

March 26, 2026
Item No. 9.4.
200 Texas Ave Rezoning

Sponsor: Gabriel Schrum , Staff 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 CI Commercial Industrial to P-MUD Planned Mixed Use District for approximately 1.24 acres at 200 Texas Avenue, generally located northwest of the intersection of Texas Avenue and University Drive.

Relationship to Strategic Goals:

- Diverse Growing Economy

Recommendation(s): This item was heard at the February 19, 2026, Planning and Zoning Commission meeting, where the Commission voted 7-0 to recommend approval.

Summary: This request is to rezone the subject property from CI Commercial Industrial to P-MUD Planned Mixed Use District. The proposed Concept Plan shows the general building and parking layout of the site as well as connections internal to the other developments nearby. The proposed concept plan will provide additional landscaping and architectural relief elements beyond the required amount.

REZONING REVIEW CRITERIA

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

The Comprehensive Plan Future Land Use and Character Map designates the subject property as Urban Center. The Comprehensive Plan generally describes the Urban Center land use designation as follows:

These areas are appropriate for the most intense development and mix of uses arranged in a compact and walkable pattern. These areas will tend to consist of multi-story residential, commercial, and office uses that may be mixed vertically within mixed-use structures or horizontally in an integrated manner. Urban Centers should also incorporate consolidated parking facilities, access to transportation alternatives, open space and recreational facilities, and public uses.

The intent of the district is to:

- Create and reinforce walkable activity centers with small blocks that are connected to surrounding development and include a mix of complementary uses
- Accommodate a mix of building types, including freestanding and attached structures that frame attractive pedestrian zones between buildings and streets

The proposed zoning district of P-MUD Planned Mixed Use District would be in line with the Comprehensive Plan.

The City of College Station's Comprehensive Plan has identified neighborhood and district planning efforts for areas facing significant changes or development pressures, or to create or enhance the unique character of an area. This property is a part of Planning Area 5: Northeast Gateway

Redevelopment Plan. It states the following, "Adopted in September 2023, the Northeast Gateway Redevelopment Plan creates a coordinated strategy for future change and redevelopment along two of the busiest corridors in the city: Texas Avenue and University Drive (FM 60). The plan is divided into two subareas: The Crossing and Eastgate Main. The Crossing is the primary gateway into the City of College Station and Texas A&M University for visitors entering from Bryan on Texas Avenue and from State Highway 6 along the University Drive (FM 60) hospitality corridor. The Crossing generally includes the area surrounding the intersection, east along University Drive (FM 60) to Tarrow Street, and south along Texas Avenue to Lincoln Avenue. The Crossing anticipates a high level of redevelopment, vertical mixed-use structures, significant increases in housing options and housing stock, an enhanced and expanded multi-modal transportation system, and a denser urban form." This request aligns with the overall Comp Plan and its guiding goal, as well as the subject planning area goals, as it intends to provide mixed-use zoning and product.

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

The property has frontage on Texas Avenue with an access point already in place. Adjacent properties are zoned CI Commercial Industrial to the north, the City of Bryan to the east across Texas Avenue, and PDD Planned Development District to the south and west.

The P-MUD Planned Mixed Use zoning district is to allow areas that encourage the mixing of land uses such as retail/commercial, office, parks, multi-family, and attached single-family. These uses are developed together in a manner that allows interaction between the uses and that allows each use to support the other uses.

The adjacent lots to the north is developed as a Hotel, to the east, across Texas Avenue, is developed as a Hotel in the City of Bryan, to the south is also developed as a Hotel, and to the west is developed as a multifamily apartment complex.

The proposed zoning district is appropriate for the surrounding area as both commercial and residential development continues to grow within the area.

3. Whether the property to be rezoned is physically suitable for the proposed zoning district:

The size and location of the subject property are suitable for developments allowed within this proposed zoning district. The site has adequate space to meet the minimal dimensional standards for the zoning district. The proposed development will meet the minimum commercial and residential percentage requirements, as it includes non-residential components such as office space, meeting area, and a business center on the first floor. The floors above will support the non-residential spaces, with hotel rooms serving as residential components for both this development and the surrounding area's commercial developments.

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 the site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. The subject property has frontage to Texas Avenue, a 4 lane major arterial on the Thoroughfare Plan.

5. The marketability of the property:

The applicant has stated that there is a market for this product in the community and it would help

support the surrounding businesses in the area while providing an aesthetically pleasing development on a major corridor in town.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building areas as well as other site related features. In proposing a P-MUD, 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 P-MUD 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.

The applicant held multiple meetings with staff discussing variations, and community benefit proposals with overall design ideas as well.

Purpose and Intent:

The Planned Mixed Use District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a multi-story hotel with premier lodging directed toward easy access and a memorable community space.

The Concept Plan offers several community benefits to mitigate impacts the development may have on the adjacent areas of development.

Base Zoning and Meritorious Modifications:

The Planned Mixed Use District has a base zoning of MU Mixed Use.

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 with the P-MUD zoning.

The applicant is requesting the following meritorious modifications:

- Modification of the Ground Floor Area requirement of the Planned Mixed Use District per Section 5.1.K.4 of the UDO. The requirement states, "The ground floor of structures shall be a minimum of

twenty-five (25) percent of the lot area.” The applicant is instead proposing that this requirement to be reduced to 18%, stating, “Considering the Lot constraints, this modification is necessary to accommodate the proposed site design and operational requirements of the project”.

Community Benefits:

The applicant is proposing the following community benefits:

1. Increased Landscaping Points beyond the requirements on site. The proposed development requires 1,621 points per UDO Section 7.6.C.2. The applicant has indicated via the concept plan and landscaping plan to have a large amount of landscaping beyond the requirement, having approximately 3x the amount of landscaping points on site.

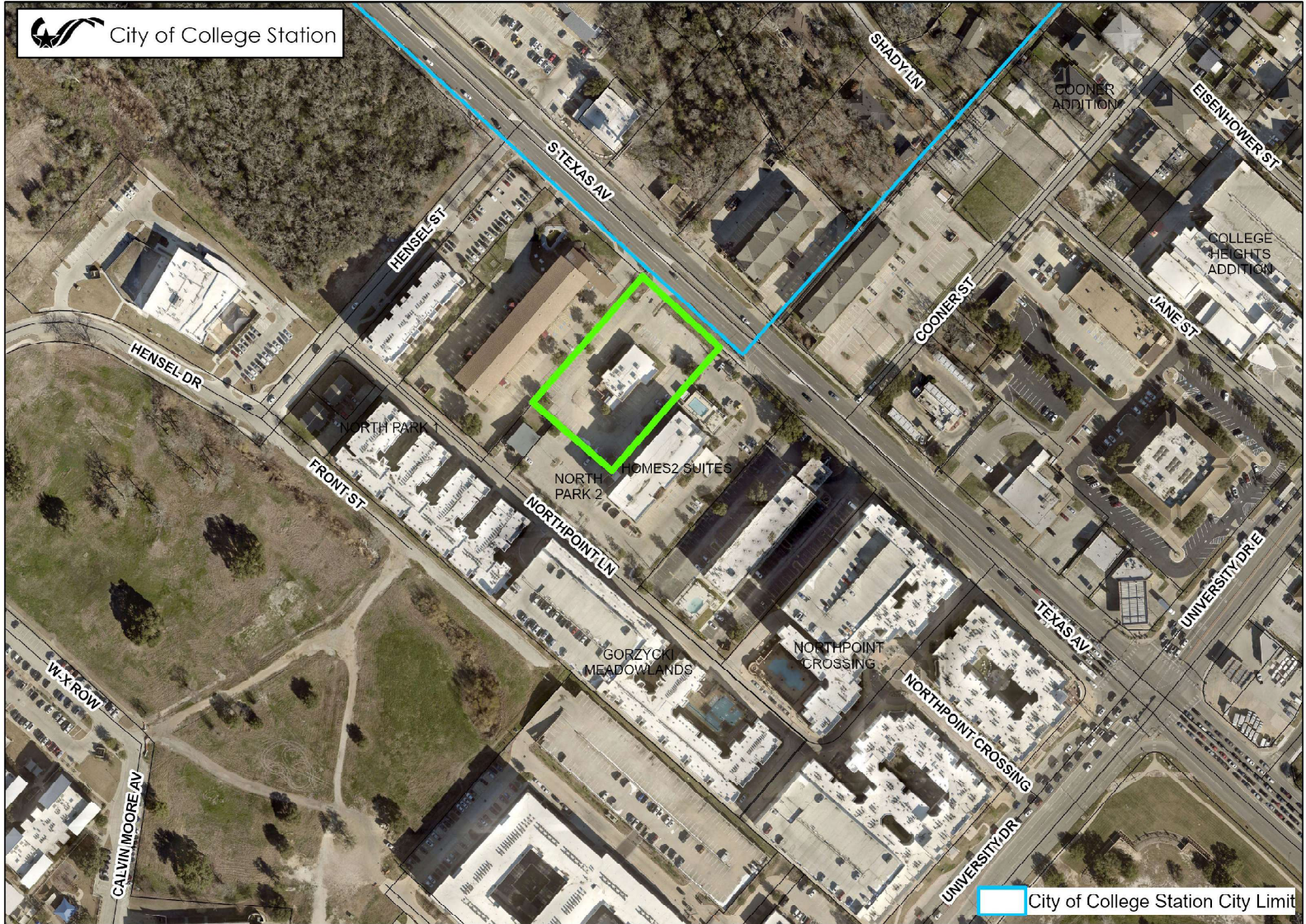
2. Increased Architectural relief elements on the development. The proposed building is subject to UDO Section 7.10.C.3.c.1, which states, To provide visual interest, the first two (2) stories of any primary façade or façade visible from a public right-of-way or public way shall use at least one (1) architectural relief element for every twenty-five (25) horizontal feet, or part thereof, of façade length. The applicant will exceed this requirement by providing 50% more elements on the façade facing the right-of-way, as well as the required elements on the remainder of the building.

These community benefits will help offset the requested modifications by enhancing the architectural features of the buildings to maintain an aesthetic, increasing the on-site landscaping and plantings, and increasing sidewalk connectivity to the adjacent developed sites.

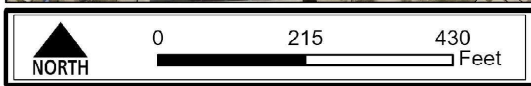
Budget & Financial Summary:

Attachments:

1. Aerial and SAM
2. Concept Plan
3. Future Land Use Map
4. Zoning Map
5. Zoning Exhibit
6. Applicant's Bulk Letter
7. Background Information
8. Applicant's Supporting Information
9. Ordinance



City of College Station City Limit

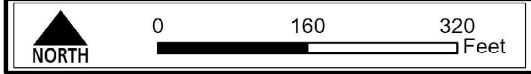


**REZONING FROM CI TO M-U
(PROPOSED 6 STORY HOTEL)**

Case: REZ2025-000021
REZONING

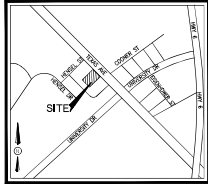
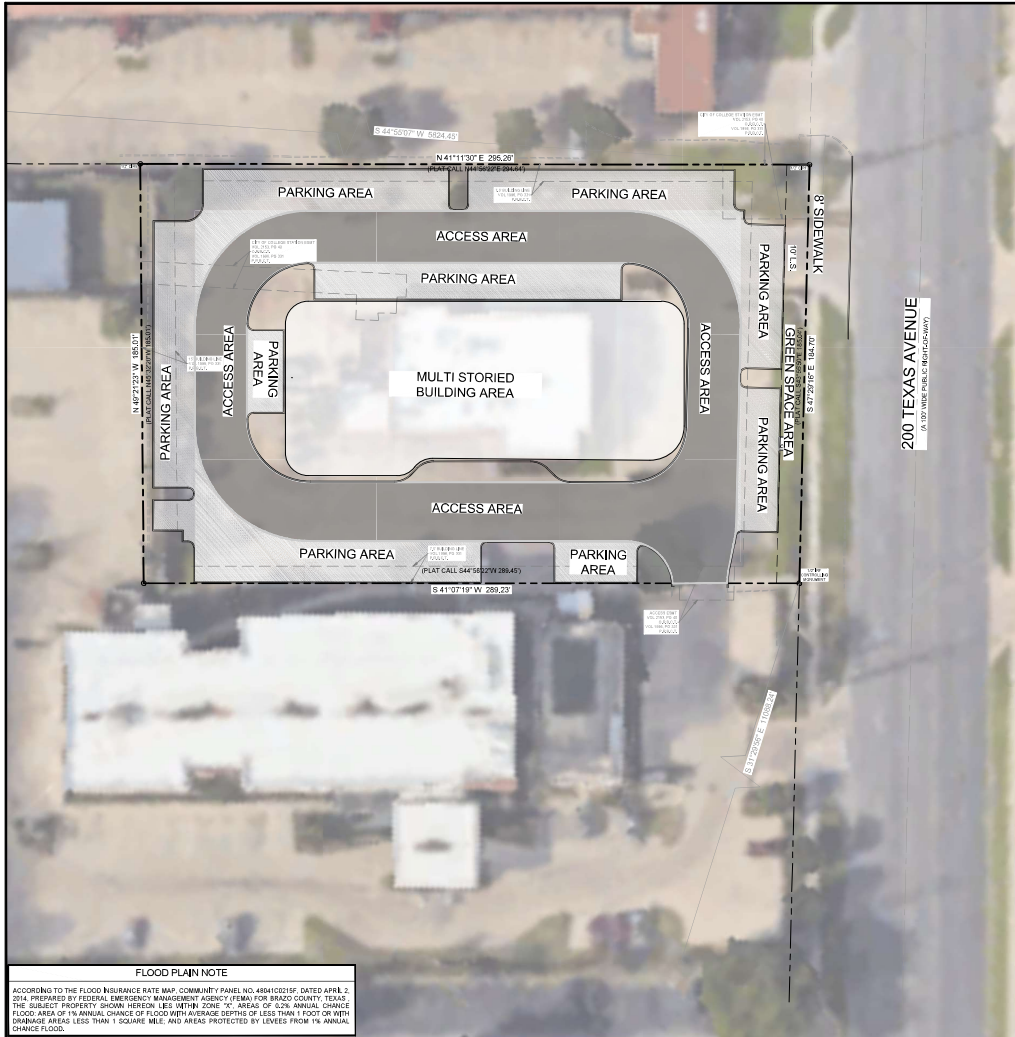


ZONING DISTRICTS (In Grayscale)			Non-Residential		Planned Districts		Overlay Districts		Retired Districts	
Residential	MH	Middle Housing	NAP	Natural Area Protected	P-MUD	Planned Mixed-Use Dist.	OV	Corridor Ovr.	R-1B	Single Family Residential
R	MF	Multi-Family	O	Office	PDD	Planned Develop. Dist.	RDD	Redevelopment District	R-4	Multi-Family
WE	MU	Mixed-Use	SC	Suburban Commercial			NPO	Nbrhd. Prevailing Ovr.	R-6	High Density Multi-Family
E	MHP	Manufactured Home Pk.	WC	Wellborn Commercial			NCO	Nbrhd. Conservation Ovr.	C-3	Light Commercial
WRS		Wellborn Restricted Suburban	GC	General Commercial	Design Districts		HP	Historic Preservation Ovr.	RD	Research and Dev.
RS		Restricted Suburban	CI	Commercial Industrial	WPC	Wolf Pen Creek Dev. Cor.			M-1	Light Industrial
GS		General Suburban	BP	Business Park	NG-1	Core Northgate			M-2	Heavy Industrial
D		Duplex	BPI	Business Park Industrial	NG-2	Transitional Northgate				
T		Townhome	C-U	College and University	NG 3	Residential Northgate				



**REZONING FROM CI TO M-U
(PROPOSED 6 STORY HOTEL)**

Case: REZ2025-000021
REZONING



- GENERAL NOTES**
- TOTAL SITE AREA: 2.8 ACRES.
 - THIS SITE IS NOT LOCATED IN A FEMA REGULATED 100-YEAR FLOODPLAIN FOR FIRM MAP PANEL 48040C0215F DATED APRIL 2, 2014.
 - THE DEVELOPMENT WILL NOT INCLUDE PARKS, GREENWAYS, CONSERVATION AREAS, OR SCHOOLS.
 - ALL UTILITIES SHALL COMPLY WITH CITY OF COLLEGE STATION ORDINANCES.
 - ADDITIONAL LANDSCAPE IS PROPOSED WITH THE DEVELOPMENT THAT THE OWNER APPROVES BY THE CITY.
 - SEE WARNING LETTER FOR THE MENAPOROUS WOODRAT/TOAD.

PROJECT CONTACT LIST

ENGINEER TRIMBLE ENGINEERING LLC 1782 W. ANDERSON DRIVE AULIN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 409-33-4699	OWNER/DEVELOPER 805 KODOLAND LLC 3626 SANDY TRAIL LN PLANO, TEXAS 75023 CONTACT: ANJULI DEVALA PHONE: 940-33-4354
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SURVEYOR BLUEPRINT SURVEYING 1015 CEDAR BREAK CT. CELEBRINE, TEXAS 75003 CONTACT: ROY HOUNGUEZ PHONE: 817-488-6208	ARCHITECT TYPE 2B DEVELOPMENT 800 S. MAIN ST., SUITE 150 CELEBRINE, TEXAS 75003 CONTACT: HUBERTELO LOPEZ PHONE: 817-23-5060
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NO.	DATE	DESCRIPTION	BY
1	08/05/25	1ST ZONING SUBMITTAL	KP
1	12/29/25	2ND ZONING SUBMITTAL	KP
1	01/20/26	3RD ZONING SUBMITTAL	KP

CONCEPT PLAN
HAMPTON INN
200 TEXAS AVENUE
LOT 1, LODGECO SUBDIVISION
JOSEPH B. SCOTT SURVEY, ABSTRACT NO. 50
CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS

Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
KP 08/05/25 1/8"=1'-0" 588-25 CP

TX, P.E. FROM #1525



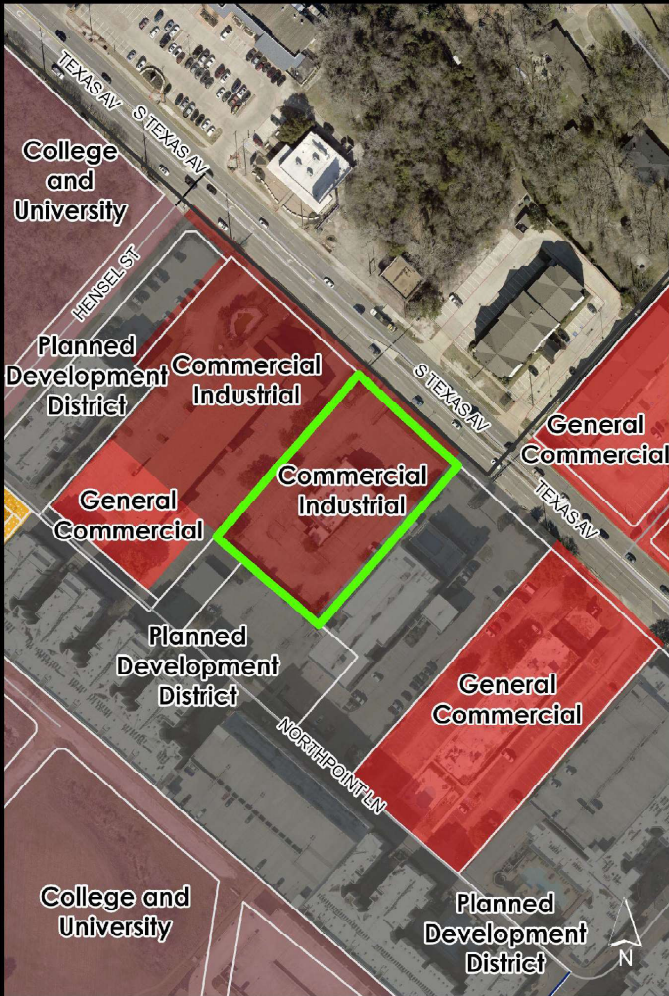
FLOOD PLAIN NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48040C0215F, DATED APRIL 2, 2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BRAZOS COUNTY, TEXAS, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE "0" AREAS OF 0.2% ANNUAL CHANCE FLOOD AREA OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

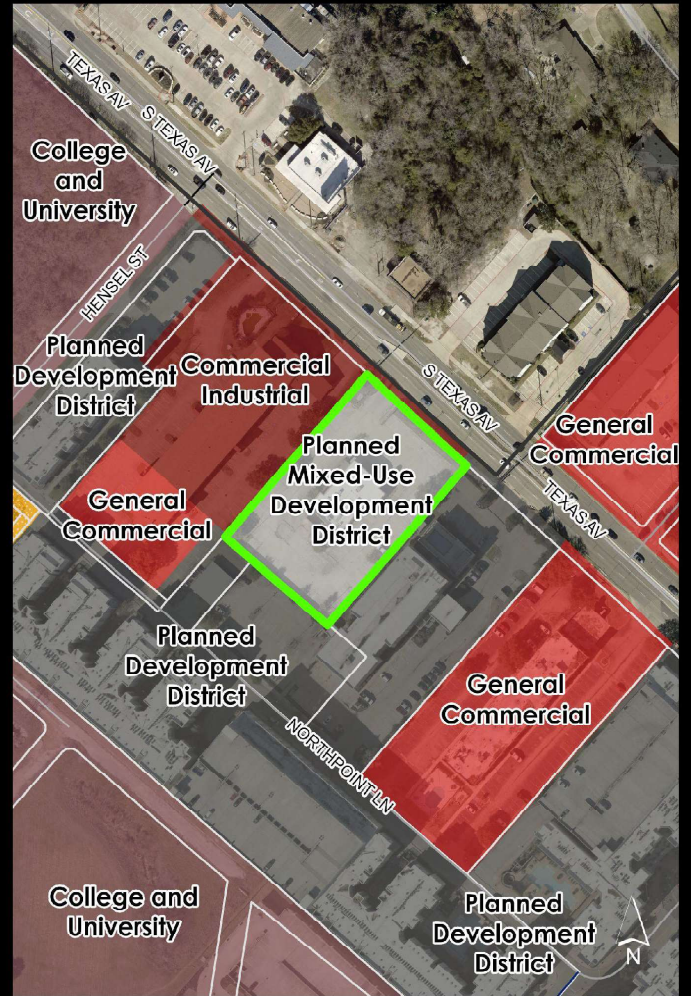
EXISTING Future Land Use



EXISTING Zoning



PROPOSED Zoning



PROPOSED ZONING:



Zoning	<ul style="list-style-type: none"> P-MUD Planned Mixed-Use Development PDD Planned Development District NG-3 Residential Northgate C-3 Light Commercial R-4 Multi-Family R-6 High Density Multi-Family College Station City Limit 	<ul style="list-style-type: none"> Parcels Subdivisions and Scanned Plats Rivers and Streams 2025_Cached_Aerials_NAD83 Red: Band_1 Green: Band_2 Blue: Band_3 Background Blocker 	<ul style="list-style-type: none"> Texas A&M Property Parks Structures College Station Building Texas A&M Building Streets Local Street Local Street 	<ul style="list-style-type: none"> Local Street Local Street Local Street Local Street Local Street Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector Arterial or Collector College Station City Limits
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December 29, 2025

Attn: City of College Station
Planning and Development Services
City of College Station
P.O. Box 9960
College Station, TX 77842

Re: 200 Texas Ave - Hampton Inn development (P-MUD with base MU Zoning)

To whom it may concern,

Triangle Engineering is excited to be a part of the upcoming development of Hampton Inn in the City of College Station. With a commitment to enhancing hospitality and convenience, our vision is to provide visitors and residents with a premier lodging experience that combines comfort, quality, and exceptional service.

This development will offer modern amenities and a welcoming environment, making it an ideal destination for business travelers, families, and guests attending events in the area. Our goal is to contribute to College Station's growth by delivering a hotel that reflects the city's vibrant character and provides easy access to local attractions, dining, and entertainment. We look forward to creating a space that serves the community and visitors alike, ensuring a memorable stay in College Station.

The subject property is currently zoned CI (Commercial Industrial). To propose hotel development on this site under the existing FLUM designation, we acknowledge that a rezoning will be required to permit hotel uses. Understanding that we must choose a base zoning district for the development upon which we base all the variance requests, we have chosen Mixed Use (MU) for this planned development. The use and development of the property will comply with the requirements of the City's Code of Ordinances, as amended, except where variances to the Mixed Use (MU) development standards are requested and noted below.

1. Request for Variance of Ground Floor Area to be minimum of 25% of the total Lot area

As per the Unified Development Ordinance (UDO); Sec 5.1, Residential Zoning Districts (Mixed Use District); requires that the ground floor of structures shall be a minimum of twenty-five (25) percent of the lot area.

We propose a GFA coverage of about 18.84 %. Hence, we request a variance to permit a reduced minimum ground floor area of 18% of the total lot area. Considering the Lot constraints, this modification is necessary to accommodate the proposed site design and operational requirements of the project.

As part of the P-MUD approval, the following Community Area Benefits shall be provided to offset the GFA requirements:

Community Benefits:

1. Increasing the required landscaping point requirements:

As outlined in the Landscaping and Tree Protection subsection of Article 7, General Development Standards of the UDO, we are required to provide 1,621 landscaping points (based on the 10% requirement). Our proposal includes approximately 5,360 points, representing a substantial increase over the minimum required by the city.

2. Non-Residential Architectural Relief elements :

Exceeding the number of Non-Residential Architectural Relief elements found in the Non-Residential Architectural Standards Subsection of Article 7, General Development Standards of this UDO by more than 25% or 2 whichever is greater where required; and we propose the following:

The current requirement is to, at minimum, include one element every 25 feet, with at least two different types of relief elements at the façade facing the public ROW. At present, our design consists of 4 distinct elements (please reference the preliminary render below and elevations included in the submission). These include:

- Recessed Entry
- Decorative Façade lighting
- Mass projection in contrast color
- Insets in the projection to break up the façade



At 55 feet, our ROW facing façade under the current ordinance would require 3 total architectural relief elements. As it stands, just counting the first and second floors, our building incorporates 6. With these, as well as the elements around the building (such as canopies, recessed pool courtyard, facade articulation, plane

projections, cantilevers, color and material changes, and a porte-cochere), we provide great visual interest that helps break up an otherwise expansive/monotonous façade.

2. Request for variance to required Parking Space Dimensions

As per the Unified Development Ordinance (UDO); Sec 7.3, Off-Street Parking Standards; the minimum parking spaces required for the Hotel use is as below:

USE	PARKING RATIO REQUIRED	
	MINIMUM SPACES	MAXIMUM SPACES
Guest Rooms	0.5/Room	1/Room
Meeting Room Area	1/400 SF	1/200 SF

The UDO establishes a minimum standard parking space size of 9' x 20', or 9' x 18' when adjacent to a 6' sidewalk or a 4' landscape area. Although we meet the minimum required spaces with standard parking space dimensions, we do propose a few compact parking spaces on site to accommodate the parking need for the proposed development. Hence, we request a variance which is requested to allow 9' x 16' parking spaces when we meet the minimum required spaces per the UDO.

Thank you very much. Please feel free to reach out to us if you have any questions.

Sincerely,



Kartavya (Kevin) Patel

BACKGROUND INFORMATION

NOTIFICATIONS

Advertised Commission Hearing Date: February 19, 2026
 Advertised Council Hearing Date: March 26, 2026

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	Urban Center	CI- Commerical Industrial	Hotel
South	Urban Center	PDD-Planned Development District	Hotel
East	Urban Center	N/A (City of Bryan)	Hotel
West	Urban Center	PDD – Planned Development District	Muti Family Apartment

DEVELOPMENT HISTORY

Annexed: March 1939
Zoning: R-1 Single Family (upon annexation 1939)
 R-1 Single Family to CI Commercial Industrial (2005)

Final Plat: Lot 1, LODGECO SUBDIVISION (1993)

Site Development: Restaurant



REZONING PDD APPLICATION SUPPORTING INFORMATION

Name of Project: REZONING FROM CI TO P-MUD (PROPOSED 6 STORY HOTEL) (REZ2025-000021)

Address: 200 TEXAS AVE

Legal Description: LODGECO SUBD, LOT 1

Total Acreage: 1.239

Applicant: TRIANGLE ENGINEERING LLC

Property Owner: DBG AGGIE LAND LLC

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

The City's ongoing growth strategies and its evolving focus on mixed-use nodes and corridor reinvestment create opportunities for developments like ours to align with municipal priorities and the broader objectives outlined in the comprehensive plan.

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 current proposed rezoning and proposed use aligns with the comprehensive plans of the city.

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 PMUD zoning change is grounded in the existing MU base zoning and adheres to the uses established by the City. The proposed hotel enhances the high-quality, mixed-use environment envisioned for these corridors, supporting surrounding businesses and contributing to activity throughout the day and week.

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

P-MUD allows hotels, enabling a coordinated hospitality-focused mixed-use program that leverages city's master plan adding to the city economic growth expectations in the area.

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

The property is currently zoned CI, which permits hotel use; however, the CI development standards, when combined with applicable MUD requirements, restrict building form and site efficiency such that a hotel cannot be appropriately accommodated on this infill site.

Given surrounding hotels, multi family development, and the underperformance of prior restaurant use, a hotel is the most suitable redevelopment option. This use is consistent with the City of College Station's Comprehensive Plan policies encouraging infill redevelopment and strengthening hospitality oriented corridors.

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

A hotel within a mixed-use zoning district strengthens absorption and tenant demand by providing complementary space and services that benefits the city which the CI zoning may not readily support from a holistic planning standpoint. The City's policy emphasis on redevelopment and mixed-use nodes aligns with these market dynamics.

List any other reasons to support this zone change.

Maximum Building Height.

The proposed Maximum Building Height is 72 feet.

Proposed Drainage.

We plan to utilize the existing on-site storm connection and tie the new storm system into it as needed.

Variations Sought.

As provided in the variance letter, we request for Variance of Ground Floor Area to be minimum of 25% of the total Lot area.

We also request for variance to required Parking Space Dimensions for the excess parking we provide on site.

Community Benefits.

The project fills a growing need for high-quality lodging in College Station, supporting tourism, business travel, and event-related visitation. By providing modern accommodations, the hotel will strengthen the city's hospitality offerings and contribute to economic vitality. Additionally, below are the community benefits we propose with our development.

- Increased the required landscaping points that what is required by the city.
- Proposing non-Residential Architectural Relief elements

Sustained Stability.

The concept plan enhances long-term stability by introducing a well-integrated hotel that aligns with College Station's growth patterns. With quality architecture and professional management, the project is designed for lasting viability. The hotel complements the surrounding commercial and service-oriented uses and helps transition the site from an abandoned restaurant to modern mixed-use development consistent with the city's long-term vision.

Conformity.

The proposed project supports the College Station Comprehensive Plan by promoting economic development through a hotel that strengthens tourism infrastructure and attracts visitors for business, academic, and recreational purposes.

Compatibility with use.

The hotel is compatible with surrounding commercial and service-oriented land uses, generating activity patterns similar to other permitted uses.

Access to Streets.

The project fronts Texas Avenue and utilizes a shared entry point, helping reduce traffic impacts on the corridor. All internal drive lanes and emergency access routes connect to public streets in full compliance with city requirements.

Public Improvements.

N/A

Public Health.

The concept plan promotes and protects residents and health, safety, and welfare by meeting all building, fire codes. The site includes adequate lighting, secure access points, and modern safety features such as sprinklers, alarms, and ADA-compliant pathways. Replacing an unused restaurant property with a professionally managed hotel also reduces blight and promotes a safer, more stable environment for the area.

Safety.

The proposed project enhances safety for vehicles, bicycles, and pedestrians by providing distinct circulation routes, aligning driveways with city's access standards, supplying adequate on-site parking, and incorporating well-lit pathways to improve visibility and nighttime safety.

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 THE APPROXIMATELY 1.24 ACRE LOT OF LAND LYING AND BEING SITUATED AS LODGECO SUBDIVISION, LOT 1, 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 March 2026.

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 (Lot 1, LodgeCo Subdivision) is rezoned from CI (Commercal Industrial) to P-MUD (Planned Mixed Use District):

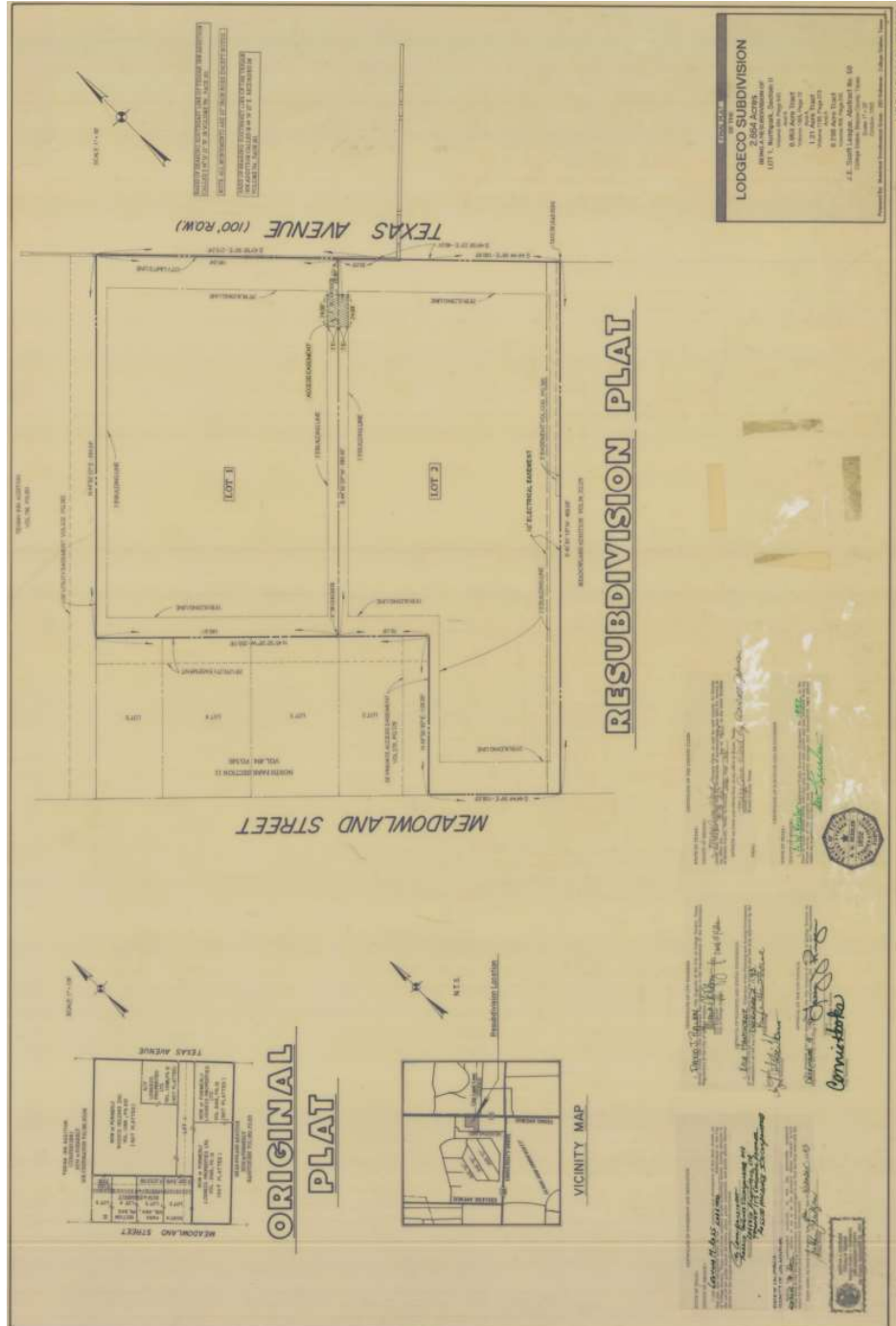


Exhibit B - Zoning Map

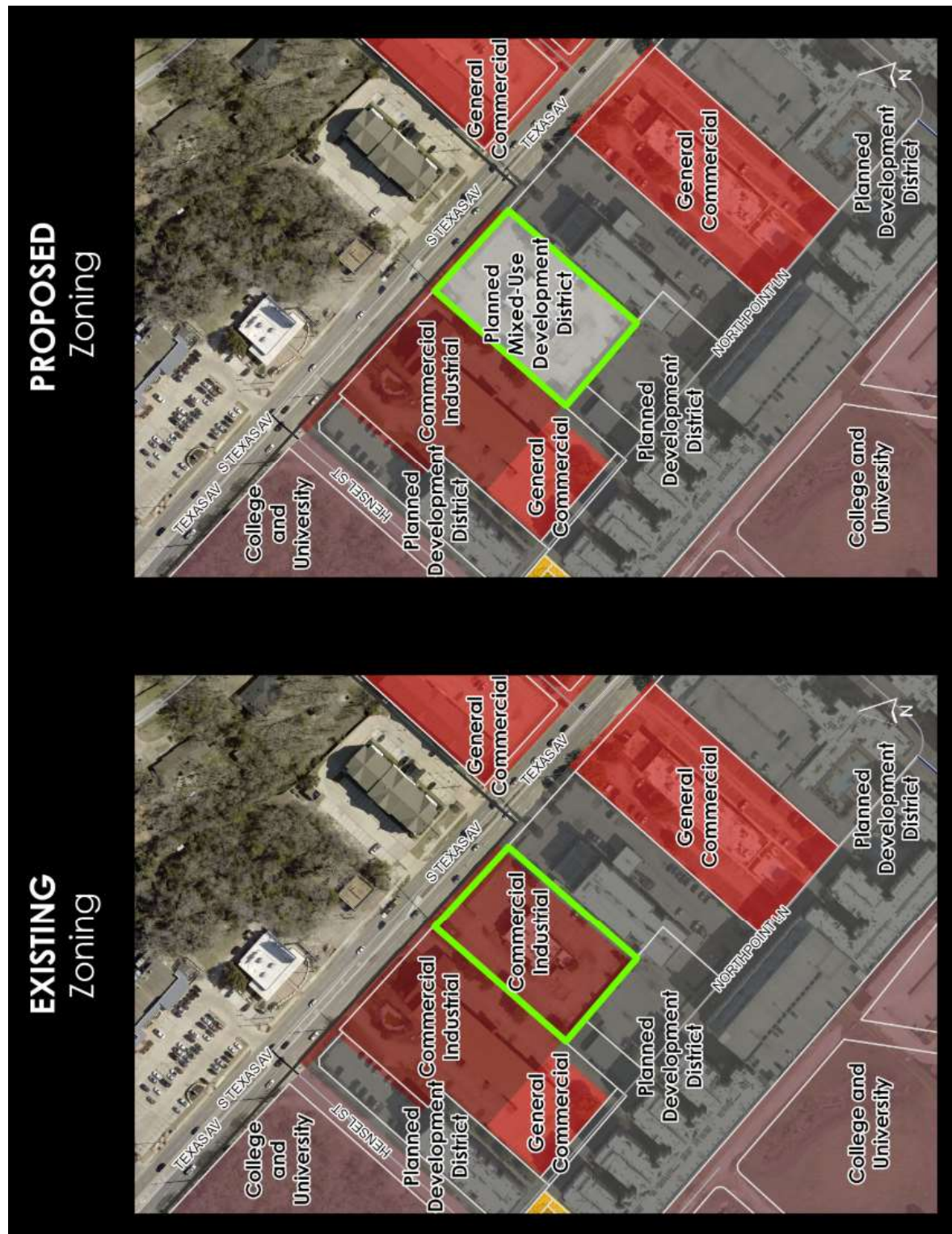


Exhibit C – Meritorious Modifications and Community Benefits

Purpose and Intent: The Planned Mixed Use District for this property outlines the purpose, intent, and community benefit of the proposed development, which is to provide a multi-story hotel with premier lodging directed toward easy access and a memorable community space. The Concept Plan offers several community benefits to mitigate impacts the development may have on the adjacent areas of development.

Base Zoning and Meritorious Modifications: The Planned Mixed Use District has a base zoning of MU Mixed Use. 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 with the P-MUD zoning.

The applicant is requesting the following meritorious modifications:

- Modification of the Ground Floor Area requirement of the Planned Mixed-Use District per Section 5.1.K.4 of the UDO. The requirement states, “The ground floor of structures shall be a minimum of twenty-five (25) percent of the lot area.” The applicant is instead proposing that this requirement to be reduced to 18%, stating, “Considering the Lot constraints, this modification is necessary to accommodate the proposed site design and operational requirements of the project”.

Community Benefits:

The applicant is proposing the following community benefits:

1. Increased Landscaping Points beyond the requirements on site. The proposed development requires 1,621 points per UDO Section 7.6.C.2. The applicant has indicated via the concept plan and landscaping plan to have a large amount of landscaping beyond the requirement, having approximately 3x the amount of landscaping points on site.

2. Increased Architectural relief elements on the development. The proposed building is subject to UDO Section 7.10.C.3.c.1, which states, To provide visual interest, the first two (2) stories of any primary façade or façade visible from a public right-of-way or public way shall use at least one (1) architectural relief element for every twenty-five (25) horizontal feet, or part thereof, of façade length. The applicant will exceed this requirement by providing 50% more elements on the façade facing the right-of-way, as well as the required elements on the remainder of the building.

These community benefits will help offset the requested modifications by enhancing the architectural features of the buildings to maintain an aesthetic, increasing the on-site landscaping and plantings, and increasing sidewalk connectivity to the adjacent developed sites.

Exhibit D – Concept Plan

