

# **Agenda Item #8.3**

**Rezoning**

**400 Technology Parkway PDD**

**July 14, 2022**

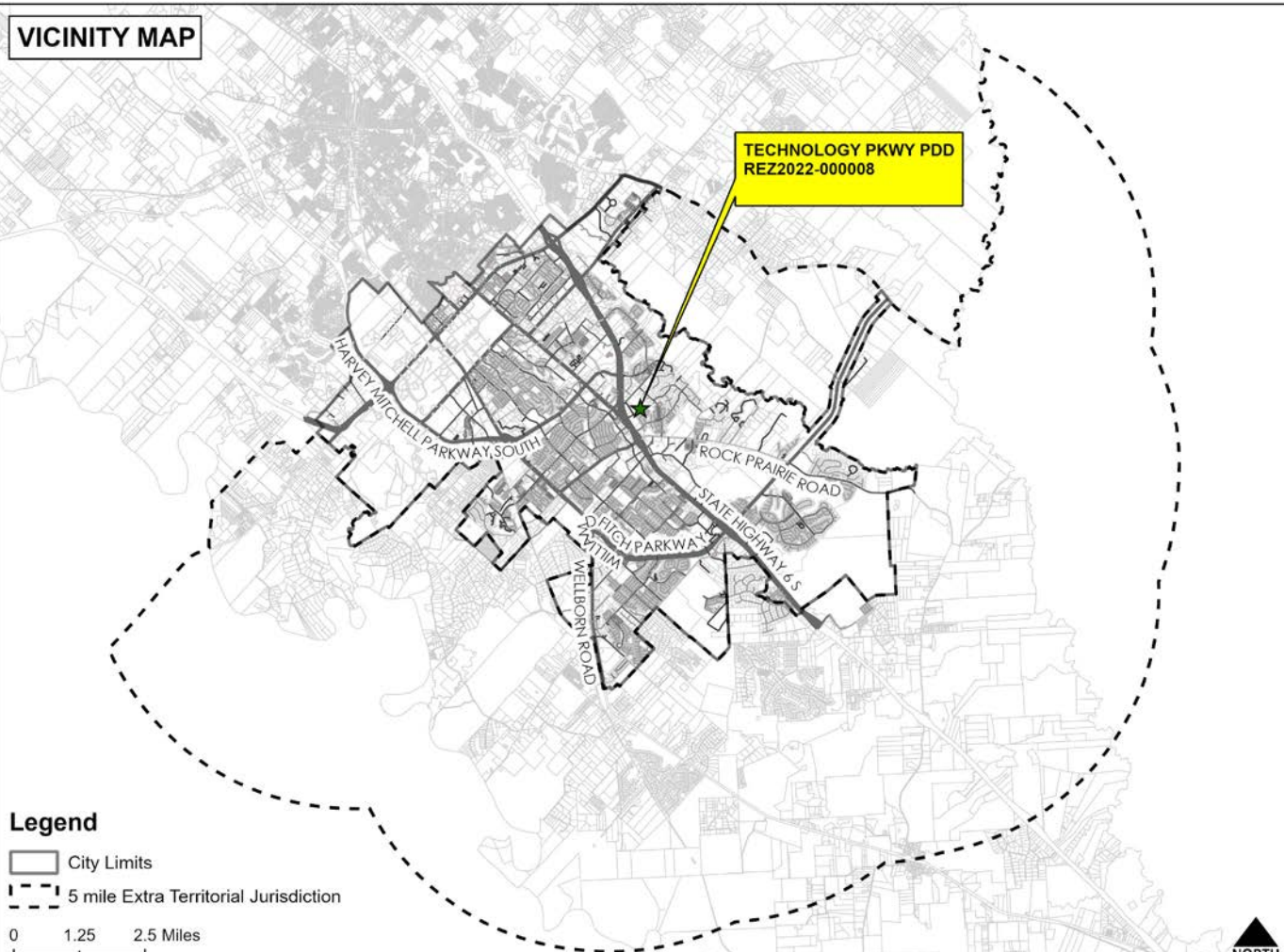


**CITY OF COLLEGE STATION**

*Home of Texas A&M University®*

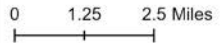
# VICINITY MAP

TECHNOLOGY PKWY PDD  
REZ2022-000008

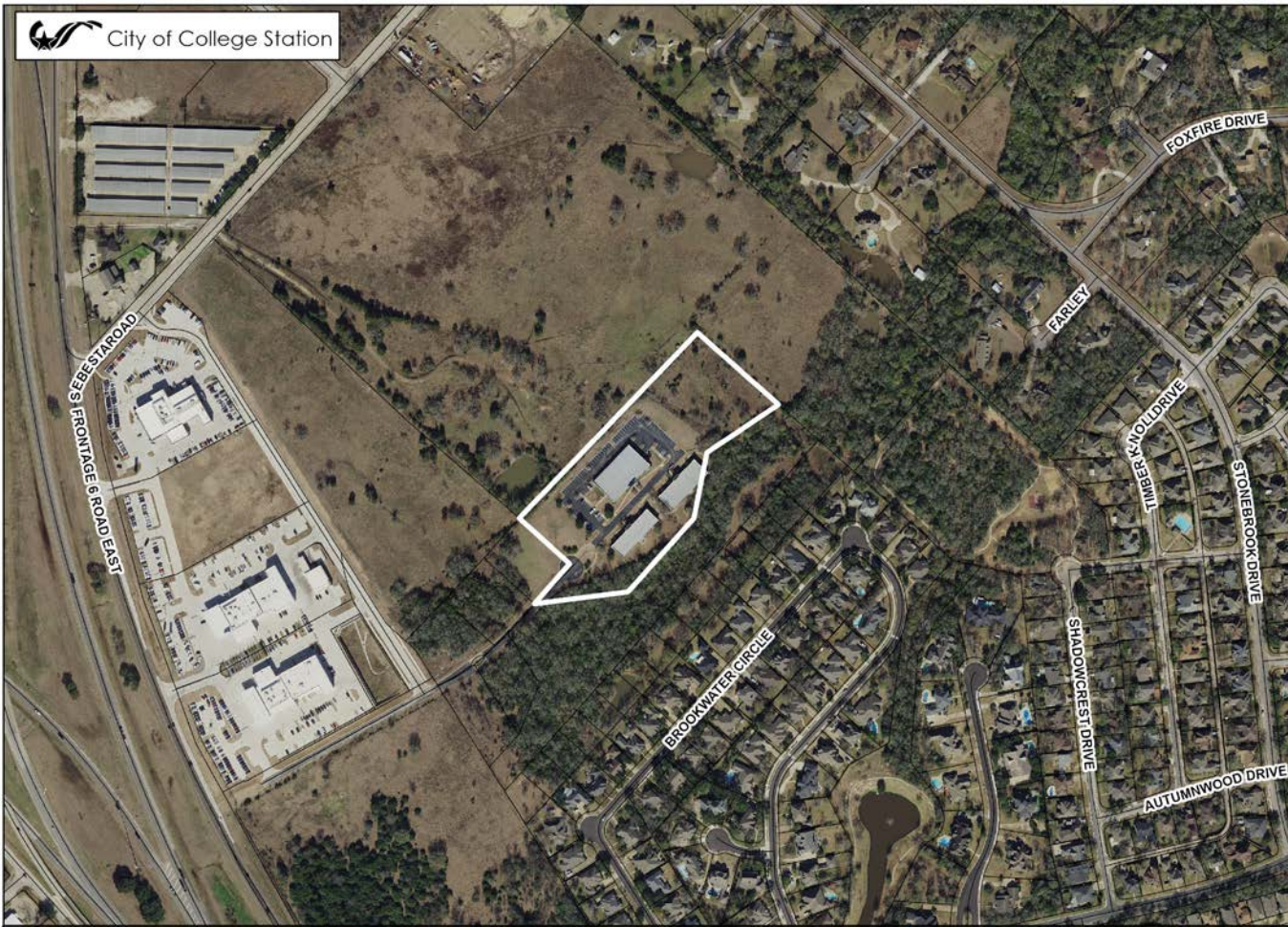


## Legend

- City Limits
- 5 mile Extra Territorial Jurisdiction



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.

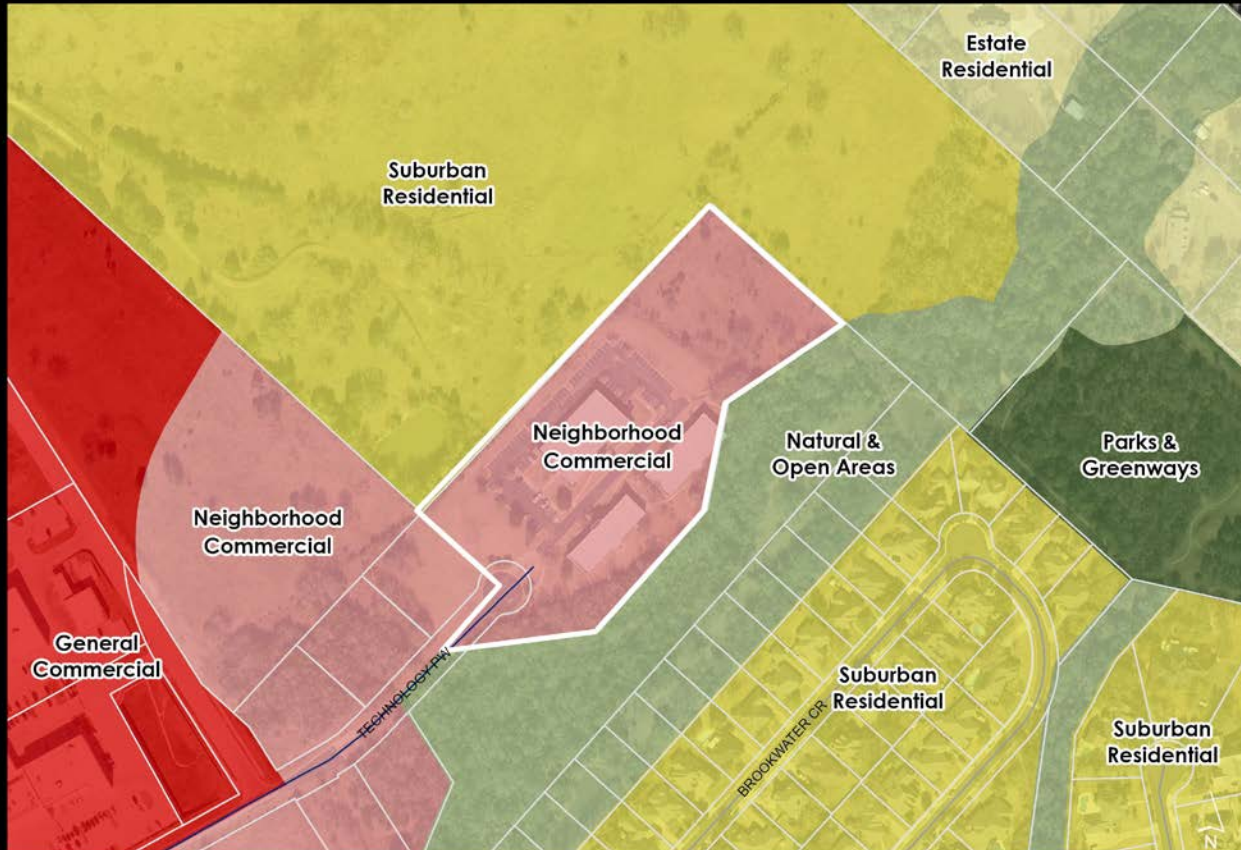


**TECHNOLOGY PKWY PDD**

Case:  
REZ2022-000008

**REZONING**

# EXISTING Future Land Use



## EXISTING Zoning



## PROPOSED Zoning



## R&D Research and Development

### Permitted Uses:

- Government Facilities
- Parks
- Places of Worship
- Offices
- Industrial, Light
- Scientific Testing / Research Laboratory
- Wireless Telecommunication Facility - Unregulated

### Permitted with Specific Use Standards:

- Utility
- Wireless Telecommunication Facility - Intermediate

### Permitted with a Conditional Use Permit:

- Wireless Telecommunication Facility - Major

## SC Suburban Commercial

### Permitted Uses:

- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Health Care, Medical Clinic
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Day Care, Commercial
- Dry Cleaners and Laundry
- Health Club / Sports Facility, Indoor
- Offices
- Personal Service Shop
- Printing / Copy Shop
- Wireless Telecommunication Facilities - Unregulated

### Permitted with Specific Use Standards:

- Government Facilities
- ~~• Drive in / thru Window~~
- ~~• Fuel Sales~~
- Restaurants
- Retail Sales and Service
- Storage, Self Service
- Utilities

### Permitted with a Conditional Use Permit:

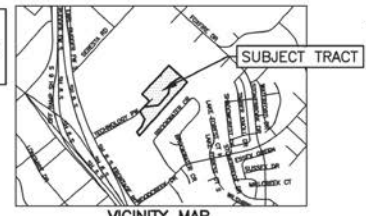
- Commercial Amusement



- EX LANDSCAPE BUFFER
- PROPOSED LANDSCAPE BUFFER
- OPERATING AREA

OIC STATIONS TO BE WITHIN OPERATING AREA BUT SUBJECT TO SITE CHANGES

SITE IS LOCATED WITHIN UNSHADED ZONE "X" OF THE FLOOD INSURANCE RATE MAP 48041C0310F.



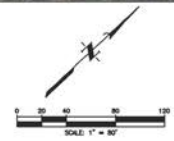
VICINITY MAP  
NTS

6.742 ACRES  
TECHNOLOGY BUSINESS PARK  
PH 1, BLOCK 1, LOT 20

CURRENT ZONING:  
R&D (6.742 AC)  
PROPOSED ZONING:  
PDD (6.742 AC)

OWNER:  
TXD FINANCIAL LLC  
3409 PARKWAY TER  
BRYAN, TX 77802-3743  
(979) 268-3228

KIRKSEY ARCHITECTURE  
DAVID DALTON, AIA, NCARB  
1023 SPRINGDALE ROAD, BUILDING 11A  
AUSTIN, TX 78721  
(512) 640-1073



**PDD REZONING EXHIBIT  
TECHNOLOGY PKWY PDD  
400 TECHNOLOGY (PVT) PKY A TX**  
VOLUME 10277, PAGE 152, 162  
CITY OF COLLEGE STATION, TEXAS  
June 9, 2022

 **QUIDDITY**  
Texas Board of Professional Engineers and Surveyors Reg. No. F-23290  
150 Venture Drive, Suite 150 • College Station, TX 77845 • 979.731.8200

# PDD Modifications and Benefits

Modifications	Benefits
<ul style="list-style-type: none"><li>• <u>Added use:</u> Consumer, small-scale aerial distribution</li></ul>	<ul style="list-style-type: none"><li>• <u>Removing uses:</u> Drive-in/thru window Fuel sales</li><li>• Operating area contained to area identified on the Concept Plan</li><li>• Limited vehicle trips</li><li>• Establishment of additional landscaping buffers</li><li>• Protection of existing natural buffer</li></ul>



