

Item Background: This Comprehensive Plan Amendment is being processed concurrently with a related rezoning application from R-1 Single-family Residential to C-1 General Commercial. A portion of the parcel was filled years ago. This request and the corresponding rezoning request only apply to the elevated portion of the parcel. The remainder will retain its Floodplain and Streams designation as well as the R-1 Single-family Residential zoning. The applicant will file a Letter of Map Revision based on Fill (LOMR-F) with FEMA upon completion of the project.

Previous development pressures on this parcel have sought to rezone the entire parcel, and not been successful. While Land Use Goal #5 states that College Station should encourage development that is in harmony with the environment, only improving the previously filled portion of the parcel satisfies this, as well as Goal #1. Land Use Goal #1 states that College Station should continue to provide and locate adequate amounts of appropriately zoned land for all necessary types of land uses in an efficient, convenient, harmonious, and ecologically sound manner.