

# Item #8.1 & 8.2

Central Park Townhomes

Comprehensive Plan Amendment and Rezoning





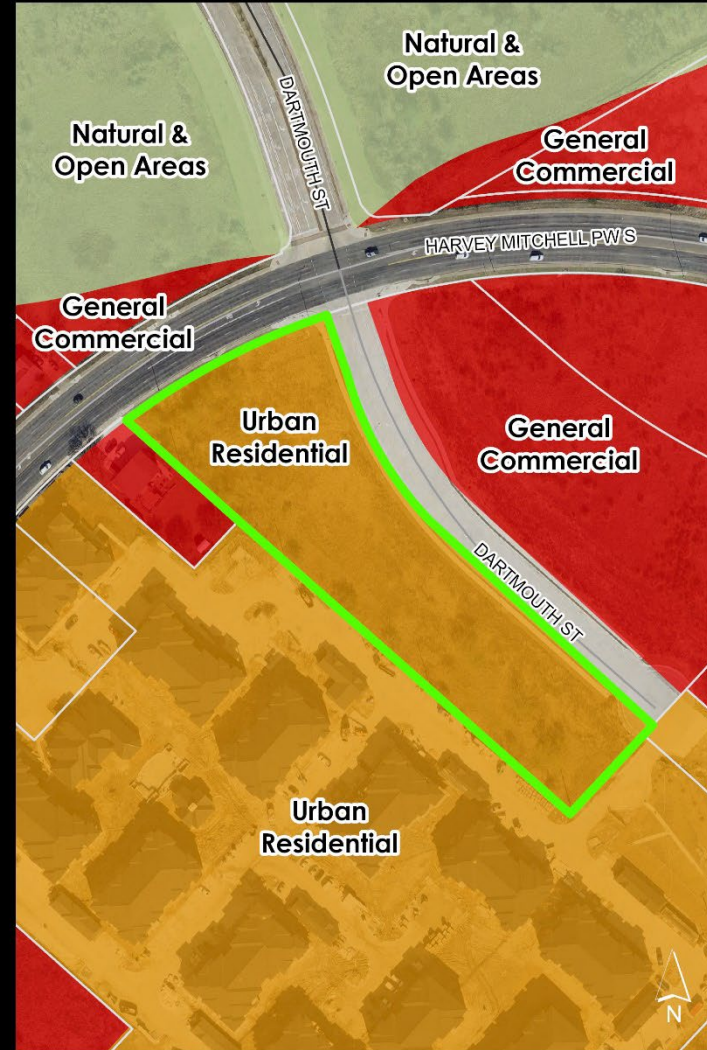
**CENTRAL PARK TOWNHOMES**

Case: COMPREHENSIVE PLAN  
CPA2024-00009 AMENDMENT

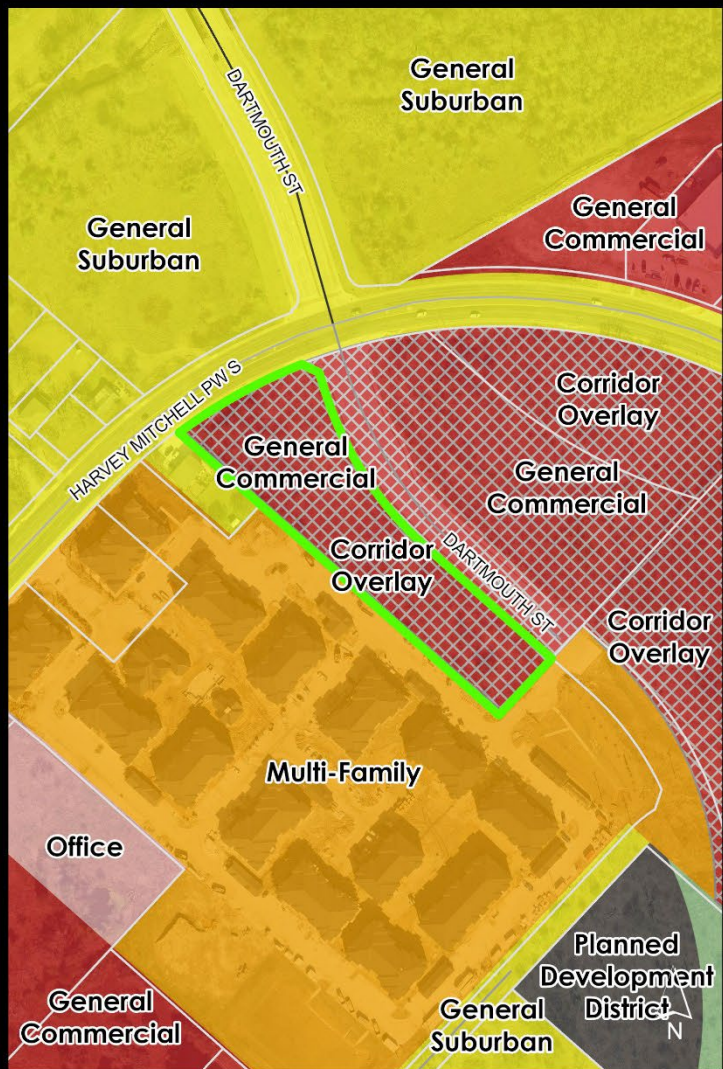
## EXISTING Future Land Use



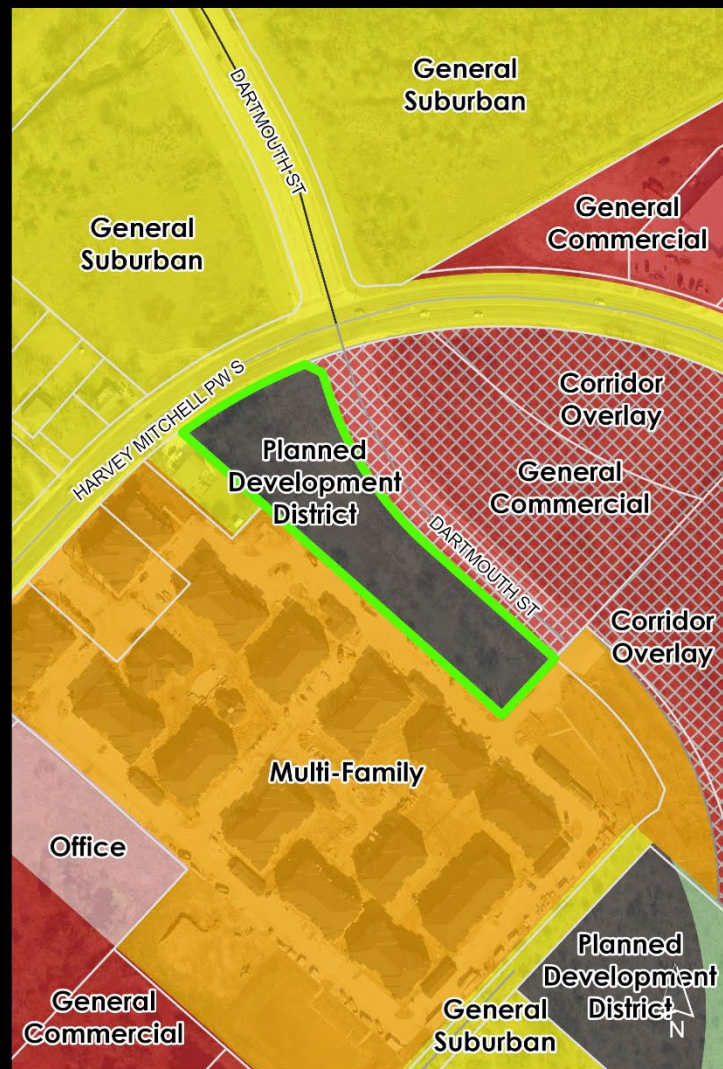
## PROPOSED Future Land Use



# EXISTING Zoning



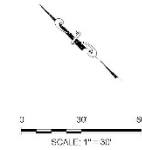
# PROPOSED Zoning



FILE: L:\2024\24-009 - Central Park Townhomes\DWG\SHEETS\DWG\SHEETS\PDD CONCEPT PLAN.dwg  
 PLOTTED ON: 04/17/2025 6:32pm



VICINITY MAP (NTS)

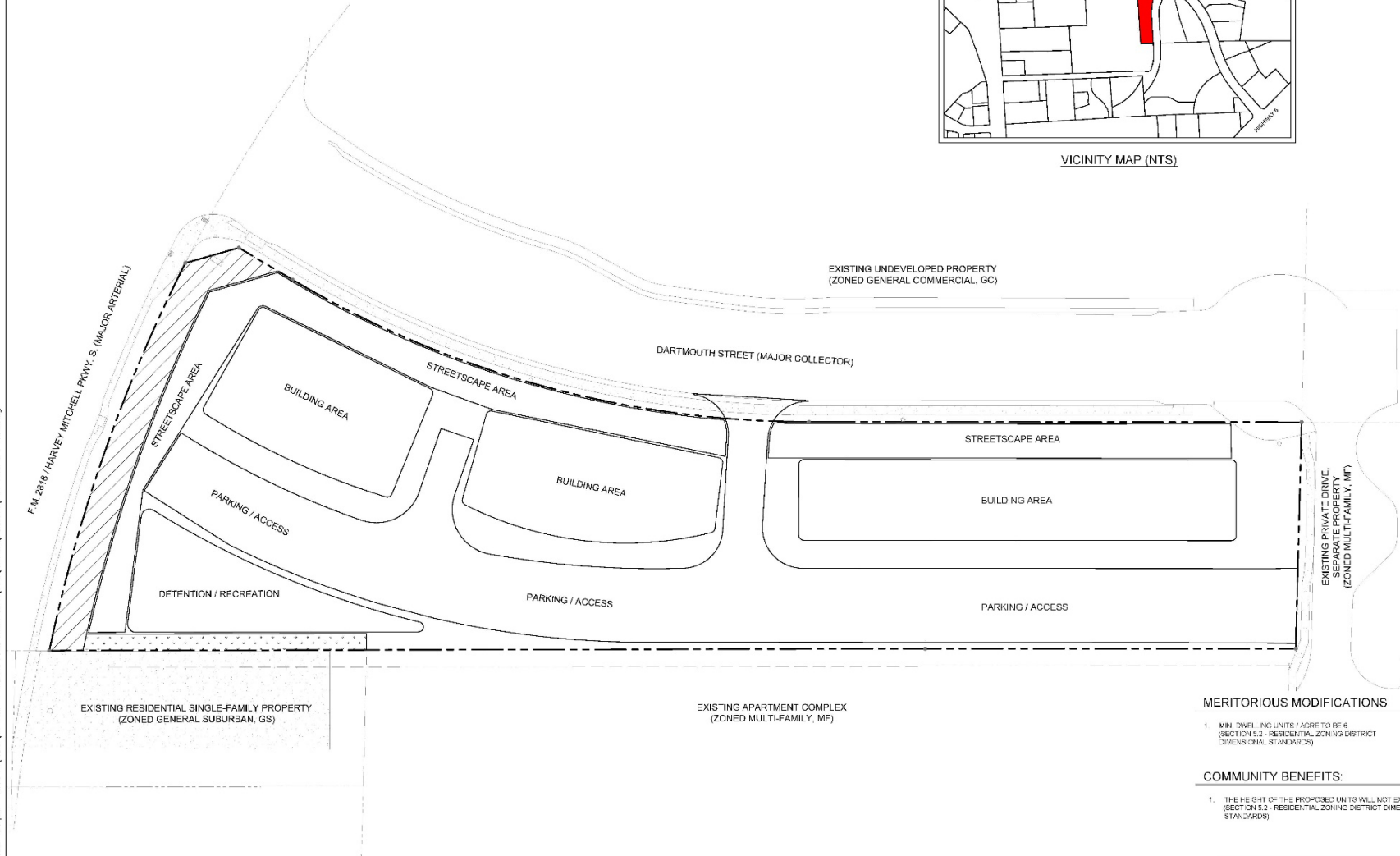


**LEGEND:**

-  FUTURE 20' R.O.W. DEDICATION FOR F.M. 2818
-  PROPOSED 10' PLANTED BUFFER YARD
-  PROPERTY LINE

**NOTES:**

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



**PROPERTY OWNER:** MILES CONSTRUCTION AND DEVELOPMENT, LP  
 750 WILLIAMS COURT PARKWAY, SUITE 220  
 COLLEGE STATION, TX 77845  
 (817) 467-4675

**LEGAL DESCRIPTION:** ADD#891, METEORIC CCL, TRACT 65.2, 2.1190 ACRES

**PROPOSED AMENDMENT ACREAGE:** 2.752

| REV | DESCRIPTION                | DATE       |
|-----|----------------------------|------------|
| 0   | PDD CONCEPT PLAN SUBMITTAL | 04/04/2025 |

**H2B, INC.**  
 Texas Firm Registration No. 8856  
 1225 N Loop W, Suite 900  
 HOUSTON, TX 77028  
 713.634.2900

CENTRAL PARK TOWNHOMES  
 DARTMOUTH & FM 2818  
 COLLEGE STATION, TX 77845

**CONCEPT PLAN**

TRAVIS E. JAMES, P.E.  
 TEXAS REGISTRATION NO. 121735  
 INTERIM SUBMITTAL  
 NOT FOR CONSTRUCTION PURPOSES

**MERITORIOUS MODIFICATIONS**

1. MAXIMUM BUILDING UNITS ACRE TO BE 6 (SECTION 5.2 - RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS)

**COMMUNITY BENEFITS:**

1. THE HEIGHT OF THE PROPOSED UNITS WILL NOT EXCEED 40' (SECTION 5.2 - RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS)

THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 48041003101P EFFECTIVE APRIL 2, 2014.

H2B PROJECT No.: 24-056  
 DRAWN BY: TJE  
 CHECKED BY: SHJ/DMC  
 SCALE: AS SHOWN  
 SHEET No. OF XXX SHEETS

C1

**General Standards:**

Minimum Dwelling Units/Acre: 12

**Modification Requested:**

Minimum Dwelling Units/Acre: 6

**Proposed Community Benefits:**

Height of the proposed units will not exceed 40'

