

June 12, 2025
Item No. 8.1.
Central Park Townhomes

Sponsor: Jeff Howell, Senior Planner

Reviewed By CBC: Planning & Zoning Commission

Agenda Caption: Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan - Future Land Use & Character Map from General Commercial to Urban Residential for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street.

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): This item was heard at the May 15th Planning and Zoning Commission meeting where the Commission voted 3-1 to recommend approval.

Summary: The applicant is requesting an amendment to the Comprehensive Plan Future Land Use and Character Map from General Commercial to Urban Residential for approximately 2.752 acres, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street. The Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. This Comprehensive Plan Amendment is in conjunction with a rezoning of the property to PDD Planned Development District with a base zoning of MF Multi-Family to allow for additional residential development in the area. It is the applicant's intent to develop single-unit dwellings on the subject property.

REVIEW CRITERIA

1. Changed or changing conditions in the subject area of the City: The subject property and those directly abutting it to the west and south have a future land use designation of Urban Residential. The Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setbacks from the street varies but is generally consistent within a development. Also, these areas are to support commercial, service, office uses, and vertical mixed-use within redevelopment areas. The immediate area is vacant and primarily developed as multifamily development.

The properties to the north are designated as General Commercial and Natural and Open Areas. The properties to the east are designated as General Commercial as well. The General Commercial areas are appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility. This request to change the land use designation of the subject property to Urban Residential would allow for the development of an undeveloped property with close proximity to Harvey Mitchell Parkway South.

2. Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the City as a whole: The applicant is

requesting an amendment to the Future Land Use & Character Map to Urban Residential and has also requested a rezoning to PDD with a base of MF Multi-Family for the property. The intent of Urban Residential is to accommodate a wide range of attractive multifamily housing and provide vehicular and pedestrian connectivity between developments. The subject property is located at the intersection of Harvey Mitchell Parkway South and Dartmouth Street. This corridor continues to experience a high amount of development, however this is primarily closer to Texas and State Highway 6. This property would be compatible with existing uses, development patterns, and character with other MF Multi-Family zoned properties in the area. While the traditional multifamily development is not proposed, the overall density of the area is still in-line with the intent of the Urban Residential land use when considering the existing adjacent development.

The applicant held a neighborhood meeting on April 2, 2025. All property owners within 200 feet of the subject property were notified of the neighborhood meeting, and approximately three members of the public were in attendance which included the adjacent residential property owner and owner across Harvey Mitchell. The applicant, property owner and City Staff were also in attendance.

The proposal is compatible with the character of the area as it allows for multi-family residential development that is compatible with the surrounding area.

3. Impact on environmentally sensitive and natural areas: There is no FEMA designated floodplain on the property. While not within the subject property, there are existing waterbodies located in the general area.

4. Impacts on infrastructure including water, wastewater, drainage, and the transportation network: Water and wastewater services will be provided by College Station Utilities. There is adequate water and sanitary sewer capacity to support the proposed amendment. Drainage and all other infrastructure required with site development shall be designed and constructed in accordance with the B/CS Unified Design Guidelines.

The subject property is located at the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Harvey Mitchell Parkway South is identified as a Major Arterial on the Thoroughfare Plan, while Dartmouth Street is a Major Collector. The proposed designation may increase the potential traffic generated in comparison to the existing General Commercial designation, however a Traffic Impact Analysis with the rezoning was not required.

5. Consistency with the goals and strategies set forth in the Comprehensive Plan: The intent of College Station's Comprehensive Plan is to create distinctive places, vibrant districts, attractive neighborhoods, revitalized gateways and corridors, and conserved natural areas. The proposed amendment is to Urban Residential, which is defined as areas that are appropriate for a range of high-density multifamily and attached residential development in various forms and limited non-residential uses that are compatible with the surrounding area.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Aerial and Small Area Map
3. Comprehensive Plan Exhibit
4. Background Information
5. Applicant's Supporting Information

6. Comprehensive Plan Amendment Map

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE OFFICIAL CITY OF COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN – FUTURE LAND USE & CHARACTER MAP FROM GENERAL COMMERCIAL TO URBAN RESIDENTIAL FOR APPROXIMATELY 2.752 ACRES OF LAND, GENERALLY LOCATED AT 2360 HARVEY MITCHELL PARKWAY SOUTH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That the “Official City of College Station Comprehensive Plan” is hereby amended by adding new Subsection “E.1.1.” of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof; as set out in Exhibit “B” attached hereto and made a part hereof.

PART 2: That if any provisions of any section of this Ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.

PART 3: That this Ordinance shall take effect immediately from and after its passage.

PASSED, ADOPTED and APPROVED this _____ day of ____, 2025.

ATTEST:

APPROVED:

City Secretary

Mayor

APPROVED:

City Attorney

EXHIBIT A

That Ordinance No.4303 adopting the “Official City of College Station Comprehensive Plan” as amended, is hereby amended by adding Subsection “E.1.1.” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

A. Comprehensive Plan

The Official City of College Station Comprehensive Plan (Ordinance 4303) is hereby adopted and consists of the following:

1. Plan Foundation;
2. Distinctive Places;
3. Strong Neighborhoods;
4. A Prosperous Economy;
5. Engaging Spaces;
6. Integrated Mobility;
7. Exceptional Services;
8. Managed Growth;
9. Collaborative Partnerships; and
10. Plan Implementation

B. Master Plans

The following Master Plans are hereby adopted and made a part of the Official City of College Station Comprehensive Plan:

1. The Northgate Redevelopment Plan dated November 1996;
2. The Revised Wolf Pen Creek Master Plan dated 1998;
3. Northgate Redevelopment Implementation Plan dated July 2003;
4. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
5. Parks, Recreation, and Open Spaces Master Plan dated July 2011;
6. Medical District Master Plan dated October 2012;
7. Economic Development Master Plan dated May 2020;
8. The Water System Master Plan dated April 2017; and
9. The Wastewater System Master Plan dated April 2017; and
10. Northeast Gateway Redevelopment Plan dated September 2023; and
11. Wellborn District Plan dated October 2023.

C. Master Plan Amendments

The following Master Plan Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Expiring the East College Station Transportation Study dated May 2005 – Ordinance 4404, dated November 10, 2022.
2. Expiring the Central College Station Neighborhood Plan dated June 2010 – Ordinance 4404, dated November 10, 2022.
3. Expiring the Eastgate Neighborhood Plan dated June 2011 – Ordinance 4404, dated November 10, 2022.
4. Expiring the Southside Area Neighborhood Plan dated August 2012 – Ordinance 4404, dated November 10, 2022.
5. Expiring the South Knoll Neighborhood Plan dated September 2013 – Ordinance 4404, dated November 10, 2022.
6. Amended as shown in the Northeast Gateway Redevelopment Plan for Map 5.4 Proposed Bicycle Facilities and Map 5.5 Proposed Pedestrian Facilities within the Bicycle, Pedestrian, and Greenways Master Plan – Ordinance 4470, dated September 28, 2023.
7. Amended as shown in the Wellborn District Plan for Map 5.4 Proposed Bicycle Facilities and Map 5.5 Proposed Pedestrian Facilities within the Bicycle, Pedestrian, and Greenways Master Plan – Ordinance 4474, dated October 12, 2023.

D. Text Amendments

The following Text Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Text Amendments:
 - a. *Chapter 2. Distinctive Places* by amending the text regarding the Neighborhood Center future land use description, intent, and generally appropriate zoning districts – Ordinance 4351, dated April 28, 2022.
 - b. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to remove expired plans – Ordinance 4404, dated November 10, 2022.
 - c. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to rename the Texas Avenue & University Drive (FM 60) Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.

- d. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to update it to the Wellborn District Plan, to revise the Future Land Use & Character descriptions to remove the Wellborn future land use and incorporate it and the Wellborn-specific zoning districts into the Neighborhood Commercial, Suburban Residential, and Estate Residential future land use descriptions and generally appropriate zoning districts – Ordinance 4474, dated October 12, 2023.

E. Map Amendments

The following Map Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Future Land Use & Character Map:
 - a. Approximately 5 acres of land generally located at 2354 Barron Road from Suburban Residential to Neighborhood Commercial – Ordinance 4365, dated June 23, 2022.
 - b. Approximately 17 acres of land generally located at 400 Double Mountain Road from Medical to Urban Residential – Ordinance 4378, dated August 11, 2022.
 - c. Approximately 0.19 acres of land generally located at 106 Southland Street from Suburban Residential to Neighborhood Commercial – Ordinance 4388, dated September 8, 2022.
 - d. Approximately 2.611 acres of land, generally located at 100 - 170 Graham Road from Business Center to Neighborhood Commercial – Ordinance 4435, dated May 15, 2023.
 - e. Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023..
 - f. Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.
 - g. Approximately 3.25 acres of land generally located west of the intersection of Nantucket Drive and State Highway 6 S from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas – Ordinance 4520, dated May 23, 2024.
 - h. Approximately 3 acres of land generally located at located at 116 and 120 Morgans Lane from Urban Residential to General Commercial – Ordinance 4525, dated June 27, 2024
 - i. Approximately 11 acres of land generally located at 3182 Holleman Drive South from Mixed Residential and Natural & Open Areas to Urban Residential – Ordinance 4566, dated December 12, 2024
 - j. Approximately 1.047 acres of land generally located at 3423 Cain Road and 3197 Holleman Drive South from Mixed Residential to General Commercial – Ordinance 4571, dated January 23, 2025

- k. Approximately 3.60 acres of land generally located at 3768 McCullough Road from Estate Residential to Neighborhood Commercial – Ordinance 4578, dated February 27, 2025
 - l. Approximately 2.752 acres of land generally located at 2360 Harvey Mitchell Parkway South from General Commercial to Urban Residential
2. Planning Areas Map:
 - a. Removing the Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan – Ordinance 4404, dated November 10, 2022.
 - b. Renaming the Texas Avenue & University Drive (FM 60) Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
 - c. Renaming the Wellborn Community Plan to the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.
 3. Functional Classification & Context Class Map:
 - a. Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
 - b. Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.

F. General

1. **Conflict.** All parts of the Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid such conflict. Ordinances adopted at the same city council meeting without reference to another such ordinance shall be harmonized, if possible, so that effect may be given to each.
2. **Purpose.** The Comprehensive Plan is to be used as a guide for growth and development for the entire City and its Extraterritorial Jurisdiction (“ETJ”). The Comprehensive Plan depicts generalized locations of proposed future land uses, including thoroughfares, bicycle and pedestrian ways, parks, greenways, and waterlines, and sewer lines that are subject to modification by the City to fit local conditions and budget constraints.
3. **General nature of Future Land Use.** The Comprehensive Plan, in particular the Future Land Use & Character Map and any adopted amendments thereto, shall not be,

nor be considered, a zoning map, shall not constitute zoning regulations or establish zoning boundaries, and shall not be site or parcel specific but shall be used to illustrate generalized locations.

4. **General nature of College Station Comprehensive Plan.** The Comprehensive Plan and any additions, amendments, master plans and subcategories thereto depict same in generalized terms including future locations; and are subject to modifications by the City to fit local conditions, budget constraints, cost participation, and right-of-way availability that warrant further refinement as development occurs. Linear routes such as thoroughfares, bikeways, pedestrian ways, greenways, waterlines, and sewer lines that are a part of the Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Comprehensive Plan without being considered an amendment thereto.
5. **Reference.** The term College Station Comprehensive Plan includes all of the above in its entirety as if presented in full herein, and as same may from time to time be amended.

EXHIBIT B

That the “Official City of College Station Comprehensive Plan” is hereby amended by amending a portion of the map titled “Future Land Use & Character” from General Commercial to Urban Residential for the following property:



FIELD NOTES
2.752 ACRES

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR SURVEY, Abstract No. 46, in College Station, Brazos County, Texas and being part of the 6.99 acre tract described in the deed from Marion Scott Gilchrist to Texas Timberjack, Inc. recorded in Volume 9898, Page 275 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking an interior ell corner of Lot 1R, Block 1, BERTRAND SUBDIVISION according to the Replat recorded in Volume 15755, Page 33 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.);

THENCE: along the fenced common line of this tract, said Lot 1R, Block 1 and Lot 5A, LAKE VIEW ACRES according to the Replat recorded in Volume 448, Page 607 of the Brazos County Deed Records (B.C.D.R.) for the following two (2) calls:

- 1) N 44°52'12" W (DEED CALL: N 45°58'05" W) for a distance of 225.33 feet to a found 5/8-inch iron rod marking an angle corner of this tract, and
- 2) N 45°00'00" W (DEED CALL: N 45°58'05" W) for a distance of 532.67 feet to a 1/2-inch iron rod set marking the west corner of this tract, said iron rod also marking the north corner of said Lot 5A and being in the southeast right-of-way line of FM 2818 (based on an 80-foot width);

THENCE: 250.53 feet in a clockwise direction along the southeast right-of-way line of said FM 2818 and along the arc of a curve having a central angle of 15°01'51", a radius of 955.00 feet, a tangent of 125.99 feet and a long chord bearing N 64°28'26" E at a distance of 249.81 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also being in the southwest right-of-way line of Dartmouth Street (based on a variable width), said Dartmouth Street also known as the 1.321 acre City of College Station tract recorded in Volume 15672, Page 223 (O.P.R.B.C.);

THENCE: along the southwest right-of-way line of said Dartmouth Street for the following four (4) calls:

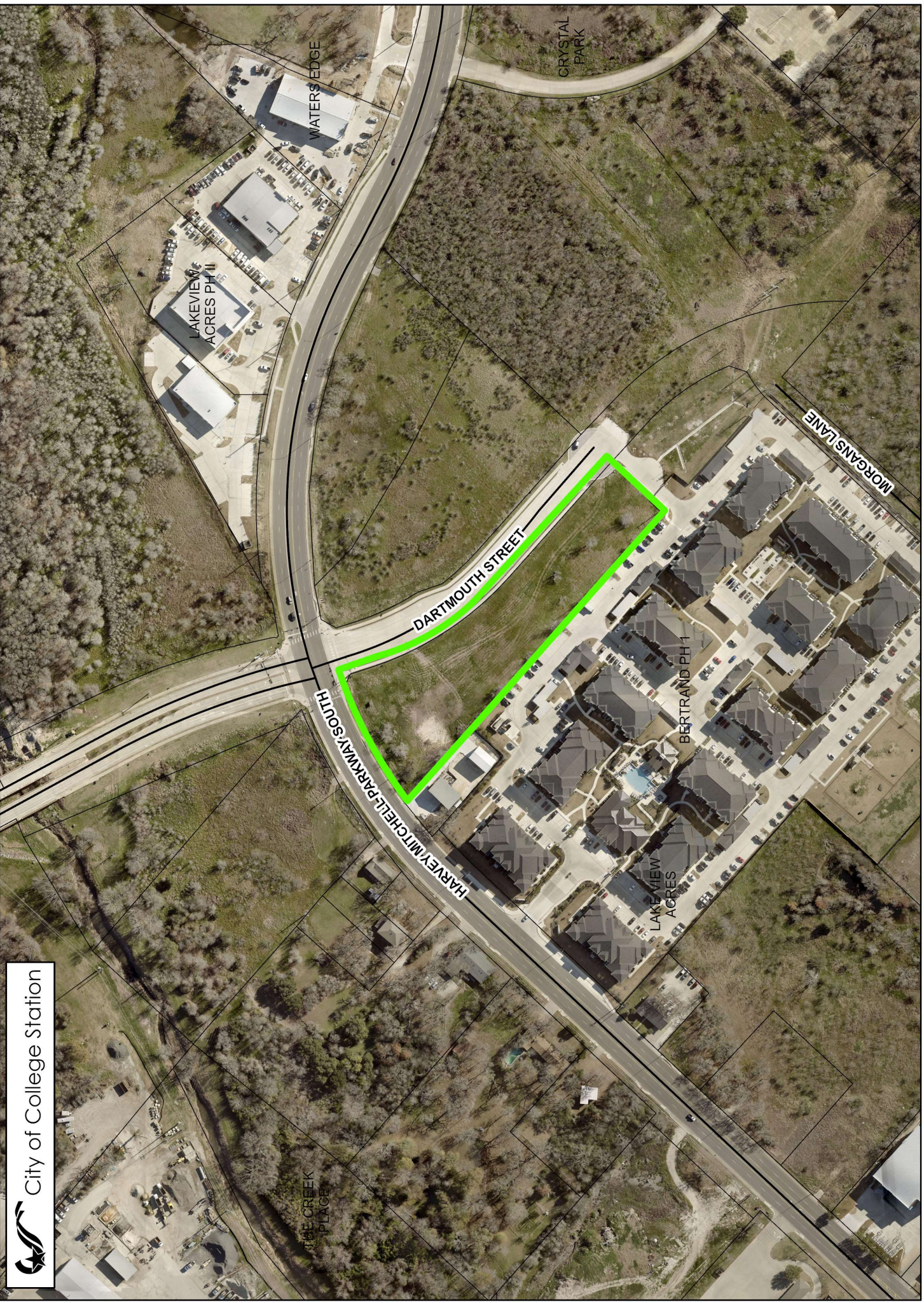
- 1) S 60°42'25" E for a distance of 33.86 feet to a found 1/2-inch iron rod for corner,
- 2) S 14°06'44" E for a distance of 37.80 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
- 3) 329.72 feet along the arc of said curve having a central angle of 30°43'05", a radius of 615.00 feet, a tangent of 168.93 feet and a long chord bearing S 29°28'16" E at a distance of 325.79 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- 4) S 44°49'49" E for a distance of 299.68 feet to a found PK nail marking the east corner of this tract, said PK nail also marking an exterior ell corner of said Lot 1R, Block 1;

THENCE: S 46°37'08" W (DEED CALL: S 46°43'01" W) along the common line of this tract and said Lot 1R, Block 1 for a distance of 137.74 feet to the POINT OF BEGINNING and containing 2.752 acres of land.

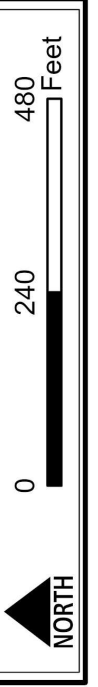
I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on July 20, 2022.

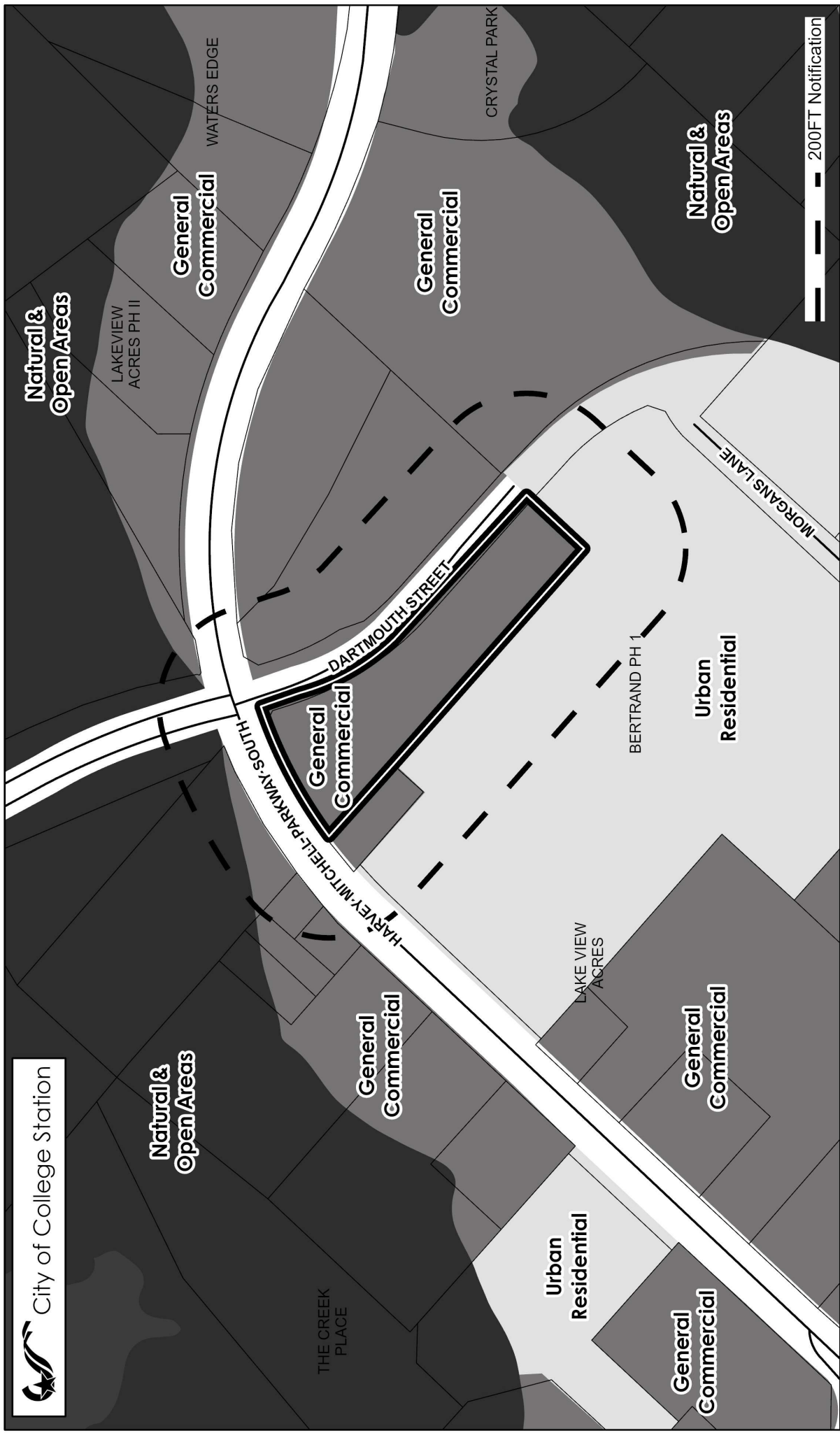
See survey plat on Page 1 of 2 for additional information.





CENTRAL PARK TOWNHOMES





FUTURE LAND USE DISTRICTS (In Grayscale)

Residential	Non-Residential	Other
Urban Residential	General Commercial	Institutional/Public
Mixed Residential	Neighborhood Commercial	TAMU
Suburban Residential	Business Center	Parks & Greenways
Estate Residential	Medical	Natural & Open Areas
Rural		Redevelopment Areas
Neighborhood Conservation		

0 265 530 Feet

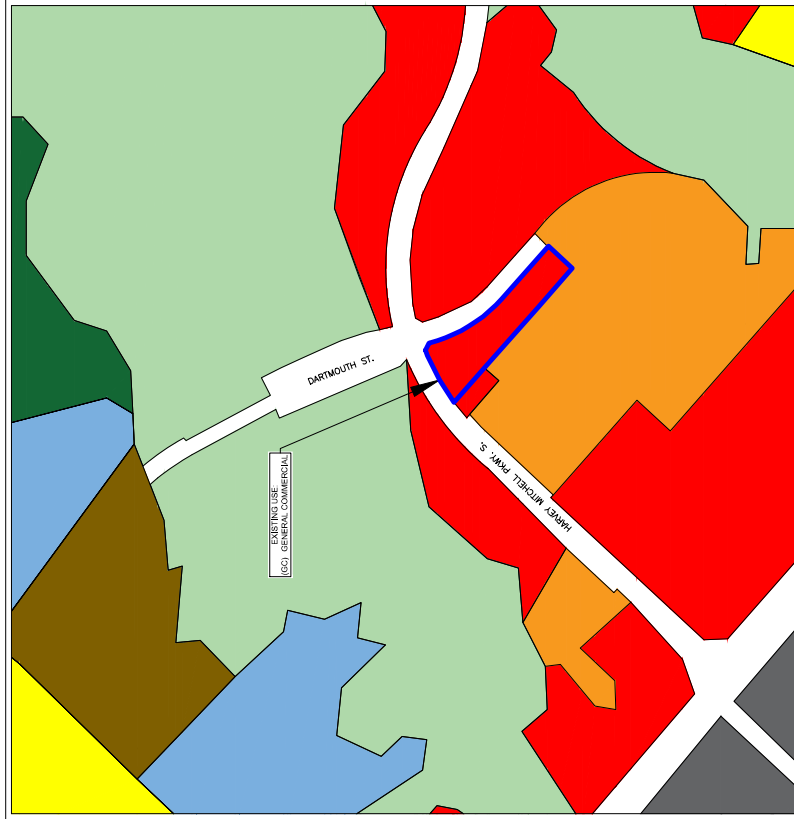
NORTH

CENTRAL PARK TOWNHOMES

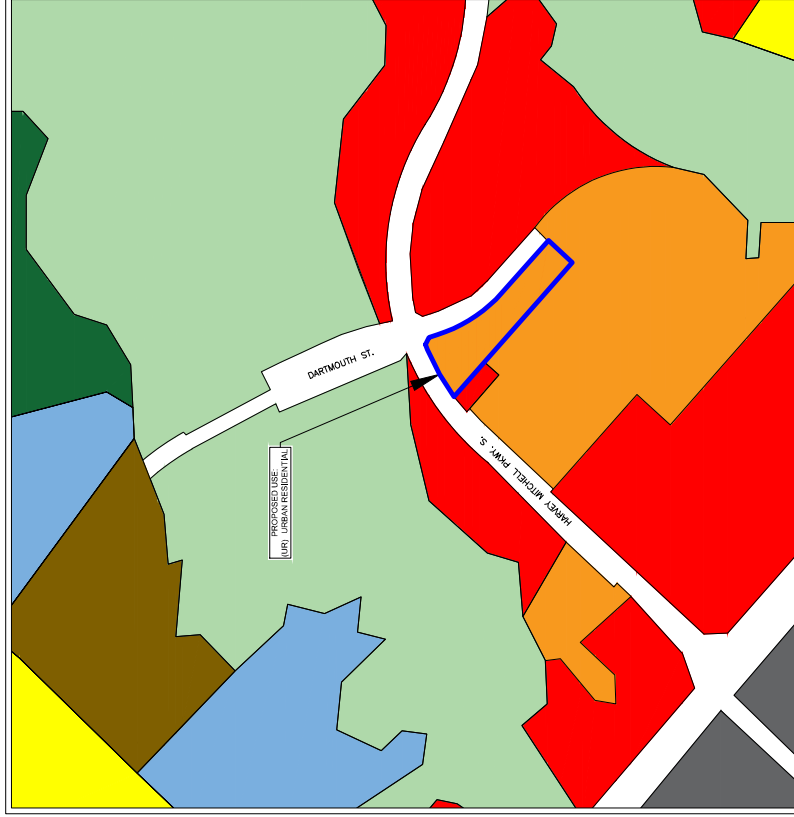
THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SHFA) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48041C0310F EFFECTIVE APRIL 2, 2014.

PROPERTY OWNER: MILES CONSTRUCTION AND DEVELOPMENT, LP
LEGAL DESCRIPTION: A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES
PROPOSED AMENDMENT ACREAGE: 2.752

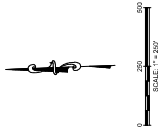
- EXISTING ZONING: GENERAL COMMERCIAL (GC) OVERLAY CORRIDOR (OV)
- PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) WITH A MULTI-FAMILY (MF) BASE



**EXISTING CITY OF COLLEGE STATION
 LAND USE & CHARACTER**



**PROPOSED CITY OF COLLEGE STATION
 LAND USE & CHARACTER**



LEGEND:

- GENERAL COMMERCIAL
- URBAN RESIDENTIAL
- MIXED RESIDENTIAL
- SUBURBAN RESIDENTIAL
- NATURAL & OPEN AREAS
- PARKS & GREENWAYS
- INSTITUTIONAL/PUBLIC
- NEIGHBORHOOD CENTER
- BRAZOS COUNTY

REV	DESCRIPTION	DATE

H2B
 H2B, INC.
 1222 N. LOOP W., SUITE 800
 HOUSTON, TEXAS 77008
 TEL: 281.470.0000
 FAX: 281.470.2500

CENTRAL PARK TOWNHOMES
 3700 COLLEGE STATION, TX 77845
**FUTURE LAND USE &
 CHARACTER EXHIBIT**

TRAVIS E. JAMES, P.E.
 TEXAS REGISTRATION NO. 124735
 INTERIM SUBMITTAL
 NOT FOR CONSTRUCTION PURPOSES

SEE SHEET NO. 24-109
 PREPARED BY: TJE
 DATE OF EXHIBIT: 03/03/2025
 SHEET NO. OF 200 SHEETS

C2

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 15, 2025
 Advertised Council Hearing Date: June 12, 2025

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:

N/A

Property owner notices mailed: 12

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	Natural & Open Areas, General Commercial	GS General Suburban	Vacant, Harvey Mitchell Parkway South (ROW)
South	Urban Residential	MF Multi-Family	Apartments
East	General Commercial	GC General Commercial & OV Corridor Overlay	Vacant, Dartmouth Street (ROW)
West	Urban Residential, General Commercial	MF Multi-Family, GS General Suburban	Apartments, Single-family dwelling, Harvey Mitchell Parkway South (ROW)

DEVELOPMENT HISTORY

Annexed: May 1969, October 1969
Zoning: R-1 Single-Family Residential (upon annexation 1969)
 R-1 Single-Family Residential to C-1 General Commercial (2004)
 OV Overlay applied in 2004
 C-1 General Commercial renamed to GC General Commercial (2003)

Final Plat: Unplatted
Site Development: Vacant



COMP PLAN APPLICATION SUPPORTING INFORMATION

Name of Project: CENTRAL PARK TOWNHOMES (CPA2024-000009)
Address: 2360 HARVEY MITCHELL PKWY S
Legal Description: A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES
Total Acreage: 2.752
Applicant: H2B INC
Property Owner: MILES CONSTRUCTION AND DEVELOPMENT, LP

What element of the Comprehensive Plan and at what location is requested to be amended?

Land Use & Character Designation
Parcel Number: 004601-0053-0020
Dartmouth and FM 2828
College Station, Texas 77845

What is the amendment requested?

Changing the Land Use & Character Designation from General Commercial (GC) to Urban Residential (UR).

What is the reason for the amendment?

The land is proposed to be developed as detached homes with condominium declaration.

How will this change be compatible with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole?

This proposed development will not change the surrounding areas. The only change is that the land to be developed will be changed to multi family detached homes with condominium declaration.

Explain the impact on environmentally sensitive and natural areas and infrastructure, including water, wastewater, drainage and transportation network.

The proposed development is surrounded by urban residential and general commercial. This property neighbors other residential areas. The proposed condominiums would match the character of surrounding developed areas, and is compatible to the city of College Station.

Explain how this change will be consistent with the goals and strategies set forth in the Comprehensive Plan.

The proposed development is surrounded by urban residential and general commercial. This property neighbors other residential areas. The proposed condominiums would match the character of surrounding developed areas, and is compatible to the city of College Station.

List any other reasons to support this zone change.

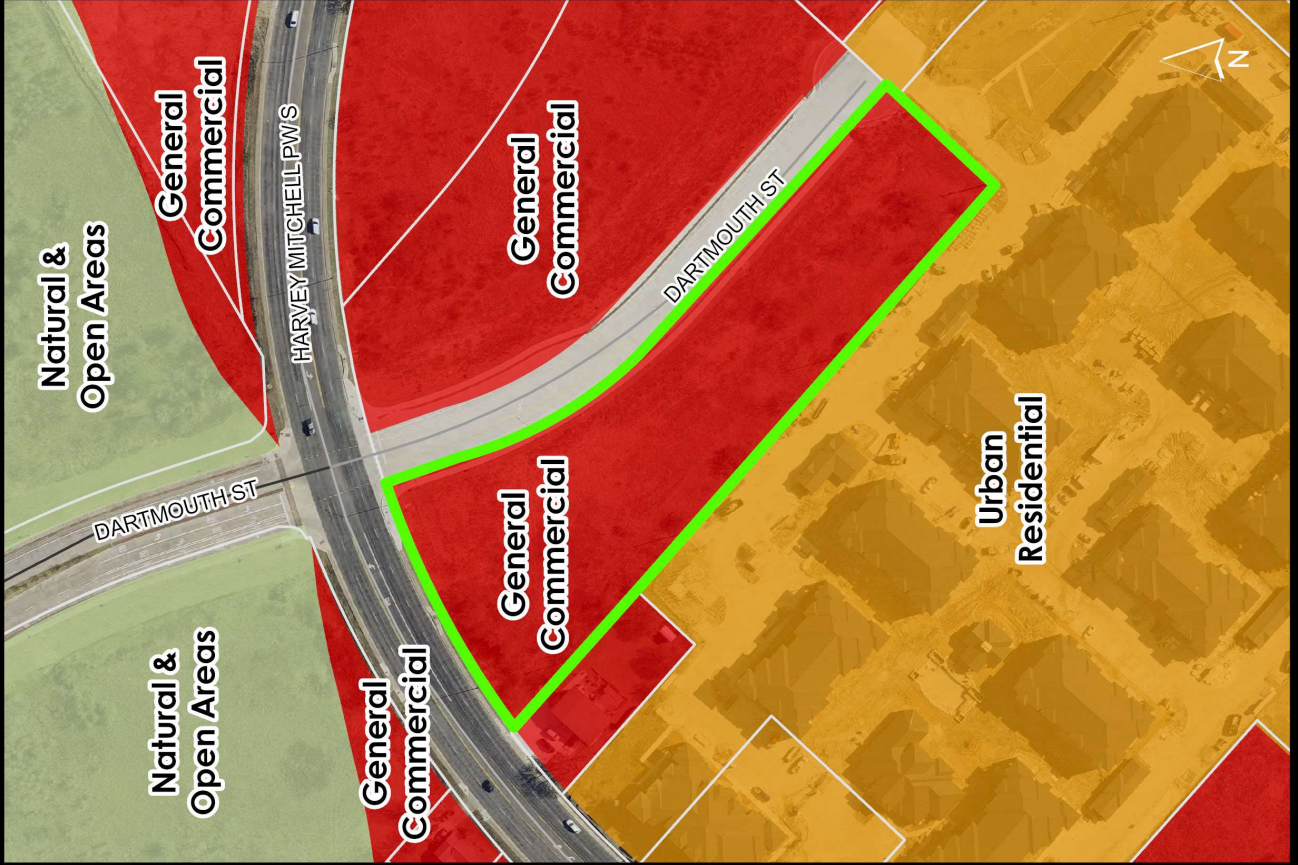
N/A

List any other additional properties.

N/A

EXISTING

Future Land Use



PROPOSED

Future Land Use



June 12, 2025
Item No. 8.2.
Central Park Townhomes

Sponsor: Jeff Howell, Senior Planner

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 GC General Commercial & OV Corridor Overlay to PDD Planned Development District for approximately 2.752 acres at 2360 Harvey Mitchell Parkway South, generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street.

Relationship to Strategic Goals:

Diverse & Growing Economy

Recommendation(s): This item was heard at the May 15th Planning and Zoning Commission meeting where the Commission voted 3-1 to recommend approval.

Summary: This request is to rezone approximately 2.752 acres of land generally located south of the intersection of Harvey Mitchell Parkway South and Dartmouth Street from GC General Commercial & OV Corridor Overlay to PDD Planned Development District with a base zoning of MF Multi-Family. The tract proposed to be rezoned consists of an un-platted property and is currently vacant. The property was originally zoned to C-1 (later renamed to GC General Commercial) with a corridor overlay in 2004. This zoning request is in effort to provide additional housing to this area along the corridor. The applicant is requesting the zoning district change to allow for a proposed single-unit development which would not be allowed on property zoned GC General Commercial. The applicant is also requesting the removal of the corridor overlay as the applicant has stated no other PDD properties include the overlay and adjacent residential developments do not either. The applicant is requesting a reduction to the minimum density requirement of MF Multi-family and is providing a benefit of a limitation to maximum building height. Per the Unified Development Ordinance, MF Multi-Family has a minimum density requirement of 12 units per acres and does not have an overall limitation on building height.

The applicant intends to develop this property as a single-unit dwelling residential development, which includes parking, driveways, detention, and landscape buffer as shown on Concept Plan.

REZONING REVIEW CRITERIA

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

The subject tract is designated as General Commercial on the Comprehensive Plan Future Land Use & Character Map. For the General Commercial land use, the Comprehensive Plan provides the following:

Areas appropriate for concentrated areas of commercial activities that cater to both nearby residents and to the larger community or region. Generally, these areas tend to be large and located along regionally significant roads. Due to their context, these areas tend to prioritize automobile mobility.

The intent of the General Commercial land use is to accommodate commercial uses, concentrate development at major intersections, and encourage shared surface parking.

The zoning districts that are generally appropriate within the General Commercial land use include: General commercial, office, and mixed-use zoning.

The applicant has submitted an amendment request for a land use change from General Commercial to Urban Residential. The proposed Urban Residential land use designation is appropriate for a range of high-density multifamily and attached residential development in various forms. Buildings may be clustered and grouped. Building setbacks from the street varies but is generally consistent within a development. Also, they are to support commercial, service, office uses, and vertical mixed-use within redevelopment areas.

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

The OV Corridor Overlay is discussed within the Comprehensive Plan through the gateways. While the Harvey Mitchell Parkway is included as an image corridor, the subject property is the only property within this corridor south of Dartmouth Street and a small portion of the OV exists only on one side of Harvey Mitchell Parkway. The OV Corridor Overlay includes regulations for setbacks and signage, however the PDD allows for the Planning and Zoning Commission and City Council the opportunity to review the Concept Plan and impose similar requirements at their discretion. The Concept Plan for this development proposes to follow the setback and sign standards for the MF Multi-Family zoning.

The proposed rezoning request to PDD Planned Development District with a base of MF Multi-Family is consistent with the amendment to the Comprehensive Plan.

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

The subject property is near other existing multifamily uses which are adjacent to the west and south. To the north, the properties are vacant, while those to the east are also vacant. Along Harvey Mitchell Parkway South to the east, there is an existing commercial development as well as further to the west towards Texas Avenue. The proposed zoning district is appropriate in the context of the area as it would allow for infill with additional housing options located adjacent to a major thoroughfare.

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 a single-unit development, but would have to conform to the multi-family standards. Along with the request to remove the OV Corridor Overlay, the site has adequate space to meet the minimal dimensional standards as set forth in the Unified Development Ordinance.

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 this development. Drainage and any other infrastructure required with site redevelopment shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property is located near the intersection of Harvey Mitchell Parkway South and Dartmouth Street. Harvey Mitchell Parkway South is identified as a Major Arterial on the Thoroughfare Plan, while Dartmouth Street is a Major Collector. Additional right-of-way will need to be dedicated as part of the

platting process along Harvey Mitchell Parkway South. The existing use is expected to generate less than 150 trips in any peak hour; therefore, a Traffic Impact Analysis (TIA) was not required to be submitted with the application.

5. The marketability of the property:

The applicant states the proposed development and rezoning matches the surrounding area, and is very marketable as it provides new housing.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking 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. 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.

General:

This request is to rezone approximately 2.752 acres from GC General Commercial & OV Corridor Overlay to PDD Planned Development District with a base zoning district of MF Multi-Family. The stated purpose and intent of the requested PDD is to develop the property in a manner that is aligning with the evolving residential needs of College Station. The Concept Plan proposes a single-unit residential development on one lot, with parking, detention, streetscaping and a landscape buffer.

Modifications Requested:

At the time of development, 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 as indicated on the Concept Plan:

Section 5.2 Residential Dimensional Standards (minimum Dwelling Units/Acre for MF Multi-Family is

12):

- Minimum Dwelling Units/Acre: 6

Community Benefits:

The applicant offers the following as community benefits:

- Height of the proposed units will not exceed 40'.

Budget & Financial Summary: N/A

Attachments:

1. Ordinance
2. Aerial and Small Area Map
3. Rezoning Exhibit
4. Background Information
5. Applicant's Supporting Information
6. Existing Future Land Use Map
7. Rezoning Map
8. 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 GC GENERAL COMMERCIAL & OV CORRIDOR OVERLAY TO PDD PLANNED DEVELOPMENT DISTRICT AFFECTING APPROXIMATELY 2.752 ACRES AT 2360 HARVEY MITCHELL PARKWAY SOUTH, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF HARVEY MITCHELL PARKWAY SOUTH AND DARTMOUTH STREET 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”, 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 _____ 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 is rezoned from GC General Commercial & OV Corridor Overlay to PDD Planned Development District:

Page 2 of 2

FIELD NOTES
2.752 ACRES

Being all that certain tract or parcel of land lying and being situated in the MORGAN RECTOR SURVEY, Abstract No. 46, in College Station, Brazos County, Texas and being part of the 6.99 acre tract described in the deed from Marion Scott Gilchrist to Texas Timberjack, Inc. recorded in Volume 9898, Page 275 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking an interior ell corner corner of Lot 1R, Block 1, BERTRAND SUBDIVISION according to the Replat recorded in Volume 15755, Page 33 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.);

THENCE: along the fenced common line of this tract, said Lot 1R, Block 1 and Lot 5A, LAKE VIEW ACRES according to the Replat recorded in Volume 448, Page 607 of the Brazos County Deed Records (B.C.D.R.) for the following two (2) calls:

- 1) N 44°52'12" W (DEED CALL: N 45°58'05" W) for a distance of 225.33 feet to a found 5/8-inch iron rod marking an angle corner of this tract, and
- 2) N 45°00'00" W (DEED CALL: N 45°58'05" W) for a distance of 532.67 feet to a 1/2-inch iron rod set marking the west corner of this tract, said iron rod also marking the north corner of said Lot 5A and being in the southeast right-of-way line of FM 2818 (based on an 80-foot width);

THENCE: 250.53 feet in a clockwise direction along the southeast right-of-way line of said FM 2818 and along the arc of a curve having a central angle of 15°01'51", a radius of 955.00 feet, a tangent of 125.99 feet and a long chord bearing N 64°28'26" E at a distance of 249.81 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also being in the southwest right-of-way line of Dartmouth Street (based on a variable width), said Dartmouth Street also known as the 1.321 acre City of College Station tract recorded in Volume 15672, Page 223 (O.P.R.B.C.);

THENCE: along the southwest right-of-way line of said Dartmouth Street for the following four (4) calls:

- 1) S 60°42'25" E for a distance of 33.86 feet to a found 1/2-inch iron rod for corner,
- 2) S 14°06'44" E for a distance of 37.80 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the left,
- 3) 329.72 feet along the arc of said curve having a central angle of 30°43'05", a radius of 615.00 feet, a tangent of 168.93 feet and a long chord bearing S 29°28'16" E at a distance of 325.79 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- 4) S 44°49'49" E for a distance of 299.68 feet to a found PK nail marking the east corner of this tract, said PK nail also marking an exterior ell corner of said Lot 1R, Block 1;

THENCE: S 46°37'08" W (DEED CALL: S 46°43'01" W) along the common line of this tract and said Lot 1R, Block 1 for a distance of 137.74 feet to the POINT OF BEGINNING and containing 2.752 acres of land.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on July 20, 2022.

See survey plat on Page 1 of 2 for additional information.

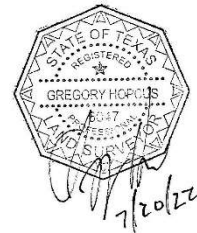


Exhibit B

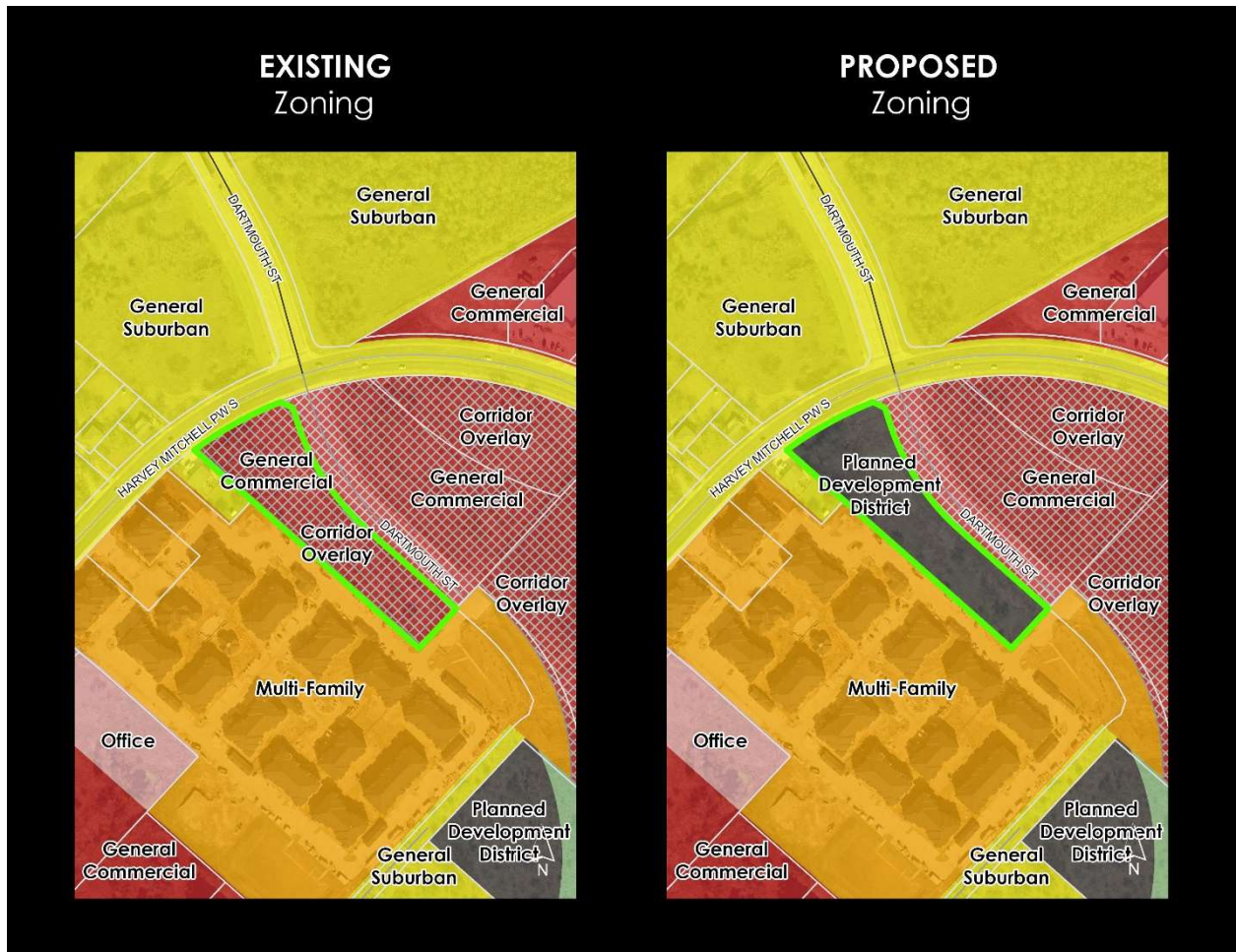


Exhibit C**Base Zoning:**

The Planned Development District has 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.

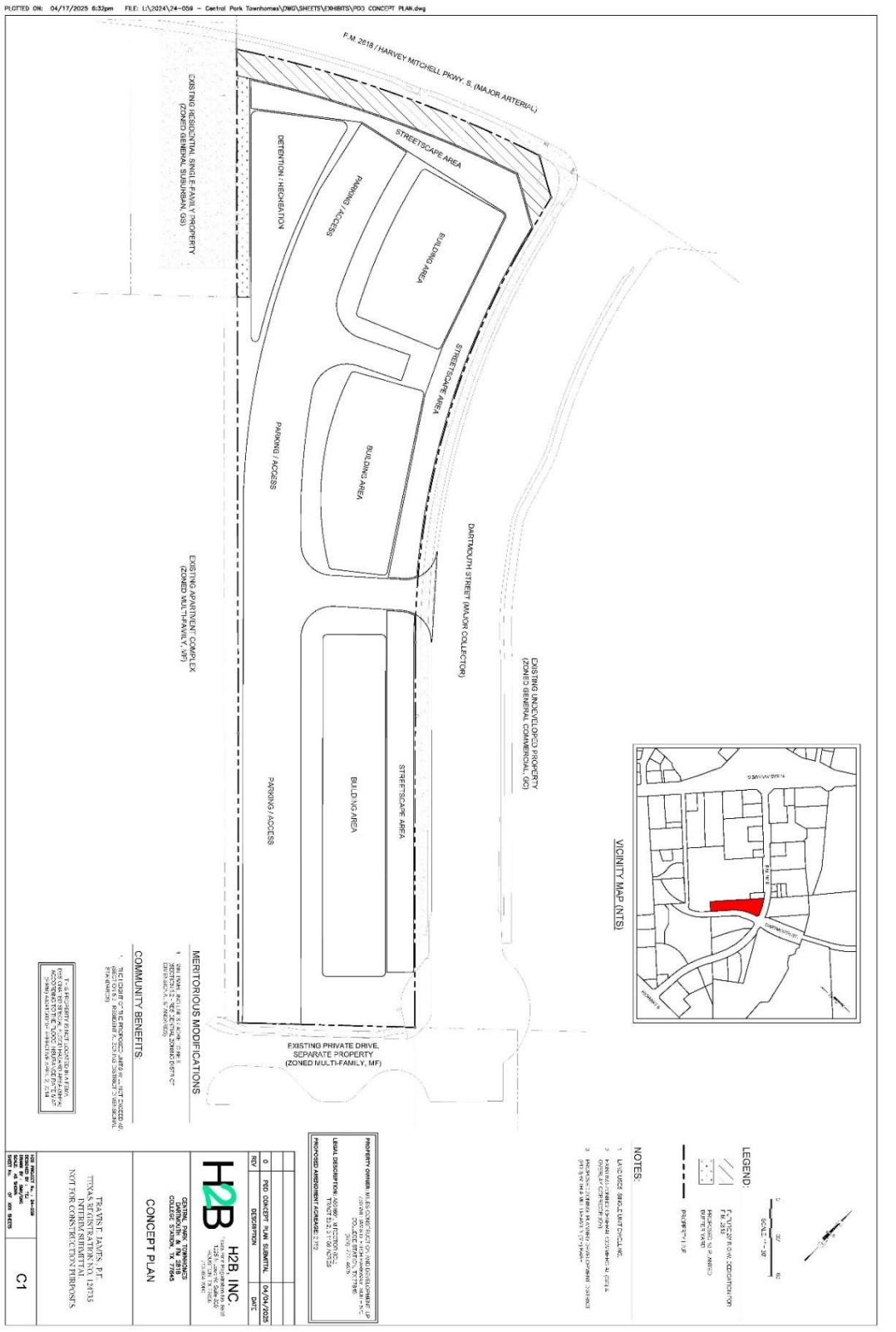
Meritorious Modifications:

- Reduce the Minimum Dwelling Units/Acre from 12 to 6.

Community Benefits:

- The height of the proposed units will not exceed 40'.

Exhibit D





City of College Station



0 230 460 Feet

CENTRAL PARK TOWNHOMES

Case:
REZ2024-000024

REZONING



City of College Station

THE CREEK PLACE
NAP

NAP



ZONING DISTRICTS (In Grayscale)

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

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

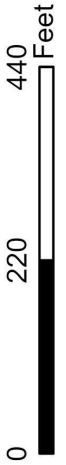
P-MUD	Planned Mixed-Use Dist.
PDD	Planned Develop. Dist.
Design Districts	
WPC	Wolf Pen Creek Dev. Cor.
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate

Overlaid 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



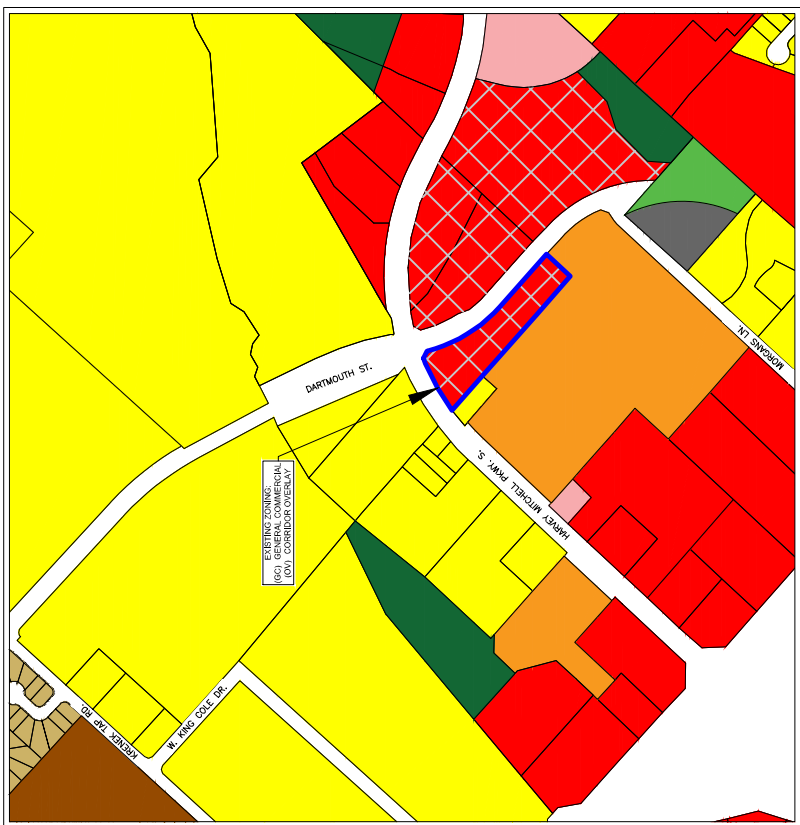
CENTRAL PARK TOWNHOMES

Case:
REZ2024-000024

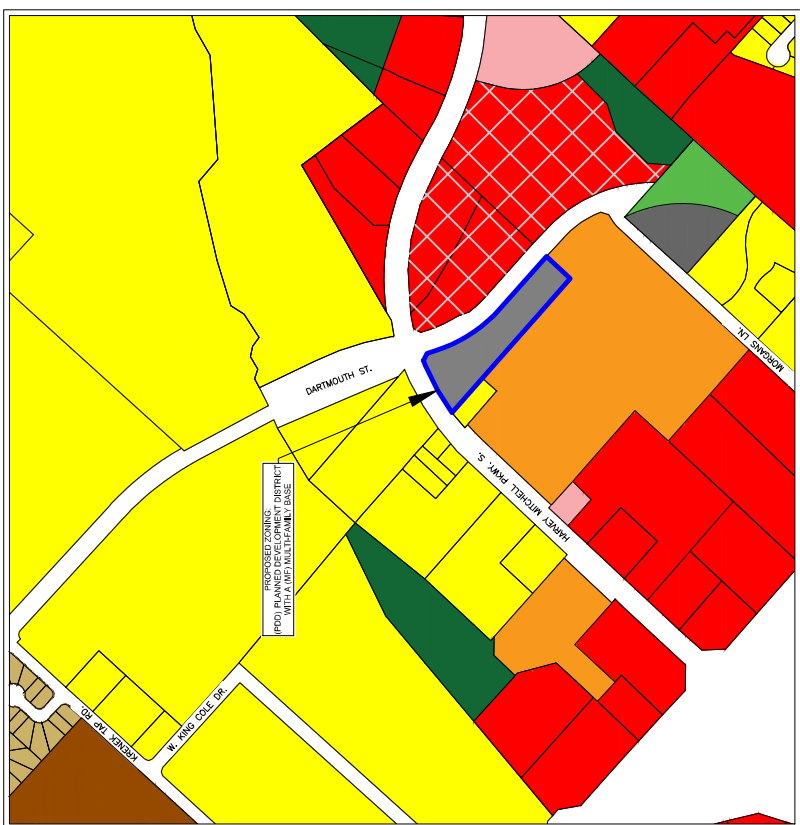
REZONING

THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SHFA) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48041C0310F EFFECTIVE APRIL 2, 2014.

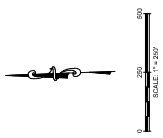
PROPERTY OWNER: MILES CONSTRUCTION AND DEVELOPMENT, LP
 LEGAL DESCRIPTION: A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES
 PROPOSED AMENDMENT ACREAGE: 2.752



EXISTING CITY OF COLLEGE STATION ZONING



PROPOSED CITY OF COLLEGE STATION ZONING



LEGEND:

- (O) OFFICE
- (GC) GENERAL COMMERCIAL
- (MF) MULTIFAMILY
- (GS) GENERAL SUBURBAN
- (R) RURAL
- (MP) NATURAL AREAS PROTECTED
- (T) TOWNHOUSE
- (MPF) MANUFACTURED HOMES
- (PDD) PLANNED DEVELOPMENT DISTRICT
- (COV) CORRIDOR OVERLAY

REV	DESCRIPTION	DATE

H2B
 H2B, INC.
 1222 N. LINDEN W. SUITE 800
 FORT WORTH, TEXAS 76108
 713.382.2200

CENTRAL PARK TOWNHOMES
 3701 MARKET MITCHELL PARK S
 COLLEGE STATION, TX 77845

REZONING EXHIBIT

TRAVIS E. JAMES, P.E.
 TEXAS REGISTRATION NO. 124735
 INTERIM SUBMITTAL
 NOT FOR CONSTRUCTION PURPOSES

DATE PLOTTED: 03/03/2025 5:00pm	FILE: L:\2024\24-059 - Central Park Townhomes\DWG\SHEETS\EXHIBITS\ZONING EXHIBIT.dwg
DATE: 03/03/2025	TIME: 11:58:00 AM
SCALE: AS SHOWN	SHEET NO. OF 300 SHEETS
C3	

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: May 15, 2025
 Advertised Council Hearing Date: June 12, 2025

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:

N/A

Property owner notices mailed: 12

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	Natural & Open Areas, General Commercial	GS General Suburban	Vacant, Harvey Mitchell Parkway South (ROW)
South	Urban Residential	MF Multi-Family	Apartments
East	General Commercial	GC General Commercial & OV Corridor Overlay	Vacant, Dartmouth Street (ROW)
West	Urban Residential, General Commercial	MF Multi-Family, GS General Suburban	Apartments, Single-family dwelling, Harvey Mitchell Parkway South (ROW)

DEVELOPMENT HISTORY

Annexed: May 1969, October 1969
Zoning: R-1 Single-Family Residential (upon annexation 1969)
 R-1 Single-Family Residential to C-1 General Commercial (2004)
 OV Overlay applied in 2004
 C-1 General Commercial renamed to GC General Commercial (2003)

Final Plat: Unplatted
Site Development: Vacant



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: CENTRAL PARK TOWNHOMES (REZ2024-000024)

Address: 2360 HARVEY MITCHELL PKWY S

Legal Description: A004601, M RECTOR (ICL), TRACT 53.2, 3.1186 ACRES

Total Acreage: 2.752

Applicant: H2B, INC

Property Owner: MILES CONSTRUCTION AND DEVELOPMENT, LP

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

This property is currently undeveloped and is proposed for development into single unit detached dwellings (see attached Concept Plan C1). The surrounding area primarily consists of multi-family residences, general suburban zoning, and undeveloped land. Currently zoned as General Commercial (GC) and Overlay Corridor (OV), the property is proposed for rezoning to a Planned Development District (PDD) with a Multi-Family (MF) base to better support the intended residential use.

As the City of College Station experiences rapid growth, there remains a limited supply of affordable townhouse developments catering to permanent residents. This project aims to address that need by offering thoughtfully designed, modern-Victorian detached townhome style or patio homes that appeal to a diverse range of buyers, including young professionals, to the 55+ community.

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 currently designates this property as GC. We've requested a Comprehensive Plan Amendment from General Commercial (GC) to Urban Residential (UR). If the Comprehensive Plan Amendment is approved, this rezoning request will align 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 property is located adjacent to a large multi-family apartment complex and is primarily surrounded by General Suburban (GS) zoned areas and undeveloped land. The proposed zoning change aligns with the surrounding residential developments and maintains compatibility with the established character of the neighborhood.

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

The currently undeveloped property is well-suited for residential development. It is surrounded by residential lots and offers convenient access to Dartmouth Street, with close proximity to F.M. 2818 and Texas Avenue. The site is located in a relatively low-traffic, low-noise area, making it an ideal setting for residential use. The proposed design provides an attractive and desirable housing option, requiring only one meritorious modification to Multi-Family (MF) zoning. This project is designed to complement surrounding land uses, justifying its inclusion within a Planned Development District (PDD) with approved modifications and community benefits.

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

The property is currently zoned as General Commercial (GC) and Overlay Corridor (OV), but it is predominantly surrounded by residential dwellings. The parcel is relatively narrow with limited frontage F.M. 2818, making it unsuitable shape for a commercial enterprise. Furthermore, there are no other properties on the west side of Dartmouth zoned as OV, which undermines the goal of maintaining continuity and enhancing the image of the OV district. All adjacent properties are residential developments, not zoned as OV. According to the City of College Station's zoning map, there are currently no Planned Development District (PDD) or residentially zoned properties that are also designated as OV.

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

General commercial uses are less viable than residential uses at this location. While the property was originally zoned GC and OV, the surrounding area has been predominantly developed for residential purposes. This area has transitioned into a densely developed multi-family (MF) and general suburban (GS) neighborhood, making the current GC and OV zoning less suitable and marketable for this property.

List any other reasons to support this zone change.

The City of College Station has a growing demand for high-quality, non-exclusive housing tailored to permanent residents. A significant portion of the population would prefer to live in premium town-style or patio home style dwellings rather than apartments or traditional single-family homes, yet there are currently limited non-student housing options available. This development would contribute to the city's growth, offer a distinctive residential choice, and align with the community's commitment to maintaining its high standards and strong character.

Maximum Building Height.

There is no required maximum building height in multi-family zoning. However, to maintain the neighborhood character the maximum height of the proposed units will not exceed 40 feet.

Proposed Drainage.

The proposed site drainage will be routed to the existing TxDOT storm sewer system at F.M. 2818, pending TxDot's approval. If capacity allows, the south part of the site is proposed to drain to the existing southern adjacent detention pond.

Variations Sought.

1. Minimum Density Waiver (Section 5.2 – Residential Zoning District Dimensional Standards)
Reduce the minimum dwelling units per acre to be 6 units.

Community Benefits.

1. Maximum Building Height (Section 5.2 – Residential Zoning District Dimensional Standards)
The multi-family zoning district permits unrestricted maximum building heights. The proposed units will not exceed 40 feet.

Sustained Stability.

The proposed development is designed efficiently to support the current and future population of College Station.

Conformity.

The proposed project aligns with the predominant residential character of the surrounding area and supports the growth and development objectives that College Station seeks to uphold. The design adheres to a multi-family (MF) base with a single dimensional variation, ensuring compliance with the zoning requirements of a Planned Development District (PDD).

Compatibility with use.

This project proposes the development of detached townhouse style dwellings that are not densely designed, not targeted towards students, but maintain a timeless modern Victorian aesthetic, making them unique and compatible with a PDD zoning and MF base.

Access to Streets.

This project proposes a driveway on the east side of the property to allow access to Dartmouth Street, please see the attached concept plan (C1).

Public Improvements.

The proposed development will include the addition of sidewalks and fire hydrants where necessary.

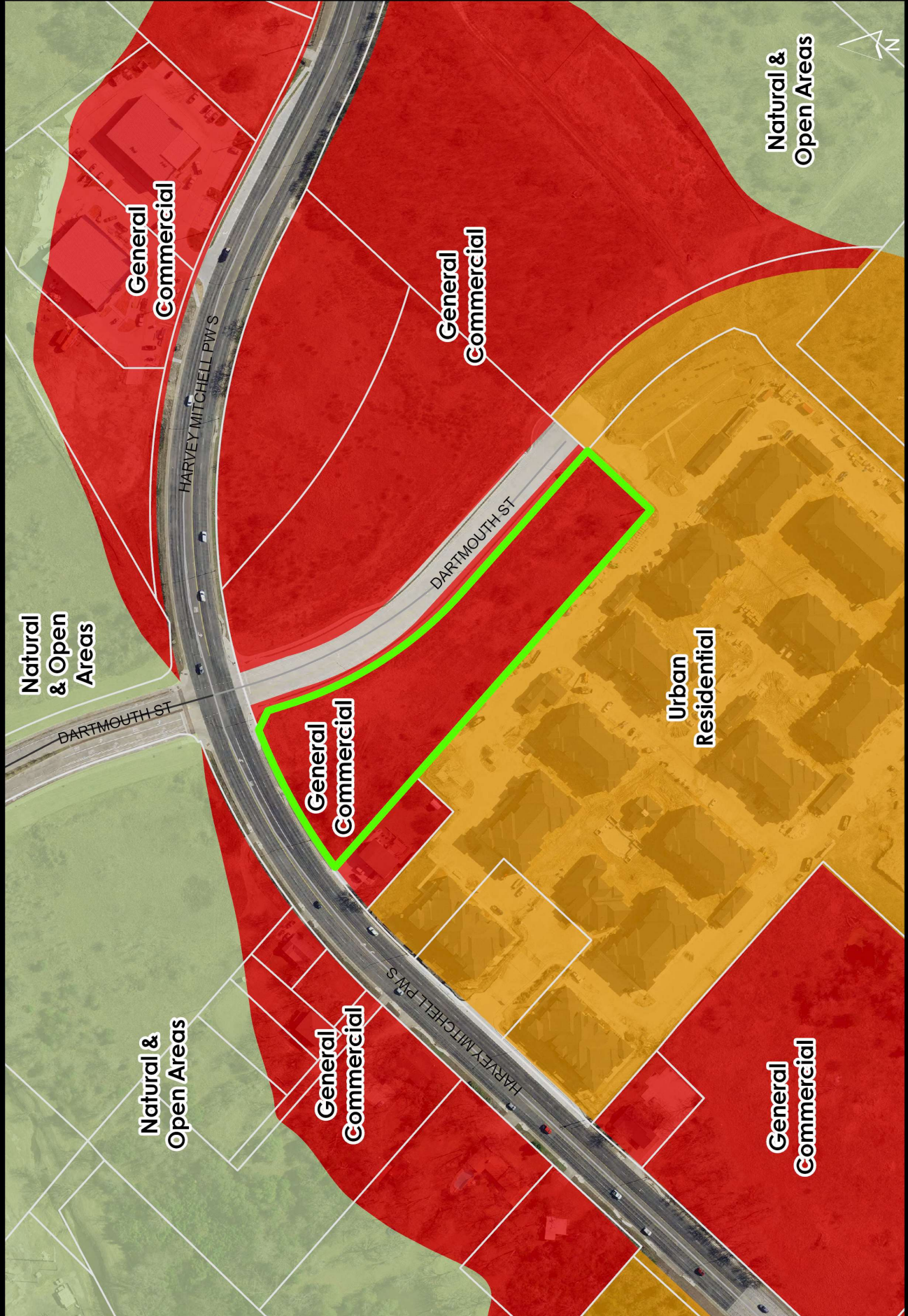
Public Health.

This project provides easy access to many essential locations such as healthcare facilities, doctors' offices, emergency clinics, public transportation stops, and shopping nearby. If needed, this development has the potential to support residents who don't own a car, due to its central location.

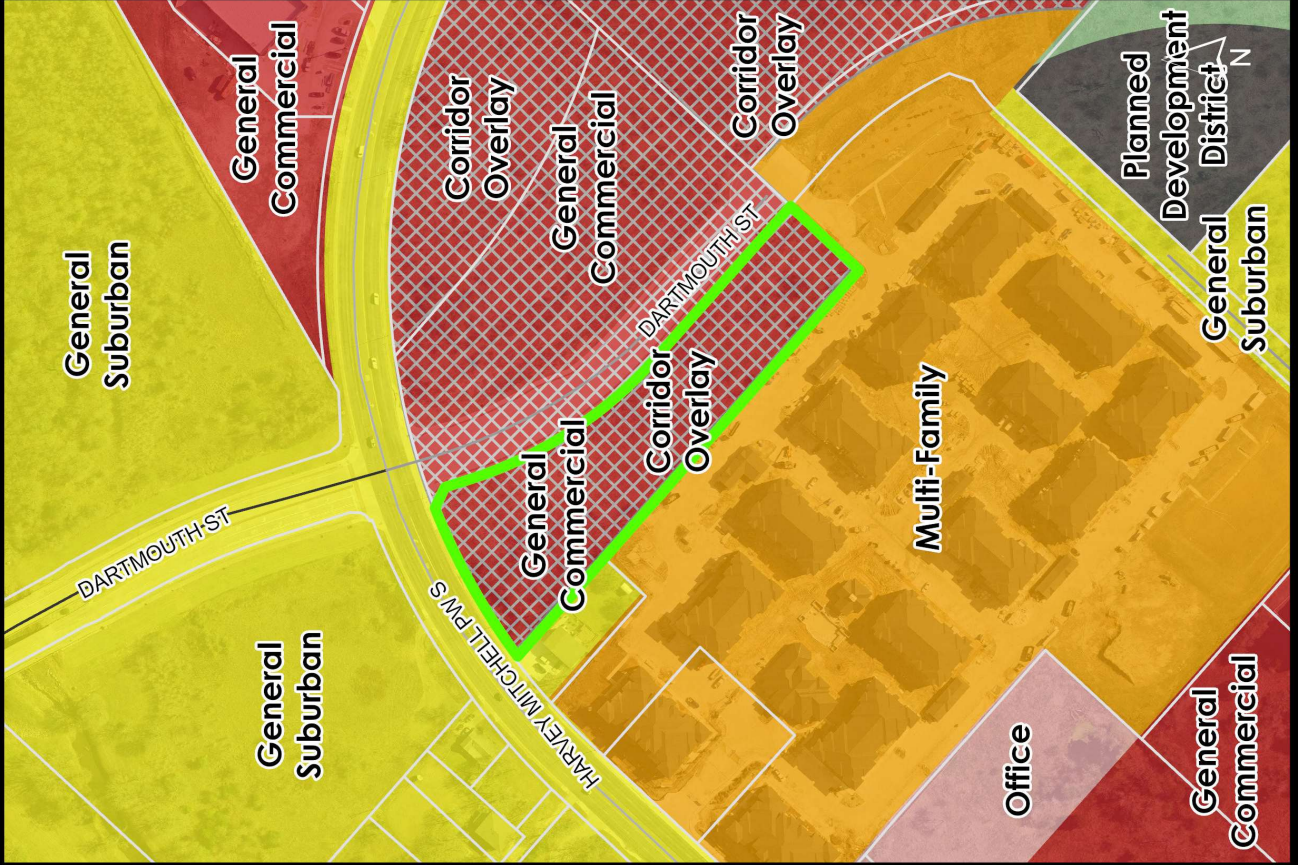
Safety.

The proposed development would prioritize and adhere to all the City of College Station's safety regulations. It will provide easy and non-restricted access for the Fire Department and EMS to each townhouse unit. The location of this property in relation to nearby residential properties will ensure that there are surrounding neighbors as well in case of an emergency.

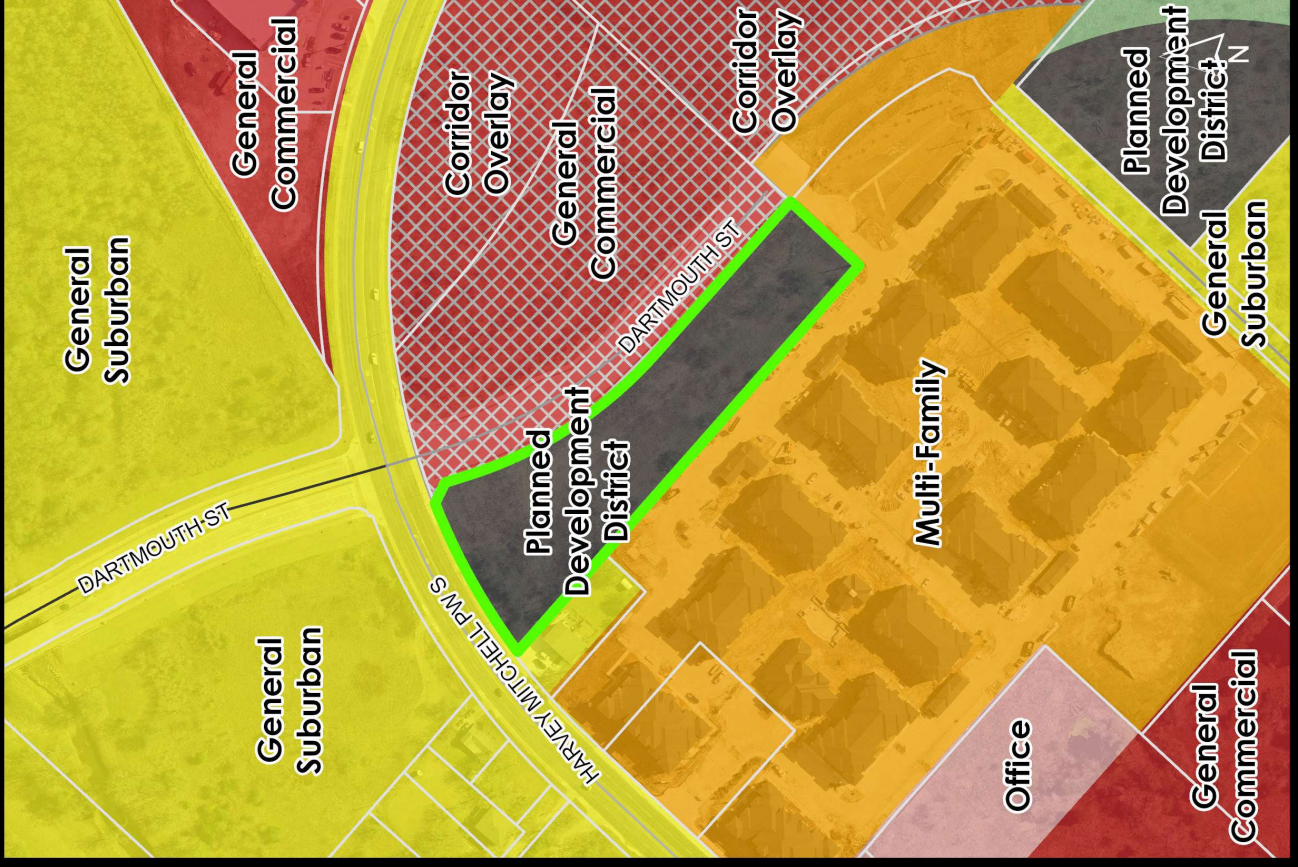
EXISTING Future Land Use

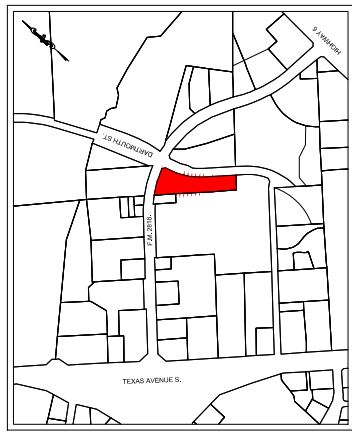


EXISTING Zoning

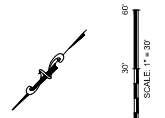


PROPOSED Zoning





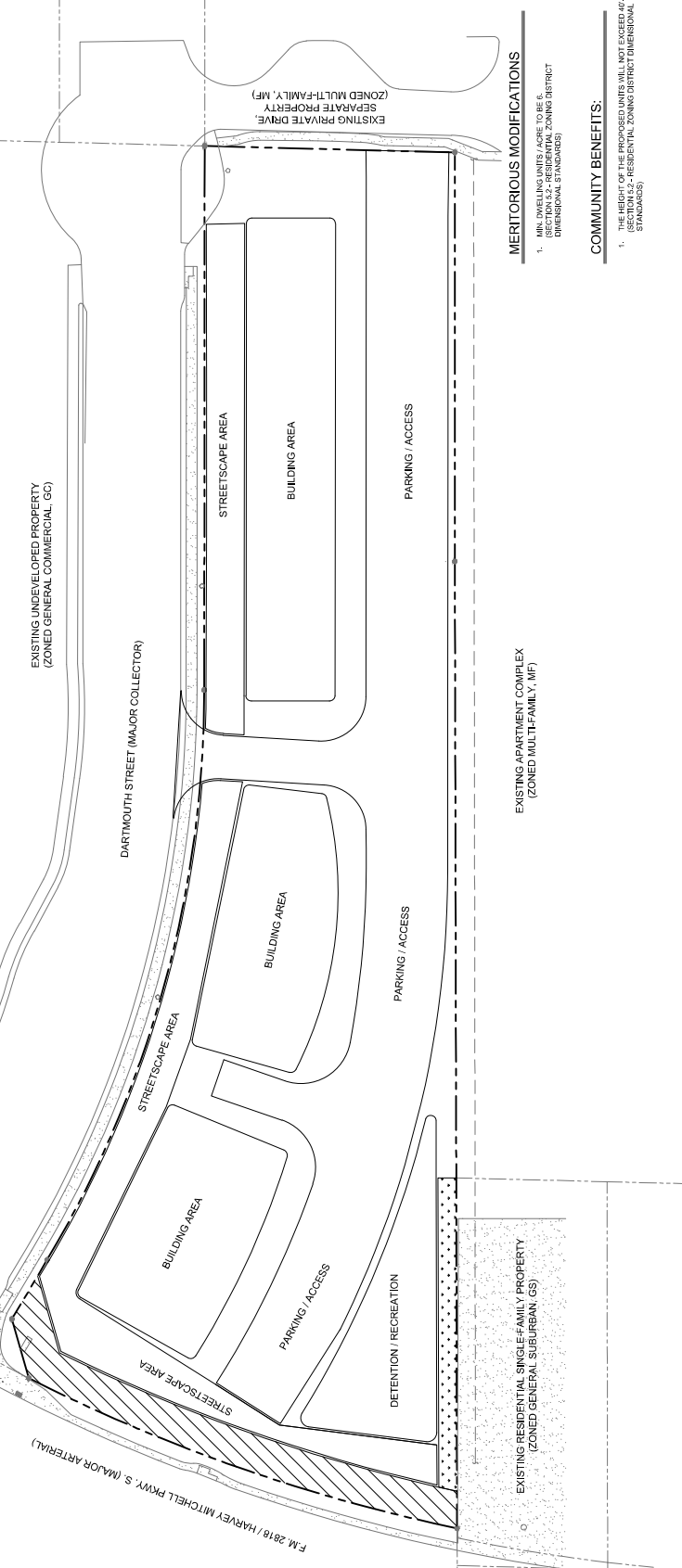
VICINITY MAP (NTS)



- LEGEND:**
- PUD USE (IN FCOM) DESIGNATION FOR F.M. 2816
 - PROPOSED 10' PLANTED BUFFER YARD
 - PROPERTY LINE

NOTES:

1. LAND USES: SINGLE UNIT DWELLING.
2. EXISTING ZONING: GENERAL COMMERCIAL (GC) & OVERLAY CORRIDOR (OV).
3. PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PDD) WITH A MULTIFAMILY (MF) BASE.



MERITORIOUS MODIFICATIONS

1. MIN. DWELLING UNITS / ACRE TO BE 6.

COMMUNITY BENEFITS:

1. THE IMPACT OF THE PROPOSED MIN. UNIT DENSITY (SECTION 5.5 - RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS)

THIS PROJECT IS NOT COVERED BY FEDERAL OR STATE FLOOD INSURANCE PROGRAM (NFIP) POLICIES. BUYERS SHOULD CONSULT WITH THEIR LOCAL FLOOD INSURANCE RATE MAP (FIRM) NUMBERED 1701001E EFFECTIVE APRIL 2, 2016.

PROPERTY OWNER: MILES CONSTRUCTION AND DEVELOPMENT, L.P.
 750 MILLS ROAD, SUITE 500
 COLLEGE STATION, TX 77840
 (979) 277-4675

LEGAL DESCRIPTION: ADD0601, M. RECTOR, (IC.L.)
 TRACT 83.2, 3.1168 ACRES
 (979) 277-4675

PROPOSED AMENDMENT ACREAGE: 2.752

REV.	DESCRIPTION	DATE
0	PPD CONCEPT PLAN SUBMITTAL	04/07/2025



CENTRAL PARK TOWNHOMES
 DARTMOUTH & FM 2816
 COLLEGE STATION, TX 77845

CONCEPT PLAN

TRAVIS E. JAMES, P.E.
 TEXAS PROFESSIONAL ENGINEER NO. 124735
 INTERIM SUBMITTAL
 NOT FOR CONSTRUCTION PURPOSES

JOB PROJECT No. 24-059 DRAWING No. 24-059-01 SHEET No. 305 OF 305	C1
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