

Item Background: The subject property consists of 16 lots. There are two existing single-family homes on the properties. Because of size constraints and ownership history, approximately 6 more homes could be constructed on these properties.

The property was annexed in 1951 and zoned for single-family residential development at that time. Sometime before 1972 (the oldest zoning map that we have on record) the property was rezoned to commercial-industrial and a cafe and neighborhood store were developed on a portion of the property. The only current use on the property is single-family residential. The property was subdivided and recorded with the County before the City of College Station had subdivision regulations in place.