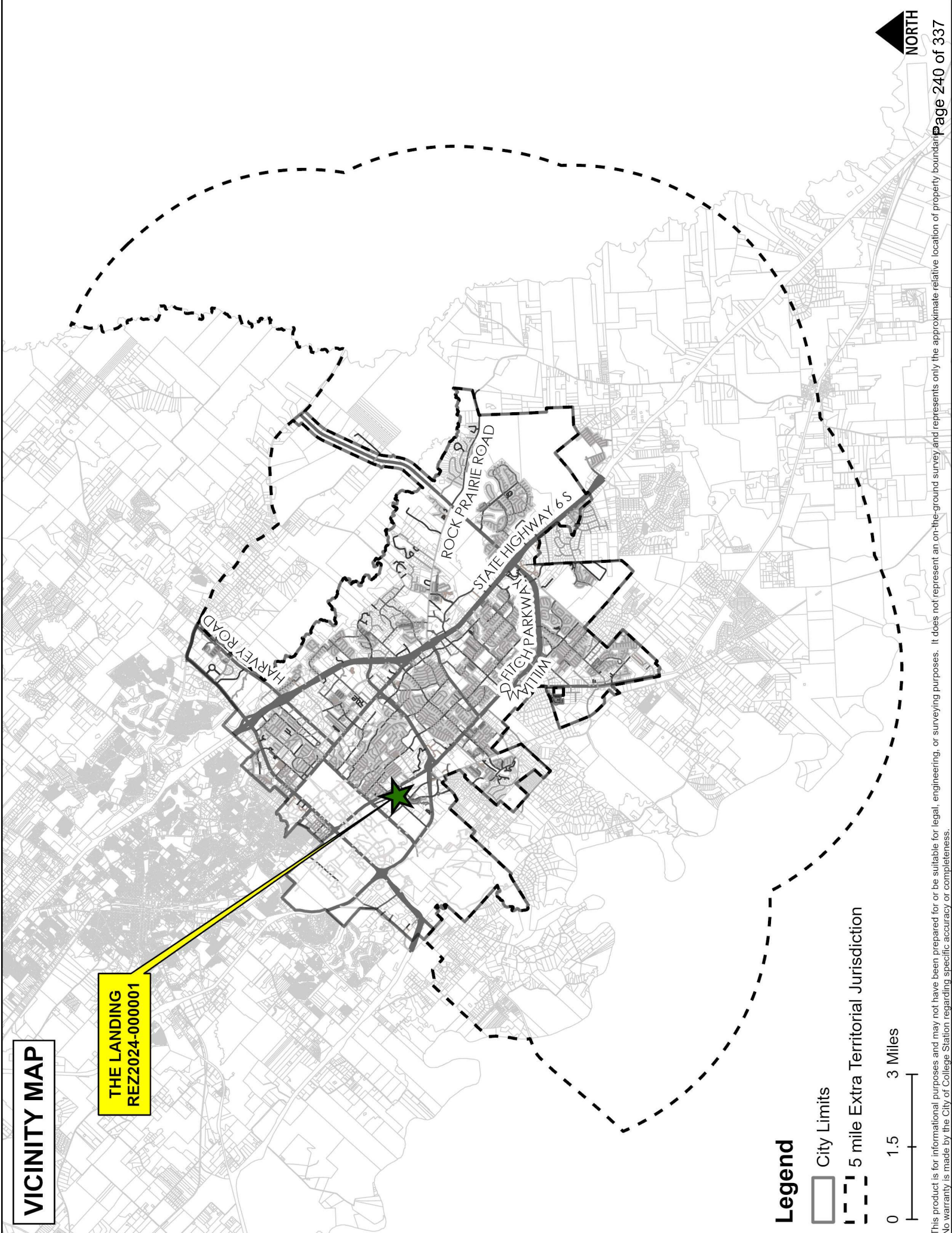


EXISTING Zoning



VICINITY MAP

THE LANDING
REZ2024-000001



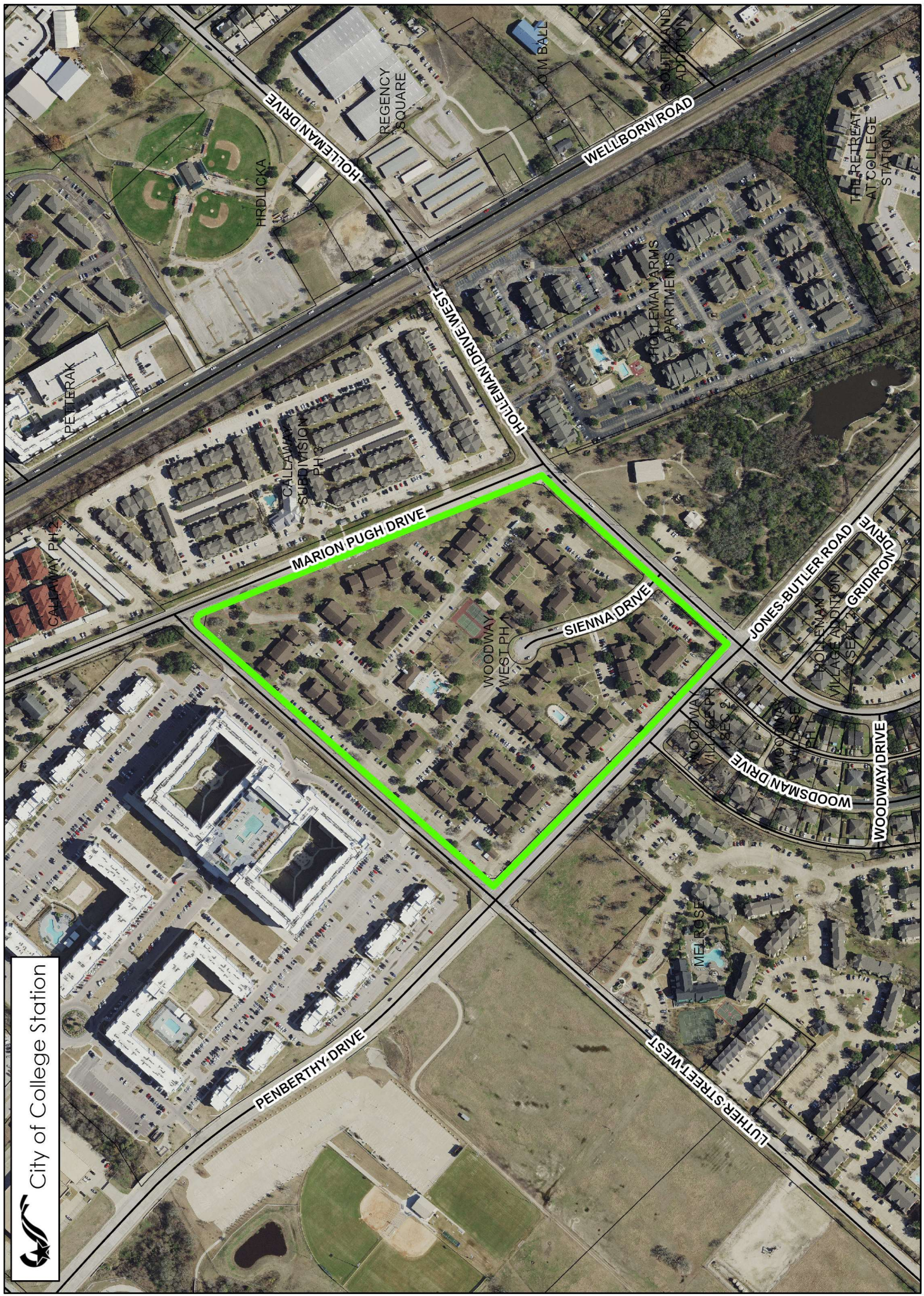
Legend

City Limits

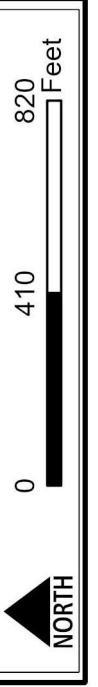
5 mile Extra Territorial Jurisdiction

0 1.5 3 Miles





THE LANDING





NORTH
SCALE: 1" = 200'

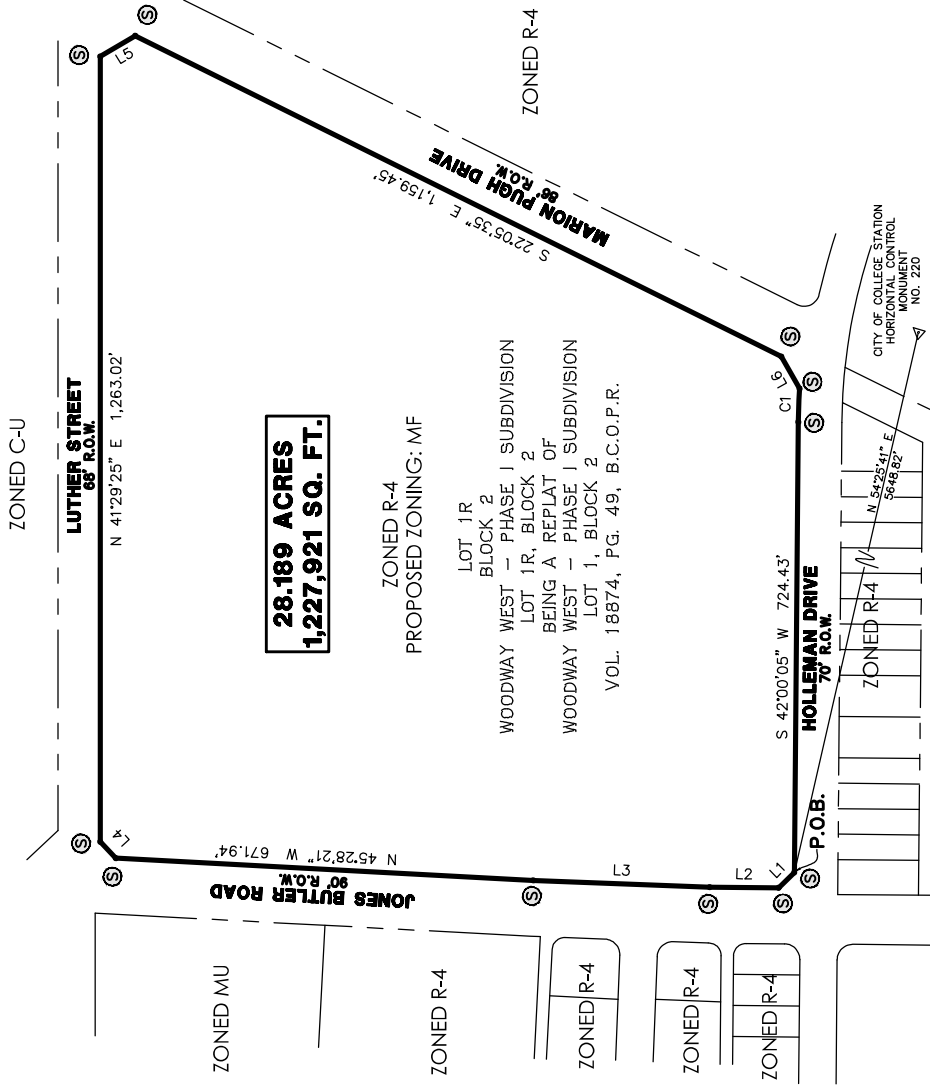
200'
100'
0
100'
200'

LEGEND

- P.O.B. = POINT OF BEGINNING
- B.C.O.P.R. = BRAZOS COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. = RIGHT-OF-WAY
- (S) = SET 5/8" CAPPED IRON ROD STAMPED "WINDROSE"

LINE	BEARING	DISTANCE
L1	S 87°00'05" W	35.36'
L2	N 47°59'55" W	111.03'
L3	N 46°17'42" W	283.66'
L4	N 01°59'28" W	36.28'
L5	S 79°10'26" E	65.46'
L6	S 11°51'36" W	59.38'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	994.93'	3705.33"	53.70'	S 43°32'52" W	53.70'



**28.189 ACRES
1,227,921 SQ. FT.**

ZONED R-4
PROPOSED ZONING: MF

LOT 1R
BLOCK 2
WOODWAY WEST - PHASE 1 SUBDIVISION
LOT 1R, BLOCK 2
BEING A REPLAT OF
WOODWAY WEST - PHASE 1 SUBDIVISION
LOT 1, BLOCK 2
VOL. 18874, PG. 49, B.C.O.P.R.

- GENERAL NOTES**
- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, (NAD83); DISTANCES ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO STATE PLANE GRID DISTANCES BY APPLYING THE COMBINED SCALE FACTOR OF 0.999998579.
 - THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
 - THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

FILED BY:	DATE:	02-02-2024
DRAWN BY:	REV:	02-19-2024
CHECKED BY:	REV:	
JOB NO.:	REV:	
SHEET 1 OF 2	REV:	

EXHIBIT
METES AND BOUNDS DESCRIPTION
28.189 ACRES
SITUATED IN THE
CRAWFORD BURNETT LEAGUE, A-7
BRAZOS COUNTY, TEXAS



WINDROSE
LAND SURVEYING & PLATTING

5353 W SAM HOUSTON PKWY N, STE 160, HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: March 7, 2024
 Advertised Council Hearing Date: March 28, 2024

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: 17

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	Texas A&M University	C-U College and University	Luther St W (2-lane major collector)
South	Parks and Greenways	GS General Suburban	Holleman Dr W (2-lane major collector) and John Crompton Park
East	Neighborhood Center	R-4 Multi-Family	Marion Pugh Dr (2-lane major collector)
West	Neighborhood Center	R-4 Multi-Family and MU Mixed Use	Jones Butler Rd (4-lane minor arterial)

DEVELOPMENT HISTORY

Annexed: February 1970
Zoning: R-1 Single Family Residential (upon annexation 1970)
 R-3 (1976 & 1981)
 R-1A (1982)
 R-4 (1983)
Final Plat: Woodway West Phase 1
Site Development: Multi-family residential



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: THE LANDING (REZ2024-000001)

Address: 800 MARION PUGH DR

Legal Description: WOODWAY WEST PH 1, BLOCK 2, LOT 1 REPLAT, ACRES 28.12 & ASSOCIATED BPP

Total Acreage: 28.189

Applicant:: ADAMS AND REESE LLP

Property Owner: Tailwind College Station LLC

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

Since the property first received an R-4 zoning classification, College Station's population has exploded, due in large part to the continued growth of Texas A&M University. Student-oriented housing surrounds the property on three sides, including the U Club Townhomes, Park West, and the London. Even so, the city has an acute need for more student-oriented housing. A zone change from R-4 to MF will allow the property to build housing that falls within the "Shared Housing" use, and to take advantage of higher dwelling-unit-per-acre density rules.

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

A zone change to MF is in accordance with the Comprehensive Plan. The Comprehensive Plan estimates that College Station will face a 10,000-dwelling-unit shortfall by 2030, and recognizes that "demand for student-oriented housing will continue to be a significant factor" in the city. A zone change to MF will allow the construction of Shared Housing, townhome-style apartments on the property, which will maximize available housing space while providing high quality housing options to students.

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 R-4 and MF zoning districts overlap to some degree. However, for purposes of this rezoning request, the critical distinction is that the R-4 zoning district does not allow for Shared Housing while the MF zoning district does. The R-4 zoning district is thus unsuitable for the construction of townhome-style apartments intended to house more than four people.

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

Student-oriented housing surrounds the property on three sides, including the U Club Townhomes, Park West, and the London. Rezoning the property to an MF zoning district will allow the property to continue to provide student-oriented housing of the same types currently on the property, while also providing flexibility to build new student-oriented housing that takes advantage of the Shared Housing use permitted by MF.

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

Student-oriented housing surrounds the property on three sides, including the U Club Townhomes, Park West, and the London. Rezoning the property to an MF zoning district will allow the property to continue to provide student-oriented housing of the same types currently on the property, while also providing flexibility to build new student-oriented housing that takes advantage of the Shared Housing use permitted by MF.

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

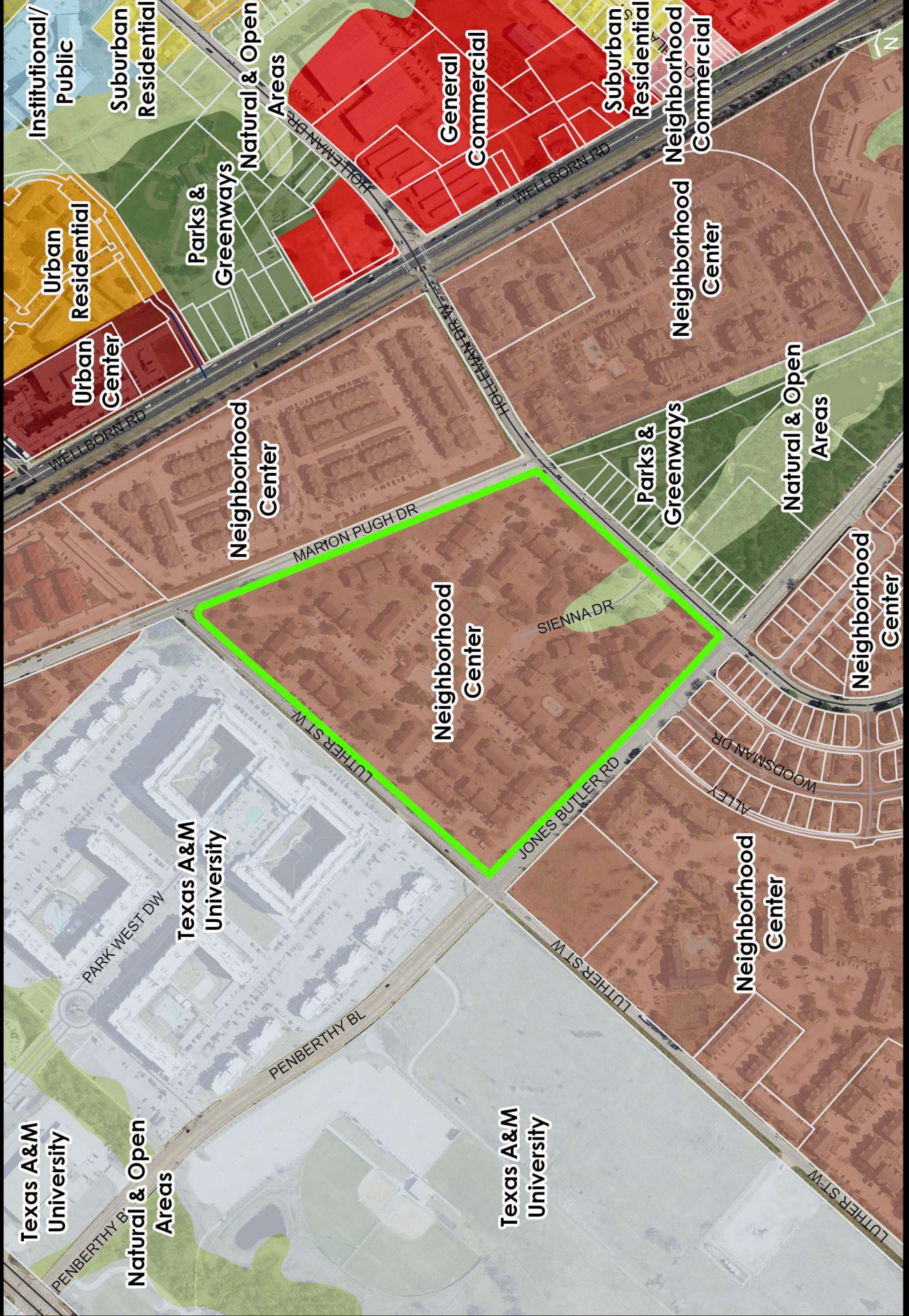
The property is marketable for the types of student-oriented housing allowed in an R-4 zoning district. However, the R-4 zoning district does not allow for Shared Housing.

List any other reasons to support this zone change.

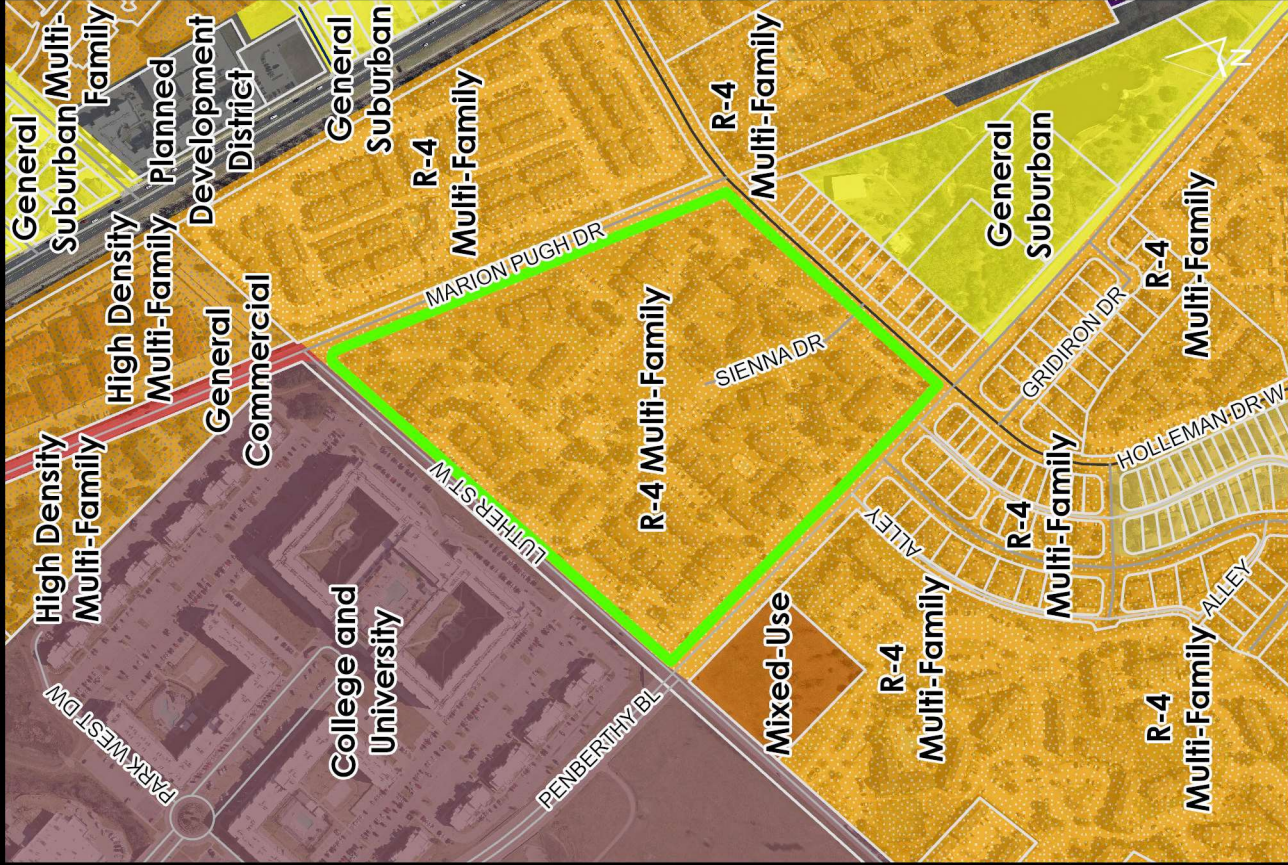
n/a

EXISTING

Future Land Use



EXISTING Zoning



PROPOSED Zoning

