

Item # 9.4

Ordinance Amendment – Cluster Subdivisions



CITY OF COLLEGE STATION
Home of Texas A&M University®



Background

- Heard at City Council in August 2021
- Staff researched other cities in Texas
- Staff contacted local developers for input



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What we learned

- Developers who have used cluster subdivisions
 - Fit their business model
 - Good for preserving natural areas and working around geographical challenges
- Developers who have not used cluster subdivisions
 - No economic incentive
 - Taking land that could be developed and making it non-revenue
- Other Cities
 - No increased density
 - Larger required open space



Changes to General Suburban Zoning District

Non-clustered GS Standards	Current clustered GS Standards	Proposed clustered GS Standards
5,000 sq ft minimum lot size	3,750 sq ft minimum lot size	No minimum lot size



Changes to all zoning districts

Current Cluster Development Requirements	Proposed Cluster Development Requirements
10% required open space	25% required open space
1,000 sq ft minimum area for required open space	5,000 sq ft minimum area for required open space



STATE HIGHWAY No. 6 (R.O.W. VARIES)

S 41°18'19" E
22.78' R=25'
CL=35.70'
CB=50°15'16"W

S 40°09'44" E 1568.78'

1/2" INCH IRON ROD FOUND BOARD:
S 73°46'00" W - 0.33'

BLOCK ONE

PARKLAND DEDICATION
ZONED R-1
(3.38 AC)

(50' ROW)

PARKLAND DRIVE

PARKLAND DRIVE

TWIN POND CIRCLE

(50' ROW)

FUTURE PHASE III RW

LOT 1, Block 3
ZONED R-1
4.55 ACRE TRACT
CULLEN V. MANCUSO

RESERVE TRACT A
ZONED R-1
3.97 ACRES

R=500.00'
CL=10.33'
CB=S49°13'19"W

S 45°37'47" W
7.15'

N 41°22'13" W 1051.44'

COLLEGE STATION
CITY LIMITS

OUTSIDE
CITY LIMITS

BLOCK 25
2512/313 (PLAT)

CRANBERRY COURT
60' P.O.W.



SPRING HOLLOW
INSET ONE
1/2" INCH IRON ROD FOUND BOARD:
S 25°26'41" W - 0.13'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, the undersigned, Donald S. Morris (owner) and trustee(s) of the land shown on this plat, and designated herein as the City of Horticultural Subdivision (Phase 1) to the City of College Station, Texas, and whose names(s) are subscribed herein, hereby dedicate to the use of the public, forever, certain rights, easements, and public ground therein, shown for the purpose and convenience of Donald S. Morris Gerrard Burdette (Donor(s))

STATE OF TEXAS
COUNTY OF BRAZOS