

ITEM #9.1

**PDD Concept Plan Amendment
Global Student Housing
404 Harvey Mitchell Pkwy S**



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



**CONCEPT PLAN AMENDMENT FOR
GLOBAL STUDENT HOUSING**

Case:
REZ2022-000018

REZONING



OWNER: MATCH-HOLD HOLDING LP
 1011 S. 27TH STREET
 HOUSTON, TX 77004
 PH: (713) 364-4979
 WELSH@MATCH.COM

DEVELOPER: HARVEY MITCHELL AND KERSE ENGINEERS
 HOUSTON USA MANAGEMENT LLC
 9808 WESTHEIMER, STE 200-706
 HOUSTON, TX 77036
 PH: (281) 484-4726
 H@HUSA@GMAIL.COM

APPLICANT: DANIEL BEAMON
 BEAMON ENGINEERING, LLC
 18172 BRANCH LANE
 BEYON, TX 77807
 PH: (817) 671-2467
 DANIEL@BEAMONENGINEERING.COM



Concept Plan Changes

- Building and drive aisle layout
- Building will be shifted closer to Harvey Mitchell to allow room for fire lane
- Fire lane will be gated for emergency access only
- Fire lane will be constructed with grasscrete to limit amount of pavement between building and cemetery

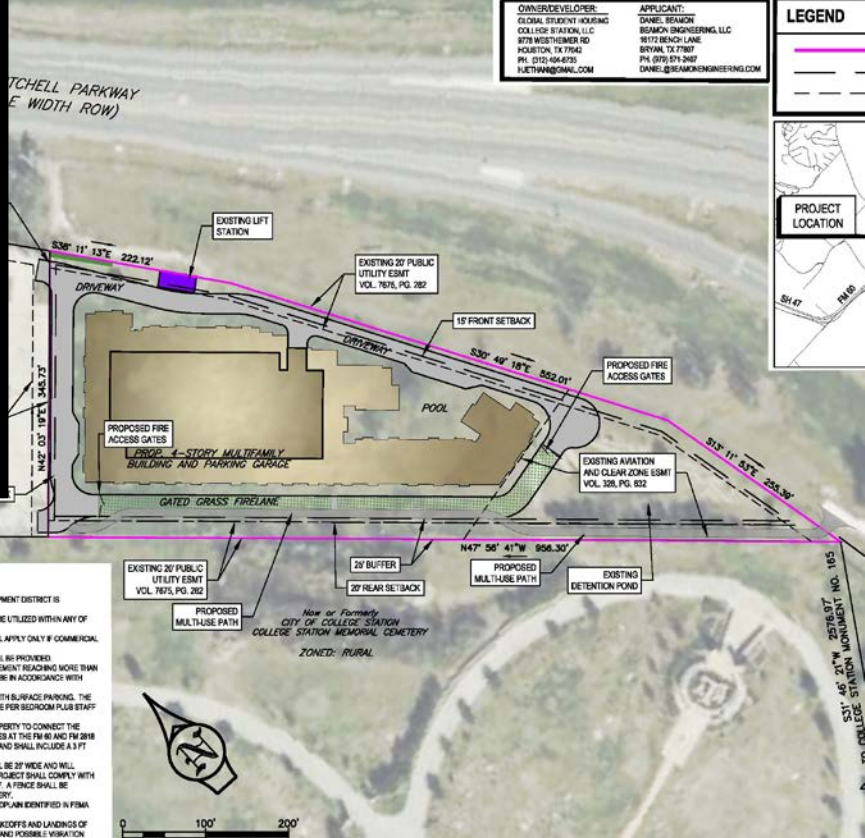
GENERAL NOTES

1. THE BASE ZONING FOR THE PROPOSED PLANNED DEVELOPMENT DISTRICT IS MULTIFAMILY.
2. A MAXIMUM OF 2,000 SF TOTAL OF COMMERCIAL USE MAY BE UTILIZED WITHIN ANY OF THE BUILDINGS.
3. THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS SHALL APPLY ONLY TO COMMERCIAL USES ARE INCLUDED IN THE BUILDINGS.
4. A MAXIMUM OF 338 BEDROOMS IN 199 DWELLING UNITS WILL BE PROVIDED.
5. BUILDINGS WILL BE A MAXIMUM OF 4 STORIES WITH NO ELEMENT REACHING MORE THAN 50 FT ABOVE GROUND LEVEL. ALL BUILDING HEIGHTS WILL BE IN ACCORDANCE WITH AIRPORT REQUIREMENTS.
6. PARKING WILL BE PROVIDED IN A PARKING GARAGE AND WITH SURFACE PARKING. THE NUMBER OF PARKING SPACES PROVIDED WILL BE 1.5 SPACE PER BEDROOM PLUS STAFF PARKING.
7. A MULTIPLE USE PATH WILL BE EXTENDED THROUGH THE PROPERTY TO CONNECT THE ADJACENT DEVELOPMENT WITH THE PEDESTRIAN FACILITIES AT THE FM 40 AND FM 2018 INTERCHANGE. THE PATH WILL BE A MINIMUM OF 10' WIDE AND SHALL INCLUDE A 3 FT SHOULDER ON EACH SIDE FREE OF OBSTRUCTIONS.
8. THE BUFFER ALONG THE SOUTHWEST PROPERTY LINE WILL BE 20' WIDE AND WILL CONTAIN LANDSCAPING AND THE MULTIPLE USE PATH. THIS PROJECT SHALL COMPLY WITH THE BUFFER STANDARDS SET FORTH IN LUDO SECTION 7.7.F. A FENCE SHALL BE CONSTRUCTED BETWEEN THE DEVELOPMENT AND CEMETERY.
9. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 48047C0029, DATED APRIL 2, 2014.
10. THIS PROPERTY FALLS WITHIN THE EXISTING PATHS FOR TOWERDIPS AND LANDINGS OF THE EASTWOOD AIRPORT AND MAY EXPERIENCE NOISE AND POSSIBLE VIBRATION FROM AIRPORT.



GENERAL NOTES

1. THE BASE ZONING FOR THE PROPOSED PLANNED DEVELOPMENT DISTRICT IS MULTIFAMILY.
2. A MAXIMUM OF 2,000 SF TOTAL OF COMMERCIAL USE MAY BE UTILIZED WITHIN ANY OF THE BUILDINGS.
3. THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS SHALL APPLY ONLY TO COMMERCIAL USES ARE INCLUDED IN THE BUILDINGS.
4. A MAXIMUM OF 338 BEDROOMS IN 199 DWELLING UNITS WILL BE PROVIDED.
5. BUILDINGS WILL BE A MAXIMUM OF 4 STORIES WITH NO ELEMENT REACHING MORE THAN 50 FT ABOVE GROUND LEVEL. ALL BUILDING HEIGHTS WILL BE IN ACCORDANCE WITH AIRPORT REQUIREMENTS.
6. PARKING WILL BE PROVIDED IN A PARKING GARAGE AND WITH SURFACE PARKING. THE NUMBER OF PARKING SPACES PROVIDED WILL BE 1.5 SPACE PER BEDROOM PLUS STAFF PARKING.
7. A MULTIPLE USE PATH WILL BE EXTENDED THROUGH THE PROPERTY TO CONNECT THE ADJACENT DEVELOPMENT WITH THE PEDESTRIAN FACILITIES AT THE FM 40 AND FM 2018 INTERCHANGE. THE PATH WILL BE A MINIMUM OF 10' WIDE AND SHALL INCLUDE A 3 FT SHOULDER ON EACH SIDE FREE OF OBSTRUCTIONS.
8. THE BUFFER ALONG THE SOUTHWEST PROPERTY LINE WILL BE 20' WIDE AND WILL CONTAIN LANDSCAPING AND THE MULTIPLE USE PATH. THIS PROJECT SHALL COMPLY WITH THE BUFFER STANDARDS SET FORTH IN LUDO SECTION 7.7.F. A FENCE SHALL BE CONSTRUCTED BETWEEN THE DEVELOPMENT AND CEMETERY.
9. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 48047C0029, DATED APRIL 2, 2014.
10. THIS PROPERTY FALLS WITHIN THE EXISTING PATHS FOR TOWERDIPS AND LANDINGS OF THE EASTWOOD AIRPORT AND MAY EXPERIENCE NOISE AND POSSIBLE VIBRATION FROM AIRPORT.



OWNER/DEVELOPER: GLOBAL STUDENT HOUSING
 COLLIER STATION, LLC
 3774 WESTHEIMER RD
 HOUSTON, TX 77042
 PH: (281) 554-8775
 LUETHMAN@GMAIL.COM

APPLICANT: DANIEL BEAMON
 BEAMON ENGINEERING, LLC
 18172 BRANCH LANE
 BEYON, TX 77807
 PH: (817) 671-2467
 DANIEL@BEAMONENGINEERING.COM



Recommendations

- Received no inquiries of this amendment request.
- Staff recommends approval of the concept plan amendment.
- P&Z Heard at November 3rd meeting, recommended unanimous approval.