

The History of Midtown Development

City Council Workshop

May 8, 2025





Midtown History Overview

- 2012- Medical District Master Plan
- 2012- MOA – Medical District Urban Center
- 2013- Municipal Management District One & Two
- 2013- Tax Increment Reinvestment Zones 18 & 19
- 2015- Economic Development Agreement
- 2017- Midtown PDD zoning
- 2018- CS Business Center Master Plan & Co-branding efforts
- 2019- Rename Midtown Drive & name TIBP at Midtown



Medical District Master Plan

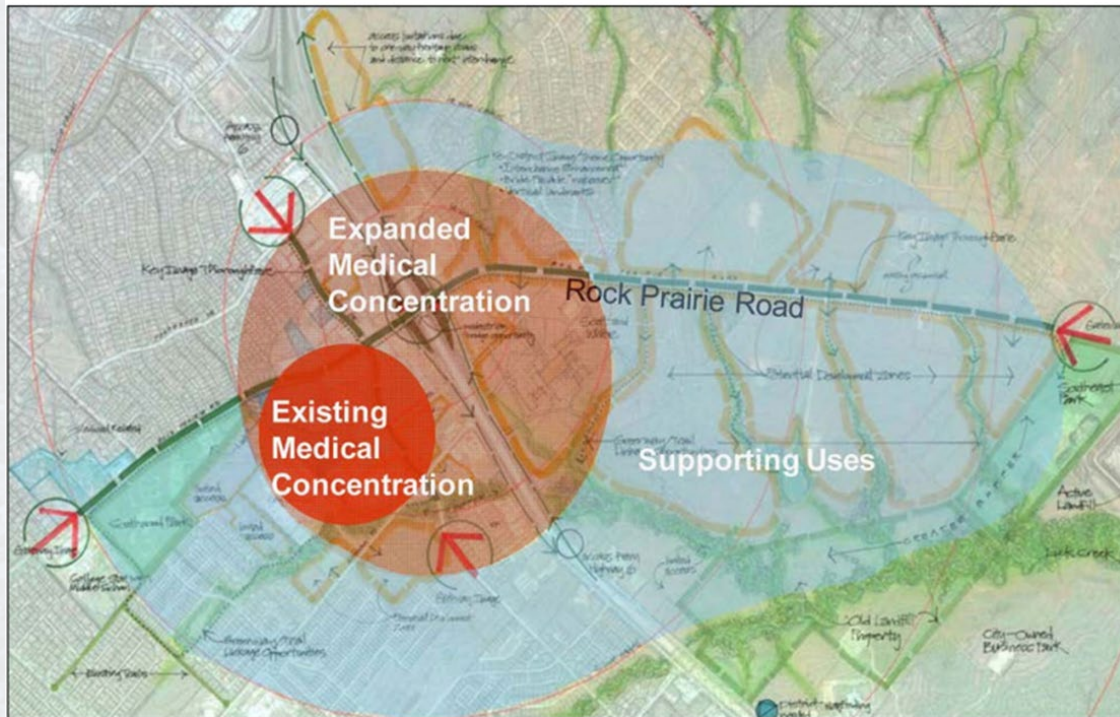
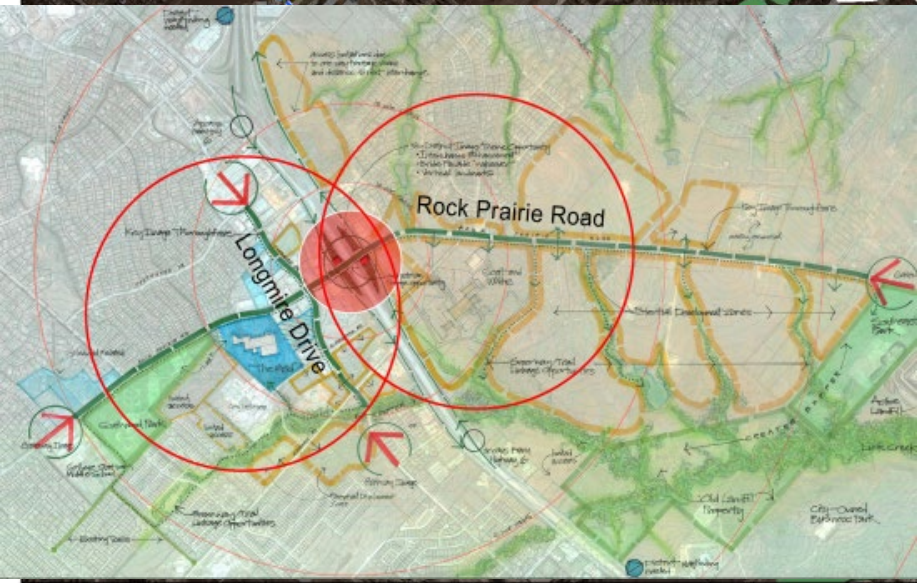
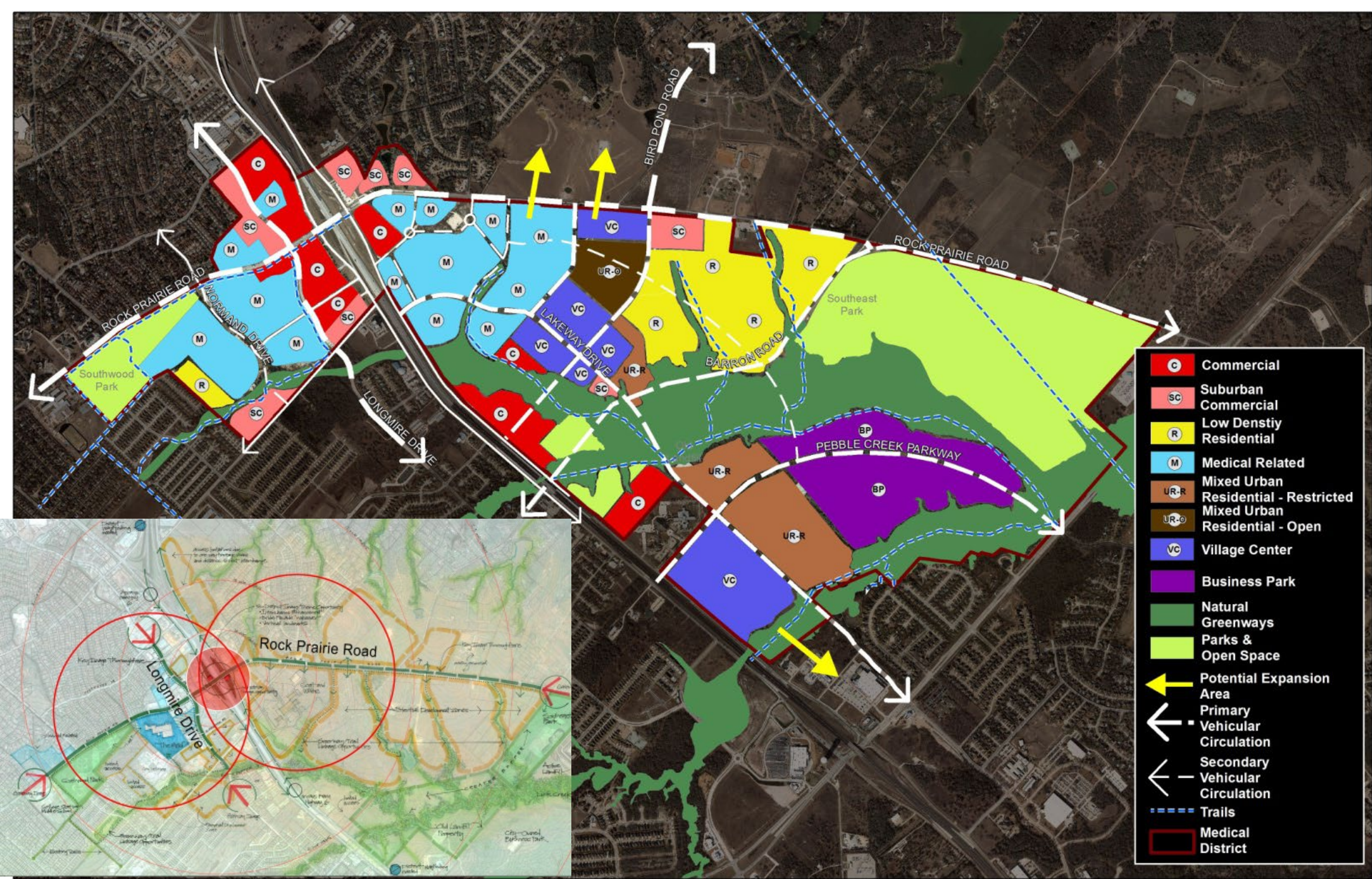
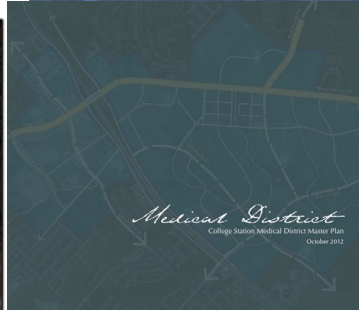
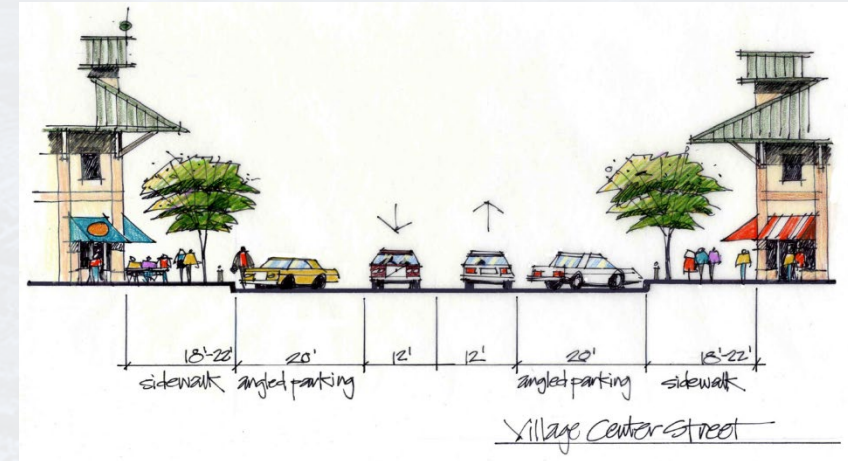


Figure 1B - Final Location Map



Medical District Master Plan

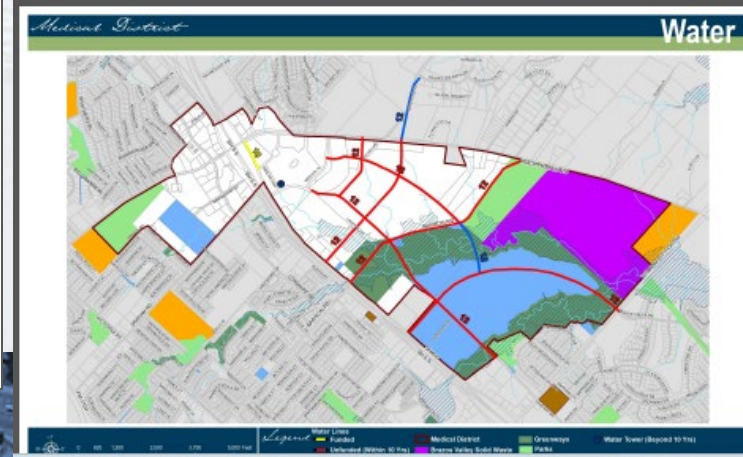
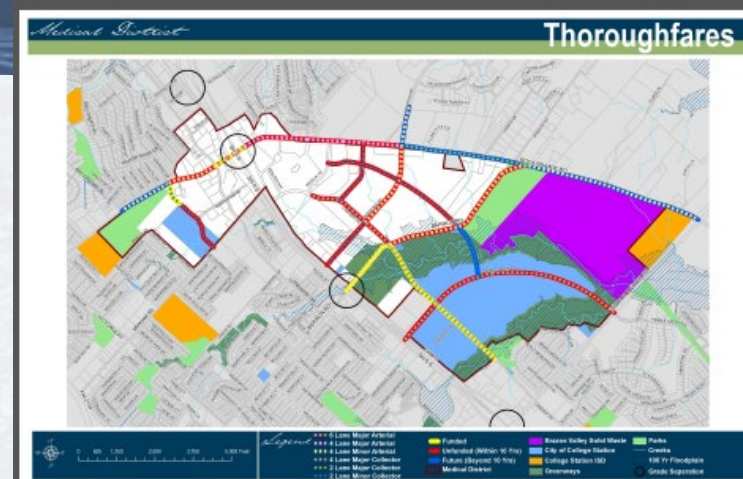
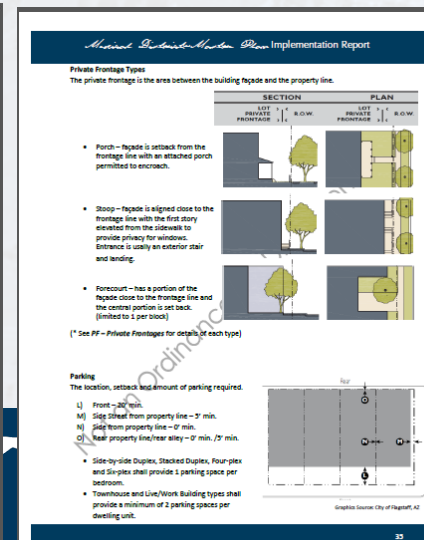
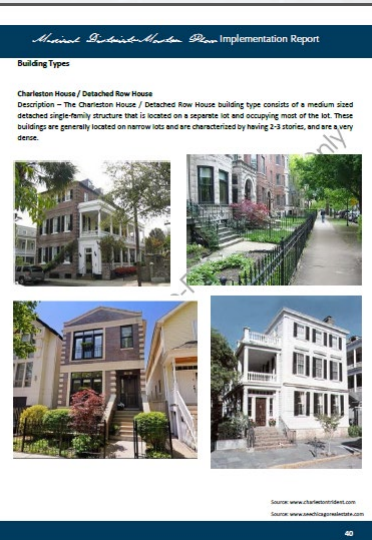
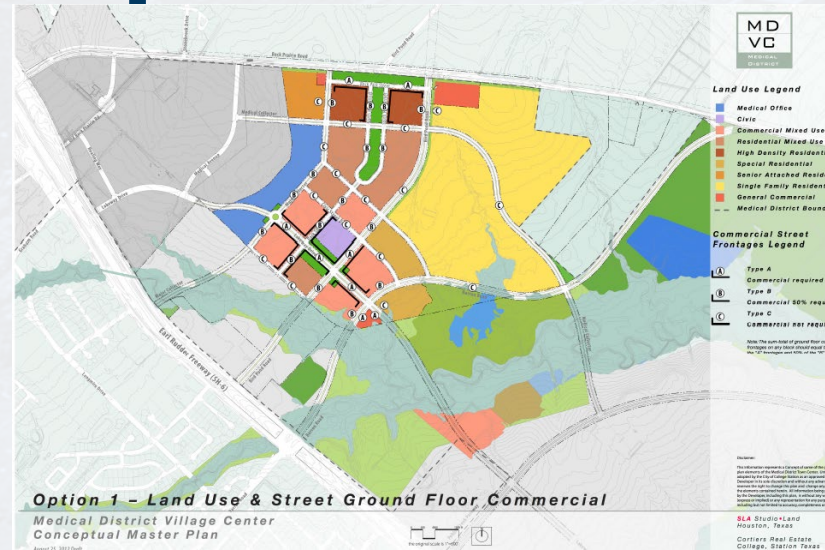


Implementation Report

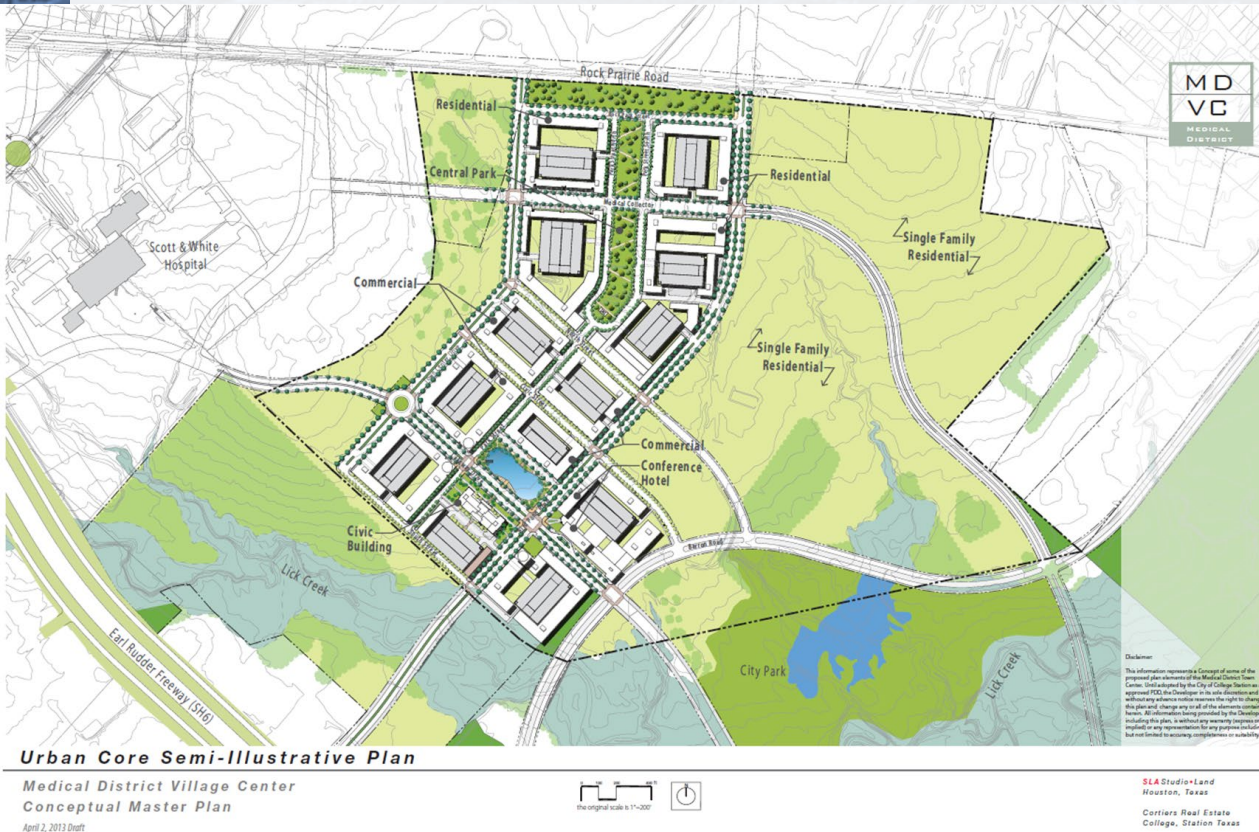
Medical District Master Plan Implementation Report

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MOA – Medical District Village Center



This information represents a Concept of some of the proposed plan elements of the Medical District Village Center. It is not intended to be used as a final plan or to be used as a final plan or to be used as a final plan.





Hotel & Civic Structures



Commercial Core & Mixed Use



Residential & Work Live

Precedent Images

Medical District Village Center
Conceptual Master Plan

January 8, 2013 Draft



SLA Studio+Lend
Houston, Texas
Cortlera Real Estate
College, Station Texas

Townhouse



Courtyard Apartment



Apartment House



Bungalow Court



Stacked Duplex



Side-by-side Duplex



Commercial Block



Live Work



Commercial Residential

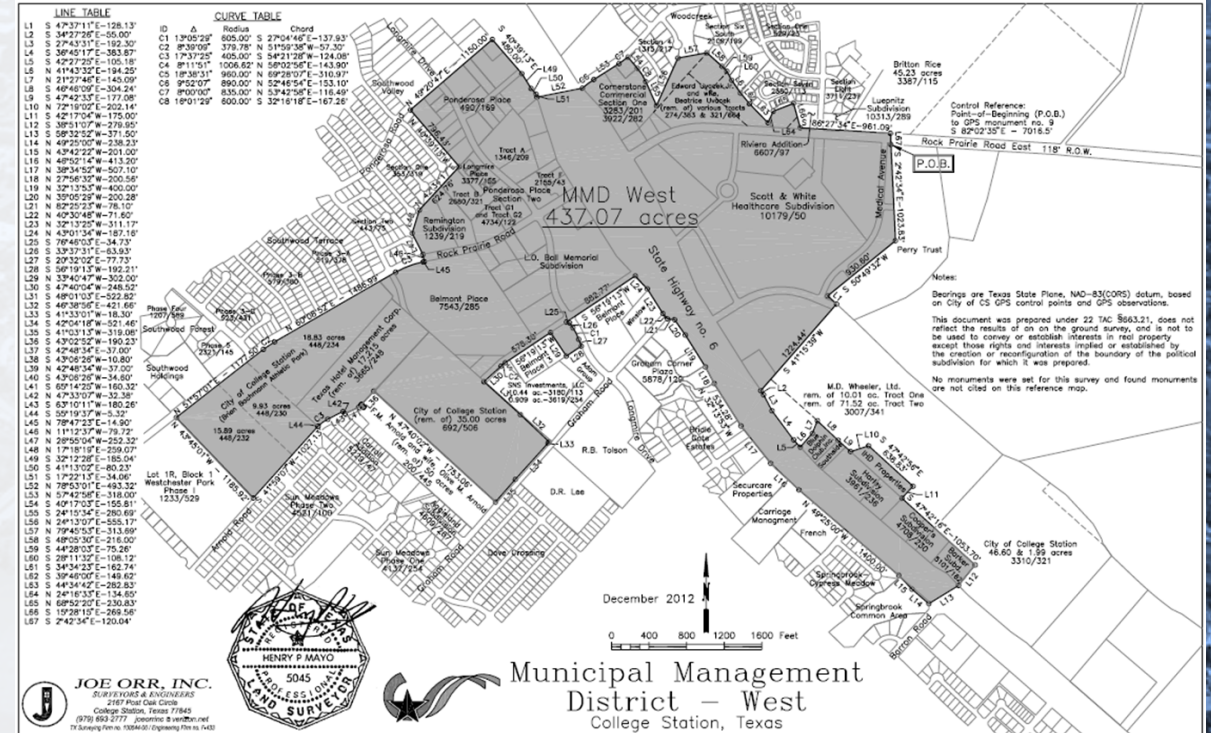
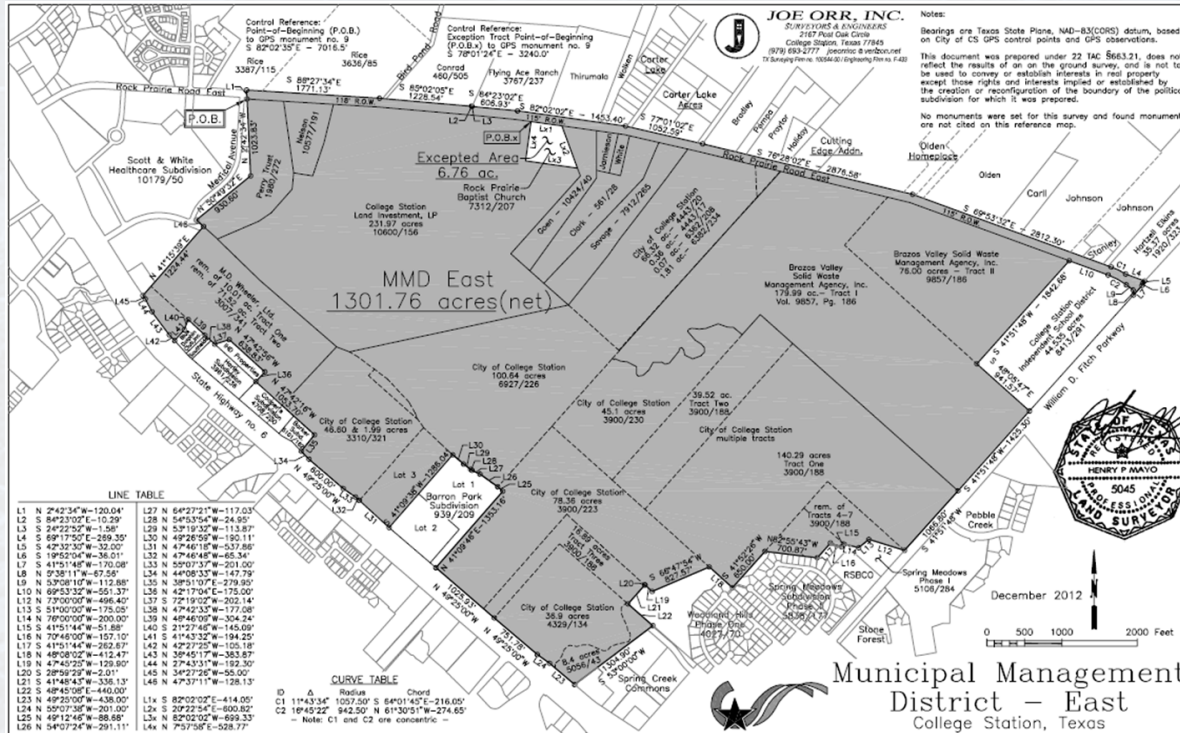


Hotel





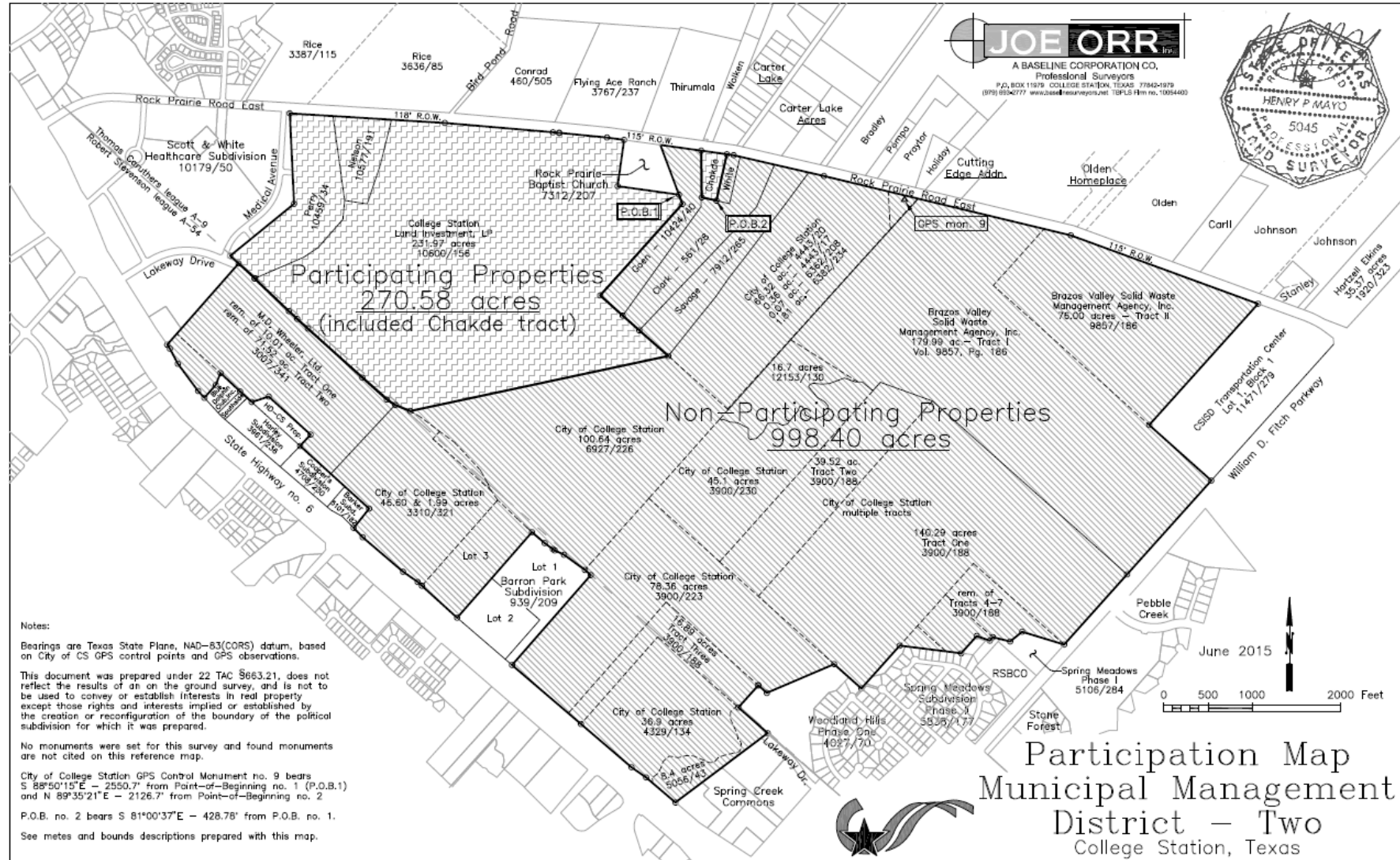
MMD – Municipal Management District



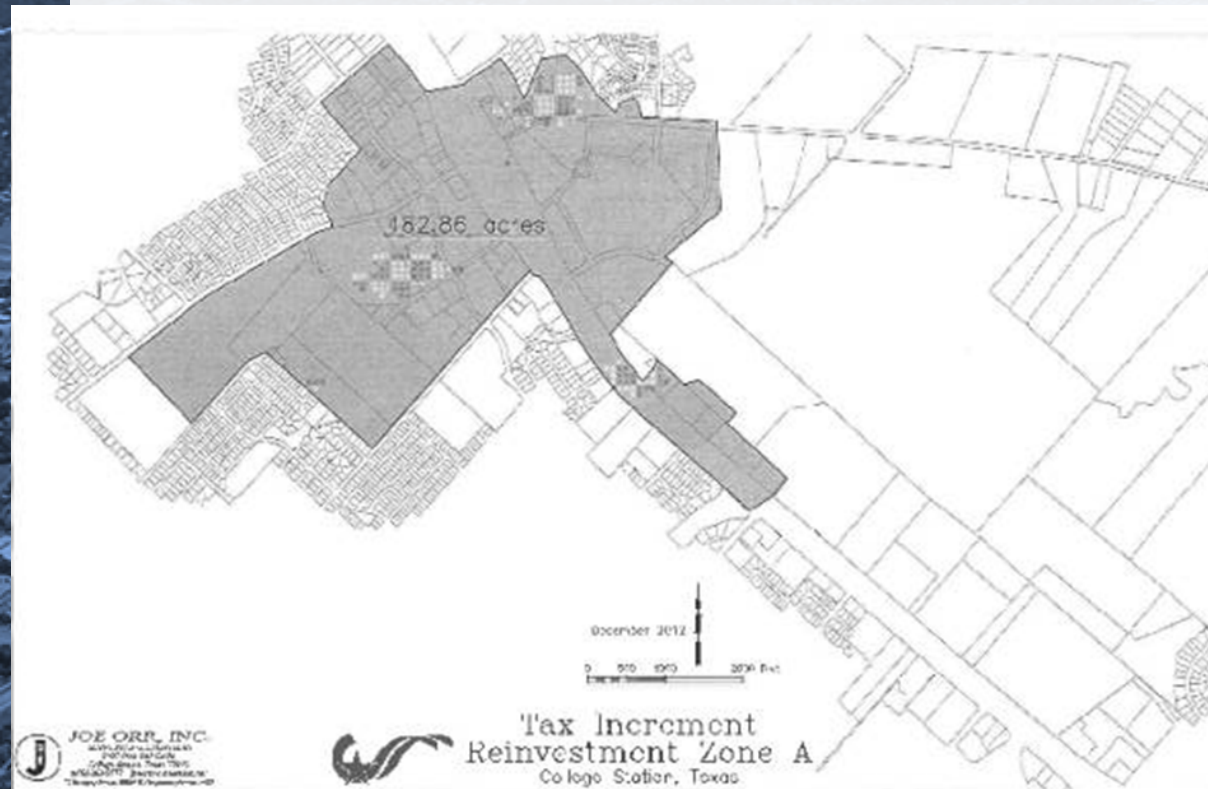
Rock Prairie Management District #2



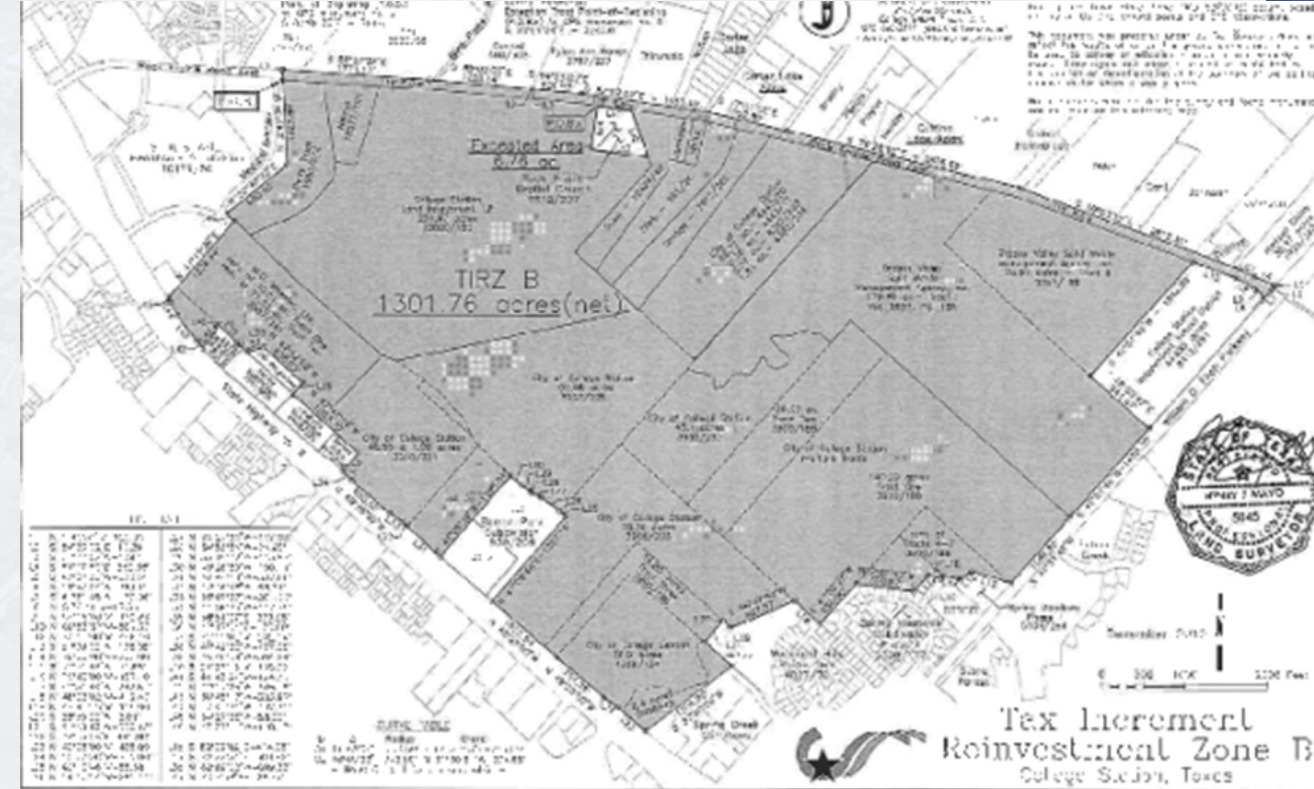
Rock Prairie Management District #2



TIRZ – Tax Increment Reinvestment Zone



Medical District TIRZ #18



Medical District TIRZ #19



EDA + Infrastructure & Development Agreement

Developer

- Detention pond
- Roads
- Water + sewer
- Sewer easement

City

- 30% reduction on Infrastructure review and inspection fees
- \$15M in bond-funded roadway infrastructure
- Cannot build mixed-use on City property for 10 years

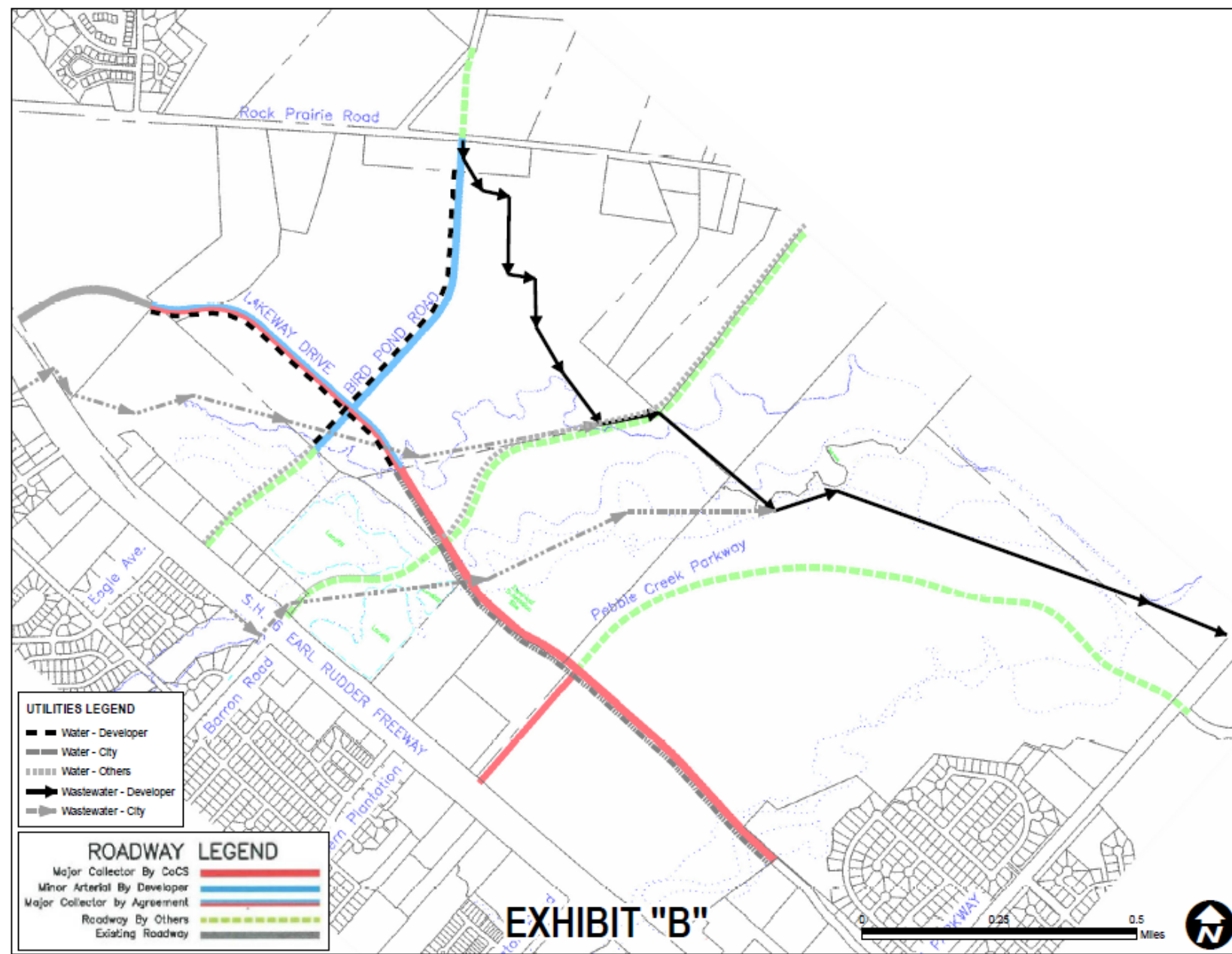
Performance Criteria

- \$50M increase in value
- 150k s.f. non-residential in mixed use
- All developer infrastructure

Financial Incentive to Developer

- Annual payment of ALL City property tax increment on Tract A





Utility and Road Agreement

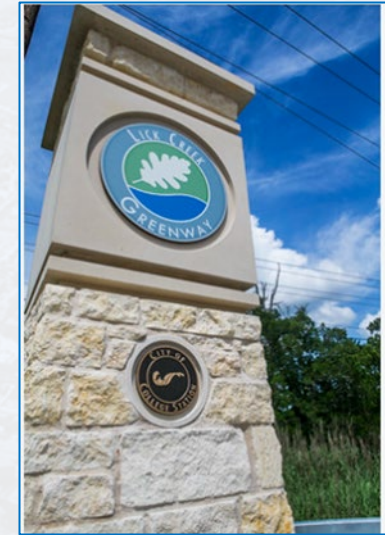
- Midtown Dr. (Lakeway)
Priority 1
- Corporate Pkwy (Pebble Creek Pkwy)
Priority 2
- Midtown Dr. (Lakeway)
priority 3
- Town Lake Dr. (Bird Pond)
- Tract A water lines
- Gravity sewer line

Completed Area Infrastructure Projects

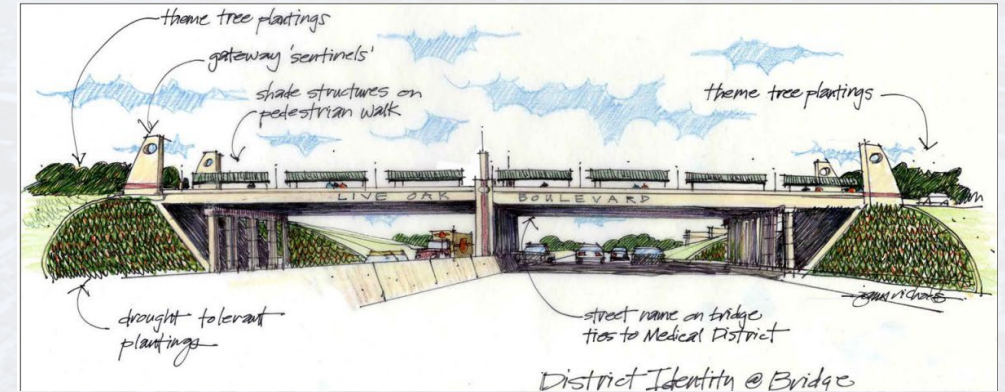
- 2015- Rock Prairie Road overpass expansion
- 2015- Lick Creek Trail extension
- 2018- Lakeway Drive Extension (both phases)
- 2018- Corporate Parkway Extension
- 2021- Midtown Drive Trail head
- 2023- Carter Creek Gravity Trunkline
- 2023- Rock Prairie Elevated Storage Tank
- 2025- Carter Creek Diversion Force Main and Lift Station
- 2025- Texas Independence Park at Midtown Design
- 2025- Rock Prairie Road Widening



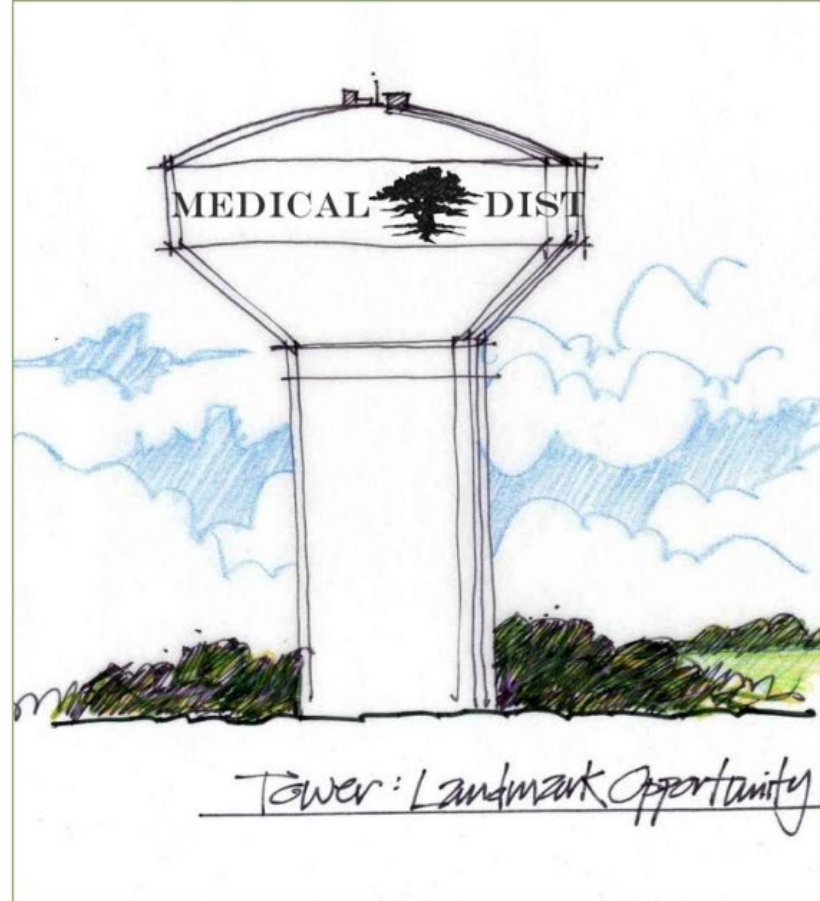
Lick Creek Greenway Trail



Rock Prairie Road Bridge



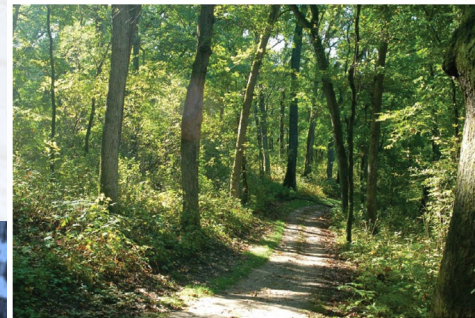
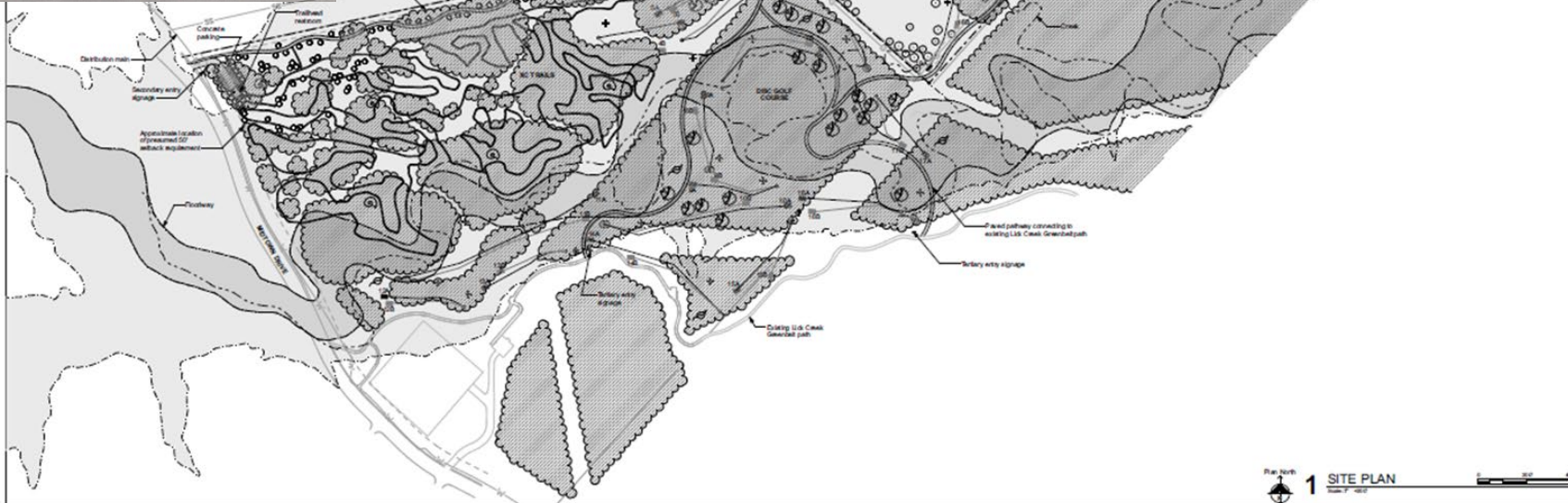
Elevated Storage Tank



Texas Independence Park at Midtown



3B	Rebate	4B	Heavy Duty	11B	Jeans					
4A	Penetration	5A	Reignited Engine Coolant	9A	Apricot					
6B	Crystalline	10B	Opium	10B	Hornet/Lizard					
										
<table><tr><td>Yellow</td></tr><tr><td>Joystick/Track</td></tr><tr><td>Scram Machine</td></tr><tr><td>Red Wolf</td></tr><tr><td>Blue/Control</td></tr></table>						Yellow	Joystick/Track	Scram Machine	Red Wolf	Blue/Control
Yellow										
Joystick/Track										
Scram Machine										
Red Wolf										
Blue/Control										



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or construction.
Author: Michael Russell
Registered as No: 14376
Date: 5/26/05

A New Design for the City of College Station
Texas Independence Park at Midtown

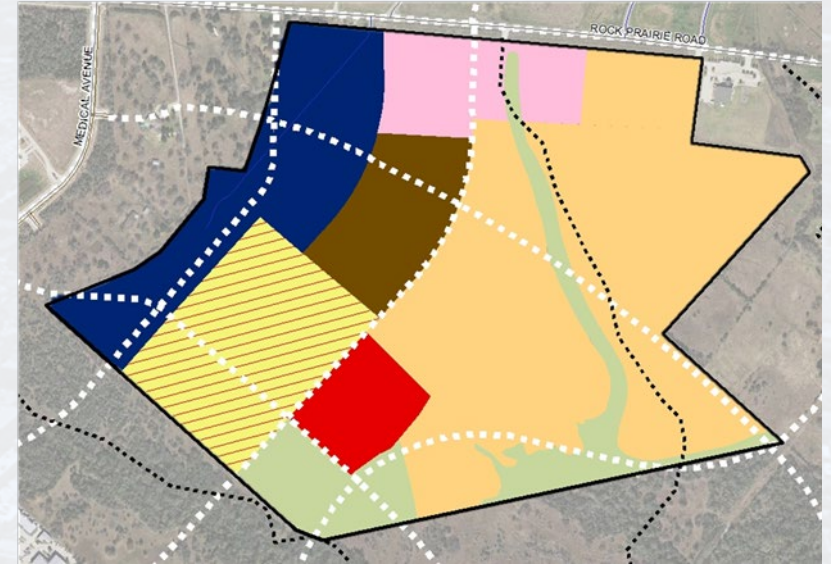
[illegible]Project 24
February 2
CITE 8

A1.1

PDD Zoning - Midtown

Modifications granted

- Section 12-5.1.J.1 Supplemental Standards for MU Mixed Use
- Section 12-5.2 Residential Dimensional Standards
- Section 12-7.2.H.3.b Low-Density Residential Protection
- Section 12-7.3 Off-Street Parking Standards
- Section 12-7.5.C Summary of Permitted Signs
- Section 12-7.6 Landscape and Tree Protection
- Section 12-7.7 Buffer Requirements
- Section 12-8.3 General Requirements & Minimum Standards of Design for Subdivisions within the City Limits



Midtown Standards – Residential

Average Lot Area per Dwelling Unit (DU)	No Minimum
Absolute Min. Lot Area per Dwelling Unit (DU)	1500 SF
Min. Lot Width	No Minimum
Min. Lot Depth	No Minimum
Min. Front Setback(H)	10'
Min. Side Setback	5'(A)
Min. Side Street Setback	10'
Min. Side Setback between Structures	10'
Min. Rear Setback	No Minimum
Max. Height	No Max
Max. Dwelling Units/Acre (Subdivision Gross)	16



Midtown Standards – Mixed Use

Max. Front Setback	20'(0)
Max. Side Street Setback	20'(0)
Min. Rear Setback(L)	12'
Max. Height	*No Maximum(L)
Minimum Number of Stories	**2 Stories
Max. Dwelling Units/Acre (Subdivision Gross)	No Maximum

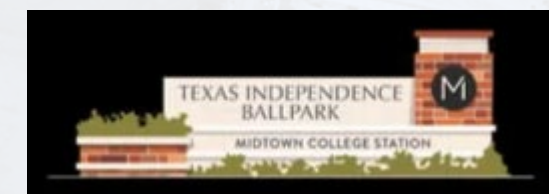
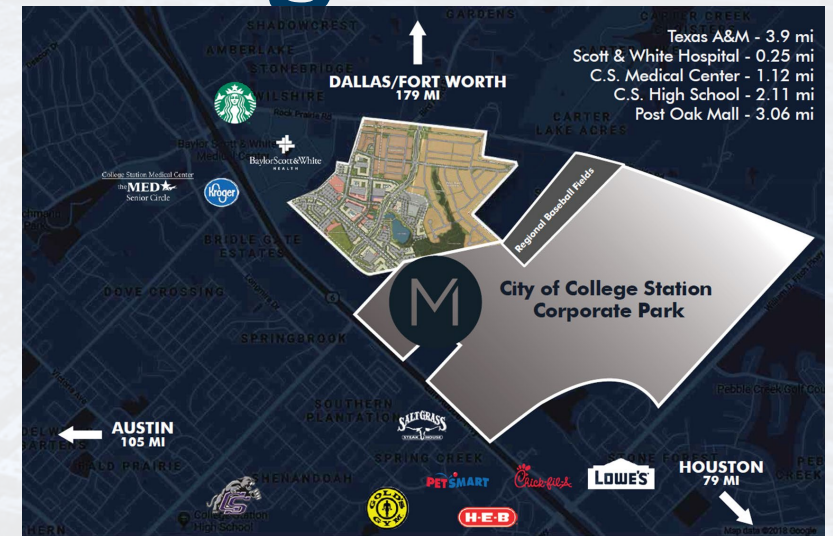


Midtown Development

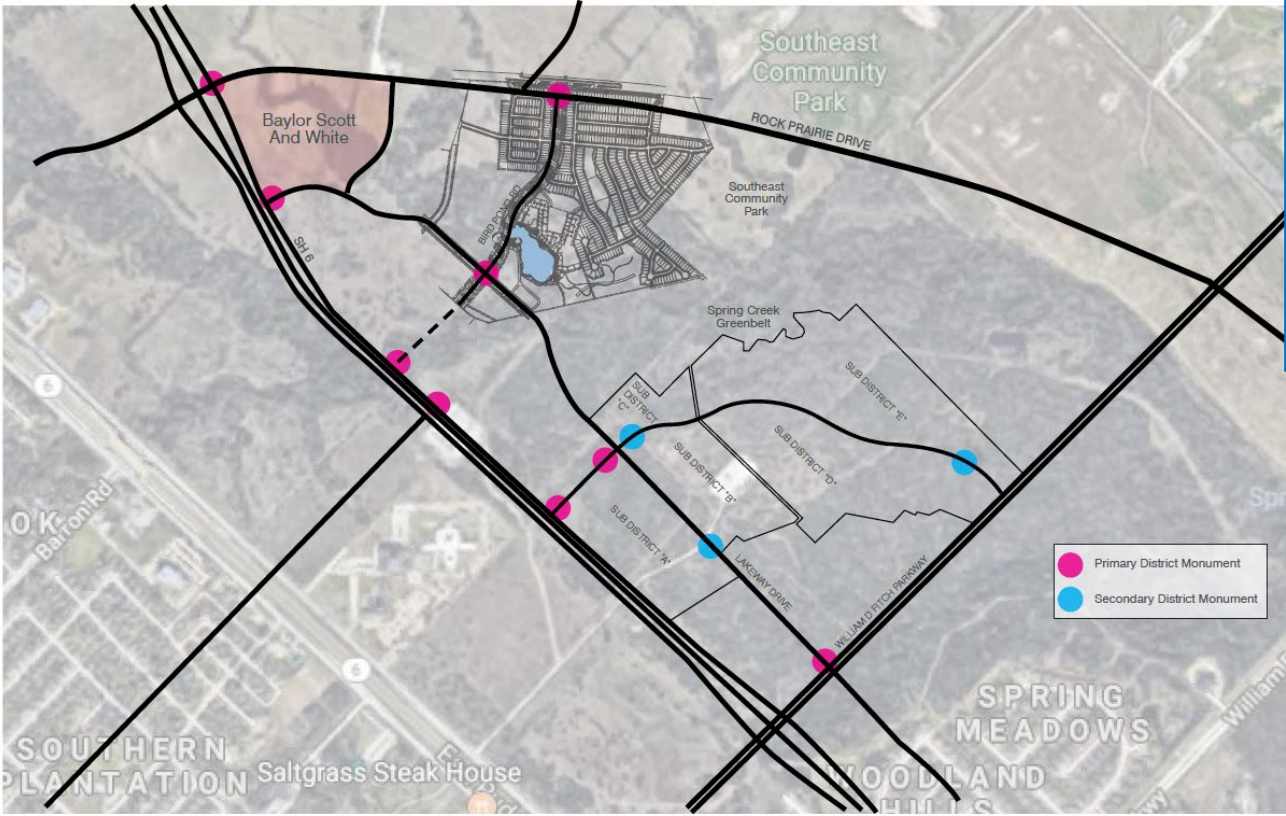
- MMD tax – paid by District residents directly to the District
- EDA – All property tax increment since 2016 once performance criteria met
- Roadway Impact Fee Credits
- Parkland Dedication Credits
- 30% reduction for specific public infrastructure and review fee
- Zoning flexibility



Midtown: Co-branding & Marketing



Signage



Midtown | District Monumentation
College Station, Texas



From: James Murr <james@impactcos.com>

Sent: Friday, January 12, 2024 9:27:02 AM

To: D D <[REDACTED]>; Kelsey Poston <[REDACTED]>

Cc: Elizabeth Cunha <[REDACTED]>

Subject: Comments made about Midtown

Debbie,

Once again, you are twisting my words, and I don't appreciate it.

What I specifically said, in a public meeting for the HOA, was that the neighborhood was designed without a pool, and we never once promised a pool in the neighborhood. I said we hoped to get a health club with a pool in the commercial development, where we intend to try to establish a bulk membership for the HOA. The only comment I made about the city was that we were initially working on the YMCA with the city before the development got started, and we were willing to donate land to make it happen, and the city decided not to move forward with the YMCA. I never said they were obligated to do so. I said we were continuing to try to get a health club, restaurants, etc. in the project, and never said it had anything to do with the city.

Impact fees being considered at the time were astronomically high for commercial uses, which was going to hinder us in a big way, so I asked for the residents help in voicing concern because it would affect them as well if we couldn't get a health club and restaurants into the project. I wish Midtown was grandfathered, and I begged for that, but it did not happen.

I have CC'd Councilwoman Cunha on this email so she can more fully informed.

Have a great day,

James Murr

Impact Companies

979.985.5610

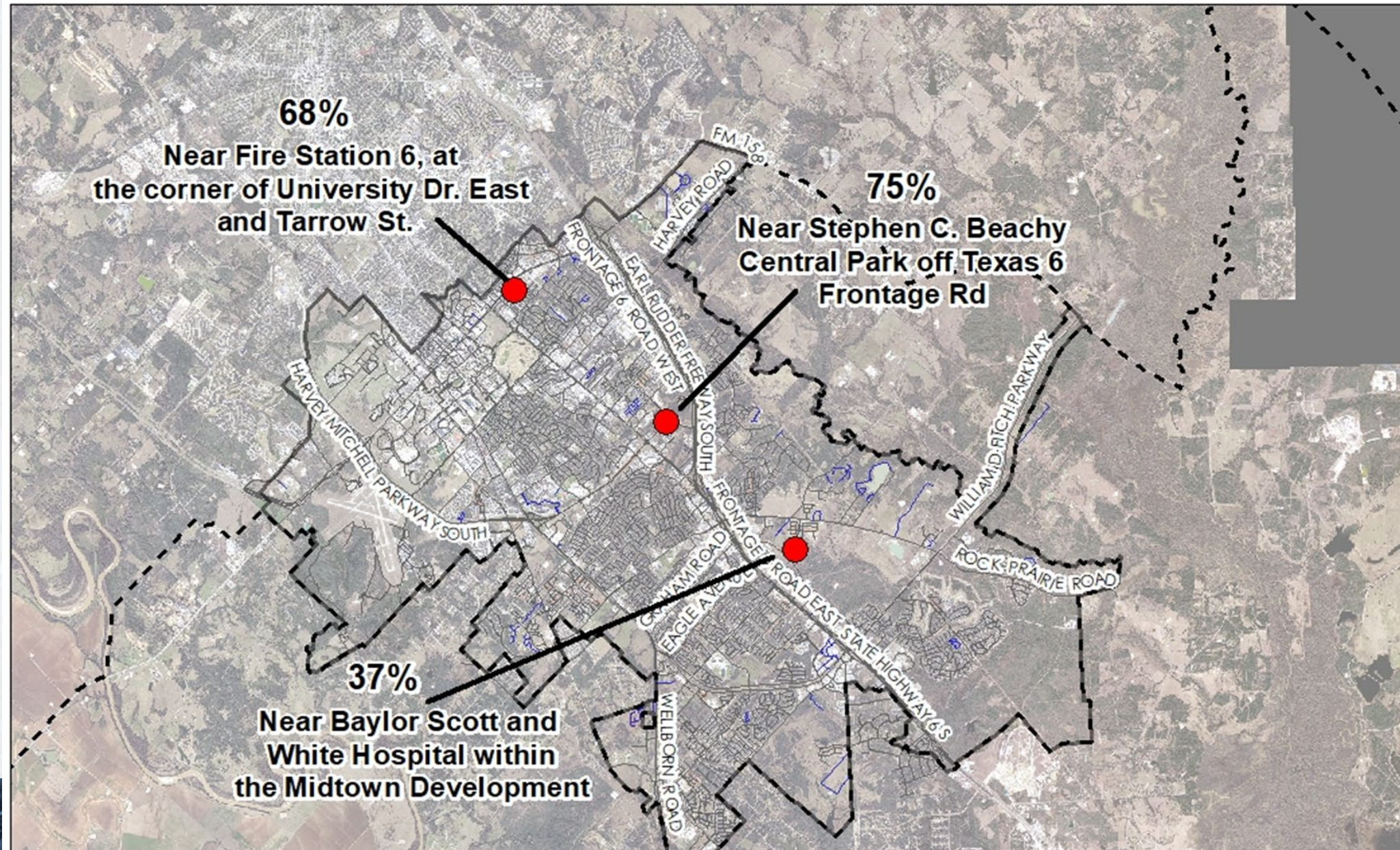
4121 State Hwy 6 S., Ste. 200, College Station, TX 77845

Licensed Real Estate Broker & Loan Officer NMLS#1975493



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Recreation Center Study



Midtown Recap

	Requirement	Complete?	Result
City	Reduce fees on specific infrastructure projects	✓	District receives annual contract payment of ALL City property tax increment on Tract A until 2036. Including years from 2016 until requirements are met.
	Non-compete agreement for 10 years	✓	
Developer	\$50 Million added value	✓	
	150k S.F. non-residential mixed-use development	✗	
	Development infrastructure	✓	

- City constructed area infrastructure \$48M
- Future City constructed area infrastructure \$60M+
- 2024 TIRZ balance \$1.5M
- Projecting \$900K in 2025 added to TIRZ
- MMD tax set at \$0.65
- Parkland & Impact Fee Credits

