

Item Background:

Annexed: In 1956 and a small portion (northeast corner) in 1971.

Rezoned: In 1992, Ordinance No. 1957 rezoned property from A-P, Administrative-Professional to C-B, Commercial-Business with the condition that a final plat be filed that combined the subject properties into one lot. No such plat was ever filed and the zoning change never took effect. In 2003, under the UDO the C-B districts were combined with C-1, General Commercial.

Platted: This area is platted as Lots 4-9, Block U of University Park Section II (1981).

Recent actions: The subject parcel remains undeveloped.

Development activity in the vicinity: Although this parcel has no frontage on to University Drive, a number of undeveloped tracts in the vicinity with frontage on University Drive have developed recently. Others are currently under development. In either case, development has included restaurants, hotels, retail and office uses in addition to the proposed residential infill in conjunction with this request.

Multi-family Issues:

The Comprehensive Plan proposes **1087.87 acres** of Residential Attached in specific locations.

As of June 2004, there were **1,357 acres** zoned multi-family, R-4 or R-6.

- **950 total acres** developed as multi-family
 - **841 acres** developed as apartments & condominiums and
 - **109 acres** developed as group housing (off campus dorms)

- **203 acres** zoned multi-family, but undeveloped. However, these are not necessarily in areas where we desire multi-family growth.

- Approximately **204 acres** zoned multi-family, but developed as other uses.

- There is approximately **26 acres** (in various locations) currently zoned for multi-family, but undeveloped, within one mile of Texas A&M University campus.

Current occupancy rates for **multi-family** units:

- **86%** B/CS area
- **87%** College Station

Current occupancy rates for **all rental** units:

- **85%** B/CS
- **86%** College Station

Texas rental vacancy rates in 2003 (Census Bureau) were **14.1%**.

A certain level of vacancy is generally needed for ease of movement, housing choice, and affordability.

Sources:

Rosemarie Selman, B/CS Apartment Association
U.S. Census Bureau
City of College Station Geographic Information System (GIS)

Related Advisory Board Recommendations:

A multi-family development will require review by the Parks Board based on the number of dwelling units. A determination by the Board of land dedication or fee in lieu should be rendered prior to the re-platting of the property.

Commission Action Options: The Commission acts as a recommending body on the question of rezoning, which will be ultimately decided by City Council. The Commission options are:

1. Recommend approval of rezoning as submitted;
2. Recommend denial;
3. Table indefinitely; or,
4. Defer action to a specified date.

Supporting Materials:

1. Location Map
2. Application
3. Infrastructure and Facilities