

January 9, 2025
Item No. 8.1.

Fraternity Row Rezoning - Aggieland Pregnancy Outreach

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 R-4 Multi-Family to MF Multi-Family for approximately 2.018 acres at 550 Fraternity Row, being Lot 1, Block 70 of the Southwood Valley Phase 28 Subdivision, generally located at of the intersection of Fraternity Row and Deacon Drive.

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): This item was heard at the January 2, 2025 Planning and Zoning Commission meeting where the Commission voted 5-0 to recommend approval.

Summary: This request is to rezone approximately 2.018 acres of land located at 550 Fraternity Row from the retired zoning district R-4 Multi-Family to a current zoning district of MF Multi-Family. The subject property was originally platted in 1972 and has been utilized as a fraternity house up into the recent past in which it has sat vacant. The applicant intends to rezone the lot for Dormitory use providing housing for the residents with a common kitchen, restrooms, living rooms, and overall gathering space. They will also provide an office space within the structure which would not have been allowed by the retired R-4 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 Urban Residential. For the Urban Residential land use, the Comprehensive Plan provides the following:

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 intent of the district is to:

- Accommodate a wide range of attractive multifamily housing for a diverse population. Buildings may be clustered and grouped. Building setback from street varies but is generally consistent within a development.
- Provide vehicular and pedestrian connectivity between developments
- Accommodate streetscape features such as sidewalks, street trees, and lighting
- Support commercial, service, office uses, and vertical mixed-use within redevelopment areas

The zoning districts that are generally appropriate within this land use include: Multi-family, townhouse, mixed-use, and limited suburban commercial zoning.

The proposed rezoning is in line with the Comprehensive Plan as the request is to update zoning to the current district of MF Multi-Family and will maintain the nature of the development with an integrated office space.

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

The subject property is adjacent to low to medium-density residential development with detached single-family dwellings to the north, east and as well as to the west across Deacon Dr. The adjacent property to the south is developed as a fraternity house. The MF Multi Family zoning district is designed for areas having intense development. This district is flexible and allows for townhomes, single-unit dwellings, two-unit dwellings, multi-family buildings, and optional mixed-use development. While the multi-family use is already allowed within the existing retired zoning district of R-4, the applicant has indicated that they would like to utilize a portion of the existing structure for an office. Non-residential uses are permitted up to a maximum of fifty percent of the total floor area if incorporated into the residential structure in the MF Multi-Family zoning district.

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 uses allowed within the proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the zoning district.

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 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. A TIA was not required on this rezoning request as the potential trip rate is below the 150 peak trip threshold.

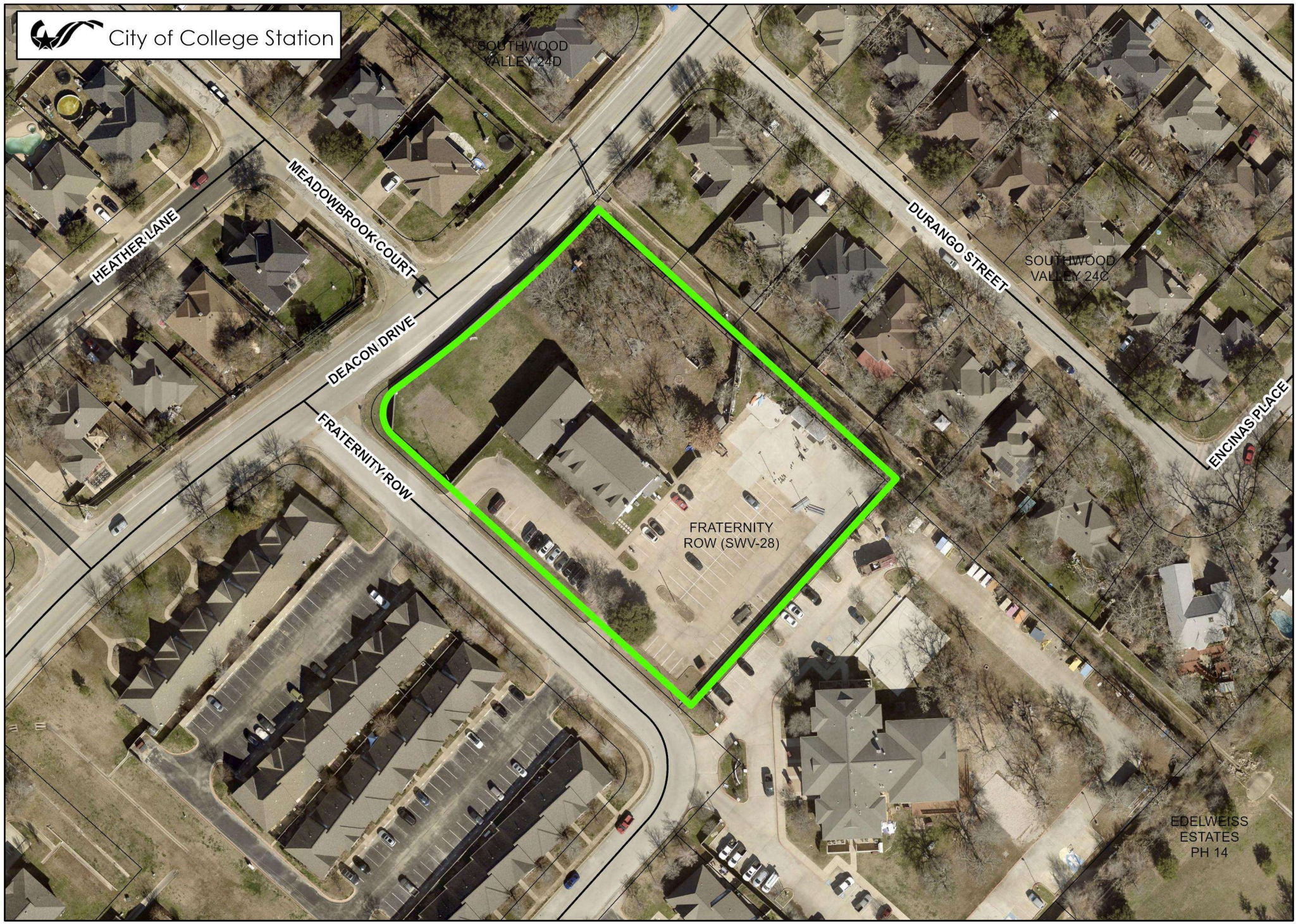
5. The marketability of the property:

The uses allowed by the proposed zoning district are generally marketable for the area. The applicant states that, “the property is marketable for multi-family housing since it has previously been used for multi-family housing.”

Budget & Financial Summary:

Attachments:

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



SOUTHWOOD VALLEY 24D

SOUTHWOOD VALLEY 24C

EDELWEISS ESTATES PH 14

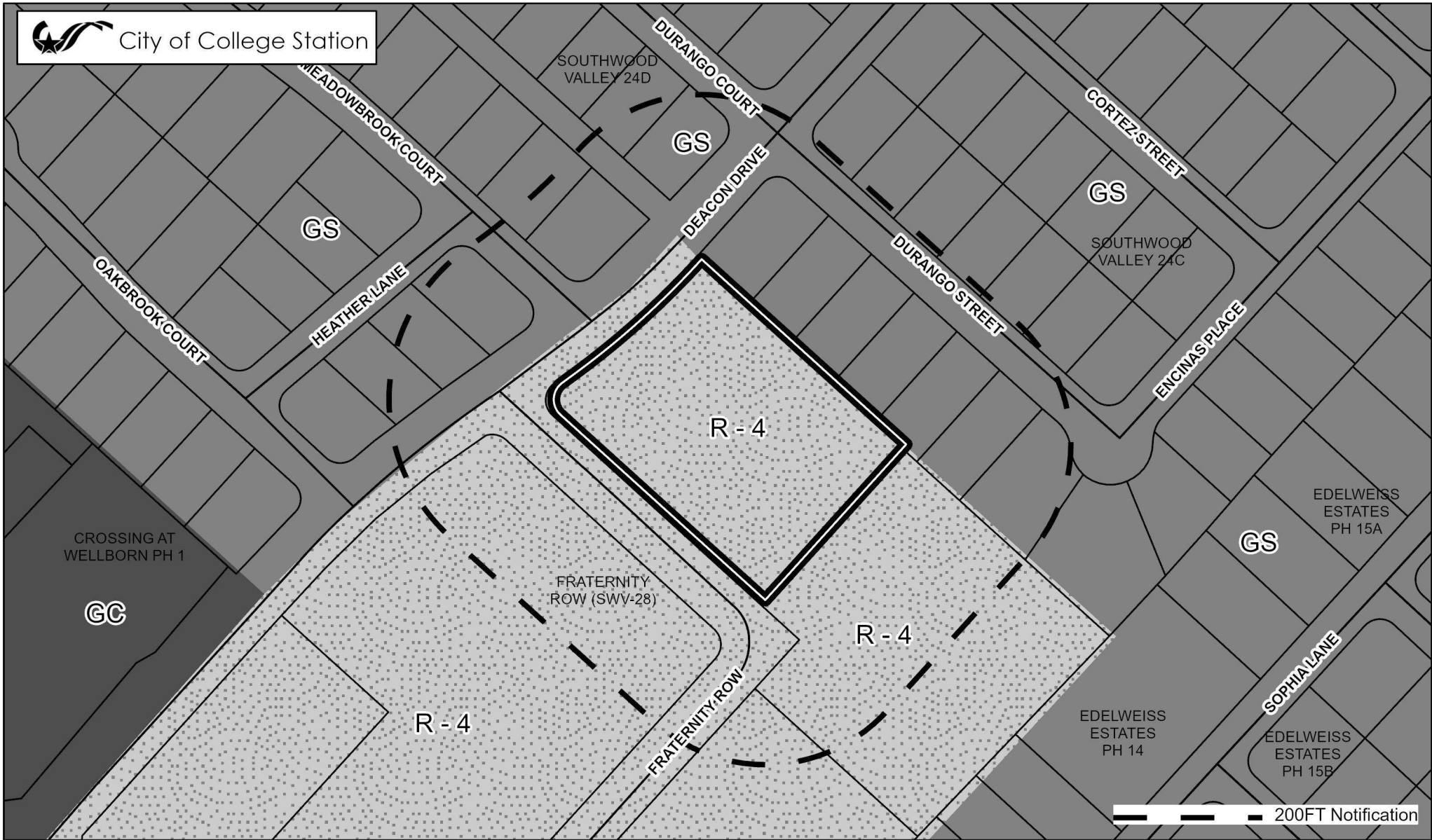


0 100 200 Feet

550 FRATERNITY ROW REZONING

Case: REZ2024-000025

REZONING



 200FT Notification

ZONING DISTRICTS (In Grayscale)

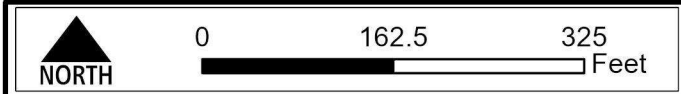
Residential	MH	Middle Housing
R	Rural	MF Multi-Family
WE	Wellborn Estate	MU Mixed-Use
E	Estate	MHP Manufactured Home Pk.
WRS	Wellborn Restricted Suburban	
RS	Restricted Suburban	
GS	General Suburban	
D	Duplex	
T	Townhome	

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
HOO	High Occupancy Ovr.
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

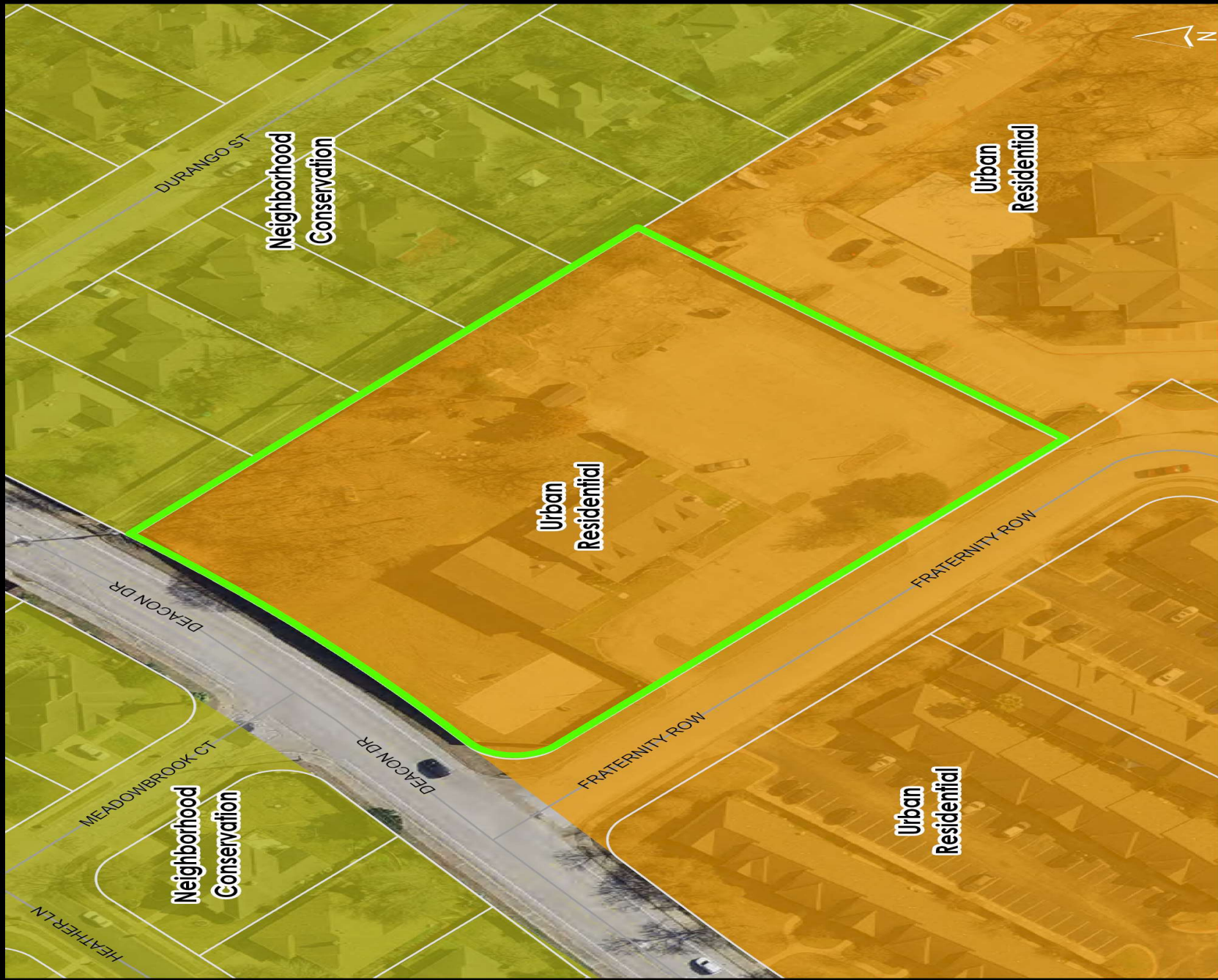


550 FRATERNITY ROW REZONING

Case: REZ2024-000025 **REZONING**

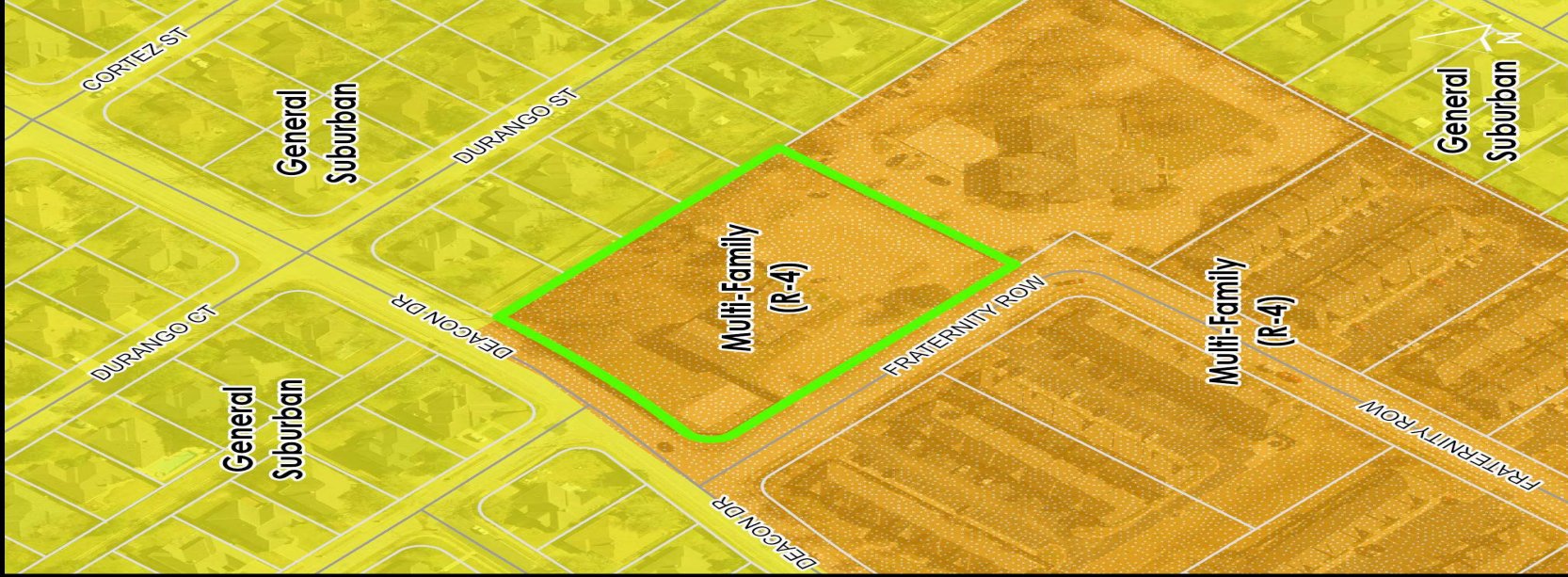
EXISTING

Future Land Use



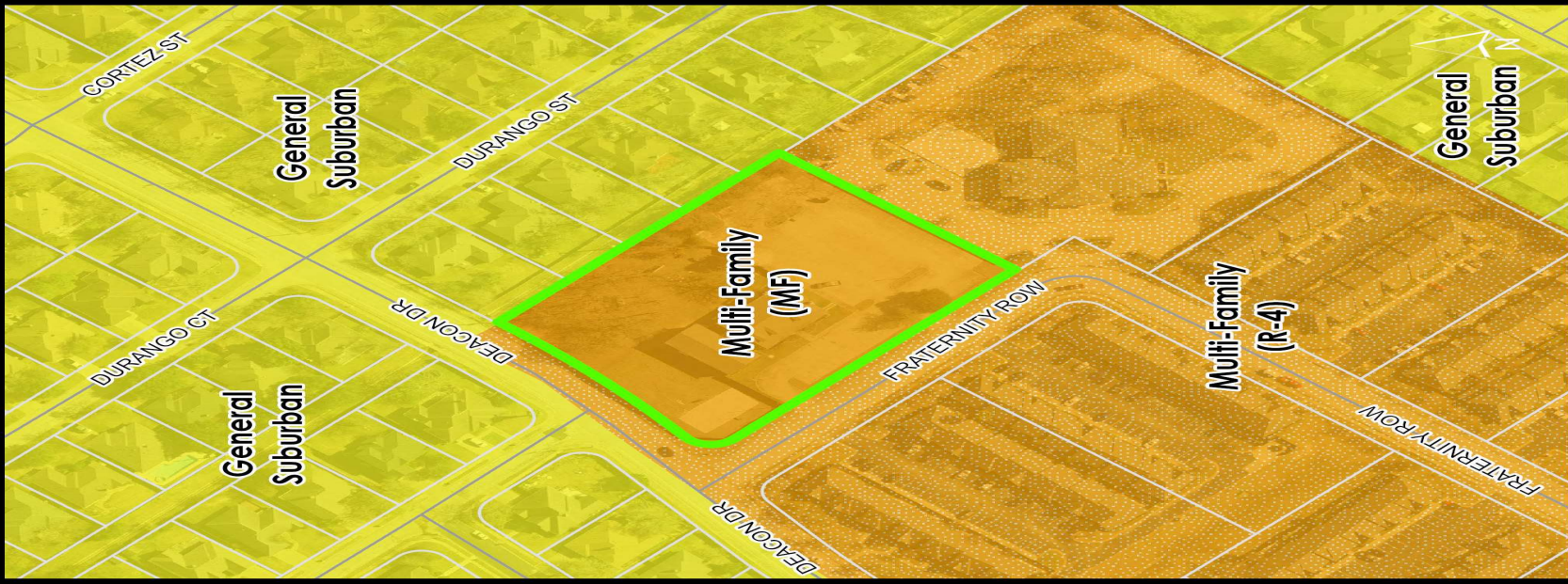
EXISTING

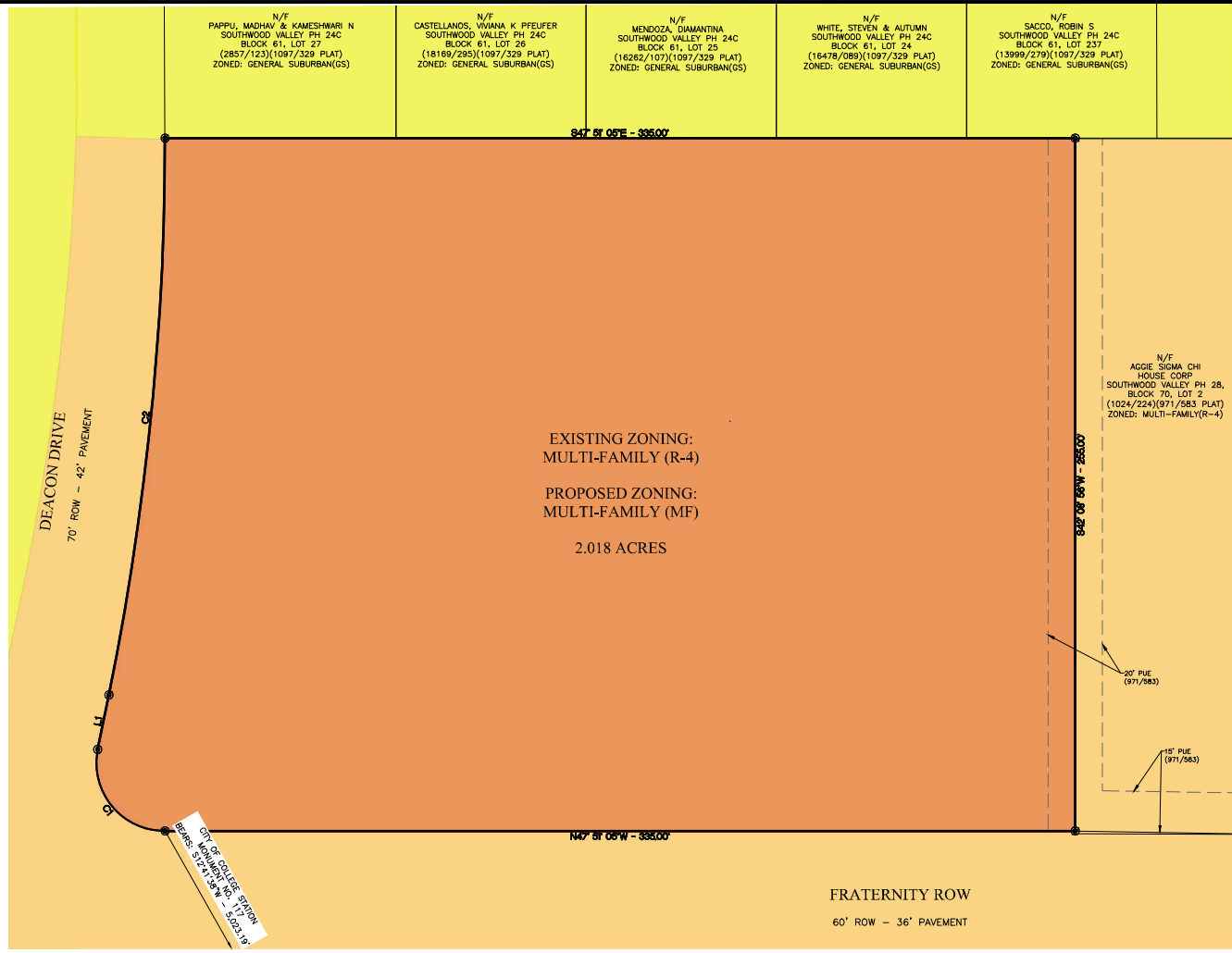
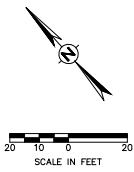
Zoning



PROPOSED

Zoning



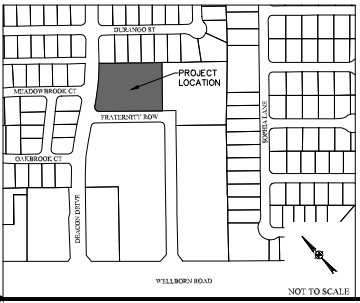


LEGEND

- PROPERTY BOUNDARY
 - ADJACENT LOT LINES
 - - - EXISTING PUBLIC ACCESS EASEMENT (P.A.E)
 - - - EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
 - - - NATURAL PROTECTED AREAS
 - PROPERTY CORNER
- EXISTING ZONING
- GENERAL SUBURBAN (GS)
 - MULTI FAMILY (R-4)
- PROPOSED ZONING
- MULTI-FAMILY (MF)

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTIONS 2 (MYCS2).
 2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREA) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001170500000 (CALCULATED USING GEOID12B).
 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 0310F, MAP NO. 48041C0310F, EFFECTIVE DATE: 04-02-2014.
 5. STORM WATER DETENTION REQUIREMENTS WILL BE ADDRESSED WITH PLATTING.

VICINITY MAP



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.43'	N53° 41' 08"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	44.62'	25.00'	102°16'02"	31.02'	38.93'	N02°30'03"E
C2	206.36'	1025.25'	011°31'57"	103.52'	206.01'	N47°05'05"E

ZONING MAP
LOT 1, BLOCK 70, FRATERNITY ROW
SOUTHWOOD VALLEY, SECTION 28,
VOLUME 971, PAGE 583 ORBCT
 2.018 ACRES
 CRAWFORD BURNETT SURVEY SECTION 3, ABSTRACT 7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
EXISTING ZONING:
MULTI-FAMILY (R-4)
 TO
PROPOSED ZONING:
MULTI-FAMILY (MF)

SCALE: AS SHOWN
OCTOBER 2024

OWNER/DEVELOPER: AGGIE LAND MANAGEMENT, INC.
 118 BRIDGECRESCENT DR
 COLLEGE STATION, TX 77840
 979-258-1968

SURVEYOR: David Powell, BSLS, RPLS No. 6537
 1718 BRIDGECRESCENT DR
 COLLEGE STATION, TEXAS 77840
 979-258-1968

ENGINEER: Schultz Engineering, LLC
 911 SOUTH WEST 2500' E.
 COLLEGE STATION, TEXAS 77840
 (817) 164-3600



REZONING APPLICATION SUPPORTING INFORMATION

Name of Project: 550 FRATERNITY ROW REZONING (REZ2024-000025)

Address: 550 FRATERNITY ROW

Legal Description: SOUTHWOOD VALLEY PH 28, BLOCK 70, LOT 1, ACRES 2.02

Total Acreage: 2.018

Applicant:: SCHULTZ ENGINEERING

Property Owner: AGGIELAND PREGNANCY OUTREACH I

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

The property owner will use the multi-family building for housing and for its office. The zoning change is necessary since R-4 multi-family zoning does not allow for office use.

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 zone change is in accordance with the Comprehensive Plan.

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 existing building is a multi-family building, so it is suitable.

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

The building has been used as multi-family housing so it will continue to be suitable for the proposed use.

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

The building has been used as multi-family housing so it will continue to be suitable for the proposed use.

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

The property is marketable for multi-family housing since it has previously been used for multi-family housing.

List any other reasons to support this zone change.

The zone change will allow the property owner to consolidate its operations.

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: December 5, 2024
 Advertised Council Hearing Date: January 9, 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:
 Edelweiss Estates HOA, Barracks Townhomes HOA, and Steeplechase HOA

Property owner notices mailed: 119

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	Neighborhood Conservation	GS General Suburban	Single-family detached
South	Urban Residential	R-4 Multi Family	Fraternity House Fraternity Rw (local street) across is Multi Family Duplexes
East	Neighborhood Conservation	GS General Suburban	Single-family detached
West	Neighborhood Conservation	GS General Suburban	Deacon Dr (Major Collector) across is Single-Family Detached

DEVELOPMENT HISTORY

Annexed: April 1972
Zoning: A-O Agricultural-Open (upon annexation 1972)
 Rezoned from A-O to R-4 Multi Family (1981)
 Rezoned from R-4 Multi Family to R-5 Multi Family (1986)
 R-5 District Multi Family converted to R-4 District Multi Family (2003)
Final Plat: Southwood Valley Phase 28 (1987)
Site Development: Fraternity House

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 LOT 1, BLOCK 70 OF THE SOUTHWOOD VALLEY PHASE 28 SUBDIVISION BEING 2.018 ACRES, 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.

ORDINANCE NO. _____

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, being Lot 1, Block 70 of the Southwood Valley Phase 28 Subdivision, is rezoned from R-4 Multi-Family to MF Multi-Family:

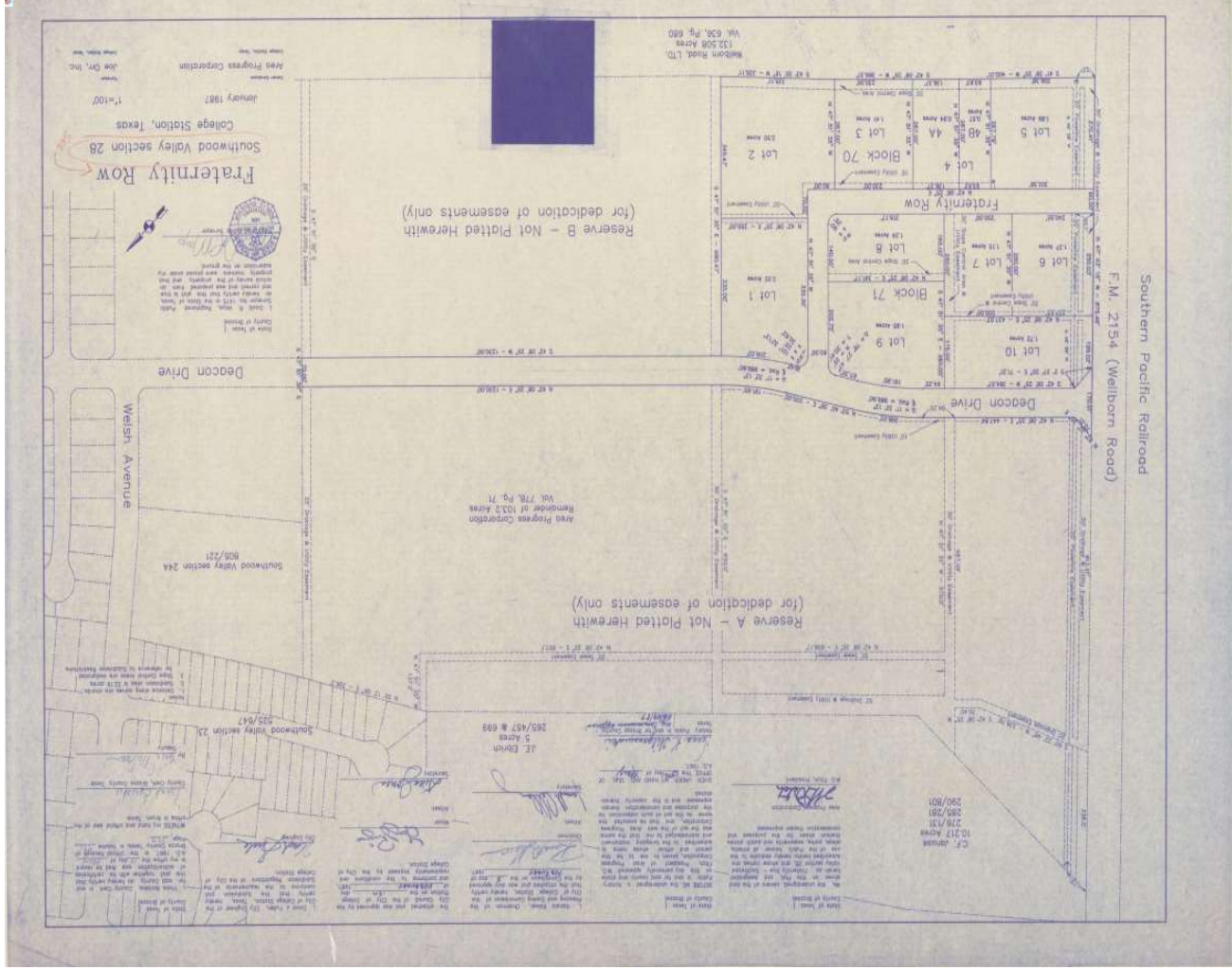


Exhibit B - Zoning Map

