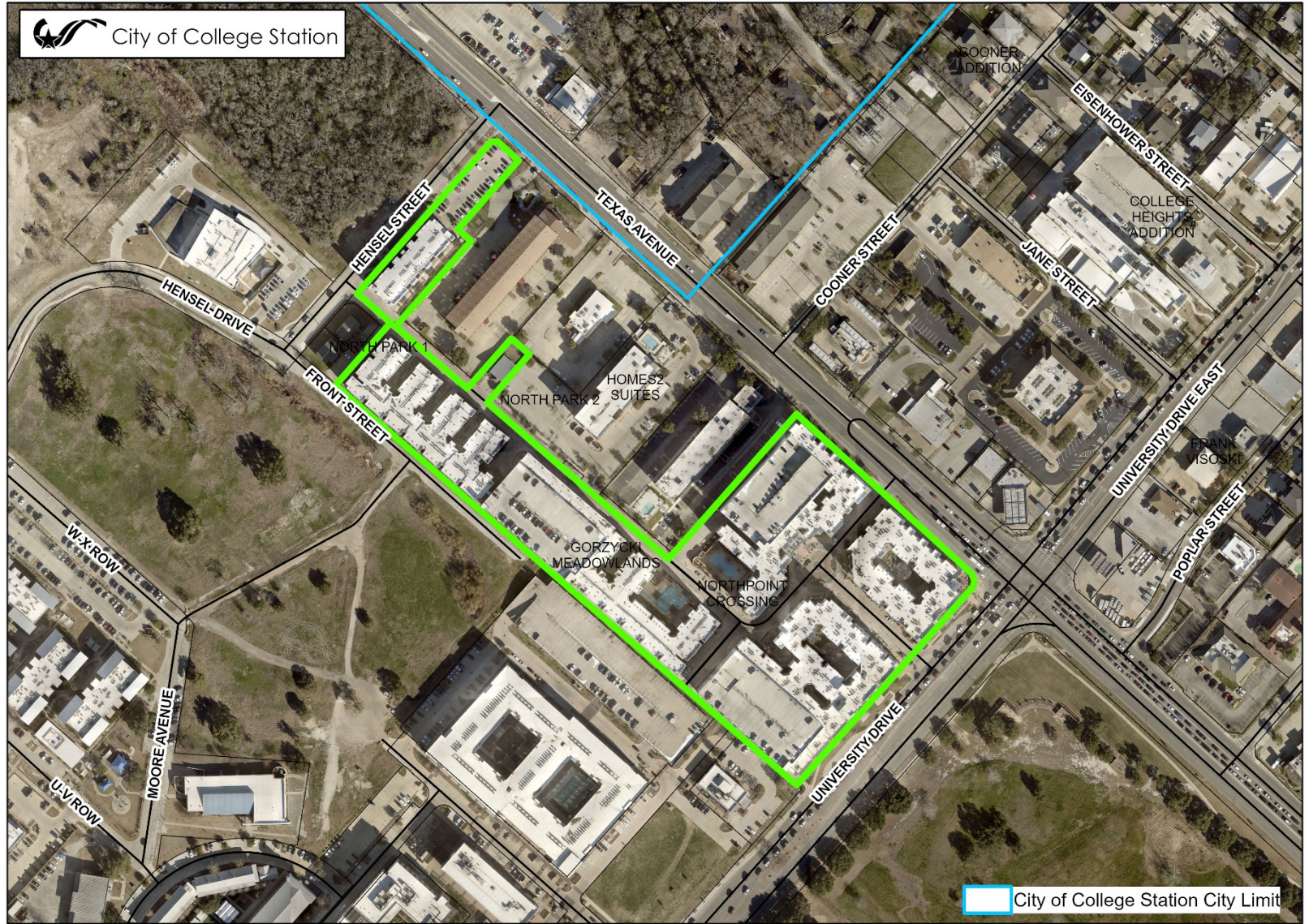



# Item # 9.3

# Northpoint Crossing

November 25, 2024 City Council





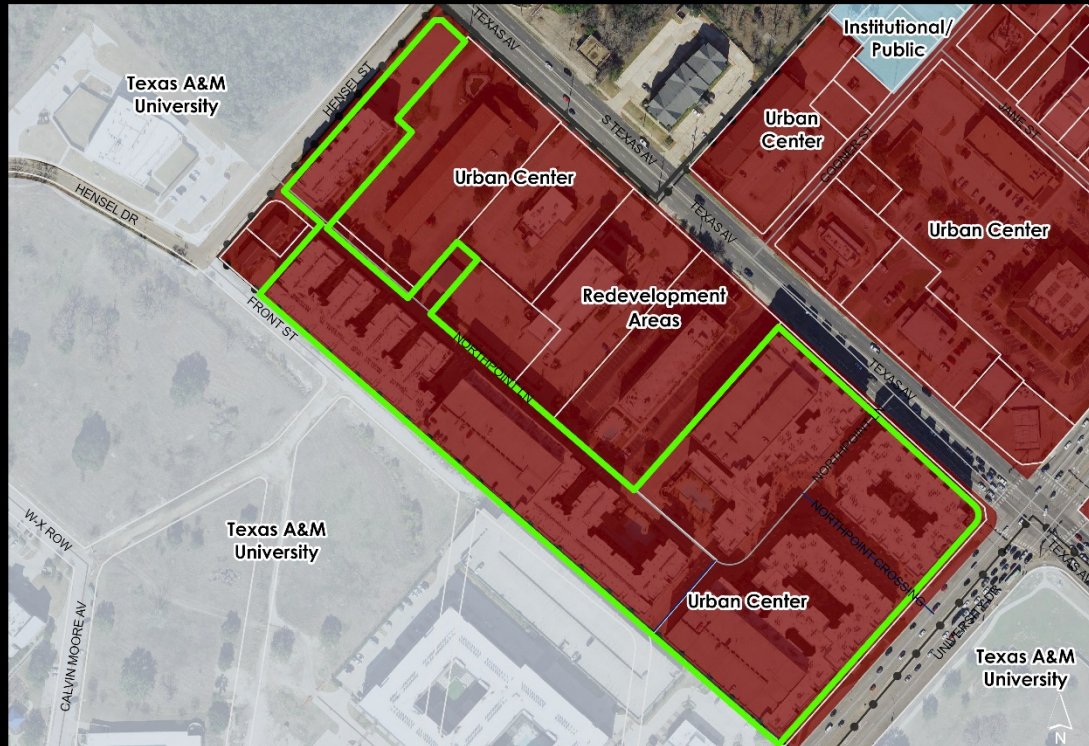
 City of College Station City Limit



**NORTHPOINT CROSSING**

Case: REZ2024-00023  
**REZONING**

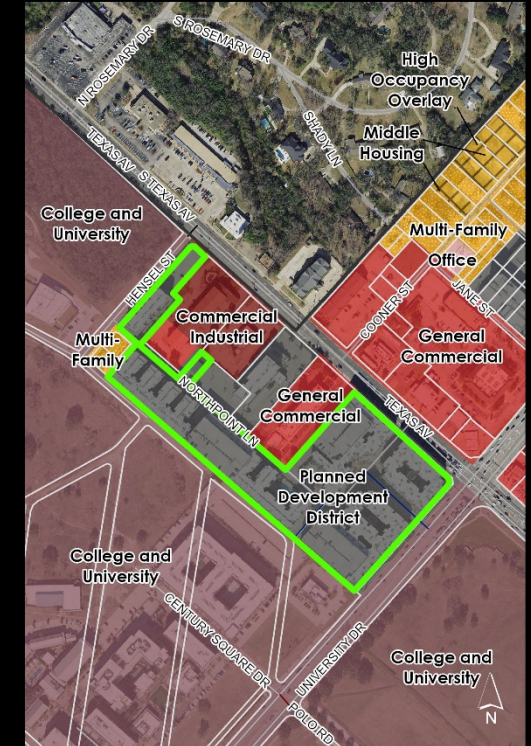
**EXISTING**  
Future Land Use



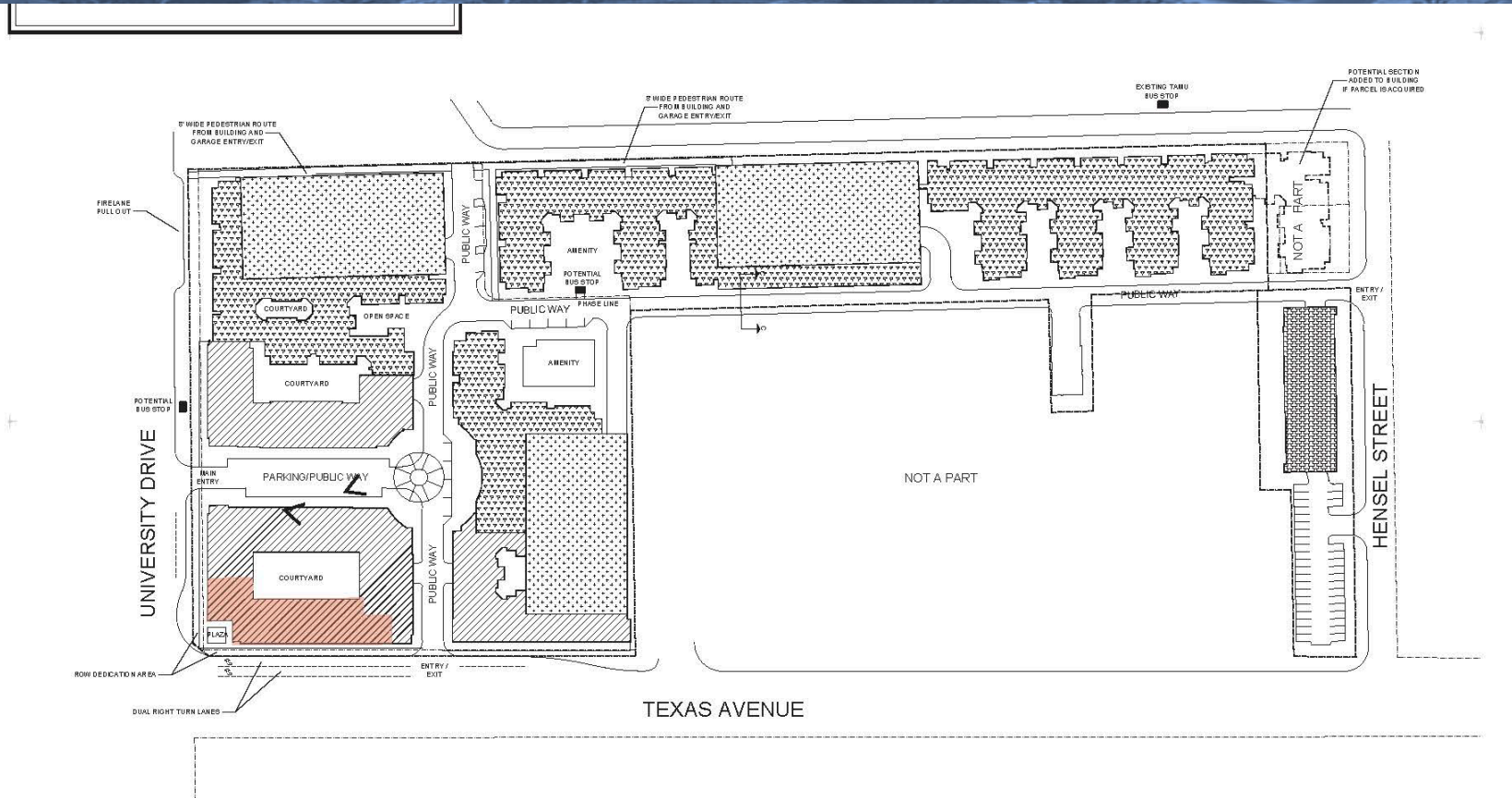
**EXISTING**  
Zoning



**PROPOSED**  
Zoning







LEGEND	VICINITY MAP (n.t.s.)	LEGAL DESCRIPTION												
CONVERTED 1ST FLOOR MULTI-FAMILY RESIDENTIAL - 37,886 SF (76%)		Lot 1 and Lot 2, Northpoint Crossing, Lot 2-4, Block 1, North Park, a 0.345 acre tract J.E. Scott League A-50 and 0.055 acres of abandoned right-of-way (10778243).												
MIXED USE - 1ST FLOOR RETAIL TO REMAIN - 12,225 SF (24%)														
HIGH DENSITY RESIDENTIAL ON GRADE														
HIGH DENSITY RESIDENTIAL OVER SURFACE PARKING														
STRUCTURED PARKING														
<table border="1"> <thead> <tr> <th>APPLICANT</th> <th>OWNER</th> <th>MANAGER</th> </tr> </thead> <tbody> <tr> <td>MITCHELL AND MORGAN</td> <td>SZ NORTHPOINT APARTMENTS, LP</td> <td>THE SCION GROUP</td> </tr> <tr> <td>           3204 East Parker Pkwy, 5            College Station, TX 77840            VOICE: (979) 268-6962            FAX: (979) 210-2554         </td> <td>           251 Little Falls Drive            Wilmington, DE 19808         </td> <td>           401 N. Michigan Avenue            Suite 410            Chicago, IL 60611         </td> </tr> <tr> <td>           CONTACT: CRISSY HARTL            EMAIL: cch@mitmellandmorgan.com         </td> <td>           CONTACT: ROB BRONSTEIN         </td> <td>           CONTACT: BEAU CROCKETT            EMAIL: beau.crockett@sciongroup.com         </td> </tr> </tbody> </table>			APPLICANT	OWNER	MANAGER	MITCHELL AND MORGAN	SZ NORTHPOINT APARTMENTS, LP	THE SCION GROUP	3204 East Parker Pkwy, 5 College Station, TX 77840 VOICE: (979) 268-6962 FAX: (979) 210-2554	251 Little Falls Drive Wilmington, DE 19808	401 N. Michigan Avenue Suite 410 Chicago, IL 60611	CONTACT: CRISSY HARTL EMAIL: cch@mitmellandmorgan.com	CONTACT: ROB BRONSTEIN	CONTACT: BEAU CROCKETT EMAIL: beau.crockett@sciongroup.com
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